

From: Mike Graybill [mailto:mhodbill@gmail.com]

Sent: Thursday, December 17, 2020 12:55 PM

To: Planning Department

Subject: Narrative comments of Michael Graybill AP-20-001 of File # EXT-20-005

This Message originated outside your organization.

Please find attached comments I wish to be added to the record of the upcoming hearing of Coos County file # AP-20-001 of File # EXT-20-005.

My comments to the hearings body reference seven separate documents as attachments. In order to avoid technical limitations related to the transfer of large files I will submit each of the seven attachments referenced in the narrative file individually as separate files.

Please confirm that you have received a working copy of this message and attachment in a timely manner.

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Best wishes

Mike Graybill

Comments of Michael Graybill Regarding

Coos County File Number: Appeal AP-20-001 of Extension EXT-20-005

Submitted via email on 17 December 2020

Introduction

On February 12, 2010, the Coos County planning office confirmed receipt of a conditional use permit application from the Pacific Connector Pipeline L.P. (henceforth the applicant, PCGP or Pacific Connector) (see MRG Attachment #1 PCGP initial application 12 February 2010). PCGP's "Narrative in support of Consolidated Land Use Applications" submitted to the County on 14 April 2010 sought authorization to construct 49.72-mile-long segment of the Pacific Connector pipeline and related facilities in Coos County (see PDF Page 5 in MRG Attachment #2 PCGP Narrative submitted 14 April 2010). On September 8, 2010, the Coos County Board of Commissioners adopted and signed Final Order No. 10-08-045PL approving the applicant's request for a conditional use permit. The proposed work described in the original application and the orders as approved, appealed, and amended are the subject of my comments and to my understanding are also the subject of Coos County appeal AP-20-001 of Extension EXT-20-005 (See MRG Attachment #3 Notice of Public Hearings on Appeal).

The comments that follow are my own and have been submitted for consideration by the hearings body during the hearing to be held by Coos County on 18 December 2020 regarding the appeal of the applicant's most recent request for an extension of the Conditional Use Permit authorization period granted by Coos County. The evidence provided in the comments that follow should compel Coos County to deny Pacific Connector Pipeline Company's request for yet another extension of the authorization period of the land use approvals initially granted by Coos County Final order 10-08-045PL plus any subsequent actions by the County related to the proposed work described in the aforementioned initial application.

Coos County should deny the applicant's extension request for the following reasons:

1. The "reasons" given by the applicant as justification for its request to extend the approval period of the Conditional Use Permit granted by Coos County fail to satisfy the requirements of ORS 215.416 (2) a. iii.

a. A key stipulation of the Conditional Use authorization granted by Coos County placed a requirement on the applicant to obtain all state and federal approvals necessary to initiate pipeline construction during the approval period. The applicant failed to apply for all the requisite permits during the initial approval period and has also failed to take action to apply for and secure requisite permits during multiple subsequent extension periods that have followed the initial authorization. The applicant has been granted a running series of extensions by Coos County up to and including the present extension request. In the present extension request, the applicant's stated "reasons" that prevented the applicant from beginning or continuing development during the fifth extension period granted under Coos County approved in response to EXT-20-001 were essentially the same as the reasons given during prior extension requests.

The Coos County planning staff report for this hearing (<http://www.co.coos.or.us/Portals/0/Planning/2020/Appeal/AP-20-001/AP-20-001Staffreport.pdf?ver=2020-11-24-180400-110> pg.1) describes the reason for the applicant's current extension request as follows:

"The applicant stated the reason for the extension was for additional time to obtain necessary state and federal permits for the interstate natural gas pipeline that is the subject of this County approval. These state and federal permits are prerequisites to construction of the pipeline".

It should be beyond dispute that submission of a permit application is an action necessary to initiate an action by a regulatory agency, and the submission of an application is an essential first step needed to initiate agency review, and possible issuance of a requested permit. The record of actions taken by PCGP to submit applications needed to obtain all necessary state and federal approvals as required in the Conditional Use Permit demonstrates that the applicant has failed to even apply for certain state and federal permits necessary to initiate construction. Given the facts that Coos County has already granted the applicant nearly 10 years to apply for, and secure all state and federal permits, and also given the fact that during this extensive time period, the applicant has failed to take steps that would demonstrate the applicant's intent to secure permits for the work covered by the authorization granted, the "reasons" provided in the current extension request must be reasonably considered to misrepresent the applicant's resolve to secure the requisite permits during the initial approval period, or during any of the time that has elapsed during subsequent extensions of the approval period. The applicant is simply sitting on this conditional use permit authorization, even with multiple actions to extend the authorization period by the county. The evidence, including actions taken by the applicant and the failure of the applicant to undertake necessary action indicates that even though the county has granted the applicant a period of nearly 10 years to initiate and undertake the work approved by the county, the applicant has failed to even apply for the relevant permits stipulated in the Conditional Use authorization granted by Coos County.

The Coos County planning staff report for this hearing (<http://www.co.coos.or.us/Portals/0/Planning/2020/Appeal/AP-20-001/AP-20-001Staffreport.pdf?ver=2020-11-24-180400-110> pg.1) characterizes the reason for the applicant's current extension request as follows:

"The applicant stated the reason for the extension was for additional time to obtain necessary state and federal permits for the interstate natural gas pipeline that is the subject of this County approval. These state and federal permits are prerequisites to construction of the pipeline".

The initial Conditional Use Authorization granted by the Board of Commissioners was approved over 10 years ago (See Final Order No. 10-08-045PL adopted and signed by the Board of Commissioners on September 8, 2010). The applicant has had 10 years to apply for the prerequisite state and federal permits referenced in the conditional use order granted by Coos County. The applicant has failed to even apply for several permits from the state and federal agencies that are necessary prerequisites to construction of the pipeline. Conversely, during the current authorized extension period granted by the county, the applicant has actually taken action to withdraw a previously submitted state permit

application that *is* an essential prerequisite to construction of the pipeline that is the subject of this extension request (See MRG Attachment #4 DSL withdrawal letter dated 23 January 2020).

The applicant has repeatedly failed to provide evidence that it is pursuing, or intends to pursue, all the prerequisite permits from state and federal agencies required for construction of the pipeline that is the subject of this extension request. A more reasonable interpretation of the applicant's inaction during the decade following approval by Coos County is that instead of pursuing all the requisite authorizations, the applicant has put plans for the project on hold and is simply seeking authorization from the County and other jurisdictions to repeatedly extend any of the authorizations that it has secured thus far until such time that the applicant chooses to revive any effort to pursue the project, and secure any additional state and federal permits that are prerequisites to construction of the pipeline. The applicant is requesting an extension without demonstrating a reason sufficient to satisfy the requirements of ORS 215.416 (2) a. iii.

Because the applicant has failed to provide evidence that it applied for or is actively working to secure all of the appropriate state and federal permits during the initial approval period or any of the subsequent extensions of the initial Conditional Use approval periods, the "reasons" cited for the extension request fail to satisfy the requisite qualifying criteria of ORS 215.416 (2) a. iii. Coos county should deny the applicant's request for because the applicant has failed to meet this statutory qualifying criterion for an extension.

2. ORS 215.416 (2) a. iv. states as follows:

"a. Extensions for Non-Residential Development as described in Subsection (2) above may be granted if:

*iv The county determines that the applicant was unable to begin or continue development during the approval period **for reasons for which the applicant was not responsible.**" (emphasis added)*

An assertion by the applicant, or a finding by Coos County, that applicant is pursuing all the prerequisite authorizations from state and federal agencies and is likely to secure those authorizations within the extension period being sought from the county is unsupported by the evidence. The applicant has failed to provide evidence to demonstrate that, in the ten-year period leading up to the current extension request, it has even initiated attempts to secure all the necessary state and federal permits. I have personally made inquiries to the Oregon Department of Environmental Quality (DEQ) and the Oregon Department of State Lands (DSL) and those agencies have confirmed that as of the beginning of December 2020, the applicant has no active permit applications on file with any Oregon state agency even though multiple permits are required from these and other state agencies as prerequisites to the construction of the pipeline. DSL and DEQ have confirmed that in some cases, they have yet to receive applications from the Jordan Cove or PCGP for authorizations administered by those agencies and that are required before construction of a project can commence.

In fact, during the most recent approval period, the applicant took action to *withdraw* a permit it had previously submitted to the Oregon Department of State lands. (See Department of State Lands Permit 60697 received 07 November 2018). The intentional withdrawal of its pending permit application from

further review by DSL is an action that was within the control of the applicant. the applicant's action to withdraw a permit application erodes the defensibility of a finding by the county that "the reasons the applicant was unable to begin or continue development during the approval period" were "for reasons for which the applicant was not responsible" The application for a state removal fill permit was withdrawn by an action of the applicant on January 24, 2020

<https://www.oregon.gov/dsl/Documents/DSLwithdrawalletter1-23-20.pdf>. Withdrawal of an application is an action directly under the control of the applicant and represents an action taken by the applicant responsible for the delay. During the months of the current approval period granted by Coos County that followed the applicant's action to withdraw this requisite state permit, the applicant failed to resubmit a DSL fill and removal permit application. PGCP has no active application is pending with DSL or any other state agency as of this writing.

Coos County has, through multiple prior extensions of the approval period, provided over ten years for this applicant to apply for and secure all the requisite suite of state and federal authorizations. Yet this applicant has failed to even apply for more than one of the requisite state or federal permits required for pipeline construction during that period. A conclusion or a finding by the county "that the applicant was unable to begin or continue development during the approval period for reasons for which the applicant was not responsible" as stated in ORS 215.416 (2.) a. vii. is not supported by the facts or the actions that were and were not taken by the applicant during the current approval period. The evidence supports a finding that the applicant has not applied for all the requisite permits in the 10 year period that the county has granted for the applicant to do so. Instead, the facts related to the sustained inaction of the applicant to apply for one or more of the permits required for construction of the pipeline as well as the actions of the applicant to withdrawal other permits under review are actions that are directly within the control of the applicant. It is reasonable for Coos County to use this evidence to support a finding that actions taken by the applicant as well as the applicant's failure to take actions that *are* under its control are central reasons why the applicant has not secured the requisite permits and why the applicant has requested yet another extension of the permit period granted by Coos County.

Submission of a permit application to a regulatory agency is a triggering action that must be initiated by any applicant seeking authorization from a state or federal agency. Submission of a permit application *is* an action under the control of the applicant. Even though the County has given this applicant 10 years to apply for permits needed to initiate construction of the pipeline that is the subject of this extension request, this applicant has not done so. The applicant's assertion or a finding that the applicant's failure to apply for requisite permits during the approval period cannot reasonably be characterized as a reason "for which the applicant was not responsible". Such a finding is simply not supported by the facts. It is misrepresentation or mistruth to find that applicant's withdrawal of a pending permit application or its failure to apply for state and federal permits necessary to initiate construction of the pipeline are reasons for which the applicant was not responsible.

Because the applicant has failed to provide evidence that it has initiated or intends to secure all appropriate state and federal permits as required by the authorization granted by the county during the requested approval period and, because the applicant's failure to apply for a requisite permit during the current approval period cannot be classified as a reason for which the applicant was not responsible,

Coos County cannot find that the applicants “reasons” satisfy the requisite qualifying criteria for granting an extension of the applicant’s approval period under ORS 215.416 (2) a. iv. Coos County should deny the applicant’s request for the reason that the applicant has failed to meet the qualifying criteria for an extension under ORS 215.416 (2) a. iv. .

3. The decision to grant an extension of the approval period of a Conditional Use Permit is *discretionary*. Coos County should find that the applicant’s failure to act during previous extensions of the permit approval have exceeded the reasonable time granted to the applicant and action to grant yet another extension request from the applicant is no longer defensible or justifiable or likely to result in the construction of a pipeline during the allotted time period of the extension request. The county should exercise the discretion granted under ORS 215.416 subsection (2) and deny the applicants request for an extension.

In the time that has elapsed since the applicant’s initial request was filed in 2010, the applicant has demonstrated a longstanding record of inaction. The applicant has not acted in good faith even though the County has provided multiple opportunities for the applicant to initiate actions leading to the construction of the pipeline.

Coos County has stated that ORS 215.416 (2) a. is the applicable statute related to the applicants request for an extension. The above cited statute states as follows:

*a. “Extensions for Non-Residential Development as described in Subsection (2) above **may** be granted if”...(emphasis added).*

I have provided evidence herein that the applicant’s extension request cannot be granted because neither the applicant or the county can demonstrate that the qualifying criteria of ORS 215.416 (2) a. iii and iv have been met. However, even if the county finds that all four of the criteria outlined under ORS 215,416 (2) a. have been met, the decision to grant or deny an extension request is still subject to the discretion of the granting authority. Inclusion of the term “may” in subsection (2) of ORS 215.416 is a clear indication that an action to extend the approval period is not a requirement even in cases where the relevant statutory approval criteria have been satisfied. In this case, the applicant has had multiple occasions to take the actions needed to initiate the work authorized by Coos County, but the evidence clearly demonstrates that the applicant has failed to initiate multiple actions needed in order to undertake the work. Further evidence supports a finding that the applicant has no intention to undertake the work as described in the Conditional Use Authorization that is the subject of this hearing.

Because the applicant has repeatedly failed to initiate actions needed to authorize construction of the pipeline and because the county has previously granted multiple extensions of the applicant’s approval period during which time the applicant has repeatedly failed to initiate the actions that are clearly needed to be taken in order to begin pipeline construction, Coos County should exercise the discretion given under ORS 215,416 (2) a. and deny the extension request on the grounds that the applicant has failed to initiate required actions during prior extensions of the approval period and has failed to provide evidence to suggest that if yet another extension is granted, the outcome will be any different than any of the other previously granted extensions. This applicant has been granted ample opportunity and time to apply for all the authorizations necessary to carry out the actions authorized by Coos County

under this permit. The accumulated evidence points to the fact that the applicant was premature in submitting a Conditional Use Permit application to Coos County. The record that has accrued during the extended time period granted to the applicant by the county is evidence that applicant is simply stringing the County along and has no intention to build the pipeline as described in the authorization that is the subject of this extension request. Circumstances under the control of the applicant have not changed and now represent nearly a decade of failure to apply for other permits required to initiate construction of the pipeline. The county has bent over backwards to accommodate the wishes of this applicant by issuing numerous extensions. At some point the county should recognize that the available evidence indicates the applicant has had no plan to secure the permits needed to build the pipeline as proposed in the Conditional Use Permit application it submitted in 2010. Instead, the accumulated evidence supports a finding that the applicant is simply attempting to bankroll and sustain whatever legacy of authorizations it has accumulated to date while work on the project has been suspended.

4. Actions by the applicant subsequent to the authorization granted to the applicant by Coos County have demonstrated that the scope of the project that is subject to this extension request has materially changed since the applicant secured initial authorization from the county. The requested extension, if granted, will conditionally authorize a pipeline route that has been supplanted by other routes that traverse other planning units of the county. Aspects of the work described in this Conditional Use Permit granted by Coos County do not appear to be within the scope of the applicant's current plans for the project.

PCGP has never expressed an interest in securing authorization for more than a single pipeline as part of the Jordan Cove Energy Project. Yet the applicant has sought conditional use authorization from the county for not less than three proposed pipeline routes (See page 4 MRG attachment #5 concurrent Land Use application for Pacific Connector Gas Pipeline Early Works Alignment -3.67 miles dated 21 November 2018). If the applicant succeeds in securing all the requisite permits and authorization and the Jordan Cove Energy Project is built only one pipeline following one route will be built. Yet the applicant has sought authorization for more than one pipeline route assuring that several of the routes authorized by the county will not be used.

A mounting body of evidence indicates that the applicant no longer intends to construct portions of the pipeline route crossing the Haynes inlet as described and approved in the current conditional use permit that is the subject of this extension request.

An approximately five-mile-long segment of the pipeline route that is the subject of the present request to extend the approval period proposes a pipeline construction and right of way alignment that crosses a portion of Haynes Inlet in the Coos Estuary. In the 10-year period following being granted a Conditional Use Authorization to construct a pipeline that involves installing the pipeline by trenching across Haynes Inlet, the applicant has never sought nor is it presently seeking any state or federal permit authorizations to install a pipeline across Haynes inlet as requested by the applicant and granted by the Board of the Commissioners. It is notable that during that same 10-year period of inaction by the applicant to pursue permits to construct the Haynes Inlet pipeline alignment, the applicant has instead proposed and applied for multiple city, county, state, and federal authorizations to install a pipeline

crossing under the Coos Estuary via a route entirely different than the Haynes inlet estuary crossing route that is the subject of this permit extension request.

Page 4 of the attachment #5 cited in the previous paragraph includes the following statement from PCGP in its 2018 conditional use permit application to Coos County:

“D. Reason for Alternate Alignment; Summary of Pipeline Installation Methods.

... “Applicant has determined that realigning the Pipeline to avoid crossing Haynes Inlet and utilizing horizontal directional drilling (“HDD”) (as opposed to trenching) as a means for crossing Coos Bay will have fewer impacts to the environment than the previously proposed alignment. Accordingly, Applicant’s 2017 FERC certificate application identifies this HDD realignment, including the County portion of the Early Works Alignment. The alignment included in this application is consistent with that FERC submittal, which is still pending as of the date of this Application.”

The above cited statement by the applicant to Coos County provides strong evidence that the applicant’s current intention is to pursue construction of a pipeline route other than the Haynes Inlet pipeline route. If PCGP had an actual intent to carry out its responsibility under the terms of Conditional Use authorization granted by the county that is the subject of this hearing/extension request it is reasonable to expect that applicant should have submitted requests to FERC for authorization to route the pipeline across Haynes Inlet as part of its certificate application to that agency. The applicant has not done so. Instead, the applicant has acted to secure permission from county and state and federal agencies to build a pipeline that follows a route that no longer crosses Haynes Inlet. (See MRG Attachment #6 deviation maps 2015 vs 2017 routes filed by PCGP to FERC September 2017)

Further evidence that the applicant has failed to demonstrate any intent to use the authorization granted by the county to construct a pipeline crossing Haynes Inlet are actions by the applicant to apply for and secure a conditional use authorization from the City of North Bend to construct a pipeline within the administrative boundaries of that city (See MRG attachment #7 Final order authorizing construction of a pipeline within the city of North Bend issued 20 May 2019)

It is of note that the pipeline route that is the subject of the extension request presently before the County does not traverse the municipal boundaries of the city of North Bend. If the intent of the applicant *is* to construct the Haynes Inlet pipeline crossing route that is the subject of this hearing, there would be no reason for the applicant to secure an authorization to construct a pipeline within the city limits of the City of North Bend because the pipeline route that is the subject of this extension request does not cross the municipal boundary of that city. The action by the applicant to apply for and secure authorization to route a pipeline through the City of North Bend does nothing to support a conclusion by the county that the applicant intends to exercise the authority granted by the county to build a pipeline along the route that is the subject of this extension request. Conversely, or perhaps perversely, the actions taken by PCGP to secure authorization for a pipeline route other than that described in the extension request provides evidence that the intentions of the applicant have changed and those changed intentions no longer include plans to install a pipeline the route of which crosses Haynes Inlet.

The actions by PCGP have all been initiated during the extended period granted to the applicant to carry out its responsibilities to secure all necessary state and federal permits for pipeline construction in the approved route. There is no evidence that the applicant has taken any action to secure permits to construct a pipeline across Haynes Inlet.

Actions taken by the applicant subsequent to securing authorization to build the pipeline as proposed in the initial Conditional Use Permit application reviewed, approved, and amended by Coos County support a finding by the county that the applicant's planned pipeline route and the zoning districts to be impacted by the route which traverses Haynes Inlet is no longer the route being pursued by the applicant. The pipeline route described in the original application submitted to Coos County differs from the route that the applicant is pursuing with other permitting authorities. The County is aware of this as it has received and acted on the route that the applicant is actively seeking permit authority to construct. The County is also aware of the actions of the applicant to secure permits covering the portion of the Coos County Estuary Management Plan that falls within the county and the administrative boundaries of the City of North Bend that are covered by the estuary management plan administered by Coos County.

Actions taken by the applicant subsequent to the authorizations provided by Coos County for the route that includes Haynes inlet (the current request), provide substantial evidence that the applicant no longer intends to install a pipeline across Haynes Inlet as described in the application and approved by Coos County.

Thus, it is reasonable to conclude the county is being asked to extend, yet again, an authorization for a project, the scope of which has changed substantially since the project that is the subject of this extension request was described by the applicant and approved by the county. The applicant has provided no evidence of an intention to construct the Haynes inlet estuary crossing pipeline route during the ten years it has been granted to provide such evidence. Instead, PCGP has actually acted otherwise, demonstrating an intent to build a pipeline across the estuary via a route other than the Haynes Inlet crossing route previously approved by the county.

The actions by the county to approve and repeatedly extend the applicant's authorization to build a pipeline route including a five-mile-long alignment segment that crosses properties and habitats in the vicinity of Haynes inlet has not been without potentially undesirable consequences for the landowners and natural and cultural resources along this route. Yet, over the course of the ten-year period that followed the initial application to the county, the applicant has taken no demonstrable action that might support a finding by the county that the applicant actually intends to install a pipeline along the approved route that is the subject of this extension request. Instead, during that same time period, the applicant has applied for state and federal permits to construct a pipeline having a route that crosses the estuary at a location other than Haynes Inlet.

There appears to be little or no justification to further extend an authorization to conduct work in a portion of the estuary that lacks any indication that it represents the true and actual intent the applicant. The applicant has provided direct evidence to the county (See attachment #5 reference above) stating that the Haynes inlet crossing is no longer a priority for the applicant. Before finding that

another extension request should be granted, the county should make findings based on evidence that the value of extending the approval period yet again outweighs the open ended and likely unnecessary stress to landowners along the pipeline route. The county should find that the stresses, costs, and uncertainties imposed upon landowners along portions of the Kentuck slough pipeline alignment route have been supplanted by another, more desirable route that is now being more actively pursued by the applicant. The county should further find that based on the mounting body of evidence further extending the Conditional Use Authorization period for a permit construct a pipeline across Haynes inlet is highly unlikely to result in the actual construction of the pipeline along that route.

The county should use the discretion of authority granted under ORS 215-416 (2.) a. to deny the requested extension. The applicant has demonstrated, both through actions it has taken and through inaction, that it has shelved its intent to construct a pipeline that includes a Haynes inlet crossing. Extension of the permit yet another time is no longer justified. The county should use this evidence to terminate the authorization it has granted and repeatedly extended.



Coos County Planning Department
Conditional Use Application

Official Use Only	
FEE:	<u>30000.00</u>
Receipt No.	<u>98868</u>
Check No./Cash	<u>2165</u>
Date	<u>2-12-10</u>
Received By	<u>Loop</u>
File No.	_____

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Administrative Conditional Use | <input checked="" type="checkbox"/> Hearings Body Conditional Use |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Variance |

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

A. Applicant:

Name: Pacific Connector Gas Pipeline, LP Attn: Rodney Gregory Telephone: 425-868-1010 Ext. 2052
 Address: 22909 NE Redmond-Fall City Rd.
 City: Redmond State: WA Zip Code: 98053

B. Owner: SEE ATTACHED OWNER AND PROPERTY LIST.

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

C. 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 (consent form attached).
- A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).
- 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: SEE ATTACHED OWNER AND PROPERTY LIST.

Township _____ Range _____ Section _____ Tax Lot _____
 Tax Account _____ Lot Size _____ Zoning District _____

E. Supplemental Information SEE ATTACHED OWNER AND PROPERTY LIST.

1. Existing Use _____
2. Site Address _____ Access Road _____
3. Is the Property on Farm/Forest Tax Deferral _____
4. Current Land Use (timber, farming, residential, etc.) _____
5. Major Topography Features (streams, ditches, slopes, etc.) _____
6. Letter from Oregon Department of Forestry **(for Forest dwellings only)**
7. Letter from Natural Resource Conservation Service **(for Forest/Farm dwellings only).**
8. Is there a dwelling on the subject property or tract? _____
9. List all lots or parcels that the current owner owns or is purchasing which have a common boundary with the subject property. _____

F. Explain Specific Use Requested

Subsurface natural gas pipeline, including essential operational components and accessory uses thereto.

G. 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 Considerations" 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 Considerations" from Chapter IV of the Coos County Zoning and Land Development Ordinance.

SEE ATTACHED NARRATIVE.

H. Required Supplemental Information to Submit with Application

1. A copy of the current deed of record;
2. Covenants or deed restrictions on the property, if unknown contact title company;
3. A detailed parcel map of the property illustrating the size and location of existing and proposed uses, structures and roads on a 8½" x 11" paper to scale. **Applicable distances must be noted on the parcel map;** (see attached)
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. Original consent of property owner;
 - d. Party to whom consent is given.

I. Authorization:

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

RS

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.

RS

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.

RS

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 bare 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.

RS

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.

Dan Gregory
Applicant(s) Original Signature

Applicant(s) Original Signature

10 February 2010
Date

PACIFIC CONNECTOR GAS PIPELINE

Narrative in Support of Consolidated Land Use Applications

**Submitted
April 14, 2010**

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**NARRATIVE IN SUPPORT OF LAND USE APPLICATION
FOR THE PACIFIC CONNECTOR GAS PIPELINE**

Applicant: Pacific Connector Gas Pipeline, LP
22909 N.E. Redmond-Fall City Road
Redmond, WA 98053
(425) 868-1010 x2052
Contact: Rodney Gregory

Applicant's
Representatives: Edge Environmental, Inc.
405 Urban Street, Suite 310
Lakewood, CO 80228
(303) 988-8844
Contact: Carolyn Last

Perkins Coie LLP
1120 NW Couch Street, 10th Floor
Portland, OR 97209
(503) 727-2000
Contact: Mark D. Whitlow

Request: Consolidated applications for land use approvals for a natural gas pipeline within the Exclusive Farm Use, Forest, Rural Residential-2, Rural Residential-5, Industrial zone and the related Coos Bay Estuary Management Plan management units.

I. INTRODUCTION

This consolidated application is made by Pacific Connector Gas Pipeline Company, LP (Pacific Connector) with respect to the Coos County segment of its proposed interstate natural gas pipeline known as the Pacific Connector Gas Pipeline (PCGP or "pipeline"). This is the fifth in a series of interrelated land use applications for the development of the Oregon International Port of Coos Bay's multi-berth Oregon Gateway Marine Terminal, a deep-draft moorage facility on the North Spit of Coos Bay, and Jordan Cove Energy Project's (JCEP) associated Upland LNG Terminal. Both were previously approved by Coos County and have now received Federal Energy Regulatory Commission (FERC) approval.¹

This application seeks land use approval from Coos County for the 49.72-mile segment of the PCGP located within Coos County. The Coos County alignment runs from JCEP's LNG

¹ The County previously approved JCEP's LNG Terminal (Case File No. HBCU-07-03), the Port's Marine Terminal and Access Waterway (Case File No. HBCU-07-04) and the related Port applications for Sand Storage and Sorting Yard (Case File Nos. ACU-08-10 and CL-08-01) and Kentuck Mitigation Site (Case File Nos. AM-09-03/RZ-09-02/HBCU-09-01).

Terminal upland from the Port's Marine Terminal to the alignment segment in adjacent Douglas County (mileposts [MPs] 0.00 to 45.70).² See Figure 1.

Pacific Connector has received authorization from FERC under Section 7c of the Natural Gas Act (NGA) to construct, install, own, operate, and maintain an interstate natural gas pipeline, the PCGP, that will transport gasified natural gas from the Jordan Cove LNG terminal in Coos Bay to existing interstate natural gas transmission pipelines near Malin, Oregon and points in between. The 36-inch diameter pipeline will be a total of 234 miles and will provide natural gas to markets throughout the region.³

Project Purpose

This application for approval of the PCGP is the last application in a series needed to develop the previously approved Marine Terminal and related LNG Terminal.

Federal & State Regulatory Requirements

This application is being made in conjunction with Pacific Connector's application to FERC for authorization to site, construct, and operate the PCGP under Section 7c of the NGA. FERC is required under NEPA to coordinate with federal and state agencies and with state and local governments and special districts. The FERC process thoroughly evaluates all aspects of the PCGP. On December 17, 2009, FERC issued a Certificate of Public Convenience and Necessity that includes both the Jordan Cove LNG Terminal and the PCGP. As will be explained in detail below, the majority of PCGP's impacts are from temporary construction activities, following which the operation of the pipeline itself will have virtually no impacts.

Project Description and Associated Facilities

Within the applicable 49.72-mile segment of the PCGP that will be located within Coos County, the PCGP will cross through five Coos County zoning designations: Forest (F), Exclusive Farm Use (EFU), Rural Residential 2 (RR-2), Rural Residential 5 (RR-5), and Industrial (IND). Additionally, the PCGP will cross 14 Coos Bay Estuary Management Plan (CBEMP) zoning districts: Water Dependent Development Shorelands (6-WD), Development Shorelands (7-D, 19-D), Water Dependent Development Shorelands (8-WD), Conservation Aquatic (8CA, 20CA, 21CA), Natural Aquatic (13A-NA, 11-NA), Rural Shorelands (11-RS, 18-RS, 20-RS, 21-RS), and Development Aquatic (19B-DA) (see Tables 1 and 2).

Within the forest (F) zone, the pipeline use is characterized as a new gas distribution line with no greater than a 50 foot right of way. Within the agricultural (EFU) zone, the pipeline use is

² By submitting this application, the applicant is seeking to demonstrate that the proposal is consistent with applicable land use regulations and the consistency requirements of the Coastal Zone Management Act. However, submittal of this application is not a waiver of any federal jurisdiction over the Coos County segment of the PCGP.

³ The route mileposts no longer reflect the actual length of the PCGP because based on FERC's National Environmental Policy Act (NEPA) process, which resulted in a Final Environmental Impact Statement, Pacific Connector incorporated an alternative within Coos County into the original route. The environmental analysis was tied to the original mileposts, and the mileposts remain unchanged from the route filed with FERC in September 2007. Therefore, MP 11.36 R (revised) merges with the 2007-filed route at MP 7.67.

characterized as a utility facility necessary for public service. Within the RR and IND zones, the pipeline use is characterized as a utility facility not including power for public sale. Finally, within the CBEMP, the pipeline use is characterized in the respective management units as a low-intensity utility.⁴

The project consists of two distinct sets of components, the first permanent and the second temporary: (1) the pipeline itself, including its permanent 50-foot right-of-way, block valve assemblies, and two access roads; and (2) the temporary construction areas necessary to construct the pipeline. The pipeline consists of the 36 inch subsurface gas pipeline, four mainline block valves and associated facilities. The temporary construction areas (construction areas) include: the 95-foot temporary construction easement, temporary extra work areas, uncleared storage areas, two temporary access roads, and temporary construction storage yards. Environmental alignment sheets, which have been provided with this application as Exhibit 1, depict the pipeline alignment overlaid on a 2006 aerial photograph. The environmental alignment sheets provide land ownership and parcel information along the pipeline route. While the alignment sheets generally depict the FERC-authorized route, there may be minor changes in the alignment within a given property boundary to accommodate a landowner request or to avoid specific construction obstacles.

As discussed above, Pacific Connector proposes the construction and operation of a 49.72-mile segment of the PCGP within Coos County. The pipeline would originate at milepost (MP) 0.0 at the Jordan Cove Receipt Meter Station located within the Jordan Cove LNG terminal site, on the North Spit of Coos Bay. The pipeline would extend east from the LNG terminal, passing through the Weyerhaeuser Linerboard site, and entering Haynes Inlet at about MP 1.7. The pipeline would be installed for about 2.4 miles in Coos Bay, exiting to the north of the Glasgow peninsula at about MP 4.1. It would then turn southeast to cross Kentuck Slough at about MP 6.3, and proceeding to Graveyard Point. The pipeline would cross under the Coos River at about MP 8.1. Between about MPs 12.8 and 26.1, the pipeline would generally follow the existing Bonneville Power Administration (BPA) powerline. The pipeline would then proceed in a southeasterly direction and follow existing logging roads, where feasible. The pipeline would exit Coos County at MP 45.7. As noted, where feasible, the PCGP alignment is co-located with existing rights-of-ways and corridors to limit the areas of new disturbance.

As a result of the subsurface nature of the pipeline, the majority of the impacts from the pipeline will occur during the construction process. Generally throughout the project, Pacific Connector proposes to utilize a 95-foot wide temporary construction easement and associated temporary extra work areas and uncleared storage areas, with a 50-foot permanent right-of-way. The temporary construction easement configuration is required to accommodate the necessary clearing and grading activities to prepare for construction, temporarily store spoil materials for construction, and to provide a passing lane during construction for movement up and down the construction area. The temporary extra work areas and uncleared storage areas are needed because of site-specific characteristics of the construction easement. Pacific Connector has limited the width of the temporary construction easement and the size of the temporary extra work areas and uncleared storage areas to the greatest extent practicable.

⁴ The pipeline site does not include the portion of the pipeline and its associated facilities located on the JCEP LNG Terminal previously approved by the County in Case File No. HBCU-07-03.

There are two locations within Coos County where it will be necessary to create temporary access roads in order to construct a portion of the pipeline. These two temporary access roads will be located south of the Coos River in the 20RS zoning district, and will be restored to preconstruction conditions following completion of construction.

Pacific Connector will also need to create two permanent access roads providing access to the above-ground block valve facilities. These will be graveled private roads that are necessary for the operation and maintenance of the pipeline. Pacific Connector has located the final placement of the block valves adjacent to existing roads to minimize the need for creating new access roads and the length of the two new permanent access roads.

Land Use Review

The pipeline is allowed as a hearings body conditional use within the EFU, RR-2, and RR-5 zones, an administrative conditional use within the F zone, and a use permitted outright in the IND zone. The pipeline is also allowed in the 15 zones that it crosses within the CBEMP as a permitted use, subject only to consistency with various general conditions.

Specifically, this application involves a 49.72-mile segment of the PCGP in Coos County. The pipeline will cross through 19 different zoning designations, as depicted on Tables 1 and 2⁵. The remainder of this section following Table 1 and Table 2 summarizes the applicable criteria for obtaining approval in each of the 19 different zoning designations.

**Table 1
Coos County Zoning Designations and
Management Units Crossed by the PCGP**

Start MP	End MP	Zoning Designation/ Management Unit
0.00	0.97 R	6WD
0.97 R	1.15 R	7D
1.15 R	1.22 R	IND
1.22 R	1.65 R	7D
1.65 R	1.70 R	8WD
1.70 R	1.78 R	8CA
1.78 R	2.70 R	13A-NA
2.70 R	4.12 R	11NA
4.12 R	4.17 R	11RS
4.17 R	4.22 R	RR2
4.22 R	6.25 R	F
6.25 R	6.44 R	EFU
6.44 R	8.28 R	F
8.28 R	8.54 R	EFU
8.54 R	10.42 R	F
10.42 R	10.74 R	EFU

⁵ The PCGP will cross federal, state, and private lands. Local governments in Oregon do not have direct land use permitting authority over projects located on lands owned and controlled by the federal government. Furthermore, federal lands are excluded from the CZMA boundary by definition under both federal and state law. Nonetheless, to provide a complete description of the pipeline within Coos County, the portions of the pipeline that will cross federal lands (approximately 10.8 miles) are described in this application.

Start MP	End MP	Zoning Designation/ Management Unit
10.74 R	11.10 R	18RS
11.10 R ¹	8.10 ¹	19D
8.10	8.12	19B-DA
8.12	8.22	20CA
8.22	8.39	20-RS
8.39	8.95	EFU
8.95	9.06	F
9.06	9.10	EFU
9.10	10.12	F
10.12	10.15	RR-2
10.15	10.25	RR-5
10.25	10.52	EFU
10.52	10.97	F
10.97	11.11	21RS
11.11	11.14	21CA
11.14	11.32	21RS
11.32	11.94	F
11.94	12.04	RR-5
12.04	12.47	F
12.47	12.49	RR-5
12.49	14.22	F
14.22	14.28	RR-5
14.28	15.69	F
15.69	15.73	EFU
15.73	15.89	F
15.89	15.95	EFU
15.95	19.24	F
19.24	20.05	EFU
20.05	21.81	F
21.81	21.87	EFU
21.87	22.59	F
22.59	22.71	RR-5
22.71	23.06	EFU
23.06	29.52	F
29.52	30.15	EFU
30.15	45.70	F

¹ Through the FERC DEIS/FEIS process, Alternative WC-1A-2A was incorporated into the alignment. Mileposts for the PCGP remain unchanged from the route filed with FERC in September 2007. Therefore, MP 11.36R of WC-1A-2A merges with the 2007-filed route at MP 7.67. To distinguish between the duplicate mileposts, an "R" has been added to the mileposts at the beginning of the PCGP route.

Table 2
PCGP Project Areas within
Coos County Zoning Designations

Zoning Designation	Miles Crossed
Forest (F)	39.47
Exclusive Farm Use (EFU)	3.72
RR-5	0.37
RR-2	0.10
IND	0.07
CBEMP (all zones)	5.99
Total	49.72

1. Exclusive Farm Use (EFU) Zone.

About 3.7 miles of the pipeline will cross through the county EFU zone, in 12 separate locations. Utility facilities necessary for public service are allowed as a "hearings body conditional use" in the EFU zone under CCZLDO Section 4.9.450, which requires application of CCZLDO Sections 4.9.600 and 4.9.700 (siting standards and development standards). A facility is "necessary" if it must be situated in an agricultural zone in order for the service to be provided.

ORS 215.275(2) states that in order to find that a utility is "necessary," a number of factors must be met. However, ORS 215.275(6) says that "the provisions of (2) to (5) do not apply to interstate natural gas pipelines ... authorized by and subject to regulation by FERC." As stated above, FERC has regulatory jurisdiction over the PCGP. Thus, the factors of ORS 215.275(2)–(5) do not apply.

- CCZLDO Section 4.9.600 creates siting standards for "dwellings and structures in the EFU zone," primarily requiring minimization of impacts on nearby forest or farming uses.
- CCZLDO Section 4.9.700 creates development standards such as minimum lot size, setbacks, height, etc., which do not apply to this application.

2. Forest (F) Zone.

About 39 miles of the pipeline will cross through the county Forest zone, in 16 separate locations. New gas distribution lines with less than 50 feet of right-of-way are allowed as an administrative conditional use in the Forest zone.

Administrative conditional uses are governed by CCZLDO Section 4.8.400, which includes the following three criteria:

- A. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;
- B. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel; and

- C. All uses must comply with CCZLDO Sections 4.8.600, 4.8.700 and 4.8.750. Because the proposed subsurface pipeline and accessory uses are not "structures", these code sections do not apply.

3. Rural Residential (RR) Zones.

About 0.47 miles of the pipeline will be located in two Rural Residential zones, RR-5 and RR-2, in seven separate locations. The criteria for both zones are identical. Table 4.2.c lists "utility facility – not including power for public sale" as a hearings body conditional use in both zones, which requires application of conditional use standards at CCZLDO Section 4.2.900.7.

- CCZLDO Section 4.2.900.7 provides that the proposed use "must be found compatible with surrounding uses or may be made compatible through the imposition of conditions."
- CCZLDO Section 4.4.400 provides general development standards for RR zones, which generally include standards such as minimum lot size, density, setbacks, etc., which should not apply to this application.

4. Industrial (IND) Zone.

A very short portion of the pipeline (0.07 mile) crosses through one Industrial zone. A "utility facility" involving "generation of power not for public sale" is permitted outright in the Industrial zone.

- CCZLDO Section 4.4.600 provides that Industrial uses are subject to general development standards in Table 4.4.c, which include lot size, setback and height standards that are not applicable.
- CCZLDO Section 4.4.610 provides that site plan review under Article 5.6 is required for all uses in the Industrial zoning district.

5. Coos Bay Estuary Management Plan.

The pipeline will cross through 14 of the 123 CBEMP zoning districts. As outlined below, each of those districts require the application of certain CBEMP policies.

- **Water Dependent Development Shorelands (6-WD)⁶**

Low intensity utilities are a permitted use in the 6-WD zone subject to general conditions. The general conditions require compliance with the following CBEMP policies: Policy #14, #17, #18, #23, #27, #30, #49, #50, and #51.

⁶ The PCGP and its associated facilities in the 6-WD zoning district were previously approved in the JCEP LNG Terminal decision in County Case File No. HBCU-07-03.

- **Development Shorelands (7-D)**

Low intensity utilities are a permitted use in the 7-D zone subject to general conditions. The general conditions require compliance with CBEMP Policies #14, #17, #18, #23, #27, #30, #49, #50 and #51.

- **Water Dependent Development Shorelands (8-WD)**

Low intensity utilities are a permitted use in the 8-WD zone subject to general conditions. The general conditions require compliance with CBEMP Policies #14, #17, #18, #23, #27, #49, #50 and #51.

- **Conservation Aquatic (8-CA)**

Low intensity utilities are a permitted use in the 8-CA zone subject to general conditions. The general conditions require compliance with CBEMP Policies #17 and #18.

- **Natural Aquatic (13A-NA)**

Low intensity utilities are a permitted use in the 13A-NA zone subject to general conditions. The general conditions require compliance with CBEMP Policies #17 and #18.

- **Natural Aquatic (11-NA)**

Low intensity utilities are a permitted use in the 11-NA zone subject to general conditions. The general conditions require compliance with CBEMP Policies #17 and #18.

- **Rural Shorelands (11-RS)**

Low intensity utilities are a permitted use in the 11-RS zone subject to general conditions. The general conditions require compliance with CBEMP Policies #17, #18, #23, #49, #50 and #51.

- **Rural Shorelands (18-RS)**

Low intensity utilities are a permitted use in the 18-RS zone subject to general conditions. The general conditions require compliance with CBEMP Policies #14, #17, #18, #23, #27, #28, #34, #49, #50 and #51.

- **Development Shorelands (19-D)**

Low intensity utilities are a permitted use in the 19-D zone subject to general conditions. The general conditions require compliance with CBEMP Policies #14, #17, #18, #27, #49, #50 and #51.

- **Development Aquatic (19B-DA)**

Low intensity utilities are a permitted use in the 19B-DA zone subject to general conditions. The general conditions require compliance with CBEMP Policies #17 and #18.

- **Conservation Aquatic (20-CA)**

Low intensity utilities are a permitted use in the 20-CA zone subject to general conditions. The general conditions require compliance with CBEMP Policies #17 and #18.

- **Rural Shorelands (20-RS)**

Low intensity utilities are a permitted use in the 20-RS zone subject to general conditions. The general conditions require compliance with CBEMP Policies #14, #17, #18, #27, #28, #34, #49, #50 and #51.

- **Rural Shorelands (21-RS)**

Low intensity utilities are a permitted use in the 21-RS zone subject to general conditions. The general conditions require compliance with CBEMP Policies #14, #17, #18, #23, #27, #28, #49, #50 and #51.

- **Conservation Aquatic (21-CA)**

Low intensity utilities are a permitted use in the 21-CA zone subject to general conditions. The general conditions require compliance with CBEMP Policies #17 and #18.

- **Urban Water-Dependent (36-UW)**

Low intensity utilities are a permitted use in the 36-UW zone subject to general conditions. The general conditions require compliance with CBEMP Policies #16, #17, #18, #23, #27, #49, #50 and #51.

The PCGP will cross federal, state, and private lands.

II. ZONING

A. Exclusive Farm Use Zone

The pipeline will cross approximately 3.72 miles of property in Coos County zoned Exclusive Farm Use (EFU), which is all privately owned. As shown in Table 1 above, these 3.72 miles of EFU-zoned parcels are interspersed throughout the length of the pipeline within Coos County.

As explained below, the pipeline is consistent with the requirements of ORS Chapter 215, OAR 660, Division 33, and the applicable approval criteria of the CCZLDO.

CCZLDO Section 4.9.450 Hearings Body Conditional Uses

The following uses and their accessory uses may be allowed as hearings body conditional uses in the "Exclusive Farm Use" zone and the "Mixed Use" overlay subject to the corresponding review standard and development requirements in Section 4.9.600 and 4.9.700.

C. *Utility facilities necessary for public service, except for the purpose of generating power for public use by sale and transmission towers over 200 feet in height. A facility is necessary if it must be situated in an agricultural zone in order for the service to be provided.*

The PCGP is an interstate natural gas pipeline that has been authorized by and is subject to regulation by FERC under Section 7c of the NGA under which a Certificate of Public Convenience and Necessity has been issued to Pacific Connector to construct, install, own, operate, and maintain the PCGP. The PCGP is a utility facility under CCZLDO Section 4.9.450.C.

Due to its linear nature and the points of connection it must make from the JCEP LNG Terminal site on the North Spit over the 49.72 miles to the interstate pipeline connection near Malin, Oregon, it is necessary for some segments of the pipeline to be situated in agricultural land in satisfaction of this review criterion and the companion criterion of ORS 215.275(1). ORS 215.275(6) exempts interstate natural gas pipelines from the provisions of ORS 215.275(2)-(5) and OAR 660-33-0130 has a similar exemption.

The PCGP is a locationally dependent linear facility that must cross exclusive farm use land in order to provide natural gas service between the Jordan Cove terminal and the existing pipeline system. In order to achieve the project purpose, the pipeline must start at the Jordan Cove terminal and exit Coos County on the county's eastern boundary to eventually connect to the existing pipeline near Malin, Oregon. Given the large expanses of EFU-zoned lands scattered throughout the rural portions of Coos County, even if avoidance of EFU lands were the only consideration in the pipeline alignment, it would not possible for the pipeline to avoid all EFU zoned lands and maintain a reasonably direct route through Coos County. Therefore, the PCGP must be sited in the Coos County EFU zone in order to provide the planned natural gas service. Under the existing alignment, the impacts to EFU-zoned land is limited, amounting to only 3.72 miles of the total of 49.72 miles crossed within Coos County. Therefore, while not eliminated, impacts to EFU lands were minimized during the alignment selection process.

CCZLDO Section 4.9.600 Siting Standards for Dwellings and Structures in the EFU Zone

The siting criteria of this section apply to dwellings and structures within the EFU zone. As previously concluded by the county, a subsurface interstate gas pipeline is not a "structure," so the provisions of this code section are not applicable to the PCGP or its necessary components.

Specifically, the siting criteria of Section 4.9.600 apply to all dwellings and structures within the Exclusive Farm Use zone. A "structure" is defined in Section 2.1.200 as a "walled and roofed building including a gas or liquid storage tank that is principally above ground." The natural gas pipeline will be located entirely beneath the ground surface, and it is not a "structure" under this definition. While installation of the pipeline will require temporary surface disturbance, once installed, the pipeline will be located under, rather than on the land which it crosses. No above-ground facilities are located within the EFU zone. Consequently, the siting standards at Section 4.9.600 are not directly applicable to the portion of the pipeline within the EFU zone. Nonetheless, as demonstrated below, the pipeline satisfies each of the siting standards.

A. *Dwellings and structures shall be sited on the parcel so that:*

1. *They have the least impact on nearby or adjoining forest or agricultural lands; and*

As a subsurface utility, the pipeline will have no impact on nearby or adjoining forest or agricultural lands once construction is complete. The subsurface pipeline will not emit noise, odors or vibrations that would interrupt existing or future uses on adjacent forest or agricultural lands. Even during construction most typical agricultural activities and forest practices will be able to continue uninterrupted on land that is nearby or adjoining the pipeline right-of-way and temporary construction areas.

2. *The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized; and*

Following construction, the pipeline will have little to no adverse impacts on accepted farming practices on the tracts that are crossed by the pipeline. The pipeline will be installed with 5 feet of cover over the top of the pipe through agricultural lands, and agricultural activities may resume following construction. Furthermore, Pacific Connector will engage in land negotiations with each landowner impacted by the project and will compensate each landowner for any temporary and permanent impacts associated with the project. The project will not cause a significant change in accepted farming practices nor will it cause a significant increase in the cost of farm practices on surrounding farmlands as farming post-construction will continue as it had preconstruction.

3. *The amount of agricultural lands used to site access roads, service corridors, the dwelling and structures is minimized; and*

Pacific Connector is not proposing access roads or dwellings/structures on EFU-zoned land. Furthermore, the widths of both the temporary construction easements and the permanent right-of-way have been limited along the entire length of the pipeline, including the EFU-zoned areas, to the maximum extent practicable. Therefore, the amount of agricultural land used to site the PCGP is also minimized to the maximum extent practicable. Finally, as discussed above, on agricultural lands, typical farming activities may continue within the permanent right-of-way following construction.

4. *The risks associated with wildfires are minimized.*

As a result of the stringent federal safety controls and specific safety plans for the PCGP, the risk of a release of gas from the pipeline is very remote. The risk that a release would lead to a wildfire is further reduced as a result of applicable emergency response requirements and capabilities.

Pacific Connector will employ stringent safety standards during both construction and operation of the pipeline to reduce the chance of an incident that would result in the release of gas from the pipeline. All pipeline facilities will be designed, constructed, tested, operated, and maintained to

conform with or exceed U.S. Department of Transportation (DOT) requirements found in Title 49 Code of Federal Regulations (CFR), Part 192, *Transportation of Natural and Other Gas by Pipeline: Minimum Safety Standards*; 18 CFR 380.15, *Site and Maintenance Requirements*; and other applicable federal and state regulations.

In the very unlikely event a release were to occur, Pacific Connector would implement an emergency response plan to avoid a fire as a result of the release, or limit the extent of a fire caused by the release. Pursuant to 49 CFR 192.615, each pipeline operator must develop an Emergency Response Plan that includes procedures to minimize the hazards in the event of a natural gas pipeline emergency.

For the reasons set forth above, risks associated with wildfires within the EFU zone are minimized along the pipeline route.

Section 4.9.700 Development Standards

All dwellings and structures approved pursuant to Article 4.9 must be sited in accordance with Section 4.9.700. The pipeline is neither a dwelling nor a structure as that term is defined by the Zoning and Land Development Ordinance. Therefore, none of the development standards of Section 4.9.700 are applicable to the pipeline. Furthermore, many of the development standards cannot be applied to the pipeline because of the subsurface, linear nature of the facility. Nonetheless, as demonstrated below, the pipeline satisfies all of the development standards that could reasonably be applied to a linear, underground utility.

A. Minimum lot size

The pipeline will not require or create any land divisions. Consequently, the minimum lot size standard is not applicable.

B Setbacks

The pipeline is a linear, underground utility facility that crosses several property lines. Consequently, the setback standard cannot be applied.

C. Structure Height

D. Lot Coverage

There are no requirements for either of these standards in the EFU zone.

E. Fences, Hedges and Walls

The pipeline does not qualify as a hedge, fence or wall, and therefore this standard does not apply.

F. Off-street Parking and Loading

The pipeline does not require off-street parking or loading, and this standard does not apply.

G. Minimum Road Frontage/Lot Width

The pipeline will not impact the existing configuration of the parcels it crosses. Therefore, this standard is not applicable.

H. Access

I. Minimizing Impacts

Both of these standards only apply to dwellings, and are therefore not applicable to the pipeline.

J. Riparian Vegetation Protection:

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

e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-way.

The pipeline is a public utility project within the state of Oregon, and therefore is not subject to the 50-foot riparian protection vegetation zone. Riparian vegetation may be removed in order to site the pipeline pursuant the exemption cited above.

Nonetheless, the pipeline will comply with all FERC requirements for wetland and waterbody protection and mitigation during construction. Pacific Connector has necked-down (or reduced) the construction easement width through waterbodies and forested or scrub/shrub wetlands where possible. During restoration and post-construction maintenance, Pacific Connector will restore riparian vegetation 25 feet from the streambanks on either side of waterbodies on private lands where riparian vegetation existed prior to construction.

For the reasons set forth above, the pipeline is permitted within the EFU zone.

B. Forest Zone

The pipeline will cross approximately 39.47 miles of Forest-zoned lands within Coos County (see Table 1). Of the 39.47 miles, 10.76 miles are on BLM-managed lands, while the remaining segments are located on privately owned lands.

Although Pacific Connector will obtain a 50-foot permanent right-of-way, only 30 feet centered over the pipeline will be maintained as a cleared corridor through forested areas to protect the pipe from potential root damage and allow for ground and aerial surveillance inspections of the pipeline. The remaining 20 feet of the permanent right-of-way as well as the disturbed

temporary construction easement will be reforested following construction in areas that were forested prior to construction.

There are no residences within 100 feet of the construction easement within Forest-zoned lands. There are several structures within 100 feet of the construction easement. During construction, Pacific Connector will work with the landowners to take the appropriate precautions to protect the structures such as safety fencing, silt fence, signage, or appropriate equipment setback distances.

In addition to the subsurface portion of the pipeline, various components of the PCGP are also located within Forest-zoned lands. Pacific Connector would utilize some land zoned Forest as temporary construction areas, including temporary work areas and uncleared storage areas. Use of those areas for temporary construction activities will not require any additional tree removal. Pacific Connector would need to construct one permanent access road on Forest-zoned land in order to access block valve #4. The permanent access road will be a private road that is necessary for the operation and maintenance of the pipeline. The road will be only 285 feet long and 25 feet wide. Two block valve assemblies will be located on Forest-zoned lands – both on BLM lands. Block valve assemblies would be located within the permanent right-of-way for the pipeline.

CCZLDO Section 4.8.300 Administrative Conditional Uses

The following uses and their accessory uses may be allowed as administrative conditional uses in the “Forest” zone subject to applicable requirements in Section 4.8.400 and applicable siting criteria set forth in this Article and elsewhere in this Ordinance.

F. New electrical transmission lines with right-of-way widths of up to 100 feet as specified in ORS 772.210. New distribution lines (e.g. gas, oil, geothermal) with right-of-way 50 feet or less in width.

The PCGP is a new gas line with a permanent right-of-way width of 50 feet. Therefore, the pipeline and its associated facilities are an administrative conditional use within the Forest zone. The temporary construction easement will exceed 50 feet. However, the applicant will restore the temporary construction area once construction is complete.

As detailed below, the PCGP satisfies all of the applicable review criteria for an administrative conditional use in the F zone.

CCZLDO Section 4.8.400 Review Criteria for Conditional Uses in Section 4.8.300 and Section 4.8.350

A use authorized by Section 4.8.300 and Section 4.8.350 may be allowed provided the following requirements are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands.

- A. *The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands; and*

The Oregon Forest Practices Act defines forest practices as "any operation conducted on or pertaining to forestland, including but not limited to (a) reforestation of land; (b) road construction and maintenance; (c) harvesting of forest tree species; (d) application of chemicals; and (e) disposal of slash." Under CCZLDO § 2.1.200, "forest operation" is defined as "forest practices, including, but not limited to, reforestation of forest land, road construction and maintenance, harvesting of a forest tree species, application of chemicals, and disposal of slash; any commercial activity relating to the growing or harvesting of any tree species as defined in ORS 527.620(6)." Under these combined definitions, it is clear that the forest practices that must be addressed under this approval criterion are limited to typical commercial forestry activities.

The PCGP is a subsurface, linear facility that will not force a significant change in, or significantly increase the cost of accepted farming or forest practices on agriculture or forest lands surrounding the pipeline alignment. The predominant activity on lands crossed by and adjacent to the pipeline alignment within the Forest zone is forestry operations.

Installation and operation of the pipeline will require tree removal in forested areas. The harvesting of forest tree species is a typical forest practice within forest lands. Therefore, the removal of trees does not constitute a change in forest practices.

The majority of the tree removal areas will be reforested following construction. While Pacific Connector will obtain a 50-foot permanent right-of-way for the pipeline, only 30 feet centered over the pipeline will be maintained through forested areas to protect the pipe from potential root damage and allow for ground and aerial surveillance inspections of the pipeline. In areas that were forested prior to pipeline construction, the remaining 20 feet of the permanent right-of-way as well as the disturbed temporary construction areas will be reforested. In commercial forestry operations, reforestation follows a timber harvest. Therefore, the reforestation activities that will take place following construction do not constitute a change in forest practices.

Once restoration and reforestation of the temporary construction areas occurs, the landowner will be able to continue all accepted forest practices in those areas. While the trees mature, the landowner will be permitted to conduct other forestry practices in those areas, including timber hauling, logging road construction and maintenance, pesticide application, and activities associated with harvesting on adjacent lands, such as staging areas. The landowner will also be able to continue all forestry operations, including tree harvesting, once construction is complete. The temporary interruption in forest practices during the construction period does not constitute a significant change in accepted forestry practices within the temporary construction areas.

The predominant use in areas adjacent to the pipeline corridor within the Forest Zone is forestry operations, including timber production and harvesting, hauling harvested timber, logging road construction and maintenance, application of chemicals, and disposal of slash. The PCGP will not have a significant impact or significantly increase the cost of those forestry practices on forest lands that are located outside of the temporary construction areas. Protections will be

taken during and after the construction process to ensure that the pipeline will not cause significant impacts to surrounding forestry lands, including: best management practices to prevent and minimize erosion, restoration and revegetation requirements, steep and rugged terrain procedures, and a noxious weed, soil pest, and forest pathogen control plan.

Once the pipeline is installed and the restoration work has been completed, the pipeline will be buried and will not emit any noise or odors. The subsurface line will not impact continued forestry operations on the lands surrounding the right-of-way. Specifically, the pipeline will not require surrounding property owners to alter their forestry practices. Forest operators on lands surrounding the right-of-way may continue to grow and harvest timber, haul the harvested timber, engage in logging road construction and maintenance, apply chemicals and dispose of slash in areas immediately adjacent to the right-of-way.

For all of the reasons set forth above, the subsurface pipeline will not force a significant change in, or significantly increase the cost of, forestry operations on forestry lands crossed by or surrounding the PCGP.

This application includes a proposal for two mainline block valves within the Forest zone. Block valve assembly (BVA) #3 at MP 17.25 and BVA #4 at MP 28.42 are both located within the Forest zone on federal land managed by BLM.⁷ Each block valve will occupy a site 50 feet by 50 feet and will be enclosed by a 7-foot high chain-link fence. The block valves will be centered over the pipeline and both the block valve area and the fencing will be located entirely within the 50-foot permanent right-of-way. An existing road, South Sumner Road, will provide access to BVA #3. Access to BVA #4 will be via a permanent access road off of Dora Ridge Road that is addressed in detail below.

Under normal operations, once the mainline block valves are installed, they will not omit any odors or noise. Furthermore, typical forestry operations, including timber harvesting, directly adjacent to the right-of-way will be permitted without restriction. Therefore, forestry operations on the surrounding federal land will be unaffected by the presence of the block valves. As noted above, pipeline operators will periodically need to access the block valves. However, the periodic access will not limit or otherwise impact surrounding forestry operations in the area. For these reasons, the mainline block valves will not force a significant change in, or significantly increase the cost of, accepted forest practices on forest lands in the vicinity of the discharge points.

As noted above, Pacific Connector is proposing an access road to BVA #4. The private road would be 285 feet in length and 25 feet in width. The access would originate off of Dora Ridge Road and would follow an existing two-track logging road to the pipeline right-of-way. The road would then be located within the permanent right-of-way for a short distance to BVA #4. Because the access road will follow an existing logging road and the right-of-way, no additional tree removal is necessary. Furthermore, the forestry operations on lands surrounding the existing road and right-of-way will be unaffected by the placement of gravel on the access road area.

⁷ As noted in the introduction section of this narrative, local governments do not have direct permitting authority over projects located on lands owned and managed by the federal government. While the block valves on federal lands are addressed in this narrative, their inclusion is not a waiver of federal jurisdiction.

In summary, the subsurface interstate gas pipeline and its associated facilities will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agricultural or forest lands. Both during and following construction, forestry activities will be able to continue on the forest lands nearby or adjoining the pipeline. Further, the associated access routes will be limited to the designated access roads, and will have little to no impact on nearby or adjacent forestry activities.

- B. *The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel; and*

Fire Hazard

As stated above, as a result of the stringent federal safety controls and PCGP specific safety plans, the risk of a release of gas from the pipeline is very remote. The risk that a release would lead to a wildfire is further reduced as a result of applicable emergency response requirements and capabilities. Therefore, the PCGP will not significantly increase fire hazards within the Forest zone.

Pacific Connector will employ stringent safety standards during both construction and operation of the pipeline to reduce the chance of an incident that would result in the release of gas from the pipeline. All pipeline facilities will be designed, constructed, tested, operated, and maintained to conform with or exceed U.S. Department of Transportation (DOT) requirements found in Title 49 Code of Federal Regulations (CFR), Part 192, *Transportation of Natural and Other Gas by Pipeline: Minimum Safety Standards*; 18 CFR 380.15, *Site and Maintenance Requirements*; and other applicable federal and state regulations. The DOT regulations are intended to ensure adequate protection for the public and to prevent natural gas facility accidents and failures.

Finally, in the very unlikely event a release were to occur, Pacific Connector would implement an emergency response plan to avoid a fire as a result of the release, or limit the extent of a fire caused by the release. Pursuant to 49 CFR 192.615, each pipeline operator must develop an Emergency Response Plan that includes procedures to minimize the hazards in the event of a natural gas pipeline emergency. The key elements of the required plan include: establishing and maintaining communications with local fire officials and coordinating emergency response; emergency shutdown of the system and safe restoration of service; making personnel, equipment, tools, and materials available at the scene of an emergency; and protecting people and property from hazards.

For the reasons set forth above, the pipeline will not significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

- C. *All uses must comply with section 4.8.600, Section 4.8.700 and Section 4.8.750.*

- D. *A "Forest Management Covenant", which recognized the right of adjacent and nearby landowners to conduct forest operations consistent with the Forest Practices Act and Rules, shall be recorded in the deed records of the County prior to any final County approval for uses authorized in Section 4.8.300 H, J, and Q and Section 4.8.350 D, J, and Q.*

CCZLDO Section 4.8.600 Mandatory Siting Standards Required for Dwellings and Structures in the Forest Zone

The following siting criteria shall apply to all dwellings, including replacement dwellings, and structures in the Forest and Forest Mixed Use zones.

As detailed in the EFU section above, the pipeline is not a "structure" as that term is defined in CCZLDO Section 2.1.200 because the pipeline will be located under, rather than on, the land which it crosses. Consequently, the siting standards at CCZLDO Section 4.8.600 are not applicable to the subsurface pipeline or its necessary components or associated facilities. Nonetheless, as demonstrated below, the pipeline satisfies each of the siting standards that are not limited to dwellings.

- A. *Dwellings and structures shall be sited on the parcel so that:*
1. *They have the least impact on nearby or adjoining forest or agriculture lands; and*

The subsurface pipeline will have no impact on nearby or adjoining forest or agricultural lands once construction is complete. The subsurface pipeline will not emit noise, odors or vibrations that would interrupt existing or future uses on adjacent forest or agricultural lands. Even during construction most typical agricultural activities and forest practices will be able to continue uninterrupted on land that is nearby or adjoining the PCGP right-of-way and temporary construction areas.

As noted above, two mainline block valves will be located within the Forest zone. BVA #3 is located directly south of South Sumner Road. Aside from the existing road, the block valve fencing will be entirely surrounded by forest activities. Across South Sumner Road and further to the north, there is an existing power line utility corridor. A cleared area associated with the powerline corridor is located approximately 390 feet northeast of BVA #3. BVA #4 is surrounded on all sides by existing forest activities. The land to the south and east is comprised of mature forest, while the areas north and west appear to have been clear cut in the recent past, but have been replanted. As detailed above, access to BVA #4 will be provided by a new access road off of Dora Ridge Road. The access road will follow an existing dirt logging road and the pipeline right-of-way so that no additional tree removal is necessary. There are no agricultural uses on lands nearby or adjoining the tracts upon which BVAs #3 and #4 will be located.

Both during and following construction, forestry activities will be able to continue on the forest lands nearby or adjoining the block valve areas. Once constructed, the block valves will be fenced and will not emit any noise, vibrations, or odors under normal operations that would

impact the adjacent forest lands. The access routes will be limited to the designated access roads, and will have little to no impact on nearby or adjacent forestry activities.

2. *The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized; and*

As provided above, the predominant use on the tracts crossed by the pipeline alignment within the Forest zone is forest activities. Pacific Connector has designed the pipeline to limit the impact area within forest lands to the greatest extent practicable both during and following construction. As discussed in detail under CCZLDO § 4.4.400(A), forest operations will be temporarily interrupted within the permanent right-of-way and temporary construction areas during pipeline construction. However, as discussed above in the introduction, Pacific Connector has limited the construction impact areas to the greatest extent practicable to minimize construction impacts on forests and other resource land.

Once the pipeline is installed and the restoration work has been completed, the pipeline will be invisible and will not emit any noise or odors. The subsurface line will not impact continued forestry operations on the lands surrounding the right-of-way. Specifically, the pipeline will not require surrounding property owners to alter their forestry practices. Forest operators on lands surrounding the right-of-way may continue to grow and harvest timber, haul the harvested timber, engage in logging road construction and maintenance, apply chemicals and dispose of slash in areas immediately adjacent to the right-of-way.

The mainline block valves located on Forest zoned lands have also been sited to minimize adverse impacts on forest operations on the tracts upon which the block valves will be located. First, the block valves and the surrounding fencing will be limited to a 50x50 foot area that will be located entirely within the permanent right-of-way. Secondly, no additional forested area will be impacted to provide access to the block valves. As noted above, BVA #3 will be accessed from an existing road, South Sumner Road. A new permanent access road will be needed for BVA #4, the majority of the graveled road will follow an existing dirt track logging road off of Dora Ridge Road and the remainder of the road will be located within the permanent right-of-way. Therefore, no additional tree removal or forest land impact is necessary for access to either block valve, thereby minimizing the adverse impacts. Finally, as with the pipeline itself, forest operations on the tracts upon which the block valves will be located can continue without limit in the areas surrounding the block valve fencing and right-of-way. The block valves will not emit noise, odors, or vibrations under normal operations that could impact forest operations on the surrounding forest land. In turn, the block valves will be unaffected by typical forest activities on the subject tracts, including reforestation of forest land, road construction and maintenance, harvesting of a forest tree species, application of chemicals, and disposal of slash, or any other commercial activity relating to the growing or harvesting of any tree species.

3. *The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and*

As provided above, within Forest-zoned lands, Pacific Connector has sited two block valve assemblies on forest land, which will be located within the 50-foot permanent right-of-way.

Because the block valves and associated fencing will be located entirely within the permanent right-of-way, no additional forest land is disturbed.

4. *The risks associated with wildfires are minimized*

As discussed at length under CCZLDO § 4.8.400(B) the pipeline will not significantly increase fire hazard in the Forest zone, nor will the pipeline significantly increase the risk to fire response personnel. For the same reasons set forth under that approval criterion, the risks associated with wildfires have been minimized in the Forest zone.

CCZLDO Section 4.8.700 Fire Siting Safety Standards

All new dwellings and permanent structures and replacement dwellings and structures shall, at a minimum, meet the following standards.

As discussed above, the pipeline is neither a structure nor a dwelling. Consequently, the fire siting and safety standards of this Section are not applicable to this application. Furthermore, the standards do not have practical applicability to a subsurface utility line.

The plain reading of this criterion and the related development standards makes it clear that the mainline block valves are not the type of structures intended to be regulated by the code. They are not associated with dwellings and are not made of combustible materials. However, if the mainline block valves are deemed to be "structures," they are not typical structures and it is not practicable for the mainline block valves to satisfy the firebreak requirements of § 4.8.700. Therefore, Pacific Connector is requesting that the county make a finding that the firebreak requirements are both impracticable and unnecessary for the block valves as allowed under the code. The remainder of the fire siting standards is either inapplicable or satisfied by the two block valves, which are designated and installed at appropriate intervals for fire safety.

CCZLDO Section 4.8.750 Development Standards

All development and structures approved pursuant to Article 4.8 shall be sited in accordance with this Section.

A. Minimum Lot Size:

The pipeline will not require or create any land divisions. Consequently, the minimum lot size standard is not applicable.

B. Setbacks: All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline or five (5) feet from any right-of-way line, whichever is greater.

The pipeline is a linear, underground utility facility that crosses several property lines rather than a building or structure. Consequently, the setback standard is not applicable. However, BVA #4 is set back far more than 35 feet from Dora Ridge and BVA #3 near South Summer Road will be

at least 35 feet from the centerline of South Summer Road. Accordingly, the block valve assemblies comply with the applicable setback standards.

C. Structure Height:

D. Lot Coverage:

There are no requirements for either of these standards in the F zone.

E. Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 3.3.400 and Fire Siting and Safety Standards in Section 4.7.700.

The pipeline does not qualify as a hedge, fence or wall, and therefore this standard does not apply to the pipeline or its necessary components.

F. Off-Street Parking and Loading: See Chapter X.

The off-street parking and loading standards are not applicable.

G. Minimum Road Frontage/Lot Width: 20 feet.

The pipeline will not impact the existing configuration of the parcels it crosses. Therefore, this standard is not applicable.

H. Minimizing Impacts:

This standard only applies to dwellings within the F zone. Therefore, this standard is not applicable.

I. Riparian Vegetation Protection.

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

e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road rights-of-way; or

The pipeline is a public utility project within the state of Oregon, and therefore is not subject to the 50-foot riparian protection vegetation zone. Riparian vegetation may be removed in order to site the pipeline pursuant to the exemption cited above. Nonetheless, the pipeline will comply with all FERC requirements for wetland and waterbody protection and mitigation both during and after construction. Pacific Connector has necked-down (or reduced) the construction easement width through waterbodies and forested or scrub/shrub wetlands where possible. During restoration and post-construction maintenance, Pacific Connector will restore riparian

vegetation 25 feet from the streambanks on either side of waterbodies on private lands where riparian vegetation existed prior to construction.

For the reasons set forth above, the pipeline is allowed as an administrative conditional use within the F zone.

C. Rural Residential Zones

The pipeline will cross approximately 0.37 mile of private property zoned Rural Residential - 5 (RR-5), and approximately 0.10 mile of private property zoned Residential Rural - 2 (RR-2).

The use categories and approval criteria for RR-2 and RR-5 are identical. Therefore, the segments of the PCGP in both the RR-2 and RR-5 zones are addressed together below.

CCZLDO Section 4.2.400 Rural Residential Zoning Districts

Table 4.2.c includes the list of utility facilities that are permitted and conditional uses within the RR-5 and RR-2 zones. The table includes "utility facilities – not including power for public sale" as a hearings body conditional use in both zones. A "utility facility – not including power for public sale" is defined at CCZLDO Section 2.1.200 as "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;" this use does not include the generation or distribution of power for public sale. The PCGP is a natural gas facility that does not directly generate or distribute power for public sale. Therefore the PCGP is a conditional use within the RR-2 and RR-5 zones subject to the relevant provision of CCZLDO Section 4.2.900.

CCZLDO Section 4.2.900 Review Standards and Special Development Conditions

Table 4.2.c lists utility facilities as a C-7 use in the RR-2 and RR-5 zones. Consequently, the PCGP must satisfy the approval criterion at CCZLDO Section 4.2.900.7 provided below.

CCZLDO Section 4.2.900.7 The proposed use must be found compatible with surrounding uses or may be made compatible through the imposition of conditions.

The uses surrounding the pipeline alignment within the RR-2 and RR-5 zones include residential uses, pasture land, and forest operations. Construction of the pipeline will be a temporary disturbance in both RR-5 and RR-2 zones. Pacific Connector will obtain a 50-foot permanent right-of-way on private lands. Landowners will have continued use of the land except that permanently engineered structures will not be allowed within the right-of-way itself. As explained in the EFU and Forest sections above, the pipeline will not significantly impact forest or agricultural activities on surrounding lands either during or following construction. Following construction, agricultural activities may resume as they had pre-construction. Forest operations may also resume excluding the 30-foot wide operational corridor that Pacific Connector will

maintain centered over the pipe to allow for corrosion and leak surveys and other required maintenance and monitoring activities.

The applicant will engage in appropriate measures to protect residences and structures from construction impacts.

As stated above, Pacific Connector will restore all areas disturbed by the project as closely as possible to preconstruction conditions. Forested areas will be replanted, excluding the 30-foot wide maintained, corridor centered over the pipeline. Through agricultural lands, topsoil will be salvaged and stored separately from subsoil during construction and will be replaced following pipeline installation and backfill.

Exhibit 2 identifies the parcels crossed by the pipeline and their zoning.

To protect residences and structures, FERC required the following condition in the Certificate Order, Condition #43:

Prior to pipeline construction, Pacific Connector shall file with the Secretary, for the review and written approval of the Director of OEP:

- a. The results of a civil survey of the entire pipeline route that identifies all residences and commercial structures within 50 feet of the construction right-of-way;
- b. A plan outlining measures that should be implemented to mitigate pipeline construction impacts on domestic water supply systems and septic systems; and
- c. For any residence closer than 25 feet to the construction work area, a site-specific plan that includes:
 - (1) A description of construction techniques to be used (such as reduced pipeline separation, centerline adjustment, use of stove-pipe or drag-section techniques, working over existing pipelines, pipeline crossover, bore, etc.), and a dimensioned site plan that shows:
 - (i) the location of the residence in relation to the pipeline;
 - (ii) the edge of the construction work area;
 - (iii) the edge of the new permanent right-of-way; and
 - (iv) other nearby residences, structures, roads, or waterbodies.
 - (2) A description of how Pacific Connector would ensure the trench is not excavated until the pipe is ready for installation and the trench is backfilled immediately after pipe installation; and
 - (3) Evidence of landowner concurrence if the construction work area and fencing would be located within 10 feet of a residence.

Pacific Connector has prepared a Groundwater Supply Monitoring and Mitigation Plan, which is attached to this narrative as Exhibit 3. The plan discusses the potential for impacts to groundwater supplies and identifies monitoring and mitigation measures to prevent and/or minimize impacts.

For the reasons set forth above, the pipeline is compatible with the uses on land surrounding the pipeline alignment or may be made compatible through the imposition of reasonable conditions.

CCZLDO Section 4.4.400 General Standards for Rural Residential Zoning Districts

The following general standards apply to the zoning districts and uses addressed in Table 4.2.c, which includes the utility facilities allowed in the RR-2 and RR-5 zones. In this case, most of the standards are not applicable to the pipeline and its necessary components or associated facilities because it is a linear, underground utility facility that crosses several parcels within the RR-2 and RR-5 zones. However, evidence of how the pipeline complies with the applicable standards is provided below.

A. Minimum lot sizes

The pipeline will not alter the size of any lots within the RR-2 or RR-5 zones, and, therefore, this standard is not applicable.

B. Dwelling Unit Density

No dwellings are proposed with this application. Consequently, this standard is inapplicable.

C. Lot Coverage

There are no lot coverage requirements in the RR-2 and RR-5 zones.

D. Setbacks

The setback requirements of this subsection apply to buildings or structures and to dwellings. As discussed above, the pipeline is not a "structure" as that term is defined by the CCZLDO. Furthermore, it is neither a building nor a dwelling. Consequently, the setback requirements of this subsection are not applicable to the pipeline or its necessary components or associated facilities.

E. Structure Height

F. Fences, Hedges and Walls

These standards do not apply to an underground pipeline.

G. Off-Street Parking and Loading

The pipeline will not create any permanent parking or loading requirements within the RR-2 or RR-5 zone, and therefore, this standard is not applicable.

H. Minimum Road Frontage/Lot Width

The pipeline will not alter the existing configuration of any of the lots it crosses. Consequently, this standard is not applicable to this application.

I. Compatibility with Forest and Agricultural Management Practices

This standard only directly applies to dwellings and septic permits, and therefore does not apply. Nonetheless, as discussed in the EFU and Forest zone sections above, the underground pipeline is entirely compatible with normal forest and agricultural management practices near the RR-2 and RR-5 zoned lands that the pipeline will cross.

J. Riparian Vegetation Protection

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

e. 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

The pipeline is a public utility project within the State of Oregon, and therefore is not subject to the 50-foot riparian protection vegetation zone. Riparian vegetation may be removed in order to site the pipeline pursuant to the exemption cited above. Nonetheless, the pipeline will comply with all FERC requirements for wetland and waterbody protection and mitigation both during and after construction. Pacific Connector has necked-down (or reduced) the construction easement width through waterbodies and forested or scrub/shrub wetlands where possible. During restoration and post-construction maintenance, Pacific Connector will restore riparian vegetation 25 feet from the streambanks on either side of waterbodies on private lands where riparian vegetation existed prior to construction.

K. Access to new dwellings

This dwelling standard is not applicable to the pipeline application.

D. Industrial Zone

The pipeline will cross approximately 0.07 mile of property within an Industrial zone designation located immediately adjacent to Jordan Cove. Within the 0.07-mile segment, the pipeline will affect 27.60 acres, all of which are privately owned. Within the Industrial zone, the pipeline right-of-way will cross a vacant yard that was historically used by the Weyerhaeuser Company for industrial purposes.

Pacific Connector would utilize the Coquille Sawmill Yard as a temporary construction area, which is partially zoned IND and partially zoned Forest. This area is an old industrial, abandoned sawmill, and has been previously used as a contractor yard.

CCZLDO Section 4.2.600 Commercial-Industrial Zoning Districts

Table 4.2.e includes the list of uses that are permitted and conditional uses within the commercial and industrial zones. "Utility facilities – not for the generation of power for public sale" is listed as a use permitted outright in the Industrial zone. As discussed in the RR zone narrative above, the pipeline satisfies the definition of a "utility facility – not for the generation of power for public sale". Consequently, the pipeline is allowed in the Industrial zone without conditional use or other land use approval. The applicant requests a consistency determination of the permitted nature of the use in the zone. As demonstrated below, the pipeline also satisfies all applicable development standards for the Industrial zone.

CCZLDO Section 4.4.600 General Standards for Commercial-Industrial Zoning Districts

Pursuant to CCZLDO Section 4.4.600, the general standards set forth in Table 4.4.c apply to uses permitted in the Industrial zone. Table 4.4.c includes the following standards for the Industrial zone: minimum lot size, minimum street frontage, minimum lot widths and depth, the front, side and road setbacks, maximum building height, and off-street parking. However, as discussed in greater detail above, none of the standards are applicable to an underground utility facility such as the pipeline.

E. Coos Bay Estuary Management Plan

As discussed above, the pipeline will cross through 15 CBEMP Management Districts. The stated purpose of the CBEMP article in the CCZLDO is to provide requirements for individual zoning districts that are consistent with the CBEMP. Policy #1 of the CBEMP states that the Coos Bay Estuary is recognized as a "Deep-Draft Development Estuary" which is consistent with the overall Oregon Estuary Classification. The uses allowed under the management plan and the CCZO are consistent with the Deep-Draft Development classification and the estuarine management unit requirement of Statewide Planning Goal 16.

As provided by CBEMP Policy #2, there are three Estuarine Management Units within the CBEMP: Natural, Conservation, and Development. Pursuant to Policy #2 and corresponding state regulation, "pipelines, cables, and utility crossings, including incidental dredging necessary for their installation" may be allowed in all three of the Management Units when it is established that they are consistent with the resource capabilities of the area and the purpose of the management units, as well as any applicable special conditions set forth in the Plan. Consequently, the gas pipeline, including any incidental dredge necessary for its installation, is allowed in each of the management units it crosses. The consistency of the PCGP with all applicable management unit purpose statements and applicable conditions is discussed separately under each applicable CBEMP zoning district below.

Table 4.5 Development Standards

The CBEMP purpose statement explains that the land development standards of Table 4.5 govern all development within the Coos Bay Estuary Shoreland Districts. As discussed in detail in the other zones above, the pipeline will not alter the lot configurations and does not constitute

a structure subject to height restrictions or building setbacks. Consequently, the standards included in Table 4.5 are not applicable to the pipeline itself nor its necessary components or associated facilities.

CCZLDO Section 4.5.175 Site-Specific Zoning Districts

The county code divides the lands affected by the CBEMP into specific zoning districts. Each zoning district contains a “use and activities” table and “management objectives”. Pursuant to CCZLDO Section 4.5.175, the use and activity tables for each district are subordinate to the management objectives, and, therefore, the uses and activities must be consistent with the applicable management objective. As demonstrated below, the pipeline is consistent with the management objective, the use and activities, and the general conditions of each management district it will cross.

6 – Water Dependent Development Shorelands (6-WD)

Pacific Connector would utilize the Roseburg Dock as a temporary construction area. The area was formerly an industrial log yard.

7 – Development Shorelands (7-D)

A portion of the pipeline and related construction areas will be located in the 7-D zoning district. This section is privately owned by Weyerhaeuser Company.

Pacific Connector would utilize the existing Roseburg Dock and Weyerhaeuser Cove yards in the 7-D zoning district as a temporary construction area. As described above, Roseburg Dock is a former industrial log yard, and the Weyerhaeuser Cove area is an old industrial site, half of which is paved.

***CCZLDO Section 4.5.285 Management Objective:** This shoreland district, which borders a natural aquatic area, shall be managed for industrial use. Continuation of and expansion of existing nonwater-dependent/non-water-related industrial uses shall be allowed provided that this use does not adversely impact Natural Aquatic District #7. In addition, development shall not conflict with state and federal requirements for the wetlands located in the northwest portion of this district.*

The PCGP will connect the JCEP LNG Terminal, an industrial and port facility use, to the interstate gas pipeline near Malin, Oregon. The management objective is satisfied. Pacific Connector has applied for the necessary state and federal wetland permits and will comply with all state and federal requirements for the wetlands located in the northwest portion of this district (see response to Policy #17 below for consistency with significant wildlife habitat requirements).

CCZLDO Section 4.5.286 Uses Activities and Special Conditions

The PCGP is permitted, subject to general conditions, as a low intensity utility in the 7-D district. As detailed below, the PCGP is consistent with the following CBEMP policies listed as General Conditions within this zoning district: #14, #17, #18, #23, #27, #30, #49, #50, and #51.

8 –Water-Dependent Development Shorelands (8-WD)

A portion of the pipeline and related construction areas will be located in the 8-WD zoning district. This section is privately owned by Weyerhaeuser Company.

Pacific Connector would utilize the existing Weyerhaeuser Cove yard in the 8-WD zoning district as a temporary construction area. As described above, the Weyerhaeuser Cove area is an old industrial site, half of which is paved.

CCZLDO Section 4.5.370 Management Objective: This shoreland district shall be managed to allow the continuation of and expansion of aquaculture, along with the development of a boat ramp and limited tie-up facilities, to permit public access to the Estuary.

Upon completion of construction, the Weyerhaeuser Cove yard will be reclaimed to pre-construction conditions, allowing pre-construction activities to continue unhindered. The pipeline will be buried and will not interfere with public access to the Estuary. As defined by CCZLDO Section 2.1.200, aquaculture is, "[r]aising, feeding, planting, and harvesting fish and shellfish, and associated facilities necessary for such use." The continuation and expansion of aquaculture should not be impacted during construction (i.e., utilization of the Weyerhaeuser Cove yard) and will not be impacted once the PCGP is installed. Aquaculture can continue post-construction as it did pre-construction.

CCZLDO Section 4.5.371 Uses Activities and Special Conditions

The PCGP is permitted, subject to general conditions, as a low intensity utility in the 8-WD district. As detailed below, the PCGP is consistent with the following CBEMP policies listed as General Conditions within this zoning district: #14, #17, #18, #23, #27, #49, #50, and #51.

8 –Conservation Aquatic (8-CA)

A portion of the pipeline and related construction areas will be located in the 8-CA zoning district.

Pacific Connector would utilize the existing Weyerhaeuser Cove yard in the 8-CA zoning district as a temporary construction area. As described above, the Weyerhaeuser Cove area is an old industrial site, half of which is paved.

CCZLDO Section 4.5.375 Management Objective: This district, because of its sheltered condition and location near productive aquatic resource areas, shall be managed for

development of low intensity recreational facilities. The uses shall be limited by the small size of the area and the natural depths of the channel. The low-intensity recreational facilities must be located in such a manner that conflicts will not arise with the existing aquaculture use, which is also a permitted use.

Upon completion of construction, the Weyerhaeuser Cove yard will be reclaimed to pre-construction conditions, allowing pre-construction activities to continue unhindered. Following installation, the subsurface PCGP will not affect any boating or other recreational facilities or aquaculture uses. Impacts during construction will be temporary. Aquaculture can continue post-construction as it did pre-construction.

CCZLDO Section 4.5.376 Uses Activities and Special Conditions

The PCGP is permitted, subject to general conditions, as a low intensity utility in the 8-CA district. The 8-CA General Condition states that inventoried resources requiring mandatory protection in the district are subject to Policies #17 and #18. As addressed under the CBEMP Policy section below, the PCGP is consistent with each of those policies.

13A – Natural Aquatic (NA)

A portion of the pipeline and related construction areas will be located in the 13A-NA zoning district. The pipeline crosses the Haynes Inlet in this zone.

CCZLDO Section 4.5.425 Management Objective: This district shall be managed to allow the continuance of shallow-draft navigation while protecting the productivity and natural character of the aquatic area. The openings in the two road dikes are designated mitigation sites [M-5(a) and (b), "low" priority]. Maintenance, and repair of bridge crossing support structures shall be allowed. However, future replacement of the railroad bridge will require Exception findings.

Construction will use appropriate measures to minimize impacts. All impacts will be mitigated. The PCGP will be installed below the bottom of the Inlet and will not affect shallow-draft navigation or the natural character of the aquatic area. The project does not impact mitigation sites M-5(a) or (b) and will not affect the bridges.

CCZLDO Section 4.5.426 Uses Activities and Special Conditions

The pipeline is permitted, subject to general conditions, as a low intensity utility in the 13A-NA district. The 13A-NA General Condition states that inventoried resources requiring mandatory protection in the district are subject to Policies #17 and #18. As addressed under the CBEMP Policy section below, the PCGP is consistent with each of those policies.

11 – Natural Aquatic (11-NA)

A portion of the pipeline and related construction areas will be located in the 11-NA zoning district.

CCZLDO Section 4.5.405 Management Objective: *This extensive intertidal/marsh district, which provides habitat for a wide variety of fish and wildlife species shall be managed to protect its resource productivity. The opening in the Highway 101 Causeway is a designated mitigation site ("low" priority).*

Construction will use appropriate measures to minimize impacts. All impacts will be mitigated. The subsurface PCGP will not impact the intertidal/marsh district.

CCZLDO Section 4.5.406 Uses Activities and Special Conditions

The PCGP is permitted, subject to general conditions, as a low intensity utility in the 11-NA district. The 11-NA General Condition states that inventoried resources requiring mandatory protection in the district are subject to Policies #17 and #18. As addressed under the CBEMP Policy section below, the PCGP is consistent with each of those policies.

11 – Rural Shorelands (11-RS)

A portion of the pipeline and related construction areas will be located in the 11-RS zoning district. In this segment, the pipeline exits Haynes Inlet and crosses a rural area that is dominated by trees.

CCZLDO Section 4.5.400 Management Objective: *This district shall be managed so as to continue its rural low-intensity character and uses that have limited (if any) association with the aquatic district. This district includes three designated mitigation sites (M-12, M-13 and M-22). However, only Site M-22 shall be protected from pre-emptive uses. Other sites are "low" priority, and need not be protected (See Policy #22).*

Construction will use appropriate measures to minimize impacts. All impacts will be mitigated. Following installation, the buried pipeline will not affect the rural low-intensity character of the district nor the uses that have limited (if any) association with the aquatic district. The PCGP does not impact mitigation sites M-12, M-13, or M-22.

CCZLDO Section 4.5.401 Uses Activities and Special Conditions

The pipeline is permitted, subject to general conditions, as a low intensity utility in the 11-RS district. The 11-RS General Conditions state that inventoried resources requiring mandatory protection in the district are subject to Policies #17 and #18, and further that all permitted uses must be consistent with Policy #23. As addressed under the CBEMP Policy section below, the PCGP is consistent with each of those policies.

18 – Rural Shorelands (18-RS)

A portion of the pipeline and related construction areas will be located in the 18-RS zoning district. In this segment, the pipeline will be located within a vacant pasture area and crosses East Bay Drive.

CCZLDO Section 4.5.480 Management Objective: *This district shall be managed to allow continued use as pasture-grazing but shall also be managed to allow dredged material disposal or mitigation. This district contains two designated mitigation sites, U-12 and U-16(a) ("high" priority). It also contains designated dredged material disposal site 30(b). The development of the disposal site would preclude mitigation use, and vice versa. Use of this site for dredged material disposal is the higher priority because of the scarcity of suitable sites (see Policies #20 and #22).*

Construction will use appropriate measures to minimize impacts. All impacts will be mitigated. Furthermore, the PCGP would not preclude use of the site for dredged material disposal, nor would the PCGP preclude use of the site for mitigation (see responses to Policies 20 and 22 below for more detail).

CCZLDO Section 4.5.481 Uses Activities and Special Conditions

The PCGP is permitted, subject to general conditions, as a low intensity utility in the 18-RS district. The 18-RS General Conditions state that no permitted use or activity shall preempt the use of the designated dredge material disposal site in this district as required by Policy #20; that permitted uses and activities shall be consistent with Policy #23; and that inventoried resources requiring mandatory protection in the district are subject to Policies #17 and #18.

Additionally, permitted uses occurring within "agricultural lands" or "forest lands" as identified in the "Special Considerations Map" are limited to those permitted in Policies #28 and #34. The pipeline crosses agricultural lands within 18-RS. As addressed under Policy #28 below, the agricultural use requirements of ORS Chapter 215 and their applicability to the pipeline are described above in Section II under "Exclusive Farm Use." The pipeline will not cross any lands identified as Forest Lands shown on the Special Considerations Map within 18-RS. The General Conditions further require that uses in the district are permitted as stated in Policy #14 and are consistent with Policy #27. On designated mitigation/restoration sites, uses may be permitted subject to Policy #22. Finally, in rural areas, utilities, public facilities, and services will only be provided subject to Policies #49, #50, and #51.

As addressed under the CBEMP Policy section below, the PCGP is consistent with each of the above referenced policies.

19 – Development Shorelands (19-D)

A portion of the pipeline and related construction areas will be located in the 19-D zoning district. A permanent access road will be created in this zoning district in order to access block valve #2. The permanent access road will be a graveled private road that is necessary for the operation and maintenance of the pipeline. The road follows an existing pasture two-track road and will be only 154 feet long and 25 feet wide.

CCZLDO Section 4.5.535 Management Objective: *This district is a large parcel (152 acres) of filled, undeveloped property in a single ownership bordering on a maintained shallow-draft channel. While the site is presently suitable for pastureland, the Plan anticipates that these characteristics will make it an important water-dependent/water-*

related industrial site in the future. To protect the site for future industrial development the Plan designates it "D" (Development). The parcel's large size and the limitation on water access from only the Coos River shoreland makes it unlikely that the entire site can be utilized for only water-dependent/water-related uses.

Therefore, to assure that non-water-dependent/non-water-related uses that wish to locate on the site do not limit or preclude water-dependent uses of the shoreland, development must be consistent with a site plan that accomplishes this goal and is approved by the Coos County Board of Commissioners or their designee.

Construction will use appropriate measures to minimize impacts. All impacts will be mitigated. Following construction, the buried pipeline will be compatible with future industrial and/or water-dependent development.

CCZLDO Section 4.5.536 Uses Activities and Special Conditions

The pipeline is permitted, subject to general conditions, as a low intensity utility in the 19-D district. As detailed below, the pipeline is consistent with the following CBEMP policies listed as General Conditions within this zoning district: #14, #17, #18, #27, #49, #50, and #51.

CCZLDO Section 4.5.537 Land Development Standards. The requirements set forth in Table 4.5 shall govern development in the 19-D district.

The pipeline and all of its necessary components and associated facilities will meet the applicable development standards.

19B – Development Aquatic (19B-DA)⁸

A portion of the pipeline and related construction areas will be located in the 19B-DA zoning district. This area is on the north bank of the Coos River.

CCZLDO Section 4.5.540 Management Objective: This development aquatic district shall be managed primarily to maintain use of the channel for access to future upland development adjacent to Christianson Ranch.

The pipeline will be installed beneath the bottom of Coos River and will allow use of the channel for access to future upland development of any adjacent properties.

CCZLDO Section 4.5.541 Uses Activities and Special Conditions

The pipeline is permitted, subject to general conditions, as a low intensity utility in the 19B-DA district. The 19B-DA General Condition states that inventoried resources requiring mandatory protection in the district are subject to Policies #17 and #18. As addressed under the CBEMP Policy section below, the PCGP is consistent with each of those policies.

⁸ Although the official CBEMP Zoning Map (25-12) for this area designates a 19B-CA zoning district, the Comprehensive Plan Map identifies this area as 19B-DA and the Plan Map controls over the Zoning Map.

20 – Conservation Aquatic (20-CA)

A portion of the pipeline and related construction areas will be located in the 20-CA zoning district. The 20-CA district is aligned with the Coos River.

CCZLDO Section 4.5.550 Management Objective: *This aquatic district shall be managed to allow log transport while protecting fish habitat. Log storage shall be allowed in areas of this district which are near shoreland log sorting areas at Allegany, Shoreland District 20C, and Dellwood, Shoreland District 20D, as well as in areas for which valid log storage and handling leases exist from the Division of State Lands.*

Construction will use appropriate measures to minimize impacts. All impacts will be mitigated. Development of the pipeline will not preclude log transport or interfere with fish habitat.

CCZLDO Section 4.5.551 Uses Activities and Special Conditions

The pipeline is permitted, subject to general conditions, as a low intensity utility in the 20-CA district. The 20-CA General Condition states that inventoried resources requiring mandatory protection in the district are subject to Policies #17 and #18. As addressed under the CBEMP Policy section below, the pipeline is consistent with each of those policies.

20 – Rural Shorelands (20-RS)

A portion of the pipeline and related construction areas, including two temporary access roads, will be located within the 20-RS zoning district, south of the Coos River. The temporary access roads are necessary for construction of the pipeline, and will be restored to preconstruction conditions following completion of construction. Construction will use appropriate measures to minimize impacts. All impacts will be mitigated.

CCZLDO Section 4.5.545 Management Objective: *This district shall be managed for rural uses along with recreational access. Enhancement of riparian vegetation for water quality, bankline stabilization, and wildlife habitat shall be encouraged, particularly for purposes of salmonid protection. This district contains two designated mitigation sites, U-17(a) and (b), “medium” priority, which shall be protected as required by Policy #22.*

The pipeline will not impact mitigation sites U-17(a) or (b). Once installed, the pipeline will not prohibit rural uses or recreational access.

CCZLDO Section 4.5.546 Uses Activities and Special Conditions

The pipeline is permitted, subject to general conditions, as a low intensity utility in the 20-RS district. The 20-RS General Conditions state that permitted uses and activities shall be consistent with Policy #23 and that inventoried resources requiring mandatory protection in the district are subject to Policies #17 and #18. Additionally, permitted uses occurring within "agricultural lands" or "forest lands" as identified in the "Special Considerations Map" are limited to those

permitted in Policies #28 and #34. The pipeline crosses agricultural lands within 20-RS. The agricultural uses under ORS Chapter 215 and their applicability to the PCGP are described above in Section II under "Exclusive Farm Use." The pipeline does not cross any lands identified as Forest Lands shown on the Special Considerations Map. Uses are permitted as stated in Policy #14 and must be consistent with Policy #27. On designated mitigation/restoration sites, uses/activities may be permitted subject to Policy #22. However, the PCGP will not impact any of the designated mitigation/restoration sites within the 20-RS district. Finally, in rural areas, utilities, public facilities, and services will only be provided subject to Policies #49, #50, and #51. As addressed under the CBEMP Policy section below, the PCGP is consistent with each of the identified policies.

21 – Rural Shorelands (21-RS)

A portion of the pipeline and related construction areas will be located in the 21-RS zoning district. The segments of the pipeline within the 21-RS district are located on the east and west banks of Catching Slough.

***CCZLDO Section 4.5.595 Management Objective:** This shoreland district of generally diked farm land shall be managed to maintain the present low-intensity, rural character and uses in a manner compatible with protection of the aquatic resources. An existing heron rookery located in the district shall be preserved by protecting those trees in the rookery which are used by the birds. This district contains a number of designated mitigation sites. The following are "high" or "medium" priority, and must be protected, as required by Policy #22: U-28, U-29(b), U-30(b), U-32(a) and (b), U-33, U-34(c) and (d). The following are "low" priority sites, and received no special protections: U-21(b), U-22, U-23, U-24, U-26, U-27, U-29(a), U-32(c) and U-34(a) and (b).*

The pipeline will not affect the present low-intensity, rural character and uses in the 21-RS zoning district because preconstruction uses will not be permanently impacted. Construction will use appropriate measures to minimize impacts. All impacts will be mitigated. Upon completion of installation, the pipeline will not affect the present low-intensity, rural character and uses in the area because the pre-construction uses will be allowed to continue following construction. Furthermore, as discussed below, this segment of the pipeline satisfies the requirements of Policy #22. The pipeline will not interfere with the rookery or mitigation sites.

CCZLDO Section 4.5.596 Uses Activities and Special Conditions

The pipeline is permitted, subject to general conditions, as a low intensity utility in the 21-RS district. The 21-RS General Conditions state that permitted uses and activities shall be consistent with Policy #23 and that inventoried resources requiring mandatory protection in the district are subject to Policies #17 and #18. Additionally, permitted uses occurring within "agricultural lands" or "forest lands" as identified in the "Special Considerations Map" are limited to those permitted in Policies #28 and #34. Uses are permitted as stated in Policy #14 and must be consistent with Policy #27. On designated "medium" or "high" mitigation/ restoration sites, uses/activities may be permitted subject to Policy #22. However, the pipeline will not impact any of the designated "medium" or "high" mitigation/restoration sites within the 21-RS district.

In rural areas, utilities, public facilities, and services will only be provided subject to Policies #49, #50, and #51. As addressed under the CBEMP Policy section below, the pipeline is consistent with each of those policies.

21 – Conservation Aquatic (21-CA)

A portion of the pipeline and related construction areas will be located in the 21-CA zoning district. This segment of the pipeline will cross Catching Slough.

***CCZLDO Section 4.5.600 Management Objective:** This aquatic district shall be managed to allow rural upland uses while protecting aquatic resources. Dredging for routine repair/maintenance of dikes shall only be permitted if no alternative upland source of suitable fill material is reasonably available and/or land access is not possible.*

Construction will use appropriate measures to minimize impacts. All impacts will be mitigated. As discussed in detail throughout this narrative, the upland areas will be returned to their previous condition following construction. Therefore, the rural upland uses on the surrounding pasture lands will be able to continue once construction is complete.

CCZLDO Section 4.5.601 Uses Activities and Special Conditions

The pipeline is permitted, subject to general conditions, as a low intensity utility in the 21-CA district. The 21-CA General Condition states that inventoried resources requiring mandatory protection in the district are subject to Policies #17 and #18. As addressed under the CBEMP Policy section below, the pipeline is consistent with each of those policies.

36 – Urban Water-Dependent (36-UW)

Pacific Connector would utilize the Georgia Pacific-Coos Bay site as a temporary construction area. The location is an active sawmill and lumber yard and it is located within zoning district 36-UW.

***CCZLDO Section 4.5.690 Management Objective:** This shoreland district, which includes a mix of water-dependent and non-water-dependent industrial uses and an area bordering the 35-foot channel which is “suitable for water-dependent uses”, shall allow only water-dependent uses along the deep-draft channel, except as allowed by Policy #16. In the remainder of the district, existing uses shall be permitted to continue and expand.*

The temporary construction activities will be similar to existing operations associated with the active sawmill and lumber yard, and as stated in the objective, existing uses shall be permitted to continue and expand.

CCZLDO Section 4.5.691 Uses Activities and Special Conditions

The pipeline is permitted, subject to general conditions, as a low intensity utility in the 36-UW district. The 36-UW General Conditions state that permitted uses and activities shall be

consistent with Policy #23 and Policy #27; that uses shall be consistent with Policy #16 (protection of areas "suitable for water-dependent uses"); and that inventoried resources requiring mandatory protection in the district are subject to Policies #17 and #18. In rural areas, utilities, public facilities, and services will only be provided subject to Policies #49, #50, and #51. As addressed under the CBEMP Policy section below, the pipeline is consistent with each of those policies.

Appendix 3 – CBEMP Policies

As detailed above, the pipeline and related construction areas will be located within several CBEMP zoning districts, and each district has a unique set of CBEMP Policies that apply as General Conditions. As discussed below, the pipeline and related construction generally complies with each of the applicable CBEMP Policies.

Policy #14 General Policy on Uses within Rural Coastal Shorelands

I. Coos County shall manage its rural areas within the "Coos Bay Coastal Shorelands Boundary" by allowing only the following uses in rural shoreland areas, as prescribed in the management units of this Plan, except for areas where mandatory protection is prescribed by LCDC Goal #17 and CBEMP Policies #17 and #18:

e. Water-dependent commercial and industrial uses, water-related uses, and other uses only upon a finding by the Board of Commissioners or its designee that such uses satisfy a need which cannot be accommodated on uplands or shorelands in urban and urbanizable areas or in rural areas built upon or irrevocably committed to nonresource use.

g. Any other uses, including non-farm uses and non-forest uses, provided that the Board of Commissioners or its designee determines that such uses satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas. 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 LCDC Goal #17 places strict limitations on land divisions within coastal shorelands. This strategy further recognizes that rural uses "a through "g" above, are allowed because of need and consistency findings documented in the "factual base" that supports this Plan.

The zoning districts through which the PCGP crosses requiring compliance with Policy #14 are 6-WD,⁹ 7-D, 8-WD, 18-RS, 19-D, 20-RS, and 21-RS. The applicable condition in each of these zoning districts states: "Uses in this district are only permitted as stated in Policy #14, 'General Policy on Uses within Rural Coastal Shorelands.' Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy." (Emphasis added). Low intensity utilities, such as the PCGP, are "permitted outright" pursuant

⁹ As explained above, the PCGP and its associated facilities were approved under JCEP's prior LNG Terminal application.

to CCZLDO Section 4.5.150(5)(b) because the use has a “P” designation in each of the relevant zoning districts. Therefore, Policy #14 does not apply to the PCGP.

Policy #16 Protection of Sites Suitable for Water-Dependent Uses and Special Allowance for new Non-Water-Dependent Uses in “Urban Water-Dependent (UW) Units”

Local government shall protect shorelands in the following areas that are suitable for water-dependent uses, for water-dependent commercial, recreational and industrial uses.

- a. *Urban or urbanizable areas;*
- b. *Rural areas built upon or irrevocably committed to non-resource use; and*
- c. *Any unincorporated community subject to OAR Chapter 660, Division 022 (Unincorporated Communities).*

This strategy is implemented through the Estuary Plan, which provides for water-dependent uses within areas that are designated as Urban Water-Dependent (UW) management units.

I. Minimum acreage. The minimum amount of shorelands to be protected shall be equivalent to the following combination of factors:

- a. *Acreage of estuarine shorelands that are currently being used for water-dependent uses; and*
- b. *Acreage of estuarine shorelands that at any time were used for water-dependent uses and still possess structures or facilities that provide or provided water-dependent uses with access to the adjacent coastal water body. Examples of such structures or facilities include wharves, piers, docks, mooring piling, boat ramps, water intake or discharge structures and navigational aids.*

Pacific Connector would temporarily utilize the Georgia Pacific-Coos Bay industrial site as an accessory pipe storage and contractor yard during construction. The location is an active sawmill and lumber yard and it is located within zoning district 36-UW. Due to Pacific Connector’s temporary use of only a portion of this active site, the PCGP will have no impact on the amount of shoreline designated for protection or the acreage available for water-dependent uses.

II. Suitability. The shoreland area within the estuary designated to provide the minimum amount of protected shorelands shall be suitable for water-dependent uses. At a minimum such water-dependent shoreland areas shall possess, or be capable of possessing, structures or facilities that provide water-dependent uses with physical access to the adjacent coastal water body. The designation of such areas shall comply with applicable Statewide Planning Goals.

As noted above, Pacific Connector would temporarily utilize a portion of the commercial area as a pipe storage yard. The temporary use will have no impact on future water-dependent uses at the site or the designation of water-dependent shoreland areas or the suitability of the shoreland areas to accommodate water-dependent uses.

III. Permissible Non-Water-Dependent Uses. Unless otherwise allowed through an Exception, new non-water-dependent uses which may be permitted in "Urban Water-dependent (UW)" management units are a temporary use which involves minimal capital investment and no permanent structures, or a use in conjunction with and incidental and subordinate to a water-dependent use. Such new non-water-dependent uses may be allowed only if the following findings are made, prior to permitting such uses:

1. Temporary use involving minimal capital investment and no permanent structures:

- and*
- a. The proposed use or activity is temporary in nature (such as storage, etc.);*
 - b. The proposed use would not pre-empt the ultimate use of the property for water-dependent uses; and*
 - c. The site is committed to long-term water-dependent use or development by the landowner.*

Pacific Connector would temporarily utilize the Georgia Pacific-Coos Bay site as a pipe storage and contractor yard during construction. The location is an active sawmill and lumber yard, owned by Georgia Pacific, and it is located within zoning district 36-UW. Use of a portion of the industrial site as a pipe storage and contractor yard will be temporary in nature (i.e., only during construction) and will not require the development of permanent structures. Further, the temporary use of the existing lumber yard will not pre-empt the ultimate use of the property for water-dependent uses because Pacific Connector will not use the site following construction.

Policy #17 Protection of "Major Marshes" and "Significant Wildlife Habitat" in Coastal Shorelands

Local governments shall protect from development, major marshes and significant wildlife habitat, coastal headlands, and exceptional aesthetic resources located within the Coos Bay Coastal Shorelands Boundary, except where exceptions allow otherwise.

I. Local government shall protect:

- a. "Major marshes" to include areas identified in the Goal #17, "Linkage Matrix", and the Shoreland Values Inventory map; and*
- b. "Significant wildlife habitats" to include those areas identified on the "Shoreland Values Inventory" map; and*
- c. "Coastal headlands"; and*
- d. "Exceptional aesthetic resources" where the quality is primarily derived from or related to the association with coastal water areas.*

As discussed in detail below, the PCGP crosses near two wetlands identified as significant wildlife habitats. Based on Coos County's maps, the PCGP does not cross identified major marshes, coastal headlands, or exceptional aesthetic resources.

- II. *This strategy shall be implemented through:*
- a. *Plan designations, and use and activity matrices set forth elsewhere in this Plan that limit uses in these special areas to those that are consistent with protection of natural values; and*
 - b. *Through use of the Special Considerations Map, which identified such special areas and restricts uses and activities therein to uses that are consistent with the protection of natural values. Such uses may include propagation and selective harvesting of forest products consistent with the Oregon Forest Practices Act, grazing, harvesting wild crops, and low-intensity water-dependent recreation.*
 - c. *Contacting Oregon Department of Fish and Wildlife for review and comment on the proposed development within the area of the 5b or 5c bird sites.*

This strategy recognizes that special protective consideration must be given to key resources in coastal shorelands over and above the protection afforded such resources elsewhere in this Plan.

Policy #17 applies to inventoried resources requiring mandatory protection within each of the CBEMP zoning districts. As noted above, the PCGP alignment is near two wetlands identified as significant wildlife habitats on the CBEMP Shoreland Values Map. The first wetland is located at MP 1. According to Pacific Connector's wetland delineation, there is not currently a wetland located within the mapped area. The current wetland location is east and north of the mapped location. However, in order to avoid the wetland area included on the Shoreland Values Map, Pacific Connector would use a conventional bore method to cross the area where the mapped wetland is shown. The use of the bore in this area will avoid any disturbance of the mapped wetland area and will ensure that the use is consistent with the protection of wetland values in the area.

The second wetland is located at approximately MP 4.1. The PCGP will cross to the south of the mapped wetland with no impact to the wetland area.

Policy #18 Protection of Historical, Cultural and Archaeological Sites.

Local government shall provide protection to historical, cultural and archaeological sites and shall continue to refrain from widespread dissemination of site-specific information about identified archaeological sites.

I. *This strategy shall be implemented by requiring review of all development proposals involving a cultural, archaeological or historical site, to determine whether the project as proposed would protect the cultural, archaeological and historical values of the site.*

II. *The development proposal, when submitted shall include a Site Plan Application, showing, at a minimum, all areas proposed for excavation, clearing and construction. Within three (3) working days of receipt of the development proposal, the local government shall notify the Coquille Indian Tribe and Coos, Siuslaw, Lower Umpqua Tribe(s) in writing, together with a copy of the Site Plan Application. The Tribe(s) shall have the right to submit a written statement to the local government within thirty (30) days of receipt of such notification, stating whether the*

project as proposed would protect the cultural, historical and archaeological values of the site, or if not, whether the project could be modified by appropriate measures to protect those values.

III. *Upon receipt of the statement by the Tribe(s), or upon expiration of the Tribe(s) thirty day response period, the local government shall conduct an administrative review of the Site Plan Application and shall:*

a. Approve the development proposal if no adverse impacts have been identified, as long as consistent with other portions of this plan, or

b. Approve the development proposal subject to appropriate measures agreed upon by the landowner and the Tribe(s), as well as any additional measures deemed necessary by the local government to protect the cultural, historical and archaeological values of the site. If the property owner and the Tribe(s) can not agree on the appropriate measures, then the governing body shall hold a quasi-judicial hearing to resolve the dispute. The hearing shall be a public hearing at which the governing body shall determine by preponderance of evidence whether the development project may be allowed to proceed, subject to any modifications deemed necessary by the governing body to protect the cultural, historical and archaeological values of the site.

Pacific Connector has, in consultation with FERC, the Oregon State Historic Preservation Office, and the Tribal Historic Preservation Office, conducted an extensive cultural resources survey for the PCGP as required by Section 106 of the National Historic Preservation Act. That process is on-going. The information is considered privileged and confidential based on its sensitive nature.

Based upon recent land use decisions on the JCEP project, Coos County has clearly indicated that the "Site Plan Application" requirement contemplated by Policy #18 is intended to be implemented through the submittal of a "plot plan" under CCZLDO Section 3.2.700 at the time the applicant requests a zoning compliance (verification) letter under CCZLDO Section 3.1.200. CCZLDO Section 3.2.700 makes it clear that the time for compliance with applicable requirements regarding protection of archeological resources is at any time before a "zoning compliance letter"¹⁰ is requested, not at the time of conditional use permit approval. Pursuant to CCZLDO Section 3.2.700, this is accomplished through the submittal of a "plot plan showing exact location of excavation, clearing, and development." Therefore, the time for application for Policy #18 and CCZLDO Section 3.2.700 is prior to obtaining a zoning compliance (verification) letter under CCZLDO Section 3.1.200.

Given the timing for compliance with Policy #18, Pacific Connector recommends the following condition of approval to ensure that the Policy #18 coordination and hearing requirements will be complied with prior to obtaining a zoning compliance (verification) letter:

At least 90 days prior to issuance of a zoning compliance (verification) letter under CCZLDO Section 3.1.200, the County Planning Department shall make initial contact with the affected Tribe(s) regarding the determination of whether any archeological sites exist within the CBEMP areas proposed for development,

¹⁰ Coos County has previously held that a "zoning compliance letter" under CCZLDO Section 3.2.700 is equivalent to a "zoning verification letter" under CCZLDO Section 3.1.200.

consistent with the provisions of CCZLDO Section 3.2.700. Once the Tribe(s) have commented or failed to timely comment under the provisions of CCZLDO Section 3.2.700, the County shall take one of the following actions: (1) if no adverse impacts to cultural, historical or archeological resources have been identified, the County may approve and issue the requested zoning compliance (verification) letter and related development proposal; (2) if the Tribe(s) and the applicant reach agreement regarding the measures needed to protect the identified resources, the development can be approved with any additional measures the County believes are necessary to protect those resources; or (3) if the County finds that there will be adverse impacts to identified CBEMP Policy #18 resources and the applicant and the Tribe(s) have not reached agreement regarding protection of such resources, then the County Board of Commissioners shall hold a quasi-judicial hearing to resolve the dispute. The hearing shall be a public hearing at which the governing body shall determine by preponderance of evidence whether the development project may be allowed to proceed, subject to any modification deemed necessary by the governing body to protect the cultural, historical and archeological values of the site. For purposes of this condition, the public hearing shall be subject to the provisions of Section 5.8.200 of the CCZLDO with the Board of Commissioners serving as the Hearings Body.

Implementation of this proposed condition would ensure compliance with Policy #18.

Policy #20 Dredged Material Disposal Sites

Local government shall support the stockpiling and disposal of dredged materials on sites specifically designated in Plan Provisions, Volume II, Part 1, Section 6, Table 6.1, and also shown on the "Special Considerations Map". Ocean disposal is currently the primary disposal method chosen by those who need disposal sites. The dredge material disposal designated sites on the list provided on Table 6.1, has decreased because the ocean has become the primary disposal method, the in-land DMD sites have diminished and those which have remained on the DMD list are sites which may be utilized in the future and not be cost-prohibitive. Consistent with the "Use/Activity" matrices, designated disposal sites shall be managed so as to prevent new uses and activities which could prevent the sites' ultimate use for dredge material disposal. A designated site may otherwise only be released for some other use upon a finding that a suitable substitute upland site or ocean dumping is available to provide for that need. Sites may only be released through a Plan Amendment. Upland dredged material disposal shall be permitted elsewhere (consistent with the "Use/Activity" matrices) as needed for new dredging (when permitted), maintenance dredging of existing functional facilities, minor navigational improvements or drainage improvements, provided riparian vegetation and fresh-water wetlands are not affected. For any in-water (including intertidal or subtidal estuarine areas) disposal permit requests, this strategy shall be implemented by the preparation of findings by local government consistent with Policy #5 (Estuarine Fill and Removal) and Policy #20c (Intertidal Dredged Material Disposal). Where a site is not designated for dredged material disposal, but is used for the disposal of dredged material, the amount of material disposed shall be considered as a capacity credit toward the total identified dredged material disposal capacity requirement.

I. *This policy shall be implemented by:*

a. *Designating "Selected Dredge Material Disposal Sites" on the "Special Considerations Map"; and*

Within CBEMP zoning district 18-RS, the PCGP will cross DMD 30(b).

b. *Implementing an administrative review process (to preclude preemptory uses) that allows uses otherwise permitted by this Plan but proposed within an area designated as a "Selected DMD" site only upon satisfying all of the following criteria:*

1. *The proposed use will not entail substantial structural or capital improvements (such as roads, permanent buildings and non-temporary water and sewer connections); and*

The PCGP will be buried under the 30(b) dredge disposal site and will not entail substantial structural or capital improvements such as roads, permanent buildings and non-temporary water and sewer connections. As discussed above, the PCGP is not a "structure" as that term is defined in CCZLDO Section 2.1.200, and there are no above-ground components within the 30(d) dredge disposal site. Nor is the PCGP a capital improvement to the property which would preclude future use of the site for dredge disposal. The only impacts on future development will be the prohibition of structural improvements within the right-of-way, which is entirely consistent with the stated purpose of Policy #20, preclusion of preemptory uses.

2. *The proposed use must not require any major alteration of the site that would affect drainage or reduce the usable volume of the site (such as extensive site grading/excavation or elevation from fill); and*

Following installation of the PCGP, the site will be restored as closely as possible to its pre-construction contours, reestablishing existing drainage patterns. Following construction, dredge material could still be stored over the PCGP in consultation with Pacific Connector, thereby preserving the usable volume of the site.

3. *The proposed use must not require site changes that would prevent the expeditious conversion of the site to estuarine habitat.*

The PCGP would not require site changes that would prevent the expeditious conversion of the site to estuarine habitat.

c. *Local government's review of and comment on applicable state and federal waterway permit applications for dike/tidegate and drainage ditch actions.*

The PCGP will not include dike/tidegate or drainage ditch actions. Therefore, this provision is not applicable.

II. This strategy recognizes that sites designated in the Comprehensive Plan reflect the following key environmental considerations required by LCDC Goal #16:

- a. Disposal of dredged material in upland or ocean waters was given general preference in the overall site selection process;
- b. Disposal of dredged material in estuary waters is permitted in this Plan only when such disposal is consistent with state and federal law;
- c. Selected DMD sites must be protected from preemptory uses.

As discussed above, the PCGP does not involve disposal of dredged material but will allow for dredged material disposal on site 30(b) and will, therefore, not be a preemptory use.

Policy #22 Mitigation Sites: Protection Against Preemptory Uses Consistent with permitted uses and activities:

I. This policy shall be implemented by:

- a. Designating "high" and "medium" priority mitigation sites on the Special Considerations Map; and

According to Coos County's maps, the PCGP would cross the following mitigation sites:

Designated Mitigation Site	Priority	Approximate MP	CBEMP Zoning District
M-8(b) ¹	Low	2.70 R	11-NA
U-12 ²	High	10.90 R	18-RS
U-16(a) ²	High	11.10 R	18-RS
U-22	Low	10.10	21-RS
U-24	Low	10.97	21-RS

¹ This mitigation site is associated with the Hwy 101 Causeway.

² PCGP will also cross CBEMP dredged Material Disposal Site 30(b), which is in the same location as mitigation site U-12 and just to the north of mitigation site U-16(a). The PCGP installation will be a temporary disturbance to this dredged material disposal site. According to the Management Objectives of 18-RS, the dredge disposal is considered a higher priority than mitigation for this area. CCZLDO Section 4.5.480 Management Objective provides, "The development of the disposal site would preclude mitigation use, and vice versa. Use of this site for dredged material disposal is the higher priority because of the scarcity of suitable sites (see Policies #20 and #22)."

- b. Implementing an administrative review process that allows uses otherwise permitted by this Plan but proposed within an area designated as a "high" or "medium" priority mitigation site only upon satisfying the following criteria:

Of the 5 designated mitigation areas crossed by the PCGP, 2 are high priority (U-12 and U-16(a)). However, the designated dredge disposal site (30(b)) is the higher priority in this area (see responses to Policy #20 above).

- 1. The proposed use must not entail substantial structural or capital improvements (such as roads, permanent buildings or non-temporary water and sewer connections); and

The PCGP will be buried within the 30(b) dredge disposal site and will not entail substantial structural or capital improvements such as roads, permanent buildings and non-temporary water

and sewer connections. As discussed above, the PCGP is not a “structure” as that term is defined in CCZLDO Section 2.1.200. The PCGP will simply cross the property beneath the surface. The only impacts on future development will be the prohibition of structural improvements within the right-of-way, which is entirely consistent with the stated purpose of Policy #20, preclusion of preemptory uses.

2. *The proposed use must not require any major alteration of the site that would affect drainage or reduce the usable volume of the site (such as extensive site grading/excavation or elevation from fill); and*

Following installation of the PCGP, the site will be restored as closely as possible to its pre-construction contours, reestablishing existing drainage patterns. Following construction, mitigation could still occur over the PCGP in consultation with Pacific Connector, thereby preserving the usable volume of the site for mitigation purposes.

3. *The proposed use must not require site changes that would prevent the expeditious conversion of the site to estuarine habitat; or*

The PCGP would not require site changes that would prevent the expeditious conversion of the site to estuarine habitat.

Policy #23 Riparian Vegetation and Streambank Protection

I. *Local government shall strive to maintain riparian vegetation within the shorelands of the estuary, and when appropriate, restore or enhance it, as consistent with water-dependent uses. Local government shall also encourage use of tax incentives to encourage maintenance of riparian vegetation, pursuant to ORS 308.792 - 308.803.*

Appropriate provisions for riparian vegetation are set forth in the CCZLDO Section 4.5.180 (OR 92-05-009PL).

The zoning districts through which the PCGP crosses requiring compliance with Policy #23 are 6-WD,¹¹ 7-D, 8-WD, 11-RS, 18-RS, 20-RS, 21-RS, and 36-UW (Georgia Pacific Yard).

As indicated under subsection I, this policy is implemented through the requirements of CCZLDO Section 4.5.180, Riparian Protection Standards in the Coos Bay Estuary Management Plan. Section 4.5.180 generally requires that riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland Fish and Wildlife habitat inventory maps, shall be maintained. However, the standard provides the following exception, “[r]iparian 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.” The PCGP qualifies as a public utility, and is therefore exempt from the 50-foot riparian vegetation maintenance requirements of CCZLDO Section 4.5.180 provided the vegetation removal is the minimum necessary for the PCGP installation. However, Pacific

¹¹ As explained above, the PCGP and its associated facilities were approved under JCEP's prior LNG Terminal application.

Connector has designed the project to minimize impacts to riparian vegetation as much as possible.

II. Local government shall encourage streambank stabilization for the purpose of controlling streambank erosion along the estuary, subject to other policies concerning structural and non-structural stabilization measures.

This strategy shall be implemented by Oregon Department of Transportation (ODOT) and local government where erosion threatens roads. Otherwise, individual landowners in cooperation with the Oregon International Port of Coos Bay, and Coos Soil and Water Conservation District, Watershed Councils, Division of State Lands and Oregon Department of Fish & Wildlife shall be responsible for bank protection.

This strategy recognizes that the banks of the estuary, particularly the Coos and Millicoma Rivers are susceptible to erosion and have threatened valuable farm land, roads and other structures.

While Pacific Connector will restore areas disturbed during construction to their pre-construction condition, the PCGP does not include independent streambank stabilization projects. Therefore, the provisions of subsection II are not applicable.

Policy #27 Floodplain Protection within Coastal Shorelands.

The respective flood regulations of local government set forth requirements for uses and activities in identified flood areas; these shall be recognized as implementing ordinances of this Plan.

This strategy recognizes the potential for property damage that could result from flooding of the estuary.

The zoning districts through which the PCGP crosses requiring compliance with Policy #27 are 6-WD, 7-D, 8-WD, 18-RS, 19-D, 20-RS, 21-RS, and 36-UW (Georgia Pacific Yard).

Policy #27 is satisfied through compliance with the implementing floodplain ordinance in the CCZLDO Article 4.6, the Floodplain Overlay zone. The Floodplain Overlay section provided below, describes how the PCGP satisfies the applicable floodplain standards in both within and outside the CBEMP districts.

Policy #28 Recognition of LCDC Goal #3 (Agricultural Lands) Requirements for Rural Lands within the Coastal Shorelands Boundary

Unless otherwise allowed through an Exception, Coos County shall manage all rural lands designated within the Coastal Shorelands Boundary as being suitable for "Exclusive Farm Use" (EFU) designation consistent with the "Agricultural Use Requirements" of ORS 215. Allowed uses are listed in Appendix 1, of the Zoning and Land Development Ordinance.

This policy shall be implemented by using the Special Considerations Map (Policy #3) to identify EFU suitable areas, and to abide by the prescriptive use and activity requirements of ORS 215 in lieu of other management alternatives otherwise allowed for properties within the "EFU-overlay" set forth on the Special Considerations Map, and except where otherwise allowed by exceptions for needed housing and industrial sites.

The "EFU" zoned land within the Coastal Shorelands Boundary shall be designated as "Other Aggregate Sites" inventories by this Plan pursuant to ORS 215.298(2). These sites shall be inventoried as "1B" resources in accordance with OAR 660-16-000(5)(b). Coos County will re-evaluate these inventoried sites pursuant to the requirements of said rule at, or before, County's periodic review of the Comprehensive Plan (OR 92-08-013PL 10/28/92).

The zoning districts through which the PCGP crosses requiring compliance with Policy #28 are 18-RS, 20-RS and 21-RS.

As stated above, this policy is implemented by using the Special Considerations Map to identify EFU suitable areas. Certain property along the PCGP alignment is designated as "Agricultural Lands". As described in detail in the EFU section of the narrative above, the PCGP is allowed as a utility facility necessary for public service under the agricultural provisions of ORS 215.283(d) and ORS 215.275(6). Therefore, the PCGP is consistent with the Policy #28 requirements for mapped Agricultural Lands.

In addition to referencing ORS Chapter 215, the Policy states that allowed uses are listed in Appendix 1 of the CCZLDO. However, Appendix 1 is entitled CCCP and does not apply within the CBEMP boundaries and does not provide a list of uses permitted within agricultural zones. Therefore, it appears that the reference is intended to be to Appendix 4, Agricultural Land Use, which does describe uses allowed within exclusive farm use zones. Subsection 1 of Appendix 4 states, "Land within such zones shall be used exclusively for farm use except as otherwise provided in ORS 215.213." ORS 215.213 describes uses permitted in exclusive farm use zones. ORS 215.213(1)(c) permits the following use allowed outright in any area zoned for exclusive farm use: "utility facilities necessary for public service, including wetland waste treatment systems but not including commercial facilities for the purpose of generating electrical power for public use by sale or transmission towers over 200 feet in height. A utility facility necessary for public service may be established as provided in ORS 215.275."¹² As discussed in the EFU zone section of this narrative, the PCGP is a utility facility necessary for public service pursuant to ORS 215.275. Therefore, the PCGP is also an allowed use in those areas identified as Agricultural Lands on the CBEMP Special Considerations Map.

¹² The County is not a marginal lands county, so the provisions of ORS 215.213 do not apply. The parallel provisions of Oregon law applicable to marginal lands counties (set forth in ORS 215.283) do apply. ORS 215.283(1)(c) is identical to ORS 215.213(1)(c).

Policy #30 Restricting Actions in Beach and Dune Areas with "Limited Development Suitability" and Special Consideration for Sensitive Beach and Dune Resources (moved from Policy #31)

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

The zoning districts through which the PCGP crosses requiring compliance with Policy #30 are 6-WD and 7-D. The portions of these zoning districts affected by the PCGP are designated as "Beach and Dune Areas with Limited Development Suitability".

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

b. Temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;

c. Methods for protecting the surrounding area from any adverse effects of the development; and

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

e. Whether drawdown of groundwater 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.

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.

The applicant will submit its site investigation report prior to the time that a zoning verification letter is issued by Coos County and this application can be approved subject to a condition to that effect.

IV. Local government shall cooperate with state and federal agencies in regulating the following actions in beach and dune areas by sending notification of Administrative Conditional Use decision:

As part of the FERC pre-filing and filing agency coordination process, Pacific Connector has been in contact with and has kept informed federal and state agencies regarding the process and progress of the PCGP. Agencies include U.S. Army Corps of Engineers, Oregon Department of Environmental Quality, Oregon Department of Geology and Mineral Industries, Oregon Department of Fish and Wildlife, Oregon Department of State Lands, and Oregon Department of Land Conservation and Development. Coos County can rely on that coordination to satisfy its

requirement or can coordinate directly with the relevant agencies. The following describes the existing coordination with state and federal agencies for each of the relevant actions.

a. *Destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage),*

Between MPs 0.00 and 1.65, the majority of the PCGP has been routed within previously disturbed industrial areas (graded and graveled) and existing roads. At MP 0.00, the Jordan Cove Meter Station will be located within the footprint of the County-approved Jordan Cove LNG Terminal, which will be graded and graveled. Pacific Connector will replant areas that are vegetated prior to construction.

b. *The exposure of stable and conditionally stable areas to erosion.*

The applicant will obtain a DEQ 1200-c permit prior to construction. The application can be approved with a condition to that effect.

c. *Construction of shore structures which modify current or wave patterns leading to beach erosion, and*

No shore structures are proposed, and, therefore, this provision is not applicable.

d. *Any other development actions with potential adverse impacts.*

No other development actions with potential adverse impacts are proposed in beach and dune areas. This provision is not applicable.

Policy #34 - Recognition of LCDC Goal #4 (Forest Lands) Requirements for Forest Lands within the Coastal Shorelands Boundary Unless otherwise allowed through an Exception, Coos County shall manage all rural lands designated on the Special Considerations Map as "Forest Lands" within the Coastal Shorelands Boundary consistent with the "Forest Uses" requirements of LCDC Goal #4. Allowed uses are listed in Appendix 3 of the Zoning and Land Development Ordinance.

Where the County's Comprehensive Plan identified major marshes, significant wildlife habitat and riparian vegetation on coastal shorelands subject to forest operations governed by the Forest Practices Act, the Forest Practice program and rules of the Department of Forestry shall be carried out in such a manner as to protect and maintain the special shoreland values of the major marshes, significant wildlife habitat areas, and forest uses especially for natural shorelands and riparian vegetation.

This policy shall be implemented by using the Special Considerations Map (Policy #3) to identify "Forest Lands", and to abide by the prescriptive use and activity requirements of LCDC Goal #4 in lieu of other management alternatives otherwise allowed for properties within the "Forest Lands-Overlay" set forth on the Special Considerations Map, and except where otherwise allowed by Exception for needed housing and industrial sites.

This policy recognizes that the requirements of LCDC Goal #4 are equal and not subordinate to other management requirements of this Plan for "Forest Lands" located within the Coastal Shorelands Boundary.

The PCGP does not cross any lands identified as Forest Lands shown on the Special Considerations Map.

Policy #49 Rural Residential Public Services.

Coos County shall provide opportunities to its citizens for a rural residential living experience, where the minimum rural public services necessary to support such development are defined as police (sheriff) protection, public education (but not necessarily a rural facility), and fire protection (either through membership in a rural fire protection district or through appropriate on-site fire precaution measures for each dwelling). Implementation shall be based on the procedures outlined in the County's Rural Housing State Goal Exception.

I. This strategy is based on the recognition:

a. that physical and financial problems associated with public services in Coos Bay and North Bend present severe constraints to the systems' ability to provide urban level services, and b. that rural housing is an appropriate and needed means for meeting housing needs of Coos County's citizens.

The zoning districts through which the PCGP crosses requiring compliance with Policy #49 are 6-WD,¹³ 7-D, 8-WD, 11-RS, 18-RS, 19-D, 20-RS, 21-RS, and 36-UW (Georgia Pacific Yard). The PCGP is not in need of rural residential public services nor will it preclude these services.

Policy #50 Rural Public Services

Coos County shall consider on-site wells and springs as the appropriate level of water service for farm and forest parcels in unincorporated areas and on-site DEQ-approved sewage disposal facilities as the appropriate sanitation method for such parcels, except as specifically provided otherwise by Public Facilities and Services Plan Policies #49, and #51. Further, Coos County shall consider the following facilities and services appropriate for all rural parcels: fire districts, school districts, road districts, telephone lines, electrical and gas lines, and similar, low-intensity facilities and services traditionally enjoyed by rural property owners. This strategy recognizes that LCDC Goal #11 requires the County to limit rural facilities and services.

The zoning districts through which the PCGP crosses requiring compliance with Policy #50 are 6-WD, 7-D, 8-WD, 18-RS, 19-D, 20-RS, 21-RS, and 36-UW (Georgia Pacific Yard). The PCGP is not in need of rural public services nor will it preclude these services.

¹³ As explained above, the PCGP and its associated facilities were approved under JCEP's prior LNG Terminal application.

Policy #51 Public Services Extension

I. Coos County shall permit the extension of existing public sewer and water systems to areas outside urban growth boundaries (UGBs) and unincorporated community boundaries (UCB's) or the establishment of new water systems outside UGB's and UCB's where such service is solely for:

The zoning districts through which the PCGP crosses requiring compliance with Policy #51 are 6-WD, 7-D, 8-WD, 18-RS, 19-D, 20-RS, 21-RS, and 36-UW (Georgia Pacific Yard). The PCGP is not requesting a public services extension.

F. Floodplain Overlay Zone

The PCGP will cross through 10 areas within the Coos County Floodplain Overlay zone. As described below, the PCGP satisfies each of the applicable floodplain approval criteria.

CCZLDO SECTION 4.6.205. Designation of Flood Areas.

a. The area of Coos County that is within a special flood hazard area identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Coos County, Oregon and Incorporated Areas", dated September 25, 2009, with accompanying Flood Insurance Map (FIRM) is hereby adopted by reference and declared to be part of this ordinance. The Flood Insurance Study and the FIRM are on file at the Coos County Planning Department.

The County has indicated that the Flood Insurance Rate Map (FIRM) is consistent with the Federal Emergency Management Agency's (FEMA) flood hazard map for Coos County. As addressed below, the PCGP is consistent with the applicable floodplain approval criteria for all areas identified on the FEMA flood hazard map/FIRM as a designated flood area. The FEMA maps identify the 100-year floodplain, which is typically a larger area than the floodplain¹⁴ and floodway¹⁵ areas defined in the Floodplain Overlay standards. In order to be as conservative as possible, the applicant has designed the PCGP so that any portion of the PCGP that crosses an area identified on the FEMA 100-year floodplain map satisfies the more stringent floodway standards.

CCZLDO SECTION 4.6.210. Permitted Uses.

In a district in which the /FP zone is combined, those uses permitted by the underlying district are permitted outright in the /FP FLOATING ZONE, subject to the provisions of this article.

¹⁴ "Floodplain" is defined by the Coos County Zoning and Land Development Ordinance (CCZLDO) as "the area adjoining a stream, tidal estuary or coast that is subject to periodic inundation from flooding."

¹⁵ "Floodway" is defined by the CCZLDO as "the normal stream channel and that adjoining area of the natural floodplain needed to convey the waters of a regional flood while causing less than one foot increase in upstream flood elevations." Pursuant to CCZLDO Sections 4.6.205 and 4.6.270 "floodways" are identified as special flood hazard areas in a Federal Insurance Administration report entitled "Flood Insurance Study for Coos County, Oregon and Incorporated Areas" and accompanying maps.

CCZLDO SECTION 4.6.215. Conditional Uses.

In a district with which the /FP is combined, those uses subject to the provisions of Article 5.2 (Conditional Uses) may be permitted in the /FP FLOATING ZONE, subject to the provisions of this article.

As detailed above, the PCGP is permitted either outright or conditionally in each of the base zones that it crosses. As described in this section of the narrative, it also satisfies each of the applicable Floodplain Overlay standards. Therefore, it is also a permitted use in the Floodplain Overlay zone.

CCZLDO SECTION 4.6.230. 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. "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 natural gas PCGP is not included in the specified list of "other development." However, because the PCGP construction process will involve the removal and replacement of soil and recontouring activities that are similar to the listed development activities, the following demonstrates that the PCGP is consistent with the "other development" standards.

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.

The PCGP will be installed below existing grades and no permanent structures will be placed above existing grades within the FEMA 100-year floodplain. In addition, at the completion of the PCGP installation, all construction areas will be restored to their pre-construction grade and condition. Flood plain compliance will be verified prior to construction and the issuance of a zoning compliance letter.

CCZLDO SECTION 4.6.235. Sites within Special Flood Hazard Areas.

1. If a proposed building site is in a special flood hazard area, all new construction and substantial improvements (including placement of prefabricated buildings and mobile homes), otherwise permitted by this Ordinance, shall:

All new construction associated with the PCGP satisfies the following special flood hazard area criteria.

a. be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques);

Installation methods and mitigation measures will avoid and/or minimize flotation, collapse, or lateral movement hazards and flood damage.

b. be constructed with materials and utility equipment resistant to flood damage;

The entire PCGP will be constructed with corrosion-protected steel pipe. Where deemed necessary, the PCGP will be installed with a reinforced concrete coating to protect against abrasion and flood damage.

c. be constructed by methods and practices that minimize flood damage; and

The PCGP will be constructed by methods and practices that minimize flood damage.

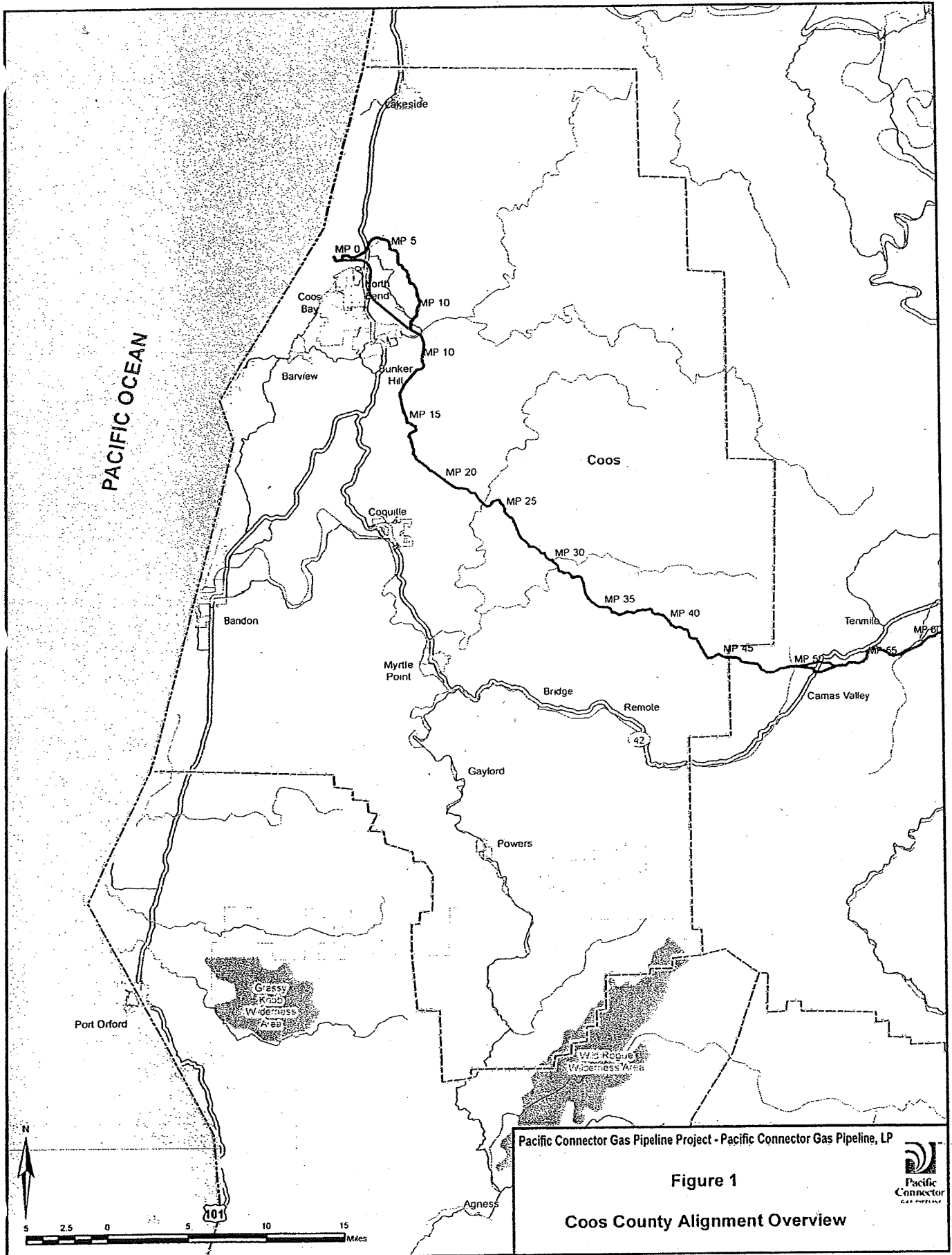
d. electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

The subsurface PCGP does not include electrical, heating, ventilation, plumbing, or air conditioning components. Therefore, this criterion is not applicable.

III. CONCLUSION

For the reasons set forth above, the PCGP satisfies all of the applicable approval criteria within the zones and districts along the FERC approved alignment. Consequently, the applicant requests that the County grant land use approval for the elements of the PCGP addressed in this application.

Figure 1



Pacific Connector Gas Pipeline Project - Pacific Connector Gas Pipeline, LP

Figure 1

Coos County Alignment Overview





Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

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(541) 396-7770

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NOTICE OF PUBLIC HEARINGS ON APPEAL

Notice is hereby given that a public hearing will be held on December 18 at 1:30 p.m. regarding an appeal, County File Number AP-20-01 filed by Kathy Dodds and Natalie Ranker. The hearing will be held in the Conference Room of the Owen Building, 201 N. Adams St., Coquille, Oregon and virtually. Due to COVID-19 Restrictions participants are encouraged to participate through the GoToMeeting platform (see GoToMeeting Instructions on page 3) but you must RSVP by filling out a request to participate form (page 4) prior to the hearing regardless of which way you choose to participate. There are restrictions on the meeting room size and distancing guidelines will be followed including wearing an appropriate face covering at all times. If you fail to follow the appropriate guidelines you will be removed from the hearing but still may participate through the GoToMeeting Platform.

See attached map for location of the pipeline route. Notice of this hearing does not mean the route crosses your property but that you are within the notification area. Notice has also been provided to the applicant, appellants, special districts, or parties that have requested notice.

File # AP-20-001 of File # EXT-20-005 – Request for Planning Director Approval for an extension of the expiration of a Conditional Use Application, File Numbers HBCU-10-01/REM-11-01 (County Order No. 12-03-018PL) approval pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) § 5.2.600 Expiration and Extension of Conditionals Uses.

This pipeline is a non-residential use that crosses Industrial, Rural Residential, Exclusive Farm Use, Forest Mixed Use and Coos Bay Estuary Management Plan zoning districts. The applicant requested the extension prior to the expiration date and stated the reason for the extension was for additional time to obtain necessary state and federal permits for the interstate natural gas pipeline that is the subject of this County approval. These state and federal permits are prerequisites to construction of the pipeline.

RELEVANT CRITERIA:

*SECTION 5.2.600 EXPIRATION AND EXTENSION of Conditional Uses *** (subsection 1 is not applicable to this request as it only applies Permits approved under ORS 215.416 for a proposed residential development on agricultural or forest land outside of an urban growth boundary under ORS 215.010 to 215.293 or 215.317 to 215.438)*

(2) *Permits approved under ORS 215.416, except for a land division and permits described in Subsection (1)(a) of this section, for agricultural or forest land outside an urban growth boundary under ORS 215.010 to 215.293 and 215.317 to 215.438, or under county legislation or regulation adopted pursuant thereto, are void two years from the date of the final decision if the development action is not initiated in that period.*

a. *Extensions for Non-Residential Development as described in Subsection (2) above may be granted if:*

- i. *The applicant submits an application requesting an extension to the County Planning Department prior to expiration of the final decision. See Section 5.0.250 for time lines for final decisions.*
- ii. *The Planning Department receives the applicable application and fee, and staff verifies that it has been submitted within the deadline;*
- iii. *The applicant states reasons that prevented the applicant from beginning or continuing development within the approval period; and*
- iv. *The county determines that the applicant was unable to begin or continue development during the approval period for reasons for which the applicant was not responsible.*

- b. *An extension of a permit as described in this section is not a land use decision as defined in ORS 197.015.*
 - c. *Additional one-year extensions may be authorized where applicable criteria for the original decision have not changed, unless otherwise permitted by the local government.*
- (3) *On lands not zoned Exclusive Farm, Forest and Forest Mixed Use:*
- a. *All conditional uses for residential development including overlays shall not expire once they have received approval.*
 - b. *All conditional uses for nonresidential development including overlays shall be valid for period of five (5) years from the date of final approval.*
 - c. *Extension Requests:*
 - i. *All conditional uses subject to an expiration date of five (5) years are eligible for extensions so long as the subject property has not been:*
 - 1. *Reconfigured through a property line adjustment that reduces the size of the property or land division; or*
 - 2. *Rezoned to another zoning district in which the use is no longer allowed.*
 - d. *Extensions shall be applied for on an official Coos County Planning Department Extension Request Form with the fee.*
 - e. *There shall be no limit on the number of extensions that may be applied for and approved pursuant to this section.*
 - f. *An extension application shall be received prior the expiration date of the conditional use or the prior extension. See section 5.0.250 for calculation of time.*
- (4) *Changes or amendments to areas subject to natural hazards^[2] do not void the original authorization for a use or uses, as they do not determine if a use can or cannot be sited, but how it can be sited with the least amount of risk possible. Overlays and Special Development Considerations may have to be addressed to ensure the use can be sited with an acceptable level risk as established by Coos County.*

Conduct of Hearing

1. Hearings Officer will commence hearing
2. Staff will provide the relevant criteria and summary of staff report
3. Testimony from applicant
4. Testimony from proponents
5. Testimony from opponents (starting with the appellants)
6. Neutral Parties
7. Questions from the Hearings Officer
8. Rebuttal by the applicant unless the matter is continued.

This is the initial evidentiary hearing in this matter and the hearing is de novo. Due to time constraints a limited of fifteen minutes for the applicant and the opposition that filed the appeal and three minutes for all other parties. Please be prepared to met the time limits with your testimony. Prior to the conclusion of the hearing, any participant may request an opportunity to present additional evidence, arguments, or testimony regarding the application, and the Hearings Officer shall grant the request by either continuing the hearing or leaving the record open for additional written evidence, arguments or testimony for at least seven days. **When presenting testimony identify the applicable criteria and how the proposal does or does not meet the criteria. This notice has listed out the applicable criteria. If presenting written testimony, Section**

“RAISE IT OR WAIVE IT”: Failure to raise an issue in a hearing, in person, or by letter, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) based upon that issue. This means that in order to appeal the County’s decision to LUBA based upon a particular issue, you must raise that issue before the close of the record in

this matter. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the County to respond to the issue before the close of the record in this matter precludes any action for damages in Circuit Court.

Submission of Written of Testimony and Evidence

All written testimony and evidence should be provided to Planning Staff directly by email, mailed or dropped off at the department. To provide testimony by mail please address to Planning Department, Coos County Courthouse, 250 N. Baxter, Coquille, Oregon 97423, or testimony may be deliver to the Planning Department at 225 N. Adams, Coquille, Oregon through the drop box. The office is closed to the public currently.

Submission of written materials for consideration shall be provided in the form of one original hard copy and one exact copy or one original hard copy and one electronic copy. The County may, at its sole discretion, reject any materials that do not contain the requisite number of copies. It may be requested that the County make the requisite number of copies subject to the submitter paying the applicable copy charges. E-mail testimony may be submitted; however, it is the responsibility of the person submitting the testimony to verify it has been received by Planning Staff by the applicable Deadline and all email testimony shall be followed up with a hard copy. All written testimony must contain the name of the person(s) submitting it and current mailing address for mailing of notice. All written evidence or testimony received prior to the close of the evidentiary record will be included in the evidentiary record. The decision shall be based on the application submittal and information on record.

A staff report discussing the application in relation to the identified approval criteria has been made available on **November 25, 2020**. The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection through email or posted on the website at no cost. If you do not have the ability to view items through electronic means or they are not available on the website you may make an appointment to view them in person but appointment will need to meet COVID-19 Restrictions.

For more information, the primary contact in this matter is Jill Rolfe, Planning Director. You may contact her or any other staff member at 541-396-7770 or by e-mail at planning@co.coos.or.us. The website does not represent the full record and some documents may not be available on line. Drop box may be used to provide documents through a link or paper copies may be made available.

GoToMeeting Information

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/596259389>

You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

United States: +1 (872) 240-3412

- One-touch: <tel:+18722403412,,596259389#>

Access Code: 596-259-389

Please log onto GoToMeeging Platfrom at least 20 minutes in advance to ensure if there are technical issues they can be worked through. If you are having technical issues please call the office and someone will help get through the issues. Please remember you need to fill out the Request to Participate Form and submit it to the Planning Department prior to the day of the hearing (**No later than 5:00 p.m. on December 17, 2020**)

COOS COUNTY PLANNING DEPARTMENT

Jill Rolfe, Planning Director

Coos County Staff Members

Jill Rolfe, Planning Director

Amy Dibble, Planner II

Crystal Orr, Planner I

Michelle Berglund, Planning Aide

Request to Participate In Appeal Hearing

Name:

Mailing Address:

Email Address:

Phone Number (if calling in):

Issues in which you plan on testifying: (you may reference testimony)

Remember to cite to the applicable criteria or the criteria (law) that you believe apply to the criteria. The Staff Report has provided the applicable criteria. If you are citing to other criteria please provide a citation in written form to allow all parties to have the ability to respond.

Once you have filled this out please email it to planning@co.coos.or.us , mail to 250 N. Baxter St. Coquille OR 97423 or drop in the office drop site at the office.

If you have questions please contact staff at 541-396-7770.



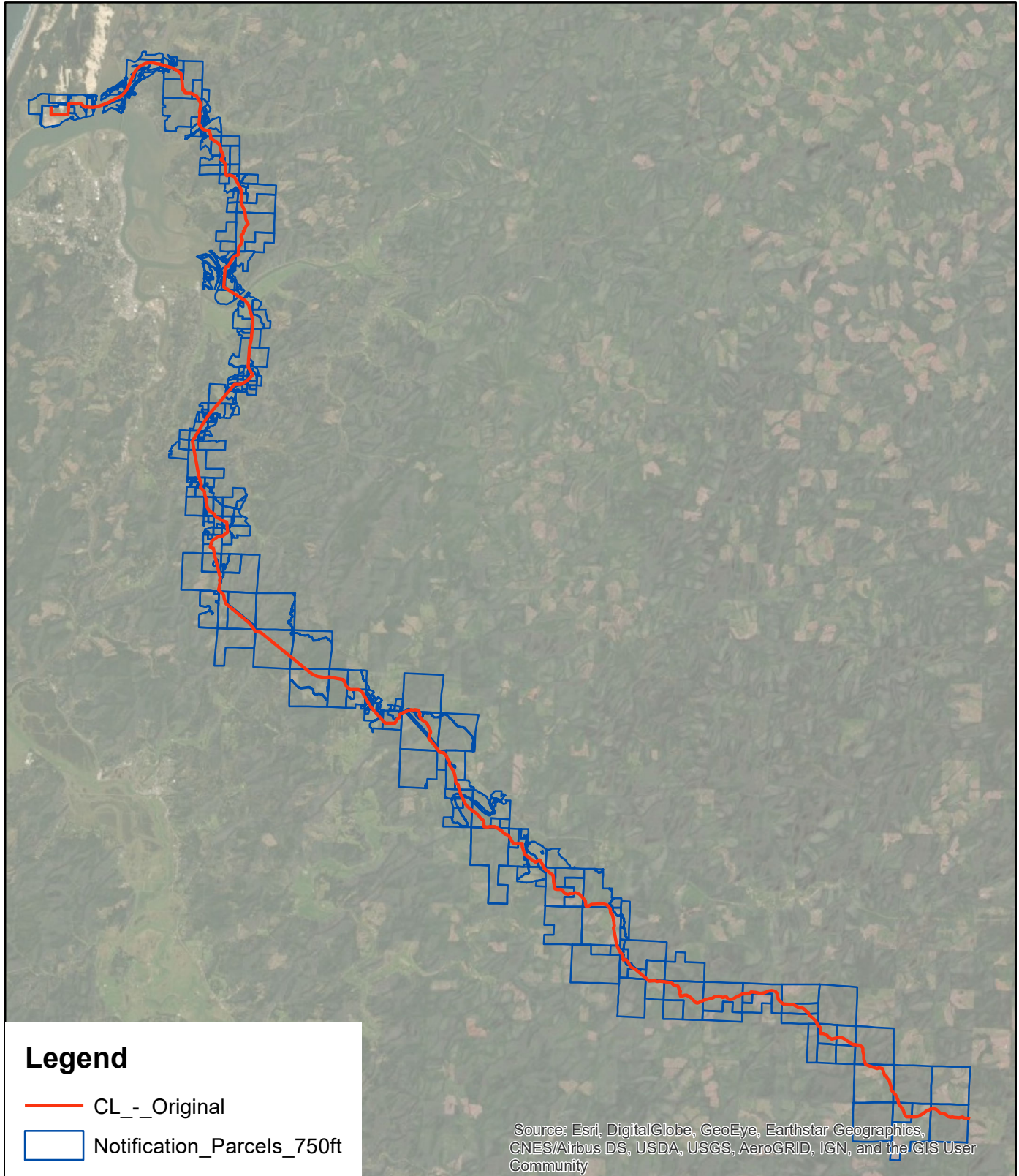
COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

Physical Address: 225 N. Adams, Coquille Oregon

Phone: (541) 396-7770

Fax: (541) 396-1022/TDD (800) 735-2900





Jordan Cove LNG
111 SW 5th Ave Suite 1100
Portland OR 97204
T 971.940.7800



www.jordancovelng.com

January 23, 2020

Ms. Vicki Walker
Director, Department of State Lands
77 Summer St, NE
Suite 100
Salem, Oregon 97301

Subject: Withdrawal of Removal/Fill application – 60697-RF

Dear Director Walker:

Pursuant to OAR 141-085 Jordan Cove Energy Project, LP and Pacific Connector Gas Pipeline L.P. are hereby withdrawing the removal fill application filed with the Department of State Lands (“DSL” or the “Department”) on November 3, 2017 (60697 -RF) effective January 24, 2020.

We understand that by withdrawing the application we are forfeiting the application fee submitted to the Department.

We appreciate the effort the Department has expended in reviewing our application to date. Should you have any questions or require further information, please let me know.

Regards,

A handwritten signature in cursive script that reads "Natalie Eades".

Natalie Eades
Manager, Environment & Regulatory
Jordan Cove Project

November 21, 2018

Seth J. King
sking@perkinscoie.com
D. +1.503.727.2024
F. +1.503.346.2024

VIA OVERNIGHT DELIVERY

Jill Rolfe, Director
Coos County Planning Department
225 N Adams St
Coquille, OR 97423

**Re: Concurrent Land Use Applications for Pacific Connector Gas Pipeline
Early Works Alignment - 3.67 Miles
County File Nos. _____**

Dear Jill:

This office represents Pacific Connector Gas Pipeline, LP ("PCGP"). With this letter, please accept PCGP's concurrent land use applications to construct an interstate natural gas pipeline. In support of these applications, enclosed please find the original and two copies of the following:

- Completed and signed Coos County Land Use Application, Plan/Ordinance Amendment Application, and Compliance Determination Application
- Check payable to "Coos County" for the application fees (\$5,355.00)
- Narrative explaining the proposal and how it complies with applicable approval criteria, with the following exhibits:
 - Exhibit 1 - Map of overall pipeline alignment
 - Exhibit 2 - Map of Early Works Alignment
 - Exhibit 3a - List of parcels, including landowners, zoning, and uses
 - Exhibit 3b - Parcel map with landowner labels

Jill Rolfe, Planning Director
November 21, 2018
Page 2

- Exhibit 4a - Parcel information, including assessor's records, tax lot maps, deeds, aerial photographs
- Exhibit 4b - Landowner consents
- Exhibit 5 - Environmental Alignment Sheets
- Exhibit 6 - Erosion Control and Revegetation Plan
- Exhibit 7 - Fire Prevention and Suppression Plan
- Exhibit 8 - Archaeological Investigations Summary by Historical Research Associates, Inc.
- Exhibit 9 - Memorandum of Agreement between PCGP and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians, with attachments

We are also sending an electronic copy of these materials to the County. We are hopeful that, upon receipt of these materials, the County will deem the applications complete and will process them for review as soon as possible.

PCGP will submit the signed Floodplain Development Permit Application, fee, and support documentation under separate cover.

I am PCGP's representative in this matter. Please copy me on all correspondence, notices, staff reports, and decisions in this matter.

If you have any questions or need any additional information, do not hesitate to contact me. We look forward to working with the County toward approval of this request. Thank you for your courtesies in this matter.

Jill Rolfe, Planning Director
November 20, 2018
Page 3

Very truly yours,



Seth J. King

Encls.

cc: Steve Pfeiffer (via email) (w/encls.)
Client (via email) (w/encls.)



Coos County Planning Department Plan/Ordinance Amendment

Receipt #:
Check #/Cash
Date
Received by
Fee

The following application is to be completed in full. An application cannot be accepted for a Plan/Ordinance Text Amendment without this information.

A. APPLICANT: Pacific Connector Gas Pipeline, LP
Mailing Address: Attn: Meagan Masten, 111 SW 5th Avenue, Suite 1100, Portland, OR 97204
Telephone: _____

B. DOCUMENT TO BE AMENDED:

Comprehensive Plan _____ CCZLDO X _____

TEXT X _____ MAP _____ BOTH: _____

C. IDENTIFY THE TEXT TO BE AMENDED BY SECTION REFERENCE OR MAPS THAT NEED TO BE AMENDED BY NAME: (If amending text, attach the edits to this form, deletion should be shown with strikethrough and additions in bold Italicized. This should be submitted in a word format by email)

Amend CCZLDO 3.2.202.A to allow "Subsurface Low-Intensity Utilities" as "P-G" in DDNC-DA zone.

D. LIST APPLICABLE STATEWIDE OR LOCAL PLANNING GOALS OR OTHER CRITERIA: (please use additional page if necessary)

See application narrative.

F. APPLICANT'S STATEMENT

I, Natalie Eades for PCGP , have filed an application for an Amendment with the Coos County Planning Department to be reviewed and processed according to state and county requirements. I hereby acknowledge the following disclosures (please initial all statements below):

NE I understand that any representations, conclusions or opinions expressed by staff in the pre-application review, if one was conducted, for this request does not constitute final authority or approval and that I am not entitled to rely upon any such expressions in the place of final approval.

NE I understand I may ask questions and receive input from planning staff, but acknowledge that I am ultimately responsible for all information and documentation submitted with this application. I further understand planning staff cannot legally bind the County to any fact or

circumstance that conflicts with state or local laws and, in the event a conflict occurs, all such statements and agreements are void.

NE I understand I have the burden of demonstrating my application meets all of the applicable criteria. The criteria for approving or denying my request have been furnished to me as part of this application and I acknowledge receipt.

NE I understand planning staff is entitled to ask for additional information or documentation any time after the submission of this application if it is determined such information is needed for the review of my application.

NE I understand my application may be reviewed by the Oregon Department of Land Conservation and Development (DLCDC). If this happens, and DLCDC comments on the application, I understand DLCDC has the authority to appeal the County's decision to the Oregon Land Use Board of Appeals, if it chooses to do so.

NE 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 bare 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.

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. By signing this form you acknowledge that you are responsible 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 this triggers a Measure 56 Notice or a Hearings Officer review you are responsible for that cost. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may choose to revoke this permit or send this debt to a collection agency at your expense.

Matalie Eades

Applicant's Signature

11/1/18

Date



Coos County Planning Department
Land Use Application

Official Use Only

FEE: _____
Receipt No. _____
Check No./Cash _____
Date _____
Received By _____
File No. _____

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

- Administrative Review Hearings Body Review
 Final Development Plan (BDR) 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: Pacific Connector Gas Pipeline, LP Telephone: _____
Address: Attn: Meagan Masten, 111 SW 5th Avenue, Suite 1100
City: Portland State: OR Zip Code: 97204

B. Owner:

Name: Multiple Telephone: _____
Address: _____
City: _____ State: _____ Zip Code: _____

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

- The owner of the property (shown on deed of record);
 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).

A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).

- 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: Multiple

Township _____ Range _____ Section _____ Tax Lot _____

Tax Account _____ Lot Size _____ Zoning District F, IND

E. Information (please check off as you complete)

- 1. Project Proposal. Attach description if needed. _____
- 2. 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)Covenants or deed restrictions on the property, if unknown contact title company.
- 3. Existing Use _____
- 4. Site Address Multiple _____
- 5. Access Road Multiple _____
- 6. Is the Property on Farm/Forest Tax Deferral _____
- 7. Current Land Use (timber, farming, residential, etc.) Timber and Industrial _____
- 8. Major Topography Features (streams, ditches, slopes, etc.) _____
- 9. 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.
- 10. Identify any homes or development that exists on properties identified in #9.
- 11. A copy of the current deed of record.

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)

List of Applicable Criteria and Justification:

See narrative.

G. Authorization:

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 responsible 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 choose 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.

Natalie Eades

Applicant(s) Original Signature

Applicant(s) Original Signature

Natalie Eades

Print Name

Print Name



Compliance Determination

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR
MAIL TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423.
EMAIL PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

Date Received: Fee Received Receipt #: Received by:
Please be aware if the fees are not with the included the application will not be processed.

FILE # CD- (If payment is received on line a file number is required prior to submittal)

Land Owner(s) (print name): Multiple - see application materials.

Mailing address:

Phone: Email:

Applicant(s) (print name): Pacific Connector Gas Pipeline, LP

Mailing address: Attn: Meagan Masten, 111 SW 5th Avenue, Suite 1100, Portland, OR 97204

Phone: Email: mmasten@pembina.com

PROPERTY LOCATION:

Multiple - see application materials.

Township Range Section Tax lot(s)

Site address

PROJECT DESCRIPTION:

Request for determination that interstate natural gas pipeline is a "Low-Intensity Utility" and complies with
applicable conditions in the EFU, 7-D, 13A-NA, DDNC-DA, 45A-CA, 15-NA, 13B-NA, 14-DA, 14-WD, and 15-RS zones.

An application for Compliance Determination (CD) is required to be submitted to the Planning Department with the
elements described in §5.10.200. Once the application is received the Planning Staff will review the CD against the
applicable zoning district to determine if additional reviews or notifications are required.

ACKNOWLEDGEMENT STATEMENT: PERTAINING TO THE SUBJECT PROPERTY DESCRIBED
ABOVE, I HEREBY DECLARE THAT I AM THE LEGAL OWNER OF RECORD OR AN AGENT HAVING
CONSENT OF THE LEGAL OWNER OF RECORD AND I AM AUTHORIZED TO OBTAIN THIS ZONING
COMPLIANCE LETTER SO AS TO OBTAIN NECESSARY PERMITS FOR DEVELOPMENT FROM THE
DEPARTMENT OF ENVIRONMENTAL QUALITY AND/OR THE BUILDING CODES AGENCY. THE
STATEMENTS WITHIN THIS FORM ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND BELIEF. I UNDERSTAND THAT ANY PERMITS AND/OR AUTHORIZATION FOR DEVELOPMENT
ISSUED BY THE PLANNING DEPARTMENT MAY BE REVOKED IF IT IS DETERMINED THAT IT WAS
ISSUED BASED ON FALSE STATEMENTS, MISREPRESENTATIONS OR IN ERROR. AS A CONDITION
FOR THE ISSUANCE OF THIS ZONING COMPLIANCE LETTER THE UNDERSIGNED HEREBY AGREES
TO HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY
FOR DAMAGE WHICH MAY OCCUR AS A RESULT OF THE FAILURE TO BUILD, IMPROVE OR
MAINTAIN ROADS WHICH SERVE AS ACCESS TO THE SUBJECT PROPERTY.

RURAL RESIDENTIAL COMPATIBILITY WITH FARM/FOREST MANAGEMENT PRACTICES: I HEREBY
ACKNOWLEDGE THAT THE NORMAL INTENSIVE MANAGEMENT PRACTICES OCCURRING ON

ADJACENT RESOURCE LAND WILL NOT CONFLICT WITH THE RURAL RESIDENTIAL USE OR ENJOYMENT OF THE ABOVE DESCRIBED PROPERTY.

BY SIGNING THIS APPLICATION I AM ACKNOWLEDGING THAT I CAN ONLY DEVELOPE MY PROPERTY AS ALLOWED PURSUANT TO THE AUTHORIZATIONS GRANTED IN THE ZONING COMPLIANCE LETTER THAT WILL BE ISSUED. IF ADDITIONAL REVIEW IS REQUIRED I UNDERSTAND THAT IT IS MY RESPONSIBLY TO COMPLETE THE REVIEW. ALL APPLICABLE FEDERAL, STATE, AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITY. ALL COSTS ASSOCIATED WITH COMPLYING WITH THE CONDITIONS ARE THE RESPONSIBILITY OF THE APPLICANT AND THAT THE APPLICANT IS NOT ACTING AS AN AGENT OF THE COUNTY.

APPLICANTS SIGNATURE: Natalie Eades

SUBMITTAL REQUIREMENTS PLEASE CHECK OFF

The application form must be completed and include the following:

1. Plot plan drawn to scale;
2. If this is for an industrial or commercial use a parking plan is required (see Article 7.5);
3. If this is bare land and a driveway has not be completed a driveway confirmation form is required to be completed by the Roadmaster (see Article 7.6 for bonding options);
4. If this is bare land and the request is for a dwelling an address is required;
5. If this is for an estuary zoned property as defined in Chapter III then applicable zoning district standards and policies must be addressed; and
6. Consent if not the legal owner of record.

Coos County / Official Use Only

Zoning Compliance Letter Issued Requires additional Review

Planner: _____ Date _____

Version 5/2014

BEFORE THE BOARD OF COMMISSIONERS OF COOS COUNTY, OREGON

In the Matter of a Request to Authorize Development of Approximately 3.67 Miles of an Interstate Natural Gas Pipeline on Land Zoned Industrial, Exclusive Farm Use, Forest and 7-D, 7-NA, 13A-NA, DDNC-DA, 45A-CA, 15-NA, 13B-NA, 14-DA, 14-WD, and 15-RS Under the Coos Bay Estuary Management Plan.

NARRATIVE IN SUPPORT OF THE APPLICATIONS FOR A TEXT AMENDMENT, ADMINISTRATIVE CONDITIONAL USE PERMIT, COMPLIANCE DETERMINATIONS, AND FLOODPLAIN DEVELOPMENT PERMIT FILED BY PACIFIC CONNECTOR GAS PIPELINE, LP

I. Land Use Requests.

Pacific Connector Gas Pipeline Company, LP (“Applicant” or “PCGP”) proposes to develop approximately 3.67 miles of the Pacific Connector Gas Pipeline (“Pipeline”) within Coos County (“County”) on land in the Industrial, Exclusive Farm Use, and Forest zoning districts and in Coos Bay Estuary Management Plan (“CBEMP”) management units 7-D, 7-NA, 13A-NA, DDNC-DA, 45A-CA, 15-NA, 13B-NA, 14-DA, 14-WD, and 15-RS.

Applicant’s request includes the following applications (together, “Application”):

- Text amendment to allow subsurface low-intensity utilities in the DDNC-DA CBEMP management unit;
- Conditional use permit to authorize the Pipeline in the Forest zoning district;
- Compliance determinations for the Pipeline in the Exclusive Farm Use, Industrial, 7-D, 7-NA, 13A-NA, DDNC-DA, 45A-CA, 15-NA, 13B-NA, 14-DA, 14-WD, and 15-RS, where the it is permitted, subject to compliance with conditions; and
- Floodplain development permit to permit grading and installation of a Pipeline in a Special Flood Hazard Area in the Balance of County.

This narrative provides the evidentiary basis and related analysis demonstrating how the Application satisfies the applicable approval criteria in the CBEMP and the Coos County Zoning and Land Development Ordinance (“CCZLDO”). Based upon this evidence, analysis, and narrative, the County should approve the request.

II. Project Description.

A. General Project Background.

The Pipeline is a 36-inch diameter interstate natural gas pipeline that extends approximately 229 miles from an existing hub where regional pipelines intersect in Malin, Oregon to the Jordan Cove gas liquefaction facility and related terminal on the North Spit in the County. An overview map of the Pipeline alignment is included in Exhibit 1. In order to install and operate the Pipeline as a whole, Applicant must obtain a certificate of convenience and necessity from the Federal Energy Regulatory Commission (“FERC”). FERC’s jurisdiction generally preempts application of local zoning provisions to the Pipeline except in the Coastal Zone, which includes the County. In the Coastal Zone, Applicant must obtain both federal and local approval to site the Pipeline.

B. Location, Zoning, and Ownership of Parcels Along the Alignment.

The pipeline alignment addressed by this Application (“Early Works Alignment”) is approximately 3.67 miles long and begins with Milepost 0.0 occurring at the meter station at the Jordan Cove Energy Project campus on the North Spit. The Early Works Alignment then travels south beneath Coos Bay and into the City of North Bend at approximately Milepost 0.66. After that, the Early Works Alignment continues to the east, again beneath Coos Bay, before exiting the City of North Bend and re-entering the unincorporated area of the County at Milepost 1.58. Next, the pipeline exits the estuary in approximately the Kentuck Slough area. The Early Works Alignment then generally turns to the southeast along approximately the same route as the County-approved PCGP pipeline. Along this route, the Early Works Alignment crosses the following zoning districts:

Table 1
Coos County Zoning Designations and
Management Units Crossed by the Pipeline

Start MP	End MP	Zoning Designation/ Management Unit
0.00	0.13	IND
0.13	0.14	7-D
0.14	0.16	IND
0.16	0.17	7-D
0.17	0.27	IND
0.27	0.28	7-D
0.28	0.37	7-NA
0.37	0.58	13A-NA

Start MP	End MP	Zoning Designation/ Management Unit
0.58	0.66	DDNC-DA
City of North Bend		
1.58	1.63	DDNC-DA
1.63	1.75	45A-CA
1.75	2.18	15-NA
2.18	2.84	13B-NA
2.84	2.89	14-DA
2.89	2.93	14-WD
2.93	3.01	14-DA
3.01	3.02	15-NA
3.02	3.21	15-RS
3.21	6.50R ¹	EFU
6.50R ¹	7.33R ¹	F
¹ Mileposts for the Pipeline remain unchanged from the route filed with FERC in September 2007. To distinguish between duplicate mileposts where reroutes have been incorporated into the proposed route, an “R” has been added to the mileposts. In some locations, because of equations used to maintain mileposts, it is not possible to subtract mileposts and arrive at accurate lengths.		

A map of the Early Works Alignment, including applicable zoning, is included in Exhibit 2a. Sections III-V of this narrative address the use classifications and approval criteria within each zoning district. A map of the access roads along the Early Works Alignment is included in Exhibit 2b.

The Early Works Alignment crosses ___ parcels owned by various agencies, entities, and individuals. None of these parcels are in residential use or are located in residential neighborhoods. A list of the affected parcels and owners is included in Exhibit 3a. A map of the parcels along the Early Works Alignment is included in Exhibit 3b. A copy of the County Assessor’s report, tax lot map, and vesting deed for each parcel is included in Exhibit 4a. Applicant has also obtained signed consent from each of the affected owners authorizing submittal of the Application to the County. Copies of these consents are included in Exhibit 4b.

C. Project Work Areas.

Construction of the Pipeline will require acquisition of temporary construction right-of-way, temporary extra-work areas (“TEWAs”), and permanent easement as follows:

PCGP proposes to utilize a standard 95-foot wide temporary construction right-of-way with a 50-foot wide permanent right-of-way. The temporary construction right-of-way is required to accommodate the necessary clearing and grading activities to prepare for construction, temporarily store spoil materials for construction, and to provide a passing lane for movement up and down the construction area. Eliminating the passing lane by narrowing the construction area width would significantly restrict traffic flow and disrupt the safety and progress of constructing the Pipeline. The proposed 95-foot temporary construction right-of-way will accommodate many of the necessary cuts and spoil storage area requirements along the proposed alignment, thereby reducing the number of additional TEWAs that will be required to safely construct the Pipeline and will minimize the total overall project footprint. Typically, large diameter pipeline projects (i.e., 30-inch diameter or greater) utilize at least a 100-foot or wider temporary construction right-of-way. For example, the 712-mile, 42-inch diameter Rockies Express Pipeline (West) Project utilized a 125-foot wide construction right-of-way to construct the project across the Rocky Mountains and Plains States.

As noted above, in addition to the 95-foot wide temporary construction right-of-way, site-specific characteristics of the area make it necessary to obtain TEWAs. Environmental alignment sheets illustrating the Early Works Alignment, the location of the construction right-of-way, and TEWAs is included in [Exhibit 5](#).

The permanent easement for the Pipeline is 50 feet wide centered over the pipe as installed. Applicant is negotiating terms for the permanent easements with landowners.

D. Reason for Alternate Alignment; Summary of Pipeline Installation Methods.

Applicant previously obtained a County conditional use permit for an alignment of the Pipeline that crosses Haynes Inlet (County File No. HBCU-10-01/REM-11-01) as well as two alternate alignments: Brunschmid/Stock Slough alignment (County File No. HBCU-13-04) and Blue Ridge alignment (County File No. HBCU-13-06). Those permits are still valid and in effect. The current request is not to amend any of those permits but to obtain approval of an alternate alignment of the Pipeline.

Applicant has determined that realigning the Pipeline to avoid crossing Haynes Inlet and utilizing horizontal directional drilling (“HDD”) (as opposed to trenching) as a means for crossing Coos Bay will have fewer impacts to the environment than the previously proposed alignment. Accordingly, Applicant’s 2017 FERC certificate application identifies this HDD realignment, including the County portion of the Early Works Alignment. The alignment included in this application is consistent with that FERC submittal, which is still pending as of the date of this Application.

While Applicant utilizes the HDD method to place the Pipeline underneath the estuary in Coos Bay, Applicant will utilize trenching to locate the Pipeline in the upland areas of the Early Works Alignment.

1. Summary of HDD.

The HDD method of placing the Pipeline involves drilling under a feature and pulling the pipeline into place through the drillhole that has been reamed to accommodate the diameter of the pipeline. This procedure involves three main phases described below:

Phase 1 - Pilot Hole: The pilot hole establishes the ultimate position of the installed pipeline. For this operation, an initial hole is drilled from the entry point to the exit point on the opposite side of the crossing. The head of the pilot drill string contains a pivot joint to provide directional control of the drill string. By altering or steering the drill head, the operator can control the direction as the drill progresses. Thus, the pilot hole can be directed downward at an angle until the proper depth is achieved, then turned and directed horizontally for the required distance, and finally angled upward to the surface. Tracking and steering of the HDD drill head is generally guided using a two-wire system. The system consists of two insulated wires (approximately 0.25-inch in diameter) that are laid on the ground and are charged with an electrical current. A magnetometer accelerometer probe located behind the drill bit detects the electric current to triangulate the drill bit position for steering. As the pilot drill string is advanced, additional sections of drill pipe are added at the drill rig located at the entry point. High-pressure jetting of drilling fluid at the drill head and, in harder soil formations, rotation of the drill bit, facilitates advancement of the drill string. The drilling fluid (mud) is typically a non-toxic bentonite clay mixed with fresh water to make a slurry. Once the pilot hole exits in an acceptable location, the reaming operation is initiated.

Phase 2 - Reaming: During the reaming phase, a reaming head is attached to the drill pipe and pulled back through the pilot hole to enlarge it. Several reaming passes may be made with incrementally larger reaming heads to enlarge the hole to approximately 1.5 times the diameter of the pipeline. Various reaming heads can be utilized, depending on the substrate encountered. High-pressure drilling fluid is jetted through the reaming head to float out drill cuttings and debris, to cool the drilling head, and to provide a cake wall to stabilize the hole. Once the drill hole is enlarged to the proper diameter, the pipe is pulled back through the reamed hole.

Phase 3 - Pullback: The last step to complete a successful installation is the pullback of the prefabricated product pipe into the enlarged hole. The pullback process is the most critical step of the HDD process. A reinforced pullhead is welded to the leading end of the product pipe and to a swivel connected to the end of the drill pipe. The swivel is

placed between the drill rig and the product pipe to reduce torsion and prevent rotation from being passed to the product pipe. During pullback, the pre-tested carrier pipe pull section is supported with a combination of roller stands and/or pipe handling equipment to direct the product pipe into the hole at the correct angle, reduce tension during pullback, and prevent the product pipe from being damaged. After the product pipe is in place, the installed crossing is inspected with an inline caliper tool (optional), tie-in welds on each side of the crossing are completed, and the crossing is hydrostatically tested along with the pipeline.

PCGP is willing to accept a condition requiring PCGP to file a construction plan with the County before commencing development of the Early Works Alignment.

2. Open Trench.

For the portion of the Early Works Alignment that will be placed via trenching, the trench work will be completed as follows:

The depth of the trench will be sufficient to provide a minimum depth of cover over the Pipeline of 30 inches in normal soil, 18 inches in consolidated rock, and 48-60 inches in agricultural lands. PCGP will strive to exceed the minimum U.S. Department of Transportation standards in 49 CFR Part 192 where feasible and will achieve 36 inches of cover with normal soils and up to 24 inches of cover in consolidated rock areas.

After trenching is completed, the pipe sections will be strung along the trench, bent to fit the contour of the trench bottom, aligned, welded together, and placed on temporary supports along the edge of the trench. All welds will be visually inspected, tested, and repaired, if necessary. After final inspection, the pipe assembly will then be lowered into the trench by side-boom tractors and excavators.

The trench will then be backfilled using a backfilling machine or bladed equipment.

Again, PCGP is willing to accept a condition requiring PCGP to file a construction plan with the County before commencing development of the Early Works Alignment.

E. Land Use Authorizations for Remaining Segments of the Pipeline.

Applicant has obtained, or will seek to obtain, land use approvals for the remaining, non-County segments of the Pipeline from the City of North Bend and Douglas County, respectively.

III. Base Zoning Districts and Use Classifications.

A. Balance of County.

1. Exclusive Farm Use Zone.

The Early Works Alignment will cross approximately 0.48 miles of properties zoned Exclusive Farm Use (“EFU”). As demonstrated below, the Pipeline is consistent with the applicable requirements of ORS Chapter 215; OAR 660, Division 33; and the approval criteria of the CCZLDO.

ORS 215.283 - Uses Permitted in Exclusive Farm Use Zones in Nonmarginal Lands Counties

(1) The following uses may be established in any area zoned for exclusive farm use:

- (c) **Utility facilities necessary for public service, including wetland waste treatment systems but not including commercial utility facilities for the purpose of generating electrical power for public use by sale or transmission towers over 200 feet in height.**

RESPONSE: Consistent with the County’s findings for other alignments, the Pipeline is a “utility facility necessary for public service” that ORS 215.283 permits outright in the County’s EFU zone.¹ The Pipeline is an interstate pipeline that will distribute natural gas. The County has previously characterized the Pipeline as a “utility.” See Final Decision and Order, County File No. 10-08-045PL at 26.

ORS 215.275 also regulates utility facilities necessary for public service; however, subsections (2) - (5) of this statute are not applicable to “interstate natural gas pipelines” such as the Pipeline. The remaining subsection—subsection (1)—provides that a utility facility is “necessary for public service” “if the facility must be sited in an exclusive farm use zone in order to provide the service.” The Early Works Alignment must be sited in an EFU zone in order to perform its function of distributing natural gas. A primary purpose of the Early Works Alignment is to connect the JCEP project with the existing approved PCGP pipeline alignment on a route that avoids the environmental impacts to Haynes Inlet. The only reasonable path to do so requires a southward initial leg followed by a turn to the east. Further, there are limited options for exiting the Bay.

¹ Although CCZLDO 4.6.220.1.f.iii purports to make “utility facilities necessary for public service” a conditional use, this requirement would be more restrictive than state law and thus not allowed. See *Brentmar v. Jackson County*, 321 Or 481, 496, 900 P2d 1030 (1995) (“legislature intended that the uses delineated in ORS 215.213(1) be uses ‘as of right,’ which may not be subjected to additional local criteria”).

These constraints require the Pipeline to cross a small area of EFU-zoned land. Therefore, the County should find that the Pipeline must be sited in an EFU zone in order to provide the service, and, as a result, the Pipeline is a “utility facility necessary for public service” that the EFU zone allows outright.

2. Forest Zone

The Early Works Alignment will cross approximately 0.90 miles of properties zoned Forest (“F”). The Early Works Alignment complies with the applicable approval criteria in the F zone, as follows.

CCZLDO 4.6.110 - Administrative Conditional Development and Use:

The uses and their accessory uses listed in this section may be permitted as an administrative conditional use subject to applicable development standards for Forest and Forest Mixed Use zone and the following criteria:

1. Non-Residential Uses

...

(h) New electrical transmission lines with right-of-way widths of up to 100 feet as specified in ORS 772.210. New distribution lines (e.g., gas, oil, geothermal) with rights-of way 50 feet or less in width.

RESPONSE: The Early Works Alignment is a new gas line with a permanent right-of-way width of 50 feet. The County has previously classified and approved the Pipeline as a gas “distribution line” in the F zone. See Final Decision and Order, County File No. 10-08-045PL at 87. Based upon the analysis in that decision, the Early Works Alignment and its associated facilities are permitted as an administrative conditional use within the County’s F zone.

CCZLDO 4.6.130 - Additional Criteria for All Administrative and Hearings Body Application Review:

All Conditional Use Applications (Administrative and Hearings Body) are subject to requirements that are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands as follows:

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.

RESPONSE: The County has previously determined, and LUBA has agreed, that this criterion does not require Applicant to identify a particular area of geographic analysis, exhaustively describe all farm and forest practices on nearby lands, or consider non-profit practices. See Final Decision and Order, County File No. 10-08-045PL at 91; see also *Comden v. Coos County*, 56 Or LUBA 214 (2008).

With these points in mind, the Pipeline will not force a significant change in or significantly increase the cost of accepted forest practices on agriculture or forest land in the F district. First, the Pipeline will have limited effects on forest land during and after construction in the form of a cleared corridor. The Pipeline will be mostly subsurface to avoid surface impacts to forestry. Additionally, as stated, the Pipeline will cross less than one mile of land in the F district. Further, consistent with its Erosion Control and Revegetation Plan (included in [Exhibit 6](#)), Applicant will replant forest vegetation that it fells for construction purposes. In fact, after construction, Applicant will reforest all but 3.54 acres of F district land (a 30-foot corridor within the 50-foot right-of-way) disturbed during construction. Landowners will be unable to conduct accepted forest practices during construction of the Pipeline but will be able to continue when construction is completed and Applicant has restored felled vegetation.

Likewise, the Pipeline will not force a significant change in or significantly increase the cost of accepted farm practices on agriculture or forest land in the F district. The Pipeline's subsurface nature will also ensure that farming equipment can cross the right-of-way without impacting the Pipeline's structural integrity. Construction of the Pipeline will temporarily interrupt farming practices in the right-of-way and in temporary work areas but those short-term impacts will not cause a significant change in accepted farming practices because of their temporary nature and because farming practices will be able to continue on lands directly adjacent to the temporary construction areas. Following construction of the Pipeline, adjacent farming practices, including crop lands and grazing pastures, may resume in all affected areas.

The Pipeline will not force a significant increase in the cost of accepted farm or forest practices on lands devoted to farm or forest use for the above reasons, and also because PCGP will compensate landowners for the permanent right-of-way and for any demonstrated loss in crop production in temporary construction areas.

2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

RESPONSE: The Pipeline will not significantly increase fire hazard, fire suppression costs, or risks to fire suppression personnel. The Pipeline will be designed and maintained to conform with or exceed U.S. Department of Transportation requirements in Title 49 Code of Federal Regulations (“CFR”), Part 192 Transportation of Natural and Other Gas by Pipeline: Minimum Safety Standards; 18 CFR § 380.15, Site and Maintenance Requirements; and other applicable federal and state regulations. Additionally, Applicant will comply with its Fire Prevention and Suppression Plan, which requires employee training, prohibitions on smoking and burning, having extinguishers available, compliance with BLM standards, and coordination with local emergency responders. A copy of this plan is in [Exhibit 7](#). The fire risk to the Pipeline is low, which means that the risk that the Pipeline poses to fire suppression personnel, and to increased fire hazard and suppression cost, is also low.

3. All uses must comply with applicable development standards and fire siting and safety standards.

RESPONSE: See below.

4. A “Forest Management Covenant”, which recognized the right of adjacent and nearby landowners to conduct forest operations consistent with the Forest Practices Act and Rules, shall be recorded in the deed records of the County prior to any final County approval for uses authorizing any type of residential use in the Forest and Forest Mixed Use zones. There may be other criteria listed that applies to individual uses.

RESPONSE: The Application does not propose a residential use in either the Forest or Forest Mixed Use zones. Therefore, this provision is not applicable to the Application.

5. The following siting criteria shall apply to all dwellings, including replacement dwellings, and structures in the Forest and Forest Mixed Use zones. Replacement dwellings may be sited in close proximity to the existing developed homesite. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands. These criteria may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

RESPONSE: The Pipeline is neither a “dwelling” nor a “structure” within the meaning that the CCZLDO gives those terms. The County has previously determined that the Pipeline is not a “structure” within the meaning of CCZLDO 2.1200’s specific definition of that term. The Pipeline is a subsurface natural gas pipeline. Therefore, this criterion does not apply to the Early Works Alignment.

6. As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the United States Bureau of Land Management, or the United States Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

RESPONSE: As discussed above, the Pipeline is a subsurface natural gas pipeline, not a dwelling. This criterion is not applicable.

7. Approval of a dwelling shall be subject to the following additional requirements:

a. Approval of a dwelling requires the owner to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules.

b. The Planning Department shall notify the County Assessor of the above condition at the time the dwelling is approved.

c. If the lot or parcel is more than 10 acres, the property owner shall submit a stocking survey report to the County Assessor and the Assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry Rules. The Assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report or where the survey report indicates that minimum stocking requirements have not been met.

d. Upon notification by the Assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If the Department of Forestry determines that the tract does not meet those requirements, it will notify the owner and Assessor that the land is not being

managed as forest land. The Assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax pursuant to ORS 321.372.

e. The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

RESPONSE: As discussed above, the Pipeline is a subsurface natural gas pipeline, not a dwelling. This criterion is not applicable.

CCZLDO 4.6.140 - Development and Siting Criteria

This section contains all of the development standards for uses (unless otherwise excepted out by a use review) and all of the siting standards for development.

1. **Minimum Lot Size for the creation of new parcels shall be at least 80 acres. Minimum lot size will not affect approval for development unless specified in use. The size of the parcel will not prohibit development as long as it was lawfully created or otherwise required to be a certain size in order to qualify for a use.**

RESPONSE: The Pipeline will not create a new parcel nor change the size of any existing parcel. Therefore, this criterion does not apply to the Early Works Alignment.

2. **Setbacks: All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.**

3. **Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 7.1.525.**

4. **Off-Street Parking and Loading: See Chapter VII.**

RESPONSE: These criteria do not apply to the Early Works Alignment. The Pipeline is a linear, underground utility facility that crosses several property lines rather than a building or above-ground structure. Consequently, the setback standard is not applicable to the Pipeline. The Pipeline does not qualify as a hedge, fence or wall, and

therefore the standard for fences, hedges and walls does not apply to the Pipeline or its necessary components. The off-street parking and loading standards are not applicable to the Pipeline.

5. Minimizing Impacts: In order to minimize the impact of dwellings in forest lands, all applicants requesting a single family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.

RESPONSE: The Pipeline is an interstate natural gas pipeline. The Applicant is not requesting a dwelling. Therefore, this criterion does not apply to the Early Works Alignment.

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

- a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the trees;
- b. Riparian vegetation may be removed to provide direct access for a water dependent use if it is a listed permitted within the zoning district;
- c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;
- d. Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;
- e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways;
- f. 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 to site or

maintain irrigation pumps; or

g. The 50 foot 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 estuarine 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".

h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.

i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.

RESPONSE: The Pipeline is a public utility project within the State of Oregon. Therefore, in accordance with subsection e. of the above criteria, the Early Works Alignment is not subject to the 50-foot riparian protection vegetation zone, and riparian vegetation may be removed in order to site the Pipeline pursuant to the exemption cited above. Nonetheless, the Early Works Alignment will comply with all FERC requirements for wetland and waterbody protection and mitigation both during and after construction.

7. All new dwellings and permanent structures and replacement dwellings and structures shall, at a minimum, meet the following standards. The dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the applicant is outside the rural fire protection district, the applicant shall provide evidence that they have contacted the Coos Forest Protective Association of the proposed development.

RESPONSE: As discussed above, the Pipeline is an interstate natural gas pipeline, not a dwelling or structure within the meaning of the CCZLDO. Therefore, this criterion does not apply to the Early Works Alignment.

8. The Planning Director may authorize alternative forms of fire protection when it is determined that these standards are impractical that shall comply with the following:

a. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions;

b. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second;

c. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and

d. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

RESPONSE: These fire protection criteria are not applicable to a subsurface gas pipeline like the Pipeline. Therefore, these criteria do not apply to the Early Works Alignment.

9. Fire Siting Standards for New Dwellings:

a. The property owner shall provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient $\frac{3}{4}$ inch garden hose to reach the perimeter of the primary fuel-free building setback.

b. If another water supply (such as a swimming pool, pond, stream, or lake) is nearby, available, and suitable for fire protection, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

RESPONSE: The Pipeline is not a new dwelling. Therefore, these standards do not apply to the Early Works Alignment.

10. Firebreak:

a. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.

b. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.

c. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.

RESPONSE: As discussed above, the Pipeline is an interstate natural gas pipeline, not a structure or dwelling within the meaning of the CCZLDO. Therefore, these criteria do not apply to the Early Works Alignment.

11. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.

RESPONSE: As discussed above, the Pipeline is an interstate natural gas pipeline, not a structure within the meaning of the CCZLDO. Therefore, these criteria do not apply to the Early Works Alignment.

12. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).

RESPONSE: This fire protection criterion does not apply to the Pipeline, which is a subsurface gas pipeline. Therefore, this criterion does not apply to the Early Works Alignment.

13. The dwelling shall not be sited on a slope of greater than 40 percent.

RESPONSE: As discussed above, the Pipeline is an interstate natural gas pipeline, not a dwelling within the meaning of the CCZLDO. Therefore, these criteria do not apply to the Early Works Alignment.

14. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

RESPONSE: As discussed above, the Pipeline is an interstate natural gas pipeline, not a dwelling within the meaning of the CCZLDO. Therefore, these criteria do not apply to the Early Works Alignment.

15. The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district.

RESPONSE: As discussed above, the Pipeline is an interstate natural gas pipeline, not a dwelling within the meaning of the CCZLDO. Therefore, these criteria do not apply to the Early Works Alignment.

16. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads and driveways shall be constructed so as to provide adequate access for firefighting equipment.

RESPONSE: Although Applicant will utilize existing roads as access roads to the Pipeline, this Application does not propose to construct any new permanent public road, bridge, private road, or driveway. Applicant may construct temporary access roads during the construction phase. If Applicant does so, such temporary access roads will comply with this criterion. Therefore, this criterion does not apply to the Early Works Alignment.

17. Access to new dwellings shall meet road and driveway standards in Chapter VII.

RESPONSE: As discussed above, the Pipeline is an interstate natural gas pipeline, not a dwelling within the meaning of the CCZLDO. Therefore, these criteria do not apply to the Early Works Alignment.

CCZLDO Section 4.8.700 Fire Siting Safety Standards

All new dwellings and permanent structures and replacement dwellings and structures shall, at a minimum, meet the following standards.

RESPONSE: As discussed above, the Pipeline is neither a structure nor a dwelling. Consequently, the fire siting and safety standards of this Section are not applicable to this application.

For the reasons set forth above, the Pipeline is allowed as an administrative conditional use within the F zone.

3. Industrial Zoning District.

The Early Works Alignment will cross approximately 0.26 miles of properties zoned Industrial. The Early Works Alignment complies with the applicable approval criteria in the Industrial zone, as explained below.

SECTION 4.3.200 ZONING TABLES FOR URBAN AND RURAL RESIDENTIAL, MIXED COMMERCIAL-RESIDENTIAL, COMMERCIAL, INDUSTRIAL, MINOR ESTUARY AND SOUTH SLOUGH

* * * *

As used in the zoning tables the following abbreviations are defined as:

“CD” compliance determination review (permitted with standards) with clear and objective standards. (Staff review usually referred to as Type I process or ministerial action.) These uses are subject to development standards in sections 4.3.225, 4.3.230 and notices requesting comments may be provided to other agencies as a result. The process takes a minimum of 30 days to complete. Industrial zones may require additional review. All structures and uses shall meet the applicable Development and Siting Criteria or Special Development Considerations and Overlays for the zoning district in which the structure will be sited.

* * * *

98. Utility Facility - Service Lines in conjunction with a Utility Facility IND - CD

SECTION 4.3.210 - CATEGORIES AND REVIEW STANDARDS

The following categories provide a definition and specific standards that will regulate the Development, Use or Activity identified in the table above.

* * * *

(76) UTILITY FACILITIES - In zones in which utility facilities are listed as a conditional use in the zoning table, this use shall comply with the compatibility standard found in Section 4.3.220.

(e) UTILITY FACILITY - SERVICE LINES - A distribution line for supplying a utility service including but not limited to telephone, power, water, sewer, etc. Sewer lines are not permitted to be located outside of an urban unincorporated boundary or urban growth boundary unless as required to mitigate a public health hazard as described in Statewide Planning Goal 11 or as allowed by the Coos County Comprehensive Plan or other Coos County Zoning and Land Use Development Ordinance provisions.

RESPONSE: The Pipeline is correctly classified as a “Utility Facility - Service Lines” in the Industrial zone because it is a utility line that is transporting natural gas supply for its distribution to end users. The Pipeline does not involve locating sewer lines outside of an urban unincorporated boundary or urban growth boundary.

“Utility Facility - Services Lines” are allowed in the Industrial zone, subject to a determination of compliance with applicable standards. As explained below, the Pipeline complies with applicable standards. Therefore, the County should find that the Pipeline is permitted in the Industrial zone.

Section 4.3.225 General Siting Standards

All new USES, ACTIVITIES and DEVELOPMENT are subject to the following siting standards:

(1) Agricultural and Forest Covenant - Any applicant for a dwelling permit adjacent to a Forest or Exclusive Farm Zone shall sign a statement on the Compliance Determination or Zoning Clearance Letter acknowledging that: “the normal intensive management practices occurring on adjacent resource land will not conflict with the rural residential landowner’s enjoyment of his or her property.

RESPONSE: The Pipeline is an interstate natural gas pipeline. Applicant is not requesting approval for a dwelling. Therefore, this standard does not apply to siting the Pipeline in the Industrial zone.

(2) Fences, Hedges, and Walls: No requirement, but vision clearance provisions of Section 7.1.525 apply.

RESPONSE: The Pipeline is an interstate natural gas pipeline. Applicant is not planning to install any fences, hedges, or walls around the Pipeline. Therefore, this standard does not apply to siting the Pipeline in the Industrial zone.

(3) Limitation on uses of manufactured dwellings/structures for commercial purposes pursuant to ORS 466 et seq. Manufactured dwellings shall not be used for commercial purposes except:

(a) Where use of the manufactured dwelling for commercial purposes is authorized by the Building Codes Agency.

(b) Where used as a temporary sales office for manufactured structures; or

(c) As part of an approved home occupation.

RESPONSE: The Pipeline is an interstate natural gas pipeline. Applicant is not planning to utilize manufactured dwellings for commercial purposes. Therefore, this standard does not apply to siting the Pipeline in the Industrial zone.

(4) New lots or parcels - Creation of lots or parcels, unless it meets the circumstances of § 5.6.130, shall meet the street frontage, lot width, lot depth and lot size. Minimum road frontage/lot width shall be met unless waived by the Planning Director in consultation with the County Surveyor and County Roadmaster due to creating an unsafe or irregular configuration:

(a) Minimum Street frontage should be at least 30 feet; and

(b) Minimum lot width and Minimum lot depth is 50 feet.

Minimum parcel/lot size cannot be waived or varied unless otherwise provided by a specific zoning regulation. Tax lot creation and consolidations do not change the legally created status of a lot or parcel.

RESPONSE: Applicant is not creating any new lots or parcels in conjunction with developing the Pipeline. Therefore, this standard does not apply to the Pipeline.

(5) Parking - Off-street access, parking and loading requirements per Chapter VII apply.

RESPONSE: Applicant will maintain access to the Pipeline via the access roads identified in Exhibit 2b. Parking and loading standards will not apply to the Pipeline.

(6) Riparian -

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

i. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.

ii. Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;

iii. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;

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

v. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways;

vi. 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 to site or maintain irrigation pumps; or

vii. The 50 foot 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 estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration is not more than 100% of the size of the existing structure's "footprint".

(b) Riparian removal within the Coastal Shoreland Boundary requires an Administrative Conditional Use application and review. See Special Development Considerations Coastal Shoreland Boundary.

(c) The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.

RESPONSE: The riparian vegetation setback does not apply when siting public utilities. As explained in this narrative and consistent with the County's previous decisions, the Pipeline is a "public utility." Therefore, this setback is not applicable to the Pipeline.

(7) Setbacks:

(a) All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater. This setback may be greater under specific zoning siting requirements.

RESPONSE: Consistent with previous County decisions, the Pipeline is an interstate natural gas pipeline, not a "structure" within the meaning of the CCZLDO. Therefore, this setback standard is not applicable to the Pipeline.

(b) Firebreak Setback - New or replacement dwellings on lots, parcels or tracts abutting the "Forest" zone shall establish and maintain a firebreak, for a distance of at least 30 feet in all directions. Vegetation within this firebreak may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.

RESPONSE: The Pipeline is an interstate natural gas pipeline, not a new or replacement dwelling. Therefore, this firebreak setback is not applicable to the Pipeline.

SECTION 4.3.230 ADDITIONAL SITING STANDARDS

This section has specific siting standards and criteria set by the zoning district for USES, ACTIVITIES and DEVELOPMENT:

(6) Industrial (IND) and Airport Operations (AO) - The following siting standards apply to all USES, activities and development within the IND and AO zoning districts.

(a) Minimum lot/parcel size –

i. No minimum lots size standard for this zone.

ii. Minimum street frontage and minimum lot width is 20 feet.

RESPONSE: Applicant is not proposing to create or modify any lots. The County should find that this standard is not applicable to the Pipeline.

(b) Setback -

i. Front, side and rear setbacks are 5 feet from abutting properties that are zoned Controlled Development or residential zoning districts.

ii. Setback exception – Front yard setback requirements of this Ordinance shall not apply in any residential district where the average depth of existing front yards on developed lots within the same zoning district block, but no further than 250 feet from the exterior side lot lines of the lot and fronting on the same side of the street as such lot, is less than the minimum required front yard building setback. In such cases the front yard setback requirement on any such lot shall not be less than the average existing front yard building setback.

RESPONSE: The Pipeline is a linear, underground utility facility that crosses several properties. It is not a building or above-ground structure. Consequently, the County should find that the setback standard is not applicable to the Pipeline.

(c) Building Height - does not have any requirement, except those sites abutting a residential or controlled development zone shall have a max height of 35 feet plus one (1) additional foot in height for each foot of setback exceeding 5 feet (i.e. if the setback is 10 feet, the maximum building height would be 40 feet). However, spires, towers, domes, steeples, flag poles, antennae, chimneys, solar collectors, smokestacks, ventilators or other similar objects may be erected above the prescribed height limitations, provided no usable floor space above the height limits is added. Such over height object shall not be used for advertising of any kind.

RESPONSE: The portion of the Early Works Alignment in the Industrial zone does not abut a residential or controlled development zone. Furthermore, the Pipeline is an underground facility. The County should find that this standard is not applicable.

(d) Building Density or Size limits –

i. For building or buildings located within an Unincorporated Community Boundary as adopted by the Coos County Comprehensive Plan Volume 1 Part 2 § 5.5 the following square foot requirements apply:

1. Urban Unincorporated Community shall not exceed 60,000 square feet of floor space; or

2. Rural Unincorporated Community shall not exceed 40,000 square feet of floor space.

RESPONSE: The portion of the Early Works Alignment located in the Industrial zone is not within an Unincorporated Community Boundary. The County should find that this standard is not applicable to the Pipeline.

(e) Design Standards:

i. The landscape shall minimize soil erosion. The exterior portion of the property shall provide an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the site abutting public roads or property lines that are common to other owners of property that are zoned for residential, except for points of ingress and egress;

RESPONSE: The Pipeline will generally be located below the surface. As a result, the County should find that this standard is not applicable to the Pipeline.

ii. 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 Rural Residential, Urban Residential or Controlled Development Zoning districts.

RESPONSE: The Pipeline will not involve any illuminated public or private parking areas. Therefore, the County should find that this standard is not applicable to the Pipeline.

iii. Exposed storage areas, service areas, utility buildings and structures and similar accessory areas and structures shall be subject to the setbacks of this zoning designation, screen plantings or other screening methods;

RESPONSE: The Pipeline will not involve any exposed storage areas, service areas, utility buildings, or similar accessory areas. Therefore, the County should find that this standard is not applicable to the Pipeline.

iv. Trash service shall be provided to the facility and the area for trash receptacle or receptacles shall be identified on the plot plan; and

RESPONSE: The Pipeline will not typically have on-site workers or visitors and will not involve activities that generate a need for trash receptacles or trash service. The County should find that this standard is not applicable to the Pipeline.

v. Hours of operation may be required in areas predominantly surrounded by residential zones.

RESPONSE: The Industrial zone crossed by the Early Works Alignment is bordered by estuarine zones and the Recreation zone; it is not surrounded by residential zones. Further, the Pipeline will not operate in a manner that has disruptive impacts outside of traditional working hours. For these reasons, there is no basis for the County to impose hours of operation on the Pipeline in the Industrial zone.

B. CBEMP Management Units.

The Early Works Alignment crosses 10 Coos Bay Estuary Management Plan (“CBEMP”) districts, including 7-D, 7-NA, 13A-NA, DDNC-DA, 45A-CA, 15-NA, 13B-NA, 14-DA, 14-WD, and 15-RS. The Early Works Alignment satisfies the approval criteria in each of the CBEMP zones that it crosses, as follows:

Table 4.5 - CBEMP Development Standards

RESPONSE: The CBEMP purpose statement (CCZLDO 3.2.100) explains that the land development standards of Table 3.2 govern all development within the Coos Bay Estuary Shoreland Districts. As discussed in detail in the other zones above, the Pipeline is a subsurface gas pipeline that will not alter any lot configurations and does not constitute a structure subject to height restrictions, building setbacks, or parking requirements. Consequently, the standards included in Table 3.2 are not applicable to the Early Works Alignment.

CCZLDO 3.2.175 - Site-Specific Zoning Districts (CBEMP)

This Ordinance shall divide the lands affected by the Coos Bay Estuary Management Plan into specific zoning districts as identified in Sections 3.2.200. The following zoning districts delineate the appropriate requirements which shall apply to all lands within the individual districts. A detailed “Uses and Activities” table follows the “Management Objectives” statement presented for each respective aquatic and shoreland district. The tables describe specific uses and activities deemed appropriate and inappropriate for each district. The Use and Activity tables for each district are subordinate to the “Management Objective” for the respective districts in that allowed uses and activities must be consistent with the respective districts’ “Management Objective” statements.

RESPONSE: As this section explains, development in a CBEMP management unit must comply both with the use chart and the management objective of that management unit. This section of the narrative explains how the Early Works Alignment complies with these requirements.

1. 7-D

In three segments, the Early Works Alignment crosses approximately .03 miles of the 7-D zoning district.

CCZLDO 3.2.285 - Management Objective

This shoreland district, which borders a natural aquatic area, shall be managed for industrial use. Continuation of and expansion of existing non-water-dependent/non-water-related industrial uses shall be allowed provided that this use does not adversely impact Natural Aquatic District #7. In addition, development shall not conflict with state and federal requirements for the wetlands located in the northwest portion of this district.

RESPONSE: The Pipeline is associated with and will serve an industrial use, the JCEP. Construction of the Pipeline will comply with appropriate measures to ensure it does not adversely impact the 7-NA district. The Pipeline will not conflict with state and federal requirements for the wetlands located in the northwest portion of the 7-D district. Therefore, the Early Works Alignment complies with the 7-D district’s management objective.

CCZLDO 3.2.286 - Uses, Activities and Special Conditions

A. Uses:

15. Utilities

a. Low-intensity P-G

RESPONSE: The 7-D district permits “low-intensity” utilities, subject to general conditions, addressed below. The Pipeline is a “low-intensity utility.” CCZLDO 2.1.230 defines “low-intensity utility” as a “public service structure” that includes “gas lines.” The Pipeline is a gas line that will serve the public by providing natural gas. Furthermore, the County has previously approved the Pipeline as a “low-intensity utility” in the County’s estuary zones. See Final Decision and Order, County File No. 10-08-045PL at 48. Therefore, the Pipeline is a “low-intensity utility” and the 7-D district permits the Early Works Alignment subject to general conditions, as follows.

GENERAL CONDITIONS (the following condition applies to all uses and activities):

- 1. Uses in this district are only permitted as stated in Policy #14 "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this policy.**
- 2. Inventoried resources requiring mandatory protection in this unit district are subject to Policies #17 and #18.**
- 3. All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.**
- 4. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.**
- 5. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.**
- 6. In rural areas (outside of UGBs) utilities, public facilities, and services shall only be provided subject to Policies #49, #50, and #51.**

RESPONSE: Section IV of this narrative explains how the Pipeline complies with CBEMP Policies #14, 17, 18, 23, 27, 30, 49, 50, and 51.

2. 7-NA

The Early Works Alignment crosses approximately .08 miles of the 7-NA CBEMP management unit.

CCZLDO 3.2.290 - Management Objective

This aquatic district shall be managed to protect natural resources. Maintenance, replacement and repair of bridge crossing support structures shall be allowed.

RESPONSE: The Pipeline will be buried under the Bay to avoid impacts to natural resources during its operation. Further, in the 7-NA district, Applicant will utilize HDD construction techniques for the Pipeline to minimize construction impacts to natural resources. Therefore, the Early Works Alignment satisfies the 7-NA zone’s management objective.

CCZLDO 3.2.291 - Uses, Activities and Special Conditions

A. Uses:

9. Utilities

a. Low-intensity P-G

RESPONSE: The 7-NA zone permits “low-intensity” utilities subject to general conditions, addressed below. The Pipeline is a “low-intensity utility.” CCZLDO 2.1.230 defines “low-intensity utility” as a “public service structure” that includes “gas lines.” The Pipeline is a gas line that will serve the public by providing natural gas. Therefore, the Pipeline is a “low-intensity utility” and the 7-NA district permits the Early Works Alignment subject to general conditions, as follows.

GENERAL CONDITION (the following condition applies to all uses and activities):

- 1. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.**

RESPONSE: Section IV of this narrative explains how the Application complies with CBEMP Policies #17 and #18.

3. 13A-NA

The Early Works Alignment crosses approximately 0.21 miles of the 13A-NA CBEMP management unit.

CCZLDO 3.2.425 - Management Objective

This district shall be managed to allow the continuance of shallow-draft navigation while protecting the productivity and natural character of the aquatic area. The openings in the two road dikes are designated mitigation sites [M-5(a) and (b), "low" priority]. Maintenance, and repair of bridge crossing support structures shall be allowed. However, future replacement of the railroad bridge will require Exception findings.

RESPONSE: The Pipeline will be buried under the Bay to avoid impacts to natural resources during its operation. Further, in the 13A-NA district, Applicant will utilize HDD construction techniques for the Pipeline to minimize construction impacts to natural resources. Construction and operation of the Pipeline will not affect the continuance of shallow-draft navigation in, or the natural character and aquatic area of, the 13A-NA district. The Pipeline will not affect the M-5(a) and (b) mitigation sites. Therefore, the Early Works Alignment satisfies the management objective of the 13A-NA district.

CCZLDO 3.2.426 - Uses, Activities and Special Conditions

A. Uses:

9. Utilities

a. Low-intensity P-G

RESPONSE: The 13A-NA district permits "low-intensity" utilities subject to general conditions, addressed below. The Pipeline is a "low-intensity utility." CCZLDO 2.1.230 defines "low-intensity utility" as a "public service structure" that includes "gas lines." The Pipeline is a gas line that will serve the public by providing natural gas. Therefore, the Pipeline is a "low-intensity utility" and the 13A-NA district permits the Early Works Alignment subject to general conditions, as follows.

GENERAL CONDITION (the following condition applies to all uses and activities):

- 1. Inventoried resources requiring mandatory protection in this district are subject to Policies #17 and #18.**

RESPONSE: Section IV of this narrative explains how the Application complies with CBEMP Policies #17 and #18.

4. 45A-CA

The Early Works Alignment crosses approximately 0.12 miles of the 45A-CA CBEMP management unit.

CCZLDO 3.2.525 - Management Objective

This district will be managed to protect the natural resources of the subtidal area adjacent to the channel, and to provide necessary navigational facilities and permit log storage. A temporary pipeline for dredged material disposal activities shall be allowed across this district. Outfall shall go directly to the main navigation channel.

RESPONSE: The Pipeline will be buried under the Bay to avoid impacts to natural resources during its operation. Further, in the 45A-CA district, Applicant will utilize HDD construction techniques for the Pipeline to minimize construction impacts to natural resources. The Pipeline will not adversely affect the natural resources of the subtidal area adjacent to the channel or the continued provision of necessary navigational facilities and log storage in the 45A-CA district. Therefore, the Early Works Alignment satisfies the 45A-CA district's management objective.

CCZLDO 3.2.526 - Uses, Activities and Special Conditions

A. Uses:

9. Utilities

a. Low-intensity P-G

RESPONSE: The 45A-CA district permits "low-intensity" utilities subject to general conditions, addressed below. The Pipeline is a "low-intensity utility." CCZLDO 2.1.230 defines "low-intensity utility" as a "public service structure" that includes "gas lines." The Pipeline is a gas line that will serve the public by providing natural gas. Therefore, the Pipeline is a "low-intensity utility" and the 45A-CA district permits the Early Works Alignment subject to general conditions, as follows.

GENERAL CONDITIONS

- 1. All uses and activities: Inventoried resources requiring mandatory protection are subject to Policies #17 and #18.**

RESPONSE: Section IV of this narrative explains how the Application complies with CBEMP Policies #17 and #18.

5. 13B-NA

The Early Works Alignment crosses approximately 0.67 miles of the 13B-NA CBEMP management unit.

CCZLDO 3.2.435 - Management Objective

This district shall be managed so as to protect the productivity of the extensive tideflats and subtidal beds in the aquatic area. Maintenance/repair of bridge crossing support structures is appropriate in this district.

RESPONSE: The Pipeline will be buried under the Bay to avoid impacts to natural resources during its operation. Further, in the 13B-NA district, Applicant will utilize HDD construction techniques for the Pipeline to minimize construction impacts to natural resources. The Pipeline will not adversely affect the productivity of the extensive tideflats and subtidal beds in the aquatic area of the 13B-NA district. Therefore, the Early Works Alignment satisfies the 13B-NA district’s management objective.

CCZLDO 3.2.436 - Uses, Activities and Special Conditions

A. Uses:

9. Utilities

a. Low-intensity P-G

RESPONSE: The 13B-NA district permits “low-intensity” utilities subject to general conditions, addressed below. The Pipeline is a “low-intensity utility.” CCZLDO 2.1.230 defines “low-intensity utility” as a “public service structure” that includes “gas lines.” The Pipeline is a gas line that will serve the public by providing natural gas. Therefore, the Pipeline is a “low-intensity utility” and the 13B-NA district permits the Early Works Alignment subject to general conditions, as follows.

GENERAL CONDITION (the following condition applies to all uses and activities):

- 1. Inventoried resources requiring mandatory protection in this district are subject to Policies #17 and #18.**

RESPONSE: Section IV of this narrative explains how the Application complies with CBEMP Policies #17 and #18.

6. 14-WD

The Early Works Alignment crosses approximately 0.04 miles of the 14-WD CBEMP management unit.

CCZLDO 3.2.440 - Management Objective

This shoreland district is in close proximity to a natural channel and shall be managed as a barge loading site; in addition, recreation and access for recreation shall be allowed.

RESPONSE: The Pipeline will not affect use of the 14-WD district as a barge loading site nor recreation access in the 14-WD district. Therefore, the Early Works Alignment complies with the 14-WD district’s management objective.

CCZLDO 3.2.441 - Uses, Activities and Special Conditions

A. Uses:

15. Utilities

a. Low-intensity P-G

RESPONSE: The 14-WD district permits “low-intensity” utilities subject to general conditions, addressed below. The Pipeline is a “low-intensity utility.” CCZLDO 2.1.230 defines “low-intensity utility” as a “public service structure” that includes “gas lines.” The Pipeline is a gas line that will serve the public by providing natural gas. Therefore, the Pipeline is a “low-intensity utility” and the 14-WD district permits the Early Works Alignment subject to general conditions, as follows.

GENERAL CONDITIONS:

- 1. Uses in this district are only permitted as stated in Policy #14, "General Policy on Uses within Rural Coastal Shorelands". Except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.**

2. All permitted uses shall be consistent with the respective flood regulations of local governments as required in Policy #27.
3. In rural areas (outside of UGBs) utilities, public facilities and services shall only be provided subject to Policies #49, #50, and #51.
4. All uses and activities: Inventoried resources requiring mandatory protection in this district are subject to Policies #17 and #18.

RESPONSE: Section IV of this narrative explains how the Early Works Alignment complies with CBEMP Policies #14, 17, 18, 27, 49, 50, and 51.

7. 15-RS

The Early Works Alignment will cross approximately 0.20 miles of the 15-RS CBEMP management unit.

CCZLDO 3.2.450 - Management Objective

This district shall be managed to maintain the present character of and uses in the area, which include low-intensity rural development having minimal association with the adjacent aquatic area. The district contains three designated mitigation sites: U-8(a) and U-9(a) shall be protected for pre-emptive uses as "medium" priority sites (see Policy #22).

RESPONSE: The Pipeline will not change the present character of uses in the 15-RS district, including low-intensity rural development having minimal association with the adjacent aquatic area, nor will the Pipeline affect the mitigation sites in the 15-RS district. Therefore, the Early Works Alignment satisfies the 15-RS district’s management objective.

CCZLDO 3.2.451 - Uses, Activities and Special Conditions

A. Uses:

15. Utilities
 - a. Low-intensity P-G

RESPONSE: The 15-RS district permits “low-intensity” utilities subject to general conditions, addressed below. The Pipeline is a “low-intensity utility.” CCZLDO 2.1.230

defines “low-intensity utility” as a “public service structure” that includes “gas lines.” The Pipeline is a gas line that will serve the public by providing natural gas. Therefore, the Pipeline is a “low-intensity utility” and the 15-RS district permits the Early Works Alignment subject to general conditions, as follows.

GENERAL CONDITIONS (the following conditions apply to all uses and activities):

- 1. Inventoried resources requiring mandatory protection in this district are subject to Policies #17 and #18.**
- 2. All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation. The following conditions apply to all permitted uses.**
- 3. Where "agricultural lands" or "forest lands" occur within this district, as identified in the "Special Considerations Map", uses in these areas shall be limited to those permitted in Policies #28 and #34.**
- 4. Uses in this district are only permitted as stated in Policy #14, "General Policy on Uses Within Rural Coastal Shorelands"; except as permitted outright, or where findings are made in this Plan, uses are only allowed subject to the findings in this Policy.**
- 5. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.**
- 6. On designated mitigation/restoration sites, all uses/activities shall only be permitted subject to the conditions in Policy #22.**
- 7. In rural areas (outside UGB's) utilities, public facilities and services shall only be provided subject to Policies #49, #50, and #51.**

RESPONSE: Section IV of this narrative explains how the Application complies with CBEMP Policies #14, 17, 18, 22, 23, 27, 28, 34, 49, #50, and #51.

8. 15-NA

In two segments, the Early Works Alignment crosses approximately 0.43 miles of the 15-NA CBEMP management unit.

CCZLDO 3.2.455 - Management Objective

This natural aquatic district shall be managed to protect its natural resource productivity. The district also contains a designated mitigation site (U-9c), which shall be protected from preemptive uses as a "medium" priority site (see Policy #22).

RESPONSE: The Pipeline will not affect the natural resource productivity of the 15-NA district or the district's mitigation sites. Therefore, the Early Works Alignment satisfies the 15-NA district's management objective.

CCZLDO 3.2.456 - Uses, Activities and Special Conditions

A. Uses:

9. Utilities

a. Low-intensity P-G

RESPONSE: The 15-NA district permits "low-intensity" utilities subject to general conditions, addressed below. The Pipeline is a "low-intensity utility." CCZLDO 2.1.230 defines "low-intensity utility" as a "public service structure" that includes "gas lines." The Pipeline is a gas line that will serve the public by providing natural gas. Therefore, the Pipeline is a "low-intensity utility" and the 15-NA district permits the Early Works Alignment subject to general conditions, as follows.

GENERAL CONDITIONS:

- 1. All uses and activities: Inventoried resources requiring mandatory protection in this district are subject to Policies #17 and #18.**

RESPONSE: Section IV of this narrative explains how the Application complies with CBEMP Policies #17 and #18.

9. 14-DA

In two segments, the Early Works Alignment crosses approximately 0.12 miles of the 14-DA CBEMP management unit.

CCZLDO 3.2.445 - Management Objective

This area shall be managed to allow access to the natural Kentuck Channel for the purposes of transporting jetty stone quarried in the uplands above the district. This district also permits filling of the small bermed aquatic area at the western end of the existing fill, to provide additional space for rock loading. Dredging and other activities shall be limited to the minimum necessary to accomplish this purpose. That is, if necessary, a "bathtub" may be dredged adjacent to the existing barge off-loading site to allow moorage of a barge during low tide. However, access to and use of the natural channel shall only occur when tides are sufficiently high to facilitate safe navigation. Future dredging of the natural channel (beyond the "bathtub") in District 13B NA is otherwise not allowed. Upon completion of filling in the small bermed area, it will become part of Shoreland District 14 WD.

RESPONSE: Construction and operation of the Pipeline will not interfere with access to the natural Kentuck Channel for the purposes of transporting jetty stone quarried in the uplands above the district. Additionally, it will not preclude filling of the small bermed aquatic area at the western end of the existing fill to provide additional space for rock loading. Therefore, the Early Works Alignment satisfies the 14-DA district's management objective.

CCZLDO 3.2.446 - Uses, Activities and Special Conditions

A. Uses:

9. Utilities

a. Low-intensity P-G

RESPONSE: The 14-DA district permits "low-intensity" utilities subject to general conditions, addressed below. The Pipeline is a "low-intensity utility." CCZLDO 2.1.230 defines "low-intensity utility" as a "public service structure" that includes "gas lines." The Pipeline is a gas line that will serve the public by providing natural gas. Therefore, the Pipeline is a "low-intensity utility" and the 14-DA district permits the Early Works Alignment subject to general conditions, as follows.

GENERAL CONDITIONS:

- 1. All uses and activities: Inventoried resources requiring mandatory protection in this district are subject to Policies #17 and #18.**

RESPONSE: Section IV of this narrative explains how the Application complies with CBEMP Policies #17 and #18.

10. DDNC-DA

In two segments, the Early Works Alignment crosses approximately 0.13 miles of the DDNC-DA CBEMP management unit, which currently prohibits the Pipeline. Therefore, this Application requests a text amendment to CCZLDO 3.2.202 to allow “subsurface low-intensity utilities,” subject to general conditions, in the DDNC-DA zone. Section VI of this narrative requests and justifies the amendment. Upon adoption of this amendment, the Pipeline will be permitted in the DDNC-DA CBEMP management unit, subject to general conditions as follows.

GENERAL CONDITIONS (the following conditions apply to ALL uses and activities):

- 1. Inventoried resources requiring mandatory protection in this unit shall be protected and are subject to Policies #17 and #18.**

RESPONSE: Section IV of this narrative explains how, upon adoption of the text amendment, the Pipeline complies with CBEMP Policies #17 and #18.

IV. CBEMP Policies.

As detailed above, the Early Works Alignment crosses through several CBEMP management units, each of which requires compliance with specified CBEMP Policies. As discussed below, the Pipeline complies with each of the applicable CBEMP Policies.

Policy #14 General Policy on Uses within Rural Coastal Shorelands

- I. Coos County shall manage its rural areas within the "Coos Bay Coastal Shorelands Boundary" by allowing only the following uses in rural shoreland areas, as prescribed in the management units of this Plan, except for areas where mandatory protection is prescribed by LCDC Goal #17 and CBEMP Policies #17 and #18:**
 - a. Farm uses as provided in ORS 215.203;**
 - b. Propagation and harvesting of forest products;**
 - c. Private and public water-dependent recreation developments;**
 - d. Aquaculture;**

- e. **Water-dependent commercial and industrial uses, water-related uses, and other uses only upon a finding by the Board of Commissioners or its designee that such uses satisfy a need which cannot be accommodated on uplands or shorelands in urban and urbanizable areas or in rural areas built upon or irrevocably committed to nonresource use;**

- f. **Single-family residences on lots, parcels, or units of land existing on January 1, 1977, when it is established that:**
 - 1. **The dwelling is in conjunction with a permitted farm or forest use, or**
 - 2. **The dwelling is in a documented “committed” area, or**
 - 3. **The dwelling has been justified through a goal exception; and**
 - 4. **Such uses do not conflict with the resource preservation and protection policies established elsewhere in this Plan;**

- g. **Any other uses, including non-farm uses and non-forest uses, provided that the Board of Commissioners or its designee determines that such uses satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas. 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 LCDC Goal #17 places strict limitations on land divisions within coastal shorelands. This strategy further recognizes that rural uses "a through "g" above, are allowed because of need and consistency findings documented in the "factual base" that supports this Plan.

RESPONSE: The general conditions of the 7-D, 14-WD, and 15-RS CBEMP management units require consideration of CBEMP Policy #14. The Pipeline is a permitted use in each of these CBEMP districts. The Pipeline is a necessary component of the approved marine terminal and LNG facility, which the Board has previously found are water-dependent and must be located in CBEMP shoreland zones.

Under Policy #14, the Pipeline would be considered a necessary component of the primary industrial and port facilities use. Alternatively, the Pipeline would be described as an "other use" in CBEMP Policy 14.I.e. As an "other use," the Pipeline would be reviewed in each CBEMP district as a low-intensity utility. In either event, CBEMP Policy #14.I.e requires a "finding by the Board of Commissioners or its designee that such uses satisfy a need which cannot be accommodated on uplands or shorelands in urban or urbanizable areas or in rural areas built upon or irrevocably committed to non-resource use," a finding that was already made by the Board in the prior decisions approving the Port's marine terminal and JCEP's upland terminal. It is appropriate for the County to make like findings in this case for the reasons set out below.

The Pipeline must run from Malin to the JCEP LNG terminal, which is located on the North Spit in CBEMP shoreland districts. Given the long distance between these two points and the rural nature of the County, it is not possible to connect these two points with a linear facility like the Pipeline while remaining wholly within urban or urbanizable areas and/or rural exception areas. Further, the Pipeline serves the need of facilitating use of the JCEP and Port terminals.

For these reasons, the County should find that the Application satisfies this policy.

Policy #17 Protection of "Major Marshes" and "Significant Wildlife Habitat" in Coastal Shorelands

Local governments shall protect from development, major marshes and significant wildlife habitat, coastal headlands, and exceptional aesthetic resources located within the Coos Bay Coastal Shorelands Boundary, except where exceptions allow otherwise.

- I. Local government shall protect:
 - a. "Major marshes" to include areas identified in the Goal #17, "Linkage Matrix", and the Shoreland Values Inventory map; and
 - b. "Significant wildlife habitats" to include those areas identified on the "Shoreland Values Inventory" map; and
 - c. "Coastal headlands"; and
 - d. "Exceptional aesthetic resources" where the quality is primarily derived from or related to the association with coastal water areas.
- II. This strategy shall be implemented through:

- a. **Plan designations, and use and activity matrices set forth elsewhere in this Plan that limit uses in these special areas to those that are consistent with protection of natural values; and**
- b. **Through use of the Special Considerations Map that identified such special areas and restricts uses and activities therein to uses that are consistent with the protection of natural values. Such uses may include propagation and selective harvesting of forest products consistent with the Oregon Forest Practices Act, grazing, harvesting wild crops, and low-intensity water-dependent recreation; and**
- c. **Contacting Oregon Department of Fish and Wildlife for review and comment on the proposed development within the area of the 5b or 5c bird sites.**

This strategy recognizes that special protective consideration must be given to key resources in coastal shorelands over and above the protection afforded such resources elsewhere in this Plan.

RESPONSE: In order to approve the Pipeline, the County must find that inventoried resources in the 7-D, 7-NA, 13A-NA, 45A-CA, 15-NA, 13B-NA, 14-DA, 14-WD, and 15-RS CBEMP management units, and subject to adoption of the text amendment, in the DDNC-DA district, are protected. The Early Works Alignment does not cross through any Major Marshes, Significant Wildlife Habitats, or Coastal Headlands, as identified on the County's Shoreland Values Inventory Map. The Early Works Alignment also does not cross exceptional aesthetic resources as identified on the County's maps. Because there are no inventoried resources, CBEMP Policy #17 is not applicable to the Early Works Alignment.

Policy #18 Protection of Historical, Cultural and Archaeological Sites.

Local government shall provide protection to historical, cultural and archaeological sites and shall continue to refrain from widespread dissemination of site-specific information about identified archaeological sites.

- I. **This strategy shall be implemented by requiring review of all development proposals involving a cultural, archaeological or historical site, to**

determine whether the project as proposed would protect the cultural, archaeological and historical values of the site.

II. The development proposal, when submitted shall include a Site Plan Application, showing, at a minimum, all areas proposed for excavation, clearing and construction. Within three (3) working days of receipt of the development proposal, the local government shall notify the Coquille Indian Tribe and Coos, Siuslaw, Lower Umpqua Tribe(s) in writing, together with a copy of the Site Plan Application. The Tribe(s) shall have the right to submit a written statement to the local government within thirty (30) days of receipt of such notification, stating whether the project as proposed would protect the cultural, historical and archaeological values of the site, or if not, whether the project could be modified by appropriate measures to protect those values.

“Appropriate measures” may include, but shall not be limited to the following:

- a. Retaining the prehistoric and/or historic structure in situ or moving it intact to another site; or
 - b. Paving over the site without disturbance of any human remains or cultural objects upon the written consent of the Tribe(s); or
 - c. Clustering development so as to avoid disturbing the site; or
 - d. Setting the site aside for non-impacting activities, such as storage;
- or
- e. If permitted pursuant to the substantive and procedural requirements of ORS 97.750, contracting with a qualified archaeologist to excavate the site and remove any cultural objects and human remains, reintering the human remains at the developer’s expense; or
 - f. Using civil means to ensure adequate protection of the resources, such as acquisition of easements, public dedications, or transfer of title.

If a previously unknown or unrecorded archaeological site is encountered in the development process, the above measures shall still apply. Land development activities which violate the intent of this strategy shall be subject to penalties prescribed in ORS 97.990.

III. Upon receipt of the statement by the Tribe(s), or upon expiration of the Tribe(s) thirty day response period, the local government shall conduct an administrative review of the Site Plan Application and shall:

a. Approve the development proposal if no adverse impacts have been identified, as long as consistent with other portions of this plan, or

b. Approve the development proposal subject to appropriate measures agreed upon by the landowner and the Tribe(s), as well as any additional measures deemed necessary by the local government to protect the cultural, historical and archaeological values of the site. If the property owner and the Tribe(s) cannot agree on the appropriate measures, then the governing body shall hold a quasi-judicial hearing to resolve the dispute. The hearing shall be a public hearing at which the governing body shall determine by preponderance of evidence whether the development project may be allowed to proceed, subject to any modifications deemed necessary by the governing body to protect the cultural, historical and archaeological values of the site.

IV. Through the “overlay concept” of this policy and the Special Considerations Map, unless an exception has been taken, no uses other than propagation and selective harvesting of forest products consistent with the Oregon Forest Practices Act, grazing, harvesting wild crops, and low intensity water-dependent recreation shall be allowed unless such uses are consistent with the protection of the cultural, historical and archaeological values or unless appropriate measures have been taken to protect the historic and archaeological values of the site.

This strategy recognizes that protection of cultural, historical, and archaeological sites is not only a community’s social responsibility; it is also legally required by ORS 97.745. It also recognizes that cultural, historical, and archaeological sites are non-renewable cultural resources.

RESPONSE: For two reasons, the County should find that historical, archaeological, and cultural resources are protected along the Early Works Alignment in the 7-D, 7-NA, 13A-NA, 45A-CA, 15-NA, 13B-NA, 14-DA, 14-WD, and 15-RS CBEMP districts, and subject to adoption of the text amendment, in the DDNC-DA district. First, the Early Works Alignment will not adversely affect inventoried resources. There is only one inventoried resource (CS-26 on the Shoreland Values Map) located within the area of the Early Works Alignment. Applicant retained the professional archaeologists and researchers at

Historical Research Associates, Inc. (“HRA”) to survey the area where CS-26 is mapped to determine whether the Pipeline would impact this resource. After conducting site-specific research, reviewing the results of past excavations in the area, and completing a pedestrian survey, HRA found no evidence of CS-26. Accordingly, HRA concluded that the resource was not located within the project area and the Pipeline would not have adverse impacts to the resource. HRA also concluded, based upon available information, that no modifications were necessary to the Pipeline to protect the cultural, historical, and archaeological values of CS-26. Due to the sensitive nature of the cultural resources involved, HRA’s full report is confidential and cannot be disclosed in this proceeding. HRA has prepared a summary of its methodology and findings, which is included in Exhibit 8.

Second, Applicant has entered a Memorandum of Agreement (“MOA”) with the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians (“Tribes”) to implement Policy #18. A copy of the MOA is included in Exhibit 9. The MOA incorporates a Cultural Resources Protection Agreement entered between Applicant and the Tribes (“CRPA”). The CRPA provides a process for the exchange of project-related information, confidentiality requirements, commitments to mitigation, monitoring agreements, agreements for the treatment of unanticipated discovery of cultural resources, site access agreements, and cost recovery agreements. The CRPA, in turn, incorporates an Unanticipated Discovery Plan (“UDP”), which provides procedures in the event of an unanticipated discovery of historic properties, archaeological objects, archaeological sites or human remains, funerary objects, sacred items, and items of cultural patrimony, during the construction and operation of the Pipeline. The CRPA and UDP are included as exhibits to the MOA in Exhibit 9. In the MOA, Applicant and the Tribes agreed that the CRPA and the UDP constituted appropriate measures under CBEMP Policy #18 that would protect the cultural, historical, and archaeological values of the sites along the Early Works Alignment. Applicant is willing to accept a condition of County approval of the Pipeline requiring compliance with the MOA and its attachments.

For these reasons, and subject to the proposed condition, the County should find that the Pipeline is consistent with CBEMP Policy #18.

Policy #22 Mitigation Sites: Protection Against Pre-emptory Uses

Consistent with permitted uses and activities:

~ **“High Priority” designated mitigation sites shall be protected from any new uses or activities which could pre-empt their ultimate use for this purpose.**

~ **“Medium Priority” designated mitigation sites shall also be protected from uses which would pre-empt their ultimate use for this purpose.**

However, repair of existing dikes or tidegates and improvement of existing drainage ditches is permitted, with the understanding that the permitting authority (Division of State Lands) overrides the provisions of Policy #38. Wetland restoration actions, designed to answer specific research questions about wetland mitigation and/or restoration processes and techniques, may be permitted upon approval by Division of State Lands and as prescribed by the uses and activities table in this Plan.

~ **“Low Priority” designated mitigated sites are not permanently protected by the Plan. They are intended to be a supplementary inventory of potential sites that could be used at the initiative of the landowner. Pre-emptory uses shall be allowed on these sites, otherwise consistent with uses and activities permitted by the Plan. Any change in priority rating shall require a Plan Amendment.**

Except as provided above for research of wetland restoration and mitigation processes and techniques, repair of existing dikes, tidegates and improvement of existing drainage ditches, “high” and “medium” priority mitigation sites shall be protected from uses and activities which would pre-empt their ultimate use for mitigation.

I. This policy shall be implemented by:

a. Designating "high" and "medium" priority mitigation sites on the Special Considerations Map; and

b. Implementing an administrative review process that allows uses otherwise permitted by this Plan but proposed within an area designated as a "high" or "medium" priority mitigation site only upon satisfying the following criteria:

1. The proposed use must not entail substantial structural or capital improvements (such as roads, permanent buildings or nontemporary water and sewer connections); and

2. The proposed use must not require any major alteration of the site that would affect drainage or reduce the usable volume of the site (such as extensive site grading/excavation or elevation from fill); and

3. The proposed use must not require site changes that would prevent the expeditious conversion of the site to estuarine habitat; or

4. For proposed wetland restoration research projects in “medium” priority mitigation sites the following must be submitted:

i. A written approval of the project, from Division of State Lands, and

ii. A description of the proposed research, resource enhancement, and benefits expected to result from the restoration research project.

c. Local government’s review and comment on state and federal waterway permit applications for dike/tidegate and drainage ditch actions.

This policy recognizes that potential mitigation sites must be protected from pre-emptory uses. However, “low priority” sites are not necessarily appropriate for mitigation use and are furthermore in plentiful supply. It further recognizes that future availability of “medium priority” sites will not be pre-empted by repair of existing dikes, tidegates and drainage ditches, or otherwise allowed by this policy. This insures the continuation of agricultural production until such time as sites may be required for mitigation. This policy also recognizes that research activities designed to gain further understanding of wetland restoration and mitigation processes and techniques are needed. The consideration of “medium priority” mitigation sites for this purpose will facilitate future identification and successful use of mitigation sites (OR 95-11-010PL 1/24/96).

RESPONSE: CBEMP Policy #22 is potentially applicable to the Pipeline in the 15-RS CBEMP management unit. However, according to County maps, the Early Works Alignment would not cross any designated mitigation sites in the 15-RS estuarine zone. Therefore, Policy #22 does not apply to the Early Works Alignment.

Policy #23 Riparian Vegetation and Streambank Protection

I. Local government shall strive to maintain riparian vegetation within the shorelands of the estuary, and when appropriate, restore or enhance it, as consistent

with water-dependent uses. Local government shall also encourage use of tax incentives to encourage maintenance of riparian vegetation, pursuant to ORS 308.792 - 308.803.

Appropriate provisions for riparian vegetation are set forth in the CCZLDO Section 4.5.180 (OR 92-05-009PL).

RESPONSE: The general conditions of the 7-D and 15-RS CBEMP management units require consideration of CBEMP Policy #23. This policy is purportedly implemented through the requirements of CCZLDO Section 4.5.180, Riparian Protection Standards in the Coos Bay Estuary Management Plan. CCZLDO 4.5.180 no longer exists. However, the former CCZLDO 4.5.180 generally required that riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland Fish and Wildlife habitat inventory maps, shall be maintained. The standard also provided the following exception, “[r]iparian 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.” The Pipeline qualifies as a public utility and would therefore have been exempt from the 50-foot riparian vegetation maintenance requirements of the former CCZLDO Section 4.5.180 provided the vegetation removal is the minimum necessary for the Pipeline installation. Applicant has designed the project to minimize impacts to riparian vegetation as much as possible. Therefore, the Early Works Alignment complies with Policy #23.

II. Local government shall encourage streambank stabilization for the purpose of controlling streambank erosion along the estuary, subject to other policies concerning structural and non-structural stabilization measures.

This strategy shall be implemented by Oregon Department of Transportation (ODOT) and local government where erosion threatens roads. Otherwise, individual landowners in cooperation with the Oregon International Port of Coos Bay, and Coos Soil and Water Conservation District, Watershed Councils, Division of State Lands and Oregon Department of Fish & Wildlife shall be responsible for bank protection.

This strategy recognizes that the banks of the estuary, particularly the Coos and Millicoma Rivers are susceptible to erosion and have threatened valuable farm land, roads and other structures.

RESPONSE: The County should find that paragraph II of Policy #23 is aspirational in nature because it only “encourage[s]” certain measures. As a result, this policy is not a binding approval criterion for the Pipeline. Alternatively, the County should find that this policy is not applicable because Applicant will comply with the Erosion Control and

Revegetation Plan in Exhibit 6, which will minimize and mitigate for any streambank erosion associated with the Pipeline in these two districts.

Policy #27 Floodplain Protection within Coastal Shorelands.

The respective flood regulations of local government set forth requirements for uses and activities in identified flood areas; these shall be recognized as implementing ordinances of this Plan.

This strategy recognizes the potential for property damage that could result from flooding of the estuary.

RESPONSE: The general conditions in the 7-D, 14-WD, and 15-RS CBEMP management units require consideration of CBEMP Policy #27.

Policy #27 is satisfied through compliance with the implementing floodplain ordinance in the former CCZLDO Article 4.6, the Floodplain Overlay zone. The Floodplain Overlay zone is currently CCZLDO 4.11. In Section V. of this narrative, Applicant describes how the Pipeline satisfies the applicable floodplain standards in both within and outside the CBEMP districts. Based upon those responses, the County should find that the Early Works Alignment complies with Policy #27.

Policy #28 Recognition of LCDC Goal #3 (Agricultural Lands) Requirements for Rural Lands Within the Coastal Shorelands Boundary

Unless otherwise allowed through an Exception, Coos County shall manage all rural lands designated within the Coastal Shorelands Boundary as being suitable for "Exclusive Farm Use" (EFU) of ORS 215. Allowed uses are listed in Appendix 1, of the Zoning and Land Development Ordinance.

This policy shall be implemented by using the Special Considerations Map (Policy #3) to identify EFU suitable areas and to abide by the prescriptive use and activity requirements of ORS 215 in lieu of other management alternatives otherwise allowed for properties within the "EFU-overlay" set forth on the Special Considerations Map and, except where otherwise allowed by exceptions, for needed housing and industrial sites.

The "EFU" zoned land within the Coastal Shorelands Boundary shall be designated as "Other Aggregate Sites" inventories by this Plan pursuant to ORS 215.298(2). These sites shall be inventoried as "1B" resources in accordance with OAR 660-16-000(5)(b).

Coos County will re-evaluate these inventoried sites pursuant to the requirements of said rule at, or before, County's periodic review of the Comprehensive Plan. (OR 92-08-013PL 10/28/92).

RESPONSE: The general conditions in the 15-RS CBEMP management unit require consideration of CBEMP Policy #28. This policy does not impose affirmative obligations on Applicant. Therefore, compliance with Policy #28 is not a basis to approve, deny, or condition the Application.

Policy #30 Restricting Actions in Beach and Dune Areas with "Limited Development Suitability" and Special Consideration for Sensitive Beach and Dune Resources (moved from Policy #31)

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

- a. The type of use proposed and the adverse effects it might have on the site and adjacent areas;
- b. Temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;
- c. Methods for protecting the surrounding area from any adverse effects of the development; and
- d. Hazards to life, public and private property, and the natural environment which may be caused by the proposed use; and
- e. Whether drawdown of groundwater 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.

II. 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 stabilized 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 LCDC Goal #18 for the above-referenced dune forms, and that

c. It is important to ensure that development in sensitive beach and dune areas is compatible with, or can be made compatible with, the fragile and hazardous conditions common to beach and dune areas.

III. Permits for beachfront protective structures shall be issued only where development existed on January 1, 1977 (see Section 3. Definitions for "development"). Criteria for review of all shore and beachfront protective structures shall provide that:

a. Visual impacts are minimized;

b. Necessary access to the beach is maintained;

c. Negative impacts on adjacent property are minimized; and

d. Long-term or recurring costs to the public are avoided.

IV. Local government shall cooperate with state and federal agencies in regulating the following actions in beach and dune areas by sending notification of Administrative Conditional Use decision:

a. Destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage),

b. The exposure of stable and conditionally stable areas to erosion,

c. Construction of shore structures which modify current or wave patterns leading to beach erosion, and

d. Any other development actions with potential adverse impacts.

RESPONSE: A general condition in the 7-D CBEMP management unit requires consideration of CBEMP Policy #30. The Early Works Alignment does not cross or

impact any area that the County's maps designate as a Beach and Dune Area with Limited Development Suitability. Therefore, Section I of this policy does not apply to the Early Works Alignment. Section II of this policy is a purpose statement and does not impose affirmative obligations on Applicant. Section III of this policy does not apply to the Early Works Alignment because the Pipeline does not include a beachfront protective structure. Applicant has not proposed any other development actions with potential adverse impacts in beach and dune areas; therefore, Section IV of this policy is not triggered. The County should find this policy is not applicable to the Application.

Policy #34 - Recognition of LCDC Goal #4 (Forest Lands) Requirements for Forest Lands within the Coastal Shorelands Boundary.

Unless otherwise allowed through an Exception, Coos County shall manage all rural lands designated on the Special Considerations Map as "Forest Lands" within the Coastal Shorelands Boundary consistent with the "Forest Uses" requirements of LCDC Goal #4. Allowed uses are listed in Appendix 3 of the Zoning and Land Development Ordinance.

Where the County's Comprehensive Plan identified major marshes, significant wildlife habitat and riparian vegetation on coastal shorelands subject to forest operations governed by the Forest Practices Act, the Forest Practice program and rules of the Department of Forestry shall be carried out in such a manner as to protect and maintain the special shoreland values of the major marshes, significant wildlife habitat areas, and forest uses especially for natural shorelands and riparian vegetation.

This policy shall be implemented by using the Special Considerations Map (Policy #3) to identify "Forest Lands", and to abide by the prescriptive use and activity requirements of LCDC Goal #4 in lieu of other management alternatives otherwise allowed for properties within the "Forest Lands-Overlay" set forth on the Special Considerations Map, and except where otherwise allowed by Exception for needed housing and industrial sites.

This policy recognizes that the requirements of LCDC Goal #4 are equal and not subordinate to other management requirements of this Plan for "Forest Lands" located within the Coastal Shorelands Boundary.

RESPONSE: A general condition in the 15-RS CBEMP management unit requires consideration of CBEMP Policy #34. The Pipeline does not cross any lands identified as

Forest Lands within the Coastal Shorelands Boundary on the applicable County maps. Therefore, this policy does not apply to the Early Works Alignment.

Policy #49 Rural Residential Public Services

Coos County shall provide opportunities to its citizens for a rural residential living experience, where the minimum rural public services necessary to support such development are defined as police (sheriff) protection, public education (but not necessarily a rural facility), and fire protection (either through membership in a rural fire protection district or through appropriate on-site fire precaution measures for each dwelling).

Implementation shall be based on the procedures outlined in the County's Rural Housing State Goal Exception.

I. This strategy is based on the recognition:

a. That physical and financial problems associated with public services in Coos Bay and North Bend present severe constraints to the systems' ability to provide urban level services, and

b. That rural housing is an appropriate and needed means for meeting housing needs of Coos County's citizens.

RESPONSE: General conditions in the 7-D, 14-WD, and 15-RS CBEMP management units require consideration of Policy #49. The Pipeline is not in need of rural residential public services nor will it preclude such services to existing rural housing. Therefore, Policy #49 does not apply to the Early Works Alignment.

Policy #50 Rural Public Services

Coos County shall consider on-site wells and springs as the appropriate level of water service for farm and forest parcels in unincorporated areas and on-site DEQ-approved sewage disposal facilities as the appropriate sanitation method for such parcels, except as specifically provided otherwise by Public Facilities and Services Plan Policies #49, and #51. Further, Coos County shall consider the following facilities and services appropriate for all rural parcels: fire districts, school districts, road districts, telephone lines, electrical and gas lines, and similar, low-intensity facilities and services traditionally enjoyed by rural property owners.

This strategy recognizes that LCDC Goal #11 requires the County to limit rural facilities and services.

RESPONSE: General conditions in the 7-D, 14-WD, and 15-RS CBEMP management units require consideration of Policy #50. The Pipeline is not in need of rural public services nor will it deliver public services to any rural areas of the County. The Application complies with Policy #50, to the extent it is applicable.

Policy #51 Public Services Extension

- I. Coos County shall permit the extension of existing public sewer and water systems to areas outside urban growth boundaries (UGBs) where such service provision is solely for:**
 - a. development of designated industrial sites;**
 - b. development of "recreational" planned unit developments (PUD's);**
 - c. curing documented health hazards;**
 - d. providing domestic water to an approved exception for a rural residential area.**

- II. This strategy shall be implemented by requiring:**
 - a. that those requesting service extensions pay for the costs of such extension; and**
 - b. that the services and facilities be extended solely for the purposes expressed above, and not for the purpose (expressed or implied) of justifying further expansion into other rural areas; and**
 - c. that the service provider is capable of extending services; and**
 - d. prohibiting hook-ups to sewer and water lines that pass through resource lands as allowed by "I, a through d" above; except, that hook-ups shall be allowed for uses covered under "II, a through d" above.**

RESPONSE: General conditions in the 7-D, 14-WD, and 15-RS CBEMP management units require consideration of Policy #51. The Pipeline does not involve or require an

extension of public sewer or water systems outside of urban growth boundaries. Therefore, Policy #51 does not apply to the Early Works Alignment.

V. OVERLAY ZONES AND SPECIAL DEVELOPMENT CONSIDERATIONS

SECTION 4.11.125 - Special Development Considerations

The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed in the Balance of County zoning. The adopted maps and overlays have to be examined in order to determine how the inventory applies to the specific site.

* * * *

3. Historical, Cultural and Archaeological Resources, Natural Areas and Wilderness (Balance of County Policy 5.7)

The Historical/Archeological maps have inventoried the following:

- Historical;
- Area of Archaeological Concern;
- Botanical; and
- Geological Resources.

* * * *

b. Areas of Archaeological Concern: Coos County shall continue to refrain from widespread dissemination of site-specific inventory information concerning identified archaeological sites. Rather, Coos County shall manage development in these areas so as to preserve their value as archaeological resources.

- i. This strategy shall be implemented by requiring development proposals to be accompanied by documentation that the proposed project would not adversely impact the historical and archaeological values of the project's site. "Sufficient documentation" shall be a letter from a qualified archaeologist/historian and/or a duly authorized representative of a local Indian tribe(s).**

ii. Properties which have been determined to have an "archaeological site" location must comply with the following steps prior to issuance of a "Zoning compliance Letter" for building and/or septic permits.

1) The County Planning Department shall make initial contact with the Tribe(s) for determination of an archaeological site(s). The following information shall be provided by the property owner/agent:

a) Plot plan showing exact location of excavation, clearing, and development, and where the access to the property is located;

b) Township, range, section and tax lot(s) numbers; and

c) Specific directions to the property.

2) The Planning Department will forward the above information including a request for response to the appropriate tribe(s).

3) The Tribe(s) will review the proposal and respond in writing within 30 days to the Planning Department with a copy to the property owner/agent.

4) It is the responsibility of the property owner/agent to contact the Planning Department in order to proceed in obtaining a "Zoning Compliance Letter" (ZCL) or to obtain further instruction on other issues pertaining to their request.

iii. In cases where adverse impacts have been identified, then development shall only proceed if appropriate measures are taken to preserve the archaeological value of the site. "Appropriate measures" are deemed to be those, which do not compromise the integrity of remains, such as:

1) Paving over the sites;

2) Incorporating cluster-type housing design to avoid the sensitive areas; or

3) Contracting with a qualified archaeologist to remove and re-inter the cultural remains or burial(s) at the developer's expense. If an archaeological site is encountered in the process of development, which

previously had been unknown to exist, then, these three appropriate measures shall still apply. Land development activities found to violate the intent of this strategy shall be subject to penalties prescribed by ORS 97.745 (Source: Coos Bay Plan).

iv. This strategy is based on the recognition that preservation of such archaeologically sensitive areas is not only a community's social responsibility but is also a legal responsibility pursuant to Goal #5 and ORS 97.745. It also recognizes that historical and archaeological sites are non-renewable, cultural resources (Source: Coos Bay Plan).

RESPONSE: The County has not inventoried any archaeological sites within the Balance of County segment of the Pipeline. (The CS-26 site discussed above in response to CBEMP Policy #18 is mapped within the CBEMP, not the Balance of County.) Further, the MOA discussed in response to CBEMP Policy #18 is limited to instances when CBEMP Policy #18 is applicable, and it does not apply to the Balance of County. Nevertheless, the CRPA and the UDP attached to the MOA and included in Exhibit 9 will apply to the Balance of County and establish procedures for coordination between Applicant and the Tribes in the event of an unanticipated discovery of archaeological resources. Applicant is willing to accept a condition of approval requiring compliance with the CRPA and UDP. For these reasons, and subject to the proposed condition, the County should find that the Pipeline satisfies this special consideration.

4. Beaches and Dunes (Policy 5.10)

The Beaches and Dunes map has inventoried the following:

- Beaches and Dunes
 - o Suitable for most uses; few or no constraints (Does not require a review)
 - o Limited Suitability; special measures required for most development
 - o Not Suitable for Residential, commercial or Industrial Structures

Purpose Statement:

Coos County shall base policy decisions for dunes on the boundaries for these areas as identified on the plan map titled "Development Potential within Ocean Shorelands and Dunes" and the boundaries delineates following specific areas "Suitable", "Limited Suitability" and "Not Suitable" areas of development potential.

RESPONSE: The Early Works Alignment does not cross any areas the County maps designate as beach and dune areas with limited development suitability or that are unsuitable for development. Therefore, this criterion does not apply to the Early Works Alignment.

* * * *

7. Natural Hazards (Balance of County Policy 5.11)

The Natural Hazards map has inventoried the following hazards:

- **Flood Hazard**
 - Riverine flooding
 - Coastal flooding
- **Landslides**
- **Earthquakes**
 - Liquefaction potential
 - Fault lines
- **Tsunamis**
- **Erosion**
 - Riverine streambank erosion
 - Coastal
 - Shoreline and headlands
 - Wind
- **Wildfire**
 - High wildfire hazard
 - Gorse fire

* * * *

a. Flooding: Coos County shall promote protection of valued property from risks associated with river and coastal flooding along waterways in the County through the establishment of a floodplain overlay zone (/FP). See Sections 4.11.211-257 for the requirements of this overlay zone.

1. Floodplain Overlay Zone

CCZLDO 4.11.231 - Lands to Which [The Floodplain Overlay Zone] Applies

This Ordinance shall apply to all areas of special flood hazards within the jurisdiction of Coos County that have been identified on the Flood Insurance Maps dated March 17, 2014 as described in Section 4.11.232.

RESPONSE: The Early Works Alignment of the Pipeline will be installed below existing grades, and no permanent structures will be placed above existing grades within the FEMA 100-year floodplain. In addition, at the completion of the Pipeline installation, all construction areas will be restored to their pre-construction grade and condition. Floodplain compliance will be verified prior to construction and the issuance of a zoning compliance letter. Therefore, except where noted below, the provisions of the Floodplain Overlay zone do not apply to the Early Works Alignment.

CCZLDO 4.11.251 - General Floodplain Permit Approval Standards

In all areas of special flood hazards, the following standards are required:

*** * * ***

7. 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, roads and driveway maintenance, landscaping, gardening and similar uses which are excluded from the 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.**

RESPONSE: In the Balance of County, the Pipeline is located in the designated 100-year floodplain, which is a type of special flood hazard area, near Kentuck Slough. The

Pipeline is not located in a designated floodway. The Pipeline will be located below-grade; however, Applicant will complete grading, which is a type of “other development,” in order to install the Pipeline. Therefore, this provision is applicable, and Applicant must obtain the County’s review and authorization of a floodplain application before the “other development” may occur. Applicant will submit the licensed engineer’s certification that the “other development” will not result in a cumulative increase of more than one foot during the occurrence of the base flood discharge, as required by subsection b. of this section. Upon submittal of this report, the County should find that the Application satisfies the floodplain special consideration.

SECTION 4.11.257 - Critical Facility

Construction of new critical facilities shall be, to the extent practicable, located outside the limits of the Special Flood Hazard Area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available, taking into account cost and practicability. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.

RESPONSE: This provision only applies to “critical facilities” as defined in CCZLDO 4.11.220.9. The County should find that the Pipeline is not a “critical facility” because it is not designed to produce, use, or store hazardous materials, and because it will be designed to withstand a 500-year flood event. Therefore, the Pipeline does not meet the definition in CCZLDO 4.11.220.9.

Alternatively, the Pipeline is a “critical facility;” however, it is not feasible for Applicant to devise a route for the Pipeline that does not cross the Special Flood Hazard Area near the Kentuck Slough given the need for the Early Works Alignment both to avoid Haynes Inlet and to connect with the existing approved Pipeline alignment. The Pipeline does not have floors because it is a gas pipeline. Applicant has designed the Pipeline to ensure to the greatest possible extent that gas will not leak or be released into floodwaters or elsewhere. To the extent this provision is applicable, it is satisfied.

Returning to SECTION 4.11.125.7...

b. Landslides: Areas subject to landslides (mass movement) include active landslides, inactive landslides, earth flow and slump topography, and rockfall and debris flow terrain as identified on the 2015 Coos County Comprehensive Plan Hazards Map (mapped as the very high-existing landslides).

Coos County shall permit the construction of new structures in an inventoried Landslide hazard area (earth flow/slump topography/rock fall/debris flow) through a conditional use process subject to a geological assessment review as set out in Article 5.11.

RESPONSE: Although portions of the Early Works Alignment pass through landslide areas inventoried in the County’s Hazards Map, the Pipeline is not a “structure” within the meaning of CCZLDO 2.1.200 because it is a subsurface natural gas pipeline and not a “walled and roofed building ... that is principally above ground.” Therefore, the landslide hazard provisions of Balance of County Policy 5.11 do not apply to the Early Works Alignment.

c. Tsunamis: Coos County shall promote increased resilience to a potentially catastrophic Cascadia Subduction Zone (CSZ) tsunami through the establishment of a Tsunami Hazard Overlay Zone (THO) in the Balance of County Zoning. See Sections 4.11.260-4.11.270 for the requirements of this overlay zone.

SECTION 4.11.270 Tsunami Hazard Overlay Zone (Purpose, Applicability, and Uses)

*** * * ***

2. Applicability of Tsunami Hazard Overlay Zone

The Tsunami Inundation Zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary and Coquille Estuary Management Plans when the Estuary Policies directly reference this section. Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) are subject to the requirements of this section:

- a. Except as provided in subsection (b), all lands identified as subject to inundation from the XXL magnitude local source tsunami event as set forth on the applicable Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) are subject to the requirements of this section.**

- b. **Lands within the area subject to inundation from the XXL magnitude local source tsunami event as set forth on the applicable Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) that have a grade elevation, established by fill or other means, higher than the projected elevation of the XXL magnitude local source tsunami event are exempt from the requirements of this section. Grade elevations shall be established by an elevation survey performed by a Professional Land Surveyor licensed in Oregon.**

RESPONSE: Segments of the Early Works Alignment are located in the balance of County; however, all permanent improvements associated with the Early Works Alignment will be located below grade. Therefore, they will not be subject to inundation from a tsunami. The Tsunami Hazard Overlay Zone is not applicable to the Pipeline.

3. Uses

In the Tsunami Hazards Overlay Zone, except for the prohibited uses set forth in subsection 5 all uses permitted pursuant to the provisions of the underlying zone map be permitted, subject to the additional requirements and limitations of this section.

4. Prohibited Uses

Unless authorized in accordance with subsection 6, the following uses are prohibited in the specified portions of the Tsunami Hazard Overlay Zone:

- a. **In areas identified as subject to inundation from the L magnitude local source tsunami events set forth on the TIM, the following uses are prohibited:**
 - i. **Hospitals and other medical facilities having surgery and emergency treatments area as;**
 - ii. **Fire and police stations;**
 - iii. **Hospital and other medical facilities having surgery and emergency treatment areas;**
 - iv. **Fire and police stations;**

v. Structures and equipment in government communication centers and other facilities required for emergency response;

vi. Building with a capacity greater than 250 individuals for every public, private or parochial school through secondary level or childcare centers;

vii. Buildings for colleges or adult education schools with a capacity of greater than 500 persons; and

viii. Jails and detention facilities

b. In areas identified as subject to inundation from the M magnitude local source tsunami event as set forth on the Tsunami Inundation Map (TIM), the following uses are prohibited:

i. Tanks or other structures containing, housing or supporting water or fire suppression materials or equipment required for the protection of essential or hazardous facilities or special occupancy structures;

ii. Emergency vehicle shelters and garages;

iii. Structures and equipment in emergency preparedness centers;

iv. Standby power generating equipment for essential facilities;

v. Covered structures whose primary occupancy is public assembly with a capacity of greater than 300 persons;

vi. Medical facilities with 50 or more resident, in capacitated patients;

vii. Manufactured home parks, of a density exceeding 10 units per acre; and

viii. Hotels or motels with more than 50 units.

c. Notwithstanding the provisions of Article 5.6 of the Coos County Zoning and Land Development Ordinance, the requirements of this subsection shall not have the effect of rendering any lawfully established use or structure nonconforming. The

Tsunami Hazard Overlay is, in general, not intended to apply to or regulate existing uses or development.

RESPONSE: As explained above, the Pipeline is permitted in each of the zones the Early Works Alignment crosses. The Pipeline is not among the prohibited uses the Tsunami zone establishes for any such zone. Furthermore, no provision of the Tsunami Hazard Overlay zone limits or conditions the Pipeline in any of the zones it crosses. Finally, the Pipeline improvements will be located below grade. Therefore, the Early Works Alignment complies with the criteria of the Tsunami Hazard Overlay zone.

Returning to SECTION 4.11.125.7...

d. Earthquakes: Areas subject to earthquakes include fault lines and liquefaction potential, as identified on the 2015 Coos County Comprehensive Plan Natural Hazards Map.

Coos County shall permit the construction of new structures in known areas potentially subject to earthquakes (fault line and liquefaction potential) through a conditional use process subject to a geologic assessment review as set out in Article 5.11. Coos County shall support Oregon State Building Codes to enforce any structural requirements related to earthquakes. Staff will notify Oregon State Building Codes by providing a copy of the geologic assessment report at the time of review.

RESPONSE: Although portions of the Early Works Alignment pass through areas of liquefaction potential as identified by the County's Natural Hazards Map, the Pipeline is not a "structure" within the meaning of CCZLDO 2.1.200 because it is a subsurface natural gas pipeline and not a "walled and roofed building ... that is principally above ground." Therefore, the landslide hazard provisions of Balance of County Policy 5.11 do not apply to the Early Works Alignment.

e. Erosion: Coos County shall promote protection of property from risks associated with shoreline, headland, and wind erosion/deposition erosion hazards.

Coos County shall promote protection of property from risks associated with bank erosion along rivers and streams through necessary erosion-control and stabilization measures, preferring non-structural solutions when practical.

Any proposed structural development within a wind erosion/deposition area, within 100 feet of a designated bank erosion area, or on a parcel subject to wave attack,

including all oceanfront lots, will be subject to a geologic assessment review as set out in Article 5.11.

RESPONSE: The Early Works Alignment does not cross any area identified as a shoreline, headland, or wind erosion/deposition erosion hazard on the County’s Natural Hazards Map. Therefore, the erosion hazard provisions of Balance of County Policy 5.11 do not apply to the Early Works Alignment.

f. Wildfires: Coos County shall promote protection of property from risks associated with wildfires and gorse fires by requiring all new dwellings, permanent structures, and replacement dwellings and structures shall, at a minimum, meet the following standards on every parcel designated or partially designated as at-risk of fire hazard on the 2015 Coos County Comprehensive Plan Natural Hazards Map:

* * * *

RESPONSE: The Pipeline is not a “dwelling, permanent structure, or replacement dwelling or structure.” The Pipeline is a subsurface natural gas pipeline and not a dwelling. Furthermore, the Pipeline is not a “structure” within the meaning of the CCZLDO because it is not a “walled and roofed building ... that is principally above ground.” Therefore, the wildfire hazard provisions of Balance of County Policy 5.11 do not apply to the Early Works Alignment.

VI. Text Amendment

A. Compliance with CCZLDO.

SECTION 5.1.100 LEGISLATIVE AMENDMENT OF TEXT ONLY

An amendment to the text of this ordinance or the comprehensive plan is a legislative act within the authority of the Board of Commissioners.

RESPONSE: This Application seeks a legislative text amendment of CCZLDO 3.2.202 to authorize “ subsurface low-intensity utilities” in the DDNC-DA estuary zone. PCGP acknowledges that the amendment is within the Board’s authority.

SECTION 5.1.110 WHO MAY SEEK CHANGE:

Coos County shall consider the appropriateness of legislative plan text and map amendment proposals upon:

3. The submission of formal request made by either:

b. An application filed by a citizen or organization, accompanied by a prescribed filing fee. If a Measure 56 notice is required the applicant shall be responsible for the payment of all cost associated with that service.

RESPONSE: PCGP qualifies to file a CCZLDO text amendment pursuant to CCZLDO 5.1.110.3.b. A “citizen” is defined in CCZLDO 2.1.200 as follows:

CITIZEN: Any individual who resides or owns property, within the planning area; any public or private entity or association within the planning area, including corporations, governmental and private agencies, associations, firms, partnerships, joint stock companies and any group of citizens.

PCGP is a partnership within the planning area. Therefore, PCGP is a “citizen” and has the authority to initiate the text amendment. PCGP has submitted the required application form and fee. The County should find that PCGP has properly initiated this amendment.

SECTION 5.1.115 ALTERATION OF A RECOMMENDED AMENDMENT BY THE PLANNING DIRECTOR: The Planning Director may recommend an alteration of a proposed amendment if, in the director's judgment, such an alteration would result in better conformity with any applicable criteria. The Planning Director shall submit such recommendations for an alteration to the Hearings Body prior to the scheduled public hearing for a determination whether the proposed amendment should be so altered.

RESPONSE: PCGP acknowledges that the Planning Director may recommend an alteration of a proposed amendment; however, the County should find that no such alteration is required in this case.

SECTION 5.1.120 PROCEDURE FOR LEGISLATIVE AMENDMENT: The Board of Commissioners shall conduct one or more public hearings with 10 days advance published notice of each of the hearings. The public notice shall state the time and place of the hearing and contain a statement describing the general subject matter of the ordinance under consideration. (ORS 215.060 & ORS 215.223). Notice to DLCD shall be provided 35 days prior to the initial hearing per ORS 197.610. Notice of adoption is subject to ORS 197.615.

RESPONSE: PCGP acknowledges the requirements of this provision, which are procedural in nature. Upon compliance with these requirements, the County should find that it has followed the correct procedures.

SECTION 5.1.125 MINOR TEXT CORRECTIONS: The Director may correct this ordinance or the Comprehensive Plan without prior notice or hearing, so long as the correction does not alter the sense, meaning, effect, or substance of any adopted ordinance.

RESPONSE: PCGP is not requesting a minor text correction. This provision is not applicable.

SECTION 5.1.130 NEED FOR STUDIES: The Board of Commissioners, Hearings Body, or Citizen Advisory Committee may direct the Planning Director to make such studies as are necessary to determine the need for amending the text of the Plan and/or this Ordinance. When the amendment is initiated by application, such studies, justification and documentation are a burden of the initiator.

RESPONSE: The need for the text amendment is explained in this Application. The County should find that no additional studies are necessary to determine the need for amending the text of the CCZLDO.

PCGP seeks an amendment to allow subsurface low-intensity utilities in the DDNC-DA zoning district. The need for the amendment is that the Deep Draft Navigation Channel runs through the middle of the entire estuary and currently prohibits any utility line crossings, which effectively forecloses making any utility connections across Coos Bay. This restriction may frustrate the ability to provide public services to the community and may limit economic development of the North Spit, which is an area designated for water-dependent industrial development. The management objective of the district is to maintain the area as the designated deep-draft navigation channel, including prohibiting conflicting uses. CCZLDO 3.2.201. The proposed subsurface low-intensity utilities are consistent with this objective because they would be below ground and thus not located within the portion of the Deep Draft Navigation Channel utilized by vessels. Further, these utilities would be limited to those that are “low-intensity” in nature and would still be subject to compliance with general conditions, including review for consistency with CBEMP Policies 17 and 18. The text amendment that this Application seeks is as follows:

SECTION 3.2.202. USES, ACTIVITIES AND SPECIAL CONDITIONS.

Table DDNC-DA sets forth the uses and activities which are permitted, which may be permitted as conditional uses, or which are prohibited in this zoning district. Table DDNC-DA also sets forth special conditions which may restrict certain uses or activities, or modify the manner in which certain uses or activities may occur. Reference to "policy numbers" refers to Policies set forth in the Coos Bay Estuary Management Plan.

A.	Uses	
1.	Aquaculture	N
2.	Commercial	N
3.	Docks	N
4.	Industrial & Port Facilities	N
5.	Log Dump/Sort/Storage (in-water)	N
6.	Marinas	N
7.	Mining/Mineral Extraction	N
8.	Recreation facilities	
	a. Low-intensity	N
	b. High-intensity	N
9.	Utilities	
	a. Low intensity	N
	<u>a. Subsurface Low-intensity</u>	<u>P-G</u>
	b. High-intensity	N
10.	Bridge Crossing Support Structures and dredging necessary for installation	P-G
11.	Bridge crossings	P-G

* * * *

GENERAL CONDITIONS (the following conditions applies to ALL uses and activities):

1. Inventoried resources requiring mandatory protection in this unit shall be protected, and is [sic] subject to Policies #17 and #18.

B. Compliance with Statewide Planning Goals.

The proposed text amendment must comply with the Oregon Statewide Planning Goals (“Goals”). ORS 197.175(2)(a); *1000 Friends of Oregon v. LCDC*, 301 Or 447, 724 P2d 268 (1986). To achieve this, the County’s decision must explain why the text amendment is consistent with the Goals. Alternatively, if a Goal is not applicable, the County must adopt findings explaining why the Goal is not applicable. *Davenport v. City of Tigard*, 22 Or LUBA 577, 586 (1992). The responses below provide findings explaining why the text amendment complies with the Goals, or alternatively, why the Goals are not applicable to the text amendment.

Goal 1: Citizen Involvement.

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

RESPONSE: Goal 1 requires local governments to adopt and administer programs to ensure the opportunity for citizens to be involved in all phases of the planning process. The County has adopted such a program for text amendments, and it is incorporated within the CCZLDO and has been acknowledged by LCDC. Among other things, the County’s program requires notice to citizens, agencies, neighbors, and other interested parties followed by a public hearing before the County makes a decision on the text amendment. These procedures will provide ample opportunity for citizen involvement in all phases of this text amendment. The County should find that, upon compliance with the County’s notice and hearing procedures, the County has reviewed the text amendment in a manner consistent with Goal 1. *See Wade v. Lane County*, 20 Or LUBA 369, 376 (1990) (Goal 1 is satisfied as long as the local government follows its acknowledged citizen involvement program).

Goal 2: Land Use Planning.

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

RESPONSE: Goal 2 requires establishing a land use planning process and policy framework as a basis for all land use decisions and requires an adequate factual base for all land use decisions. In the present case, the provisions of the CCZLDO and the ORS establish the land use planning process and policy framework for considering the text amendment. Further, the enclosed materials, including this narrative and the enclosed exhibits, demonstrate that the text amendment satisfies all applicable approval criteria. As such, there is an adequate factual base for the County's decision.

Additionally, Goal 2 requires that the County coordinate its review and decision on the text amendment with appropriate government agencies. In its review of the text amendment, the County has provided notice and an opportunity to comment to affected government agencies, including nearby cities and the State Departments of Land Conservation and Development and Transportation.

The County should find that the text amendment is consistent with Goal 2.

Goal 3: Agricultural Lands.

To maintain and preserve agricultural lands.

RESPONSE: Goal 3 concerns agricultural lands. The DDNC-DA district does not include agricultural lands. Therefore, Goal 3 does not apply to the text amendment.

Goal 4: Forest Lands.

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

RESPONSE: Goal 4 protects forest lands. The DDNC-DA district does not include forest land. Therefore, Goal 4 does not apply to the text amendment.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces.

To protect natural resources and conserve scenic and historic areas and open spaces.

RESPONSE: Goal 5 protects certain types of inventoried resources. The DDNC-DA district does not cross Goal 5 inventoried natural resources. Therefore, Goal 5 does not apply to the text amendment.

Goal 6: Air, Water and Land Resources Quality.

To maintain and improve the quality of the air, water and land resources of the state.

RESPONSE: Goal 6 addresses “[a]ll waste and process discharges from future development.” The text amendment does not create any discharges. Any proposed low-intensity utility in the DDNC-DA management unit will, at the time it is proposed, be subject to review for compliance with applicable County environmental protections and development standards that have been previously deemed consistent with Goal 6. The proposed text amendment does not alter those environmental protections and development standards. Therefore, the text amendment is consistent with Goal 6.

Goal 7: Areas Subject to Natural Hazards.

To protect people and property from natural hazards.

RESPONSE: Goal 7 requires local governments to identify and plan for natural hazard areas and coordinate their natural hazard plans and programs with state agencies. The County has a natural hazard inventory and has made provisions for consideration, through the CCZLDO, of natural hazards during the land use planning process. The text amendment complies with the CCZLDO’s natural hazard provisions, which implement the County’s approved comprehensive plan. As a result, the County should find that the text amendment is consistent with Goal 7.

Goal 8: Recreational Needs.

To satisfy the recreational needs of the citizens of the state and visitors, and where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

RESPONSE: Goal 8 does not apply to the text amendment because it does not affect inventoried recreational needs or facilities.

Goal 9: Economic Development.

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.

RESPONSE: The text amendment complies with Goal 9 because it will facilitate implementation of a large natural gas pipeline with its terminus in Coos County, which will be an economic boon to the citizens of the County as well as Oregonians at large.

Goal 10: Housing.

To provide for the housing needs of the citizens of the state.

RESPONSE: Goal 10 and its implementing rules require each local government to inventory the supply of buildable residential lands and to ensure that the supply of such buildable lands meets the local government’s anticipated housing needs. The text amendment will not affect the supply of residential lands in the County. Therefore, Goal 10 is not applicable to the text amendment.

Goal 11: Public Facilities and Services.

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

RESPONSE: Goal 11’s implementing rules require that each local government adopt a public facilities plan to serve areas within urban growth boundaries containing a population of more than 2,500 persons. The text amendment will not interfere with this requirement. Goal 11 also limits the extension of public services outside of urban growth boundaries when the purpose for doing so is to stimulate urban development outside of urban growth boundaries. The text amendment will allow limited extension of low-intensity utility lines in the DDNC-DA management unit; however, no urban development is permitted in this location. Therefore, the text amendment will not stimulate urban development in the DDNC-DA management unit. The County should find that the text amendment is consistent with Goal 11.

Goal 12: Transportation.

To provide and encourage a safe, convenient and economic transportation system.

RESPONSE: The text amendment does not involve or affect transportation. The proposed amendment would permit low-intensity utilities in the Deep Draft Navigation

Channel; however, they could only be located below ground. As a result, they would not interfere with navigation in the channel. For these reasons, the County should find that Goal 12 is not applicable to the text amendment.

Goal 13: Energy Conservation.

To conserve energy.

RESPONSE: The text amendment will facilitate energy conservation by allowing underground low-intensity utilities to locate in the Deep Draft Navigation Channel, which will provide for more direct routing of utility lines and delivery of utility services than can occur under existing conditions. The County should find that the text amendment is consistent with Goal 13.

Goal 14: Urbanization.

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

RESPONSE: The text amendment will not affect the location of any urban growth boundary or the location of urban population and urban employment inside urban growth boundaries. The text amendment will ensure efficient use of land and provide for livable communities because it will allow underground low-intensity utilities a more direct route across the estuary than can occur under existing conditions. The County should find that the text amendment is consistent with Goal 14.

Goal 15: Willamette River Greenway.

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

RESPONSE: Goal 15 only applies to lands along the Willamette River. The DDNC-DA district is not located along the Willamette River or in the Willamette River Greenway. Approval of the text amendment will not impact the Willamette River or the Willamette River Greenway. Therefore, the County should find that Goal 15 is not applicable to the text amendment.

Goal 16: Estuarine Resources.

To recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands; and to protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon's estuaries.

RESPONSE: Goal 16 requires that local governments divide all estuaries into, at a minimum, Natural, Conservation, and Development management units. The CBEMP complies with Goal 16 by creating and maintaining three “Aquatic Management Units” and seven “Shoreland Management Units” including the baseline Natural, Conservation, and Development management units that Goal 16 requires. The DDNC-DA zone is a “development aquatic” management unit. Goal 16 allows in development management units “pipelines, cables, and utility crossings, including incidental dredging necessary for their installation,” where such uses are “consistent with the purposes of” the development management unit and “adjacent shorelands designated especially suited for water-dependent uses or designated for waterfront redevelopment, water-related and nondependent, nonrelated uses not requiring dredge or fill.” The text amendment that this Application seeks would allow underground low-intensity utilities. This allowance is consistent with the purposes of the Goal 16 development management unit because its underground character does not interfere with the use of development management units for navigation and water-dependent uses. Therefore, the text amendment that this Application seeks is consistent with Goal 16.

Goal 17: Coastal Shorelands.

To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon’s coastal shorelands.

RESPONSE: Goal 17 regulates coastal shorelands. The DDNC-DA district does not include any designated coastal shorelands. Therefore, the County should find that Goal 17 is not applicable to the text amendment.

Goal 18: Beaches and Dunes.

**To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and
To reduce the hazard to human life and property from natural or man-induced actions associated with these areas.**

RESPONSE: Goal 18 concerns beaches and dunes. The DDNC-DA district does not include any designated beaches or dunes. Moreover, the proposed amendment will not impact any designated beaches or dunes. Thus, the County should find that Goal 18 is not applicable to the text amendment.

Goal 19: Ocean Resources.

To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.

RESPONSE: Goal 19 calls for the conservation of ocean resources. The DDNC-DA district does not include any ocean resources, and the proposed amendment will not affect ocean resources. Therefore, the County should find that Goal 19 is not applicable to the text amendment.

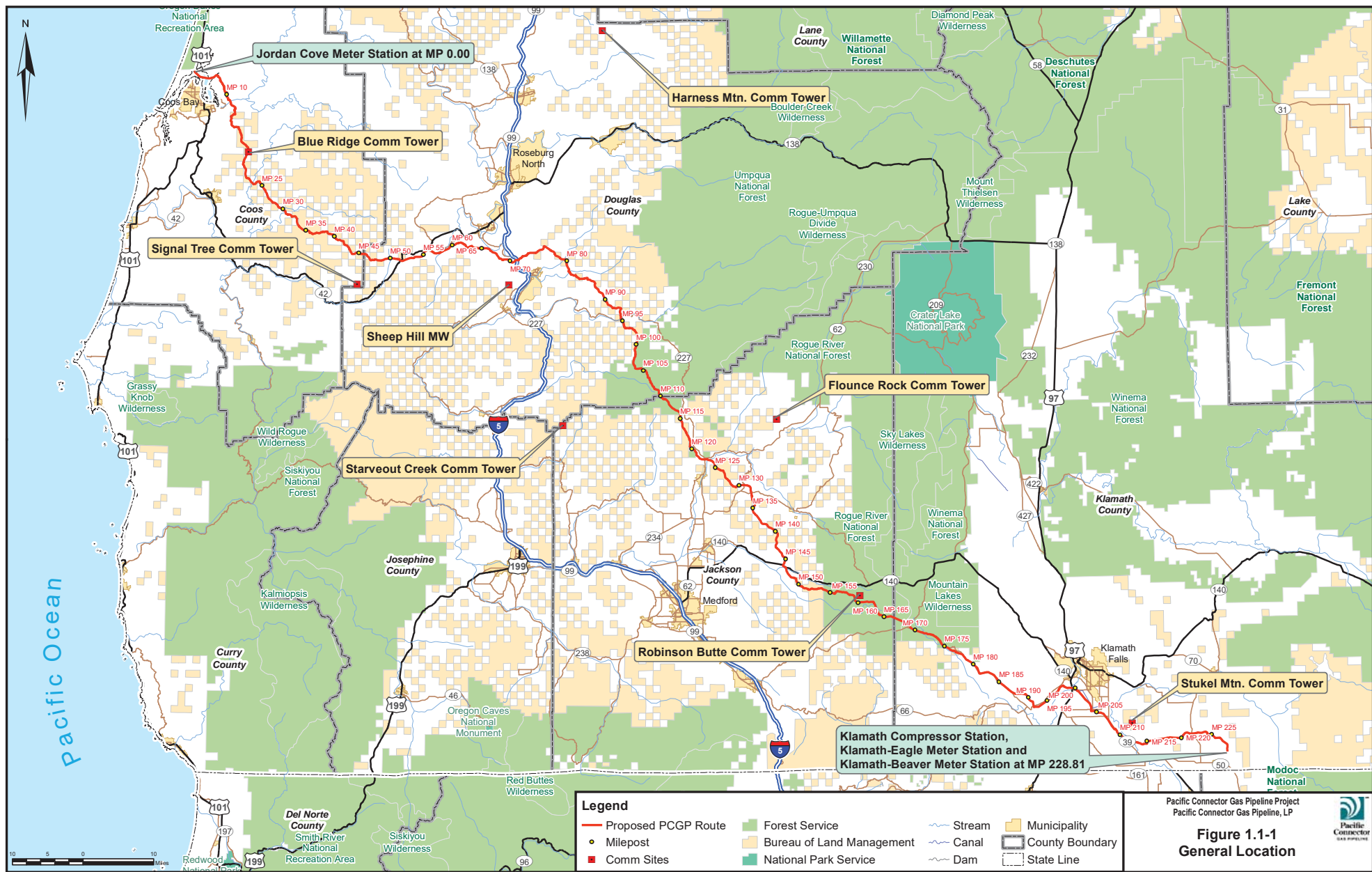
For the above reasons, the County should approve the text amendment to allow subsurface low-intensity utilities in the DDNC-DA district, subject to general conditions.

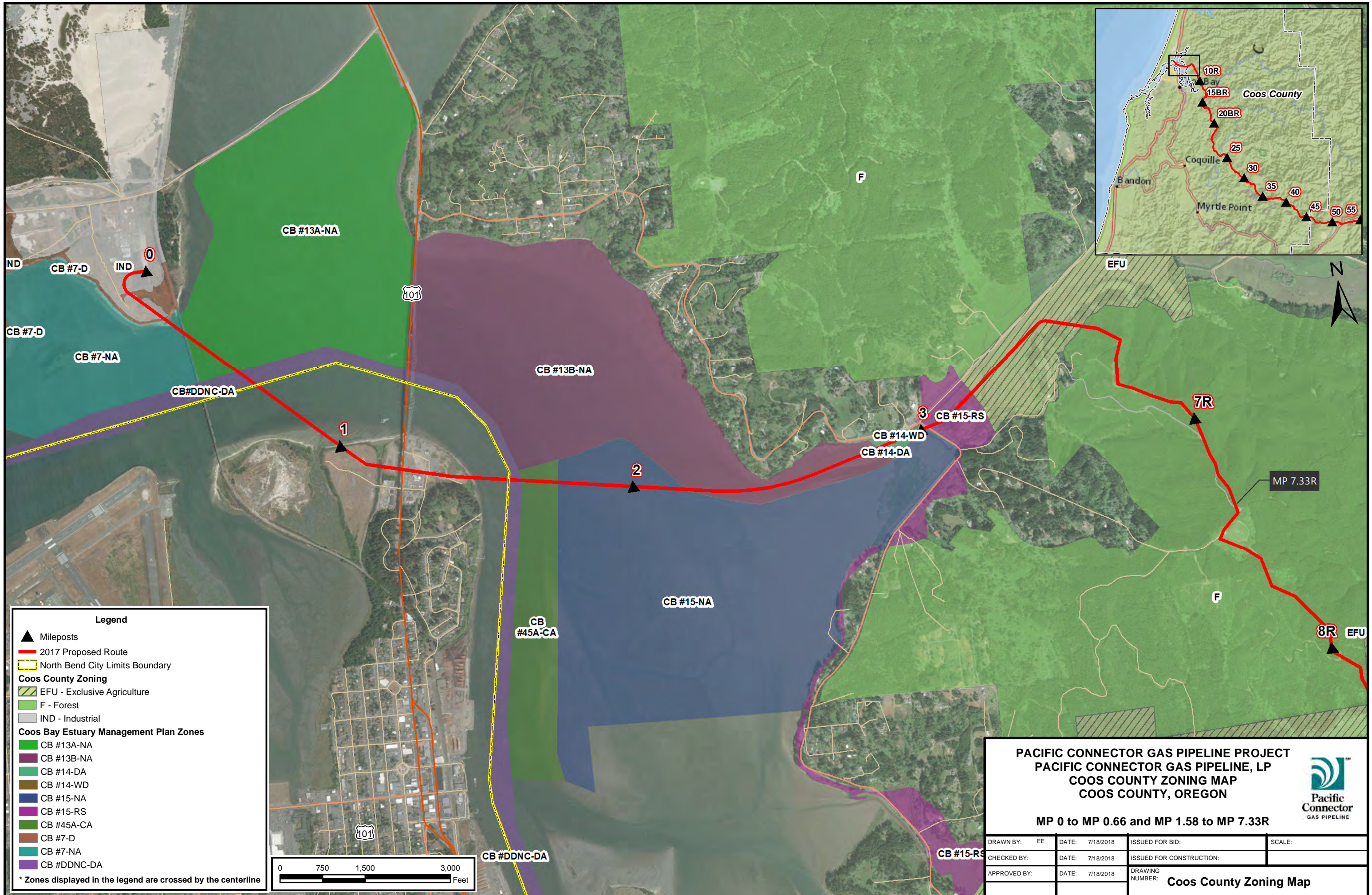
VII. Proposed Conditions of Approval.

To ensure compliance with applicable standards, Applicant will submit proposed conditions of approval to the County before the public hearing for the Application.

VIII. Conclusion.

Based upon the above explanation and the enclosed evidence, the County should approve Applicant's requests to: (1) amend the CCZLDO to allow "subsurface low-intensity" utilities as a permitted use, subject to general conditions in the DDNC-DA district; (2) approve a conditional use permit to authorize the Pipeline in the Forest zoning district; (3) determinations that the Pipeline complies with applicable development standards in the Industrial, Exclusive Farm Use, 7-D, 7-NA, 13A-NA, DDNC-DA, 45A-CA, 15-NA, 13B-NA, 14-DA, 14-WD, and 15-RS CBEMP districts; and (4) approve a floodplain development permit to allow grading and installation of the Pipeline in the Balance of County, all as proposed in the Early Works Alignment.

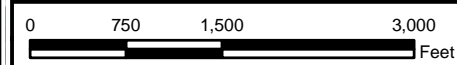




Legend

- ▲ Mileposts
- 2017 Proposed Route
- - - North Bend City Limits Boundary
- Coos County Zoning**
- EFU - Exclusive Agriculture
- F - Forest
- IND - Industrial
- Coos Bay Estuary Management Plan Zones**
- CB #13A-NA
- CB #13B-NA
- CB #14-DA
- CB #14-WD
- CB #15-NA
- CB #15-RS
- CB #45A-CA
- CB #7-D
- CB #7-NA
- CB #DDNC-DA

* Zones displayed in the legend are crossed by the centerline



PACIFIC CONNECTOR GAS PIPELINE PROJECT
PACIFIC CONNECTOR GAS PIPELINE, LP
COOS COUNTY ZONING MAP
COOS COUNTY, OREGON

MP 0 to MP 0.66 and MP 1.58 to MP 7.33R

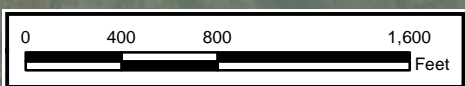
DRAWN BY: EE	DATE: 7/18/2018	ISSUED FOR BID:	SCALE:
CHECKED BY:	DATE: 7/18/2018	ISSUED FOR CONSTRUCTION:	
APPROVED BY:	DATE: 7/18/2018	DRAWING NUMBER:	Coos County Zoning Map

Coos County (MPs 0 to 0.66 and 1.58 to 7.33)			
Parcel Number	Landowner	Zoning	Land Use
25S13W03TL0020000	FORT CHICAGO HOLDINGS II U.S., LLC	CB #7-D, CB #7-NA, IND	Bays and Estuaries, Industrial, Nonforested Wetlands
	OREGON INTERNATIONAL PORT OF COOS BAY	CB #7-NA	Bays and Estuaries
	DSL (DEPT. OF STATE LANDS)	#48A-CA, CB #13A-NA, CB #13B-NA, CB #14-DA, CB #15-NA, CB #7-NA, CB #DDNC-DA	Bays and Estuaries
	DSL (DEPT. OF STATE LANDS)	CB #45A-CA, CB #DDNC-DA	Bays and Estuaries
25S13W11ATL0030000	DSL (DEPT. OF STATE LANDS)	CB #13B-NA, CB #15-NA, CB #45A-CA	Bays and Estuaries
25S13W11ATL0060000	COOS COUNTY	CB #15-NA	Bays and Estuaries
25S13W11ATL0070000	COOS COUNTY	CB #15-NA	Bays and Estuaries
25S13W11BTL0050000	COOS COUNTY	CB #13B-NA, CB #15-NA, CB #45A-CA	Bays and Estuaries
25S13W01DTL0040000	FORT CHICAGO HOLDINGS II U.S., LLC	CB #15-RS, EFU	Cropland and Pasture, Mixed Forest Land, Regenerating Evergreen Forest Land, Streams and Canals
	COOS COUNTY	CB #14-DA, CB #15-NA, CB #15-RS	Bays and Estuaries, Cropland and Pasture, Nonforested Wetlands, Streams and Canals, Trans, Comm, Utilities Corridors
25S13W12ATL0010000	FORT CHICAGO HOLDINGS II US LLC	CB #15-NA, CB #15-RS, EFU	Bays and Estuaries, Trans, Comm, Utilities Corridors, Cropland and Pasture, Nonforested Wetlands, Streams and Canals, Forested Wetland
25S13W12BTL0230000	GOULD , BRIAN D. and MOLLY M.	CB #13B-NA, CB #14-DA, CB #14-WD	Bays and Estuaries
25S13W12BTL0250000	COOS COUNTY	CB #13B-NA	Bays and Estuaries
25S13W12BTL0240000	COOS COUNTY	CB #13B-NA	Bays and Estuaries
25S13W12ATL0060000	GOULD , BRIAN D. and GOULD	CB #14-DA, CB #14-WD, CB #15-RS	Bays and Estuaries, Cropland and Pasture, Nonforested Wetlands, Streams and Canals
25S12W06CTL0010000	FORT CHICAGO HOLDINGS II U.S., LLC	EFU, F	Cropland and Pasture, Forested Wetland, Mixed Forest Land, Nonforested Wetlands, Streams and Canals
25S12W06CTL0060100	LONE ROCK TIMBER INVESTMENTS I, LLC	EFU, F	Cropland and Pasture, Forested Wetland, Mixed Forest Land, Nonforested Wetlands, Regenerating Evergreen Forest Land, Trans, Comm, Utilities Corridors
25S12W07TL0050000	LONE ROCK TIMBER INVESTMENTS I, LLC	EFU, F	Mixed Forest Land, Regenerating Evergreen Forest Land, Trans, Comm, Utilities Corridors
25S12W07TL0040000	LONE ROCK TIMBER INVESTMENTS I, LLC	F	Regenerating Evergreen Forest Land, Trans, Comm, Utilities Corridors
25S12W07TL0130000	LONE ROCK TIMBER INVESTMENTS I, LLC	F	Industrial, Regenerating Evergreen Forest Land, Trans, Comm, Utilities Corridors



Legend

- North Bend City Limits Boundary
- ▲ Mileposts
- 2017 Proposed Route
- Parcels

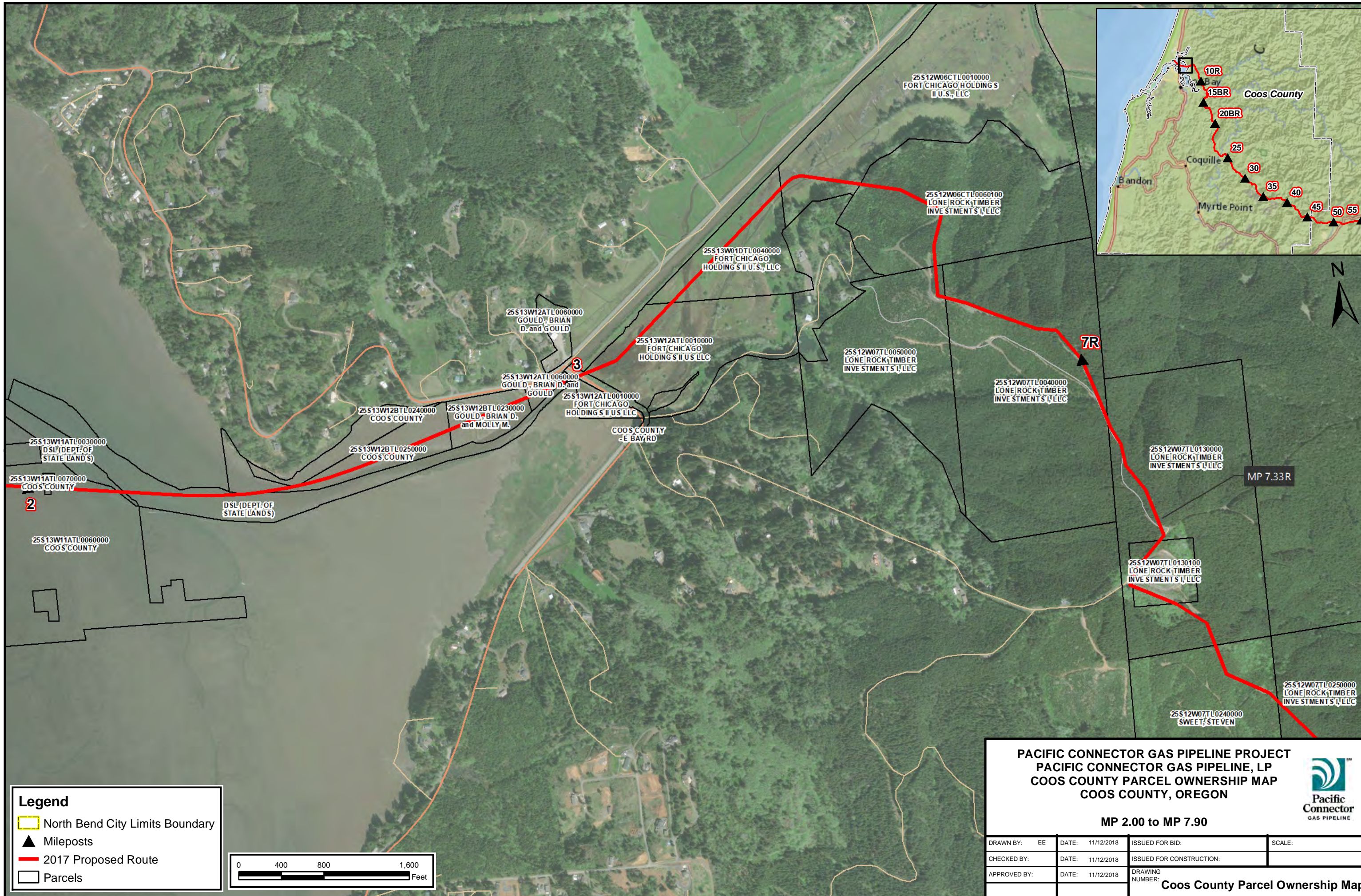


PACIFIC CONNECTOR GAS PIPELINE PROJECT
PACIFIC CONNECTOR GAS PIPELINE, LP
COOS COUNTY PARCEL OWNERSHIP MAP
COOS COUNTY, OREGON

MP 0 to MP 0.66 and MP 1.58 to MP 2.62

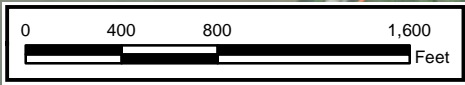
DRAWN BY: EE	DATE: 11/12/2018	ISSUED FOR BID:	SCALE:
CHECKED BY:	DATE: 11/12/2018	ISSUED FOR CONSTRUCTION:	
APPROVED BY:	DATE: 11/12/2018	DRAWING NUMBER:	

Coos County Parcel Ownership Map



Legend

- North Bend City Limits Boundary
- Mileposts
- 2017 Proposed Route
- Parcels

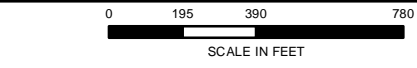


**PACIFIC CONNECTOR GAS PIPELINE PROJECT
PACIFIC CONNECTOR GAS PIPELINE, LP
COOS COUNTY PARCEL OWNERSHIP MAP
COOS COUNTY, OREGON**

MP 2.00 to MP 7.90

DRAWN BY: EE	DATE: 11/12/2018	ISSUED FOR BID:	SCALE:
CHECKED BY:	DATE: 11/12/2018	ISSUED FOR CONSTRUCTION:	
APPROVED BY:	DATE: 11/12/2018	DRAWING NUMBER:	

Coos County Parcel Ownership Map



- Access Road
- PAR / TAR
- Proposed Pipeline
- Temp. Extra Work Area
- Uncleared Storage Area
- Permanent Easement
- Property Line

Permanent Right-of-Way	=	0.000 ft ²		0.000 ac.
Temporary Extra Work Area	=	467,935.237 ft ²		10.742 ac.
Un-Cleared Storage Area	=	0.000 ft ²		0.000 ac.

REV 3
 REVISED DATE:
 4/27/2018

EXHIBIT "A"
 PACIFIC CONNECTOR GAS PIPELINE, LP



PROPERTY EXHIBIT
 FORT CHICAGO HOLDINGS II U.S., LLC
 APN: 309702

M.P. - TO M.P. -
 T-25 S, R-13 W S-4
 COOS COUNTY, OREGON

DWG: 3430.33-X-CO-009.000

TRACT: CO-009.000



bing

0 165 330 660

SCALE IN FEET

- Access Road
- PAR / TAR
- Proposed Pipeline
- Temp. Extra Work Area
- Uncleared Storage Area
- Permanent Easement
- Property Line

Permanent Right-of-Way	=	74,008.644 ft ²		1.699 ac.
Temporary Extra Work Area	=	204,712.345 ft ²		4.700 ac.
Un-Cleared Storage Area	=	0.000 ft ²		0.000 ac.



REV 4

REVISED DATE:
4/27/2018

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP

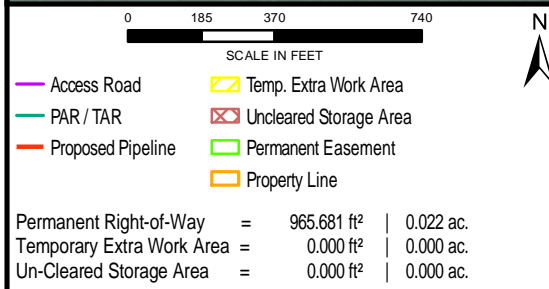


PROPERTY EXHIBIT
FORT CHICAGO HOLDINGS II U.S., LLC
APN: 309600

M.P. 0.00 TO M.P. 0.30
T-25 S, R-13 W S-3
COOS COUNTY, OREGON

DWG: 3430.33-X-CO-010.000

TRACT: CO-010.000



REV 1
 REVISED DATE:
 9/14/2018


DWG: 3430.33-X-CO-010.002

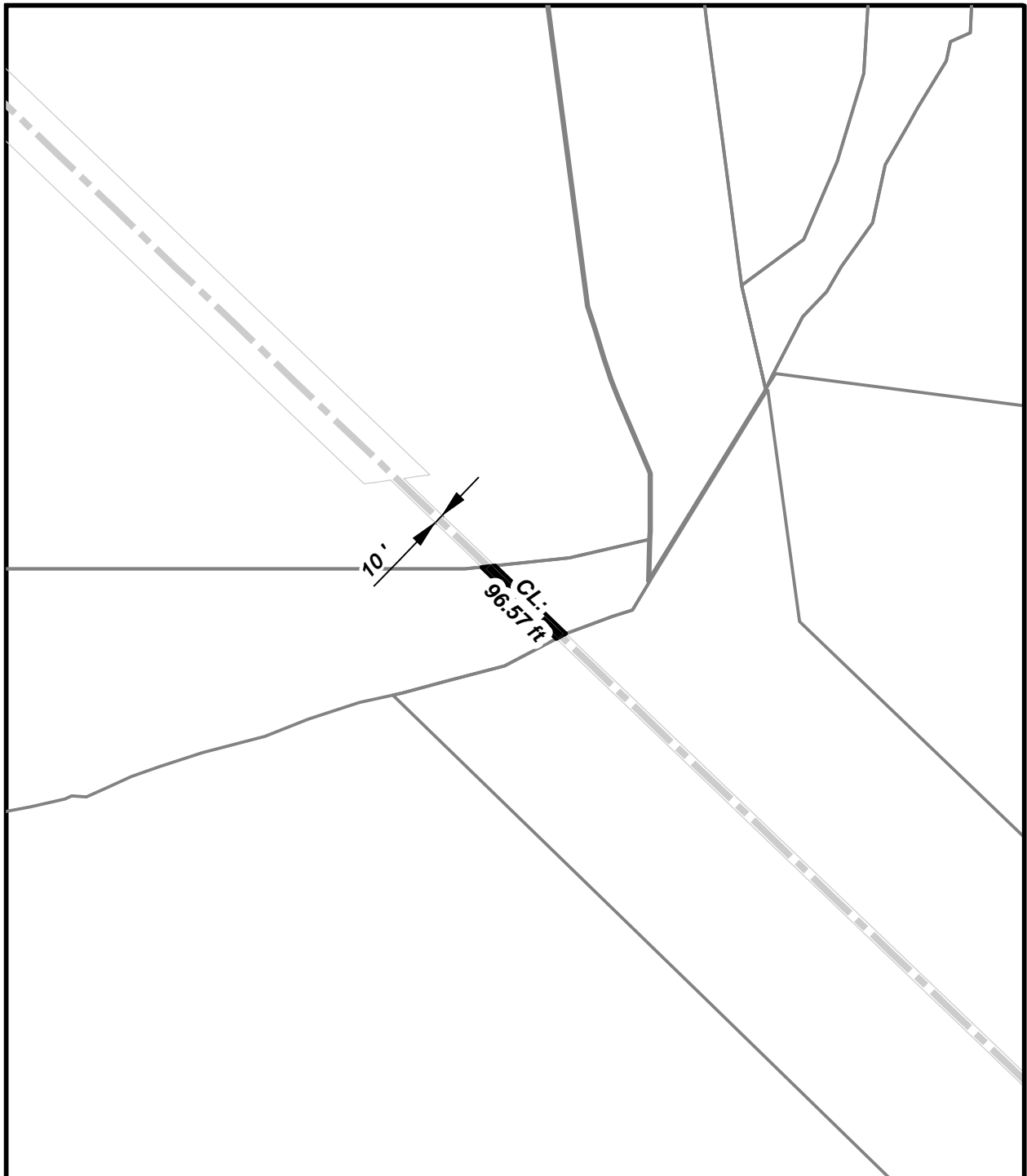
EXHIBIT "A"
 PACIFIC CONNECTOR GAS PIPELINE, LP

PROPERTY EXHIBIT
 OREGON INTERNATIONAL PORT OF COOS BAY
 APN: Tidelands

M.P. 0.30 TO M.P. 0.32
 T-25, R-13, S-3
 COOS COUNTY, OREGON

TRACT: CO-010.002





Source: P:\PCGP_JCL\Map\LandOwner\MXD\BIV-010.002.mxd - DDP Index - 5

Length of Pipeline this Tract: 96.57 ft

Legend

- Proposed Pipeline
- Permanent Easement = 965.681 ft² | 0.022 ac.
- Temporary Extra Work Area = 0.000 ft² | 0.000 ac.
- Uncleared Storage Area = 0.000 ft² | 0.000 ac.
- Property Line

REV	REVISED DATE:
1	9/14/2018

DWG: 3430.33-X-CO-010.002 (1 of 1)

EXHIBIT "A"

PACIFIC CONNECTOR GAS PIPELINE, LP


PROPERTY EXHIBIT
OREGON INTERNATIONAL PORT OF COOS BAY
APN: Tidelands

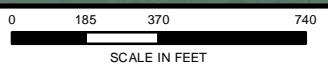
M.P. 0.30 TO M.P. 0.32
T-25, R-13, Sec 3
COOS COUNTY, OREGON

TRACT: CO-010.002

Disclaimer: The pipeline alignment shown is based on a line survey conducted by the project if permission to survey the property was granted by the landowner. The property boundary information was obtained from County tax maps. Because this exhibit is not based on a property survey the actual right-of-way and workspace areas may vary slightly from what is shown.



Length of Existing Access Road(s) Requiring Temporary Easement  **0.00'**



REV **1**

REVISED DATE:
9/14/2018

EXHIBIT "A"
 PACIFIC CONNECTOR GAS PIPELINE, LP
 ACCESS ROAD EXHIBIT - CO-010.002
 OREGON INTERNATIONAL PORT OF COOS BAY
 APN: Tidelands



T-25, R-13, Section 3
 COOS COUNTY, OREGON

DWG: CO-010.002 - AR

TRACT: CO-010.002

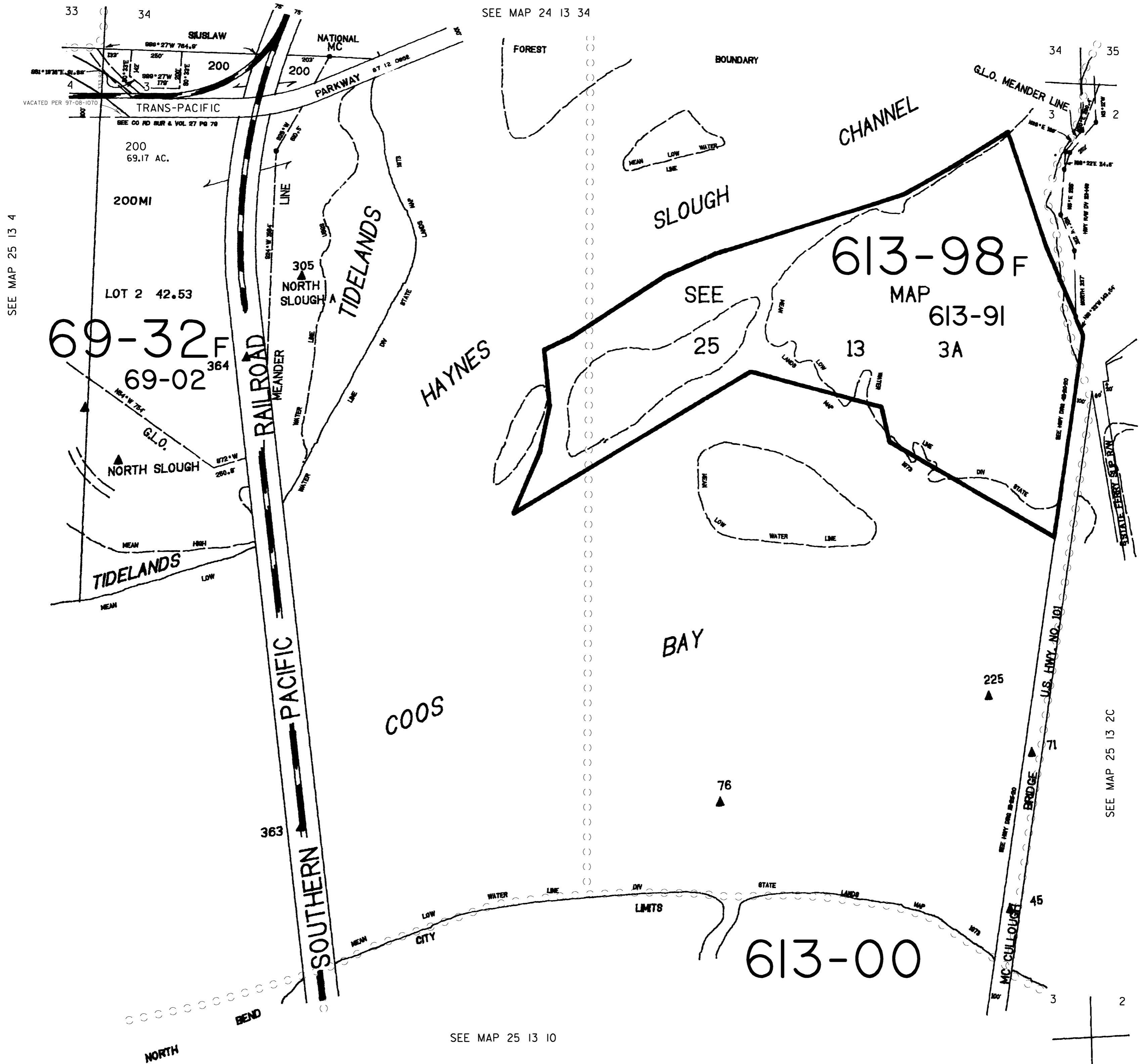
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 3 T.25S. R.13W. W.M.
COOS COUNTY

1" = 400'

25 13 3
& INDEX

CANCELLED
200A1
200A2
100
100MI
201L
201A2

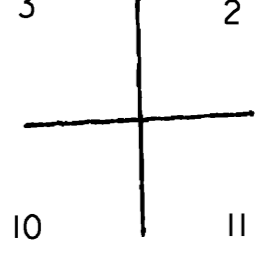


SEE MAP 25 13 4

SEE MAP 25 13 2B

SEE MAP 25 13 2C

SEE MAP 25 13 10



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

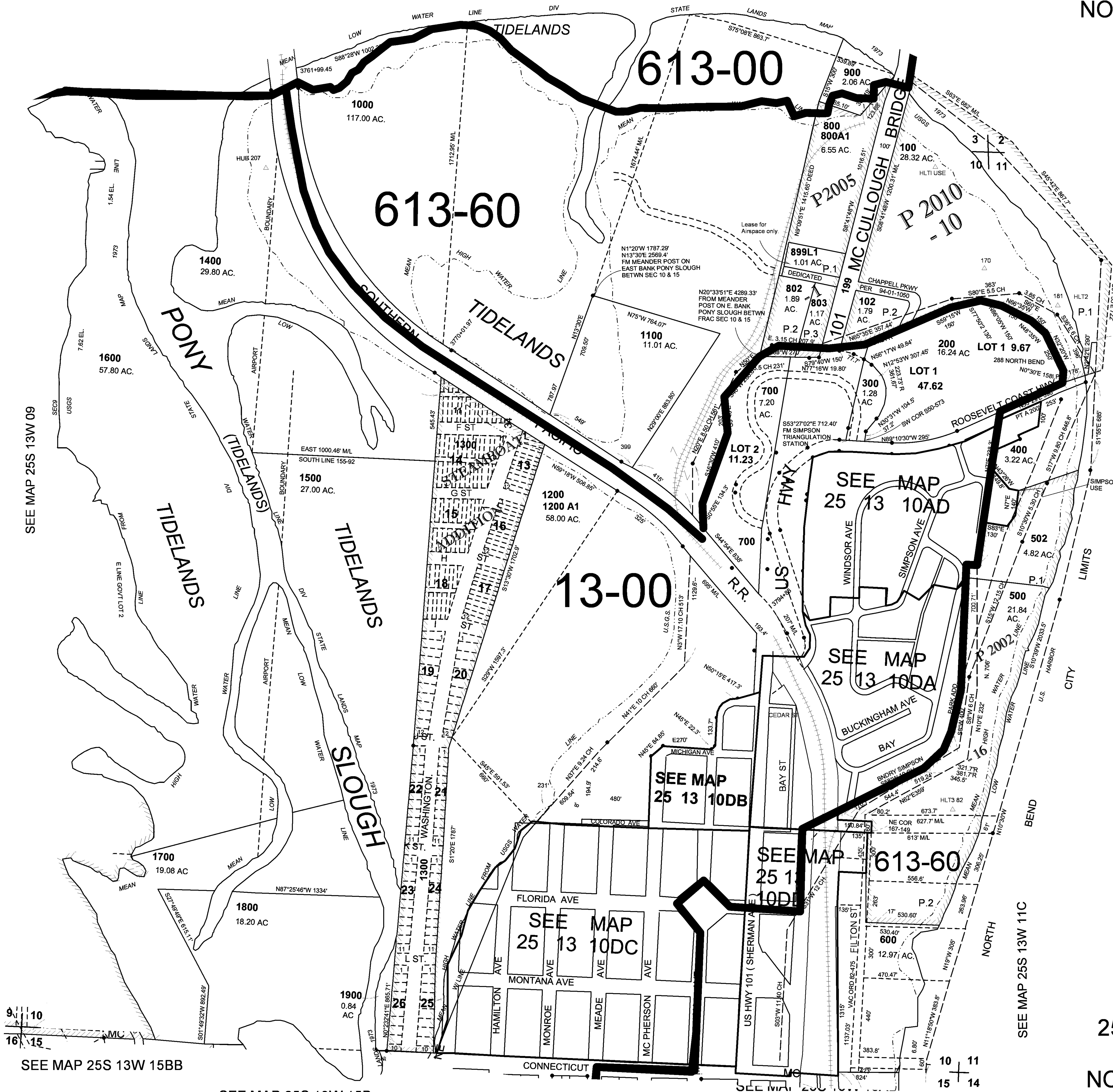
SECTION 10 T25S R13W W.M COOS COUNTY

1" = 400' SEE MAP 25S 13W 03

25S 13W 10 INDEX NORTH BEND

CANCELLED NO.

- 401
- 1600A1
- 501
- 199A1
- 100A1
- 101
- 801
- 402
- 100A2



SEE MAP 25S 13W 11B

SEE MAP 25S 13W 09

SEE MAP 25S 13W 15BB

SEE MAP 25S 13W 15B

SEE MAP 25S 13W 15BA

SEE MAP 25S 13W 15AA

SEE MAP 25S 13W 11C

12-30-2010

25S 13W 10 INDEX NORTH BEND

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

NE1/4 SEC. II T.25S. R.13W. W.M.
COOS COUNTY

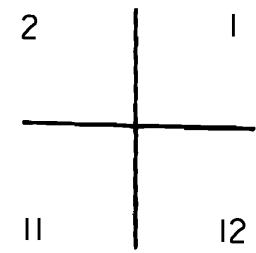
25 13 11A

1" = 200'

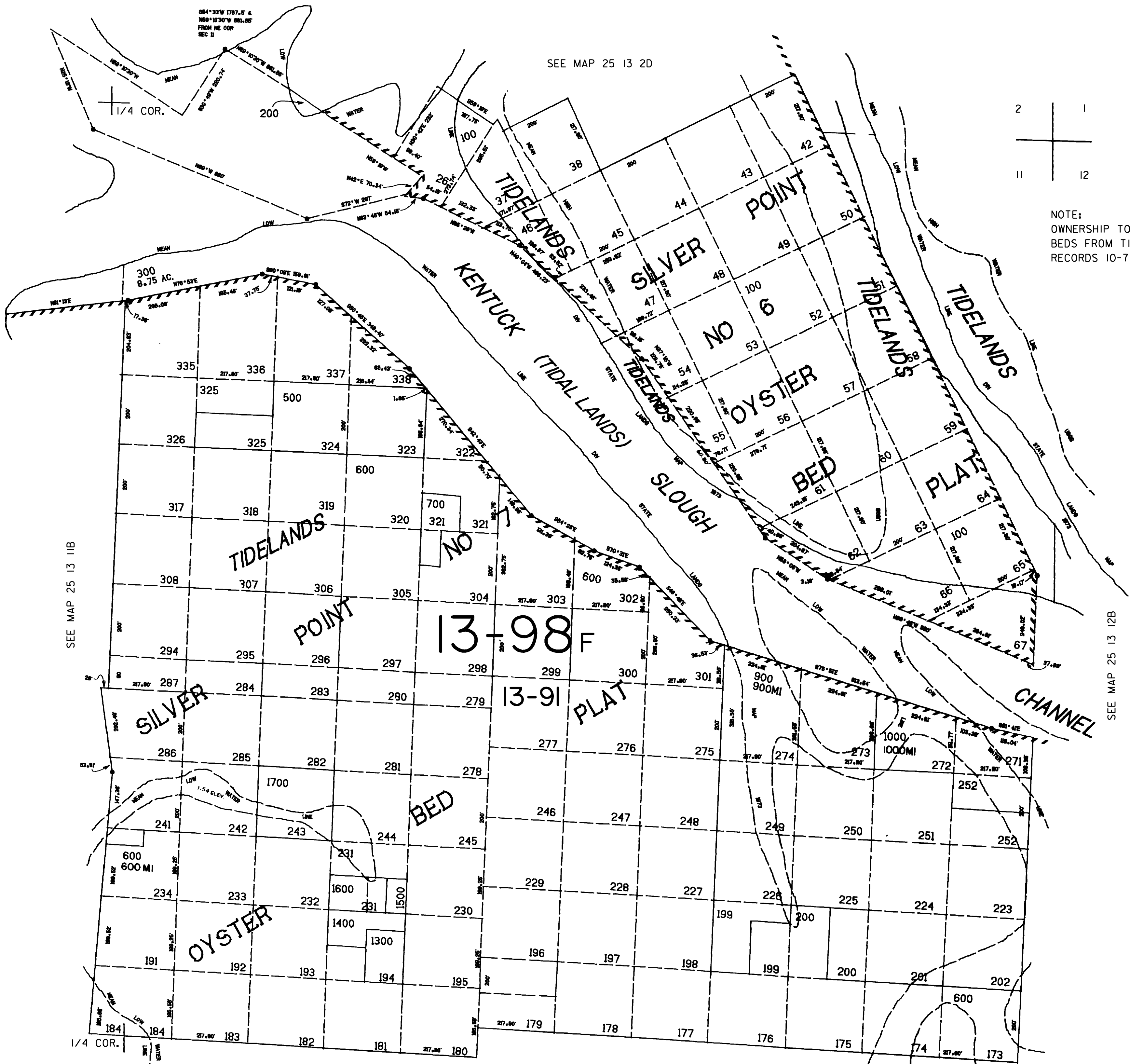
CANCELLED

- 400
- 800
- 1200
- 1800
- 1100

SEE MAP 25 13 2D



NOTE:
OWNERSHIP TO OYSTER
BEDS FROM TITLE CO.
RECORDS 10-77



SEE MAP 25 13 11B

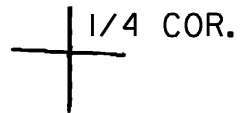
SEE MAP 25 13 12B

13-98 F

13-91 PLAT

\$DATE\$

SEE MAP 25 13 11D



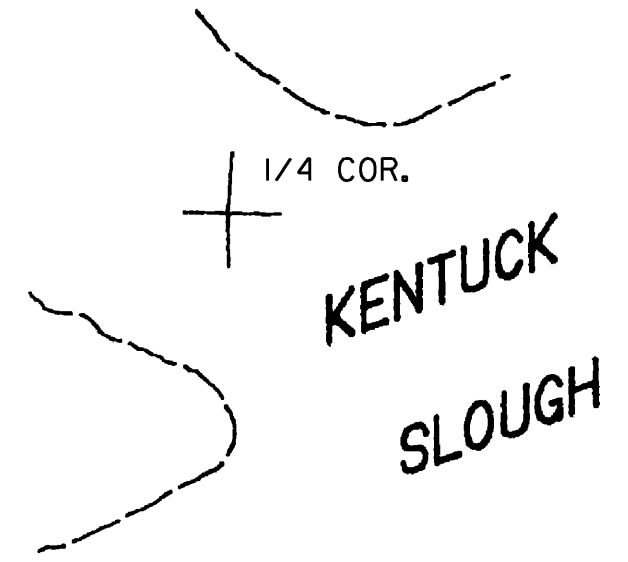
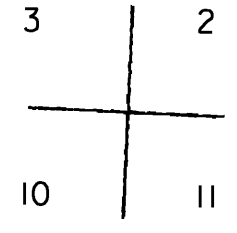
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

NW1/4 SEC. II T.25S. R.13W. W.M.
COOS COUNTY

1" = 200'

25 13 IIB

CANCELLED
100
200
300
600
700

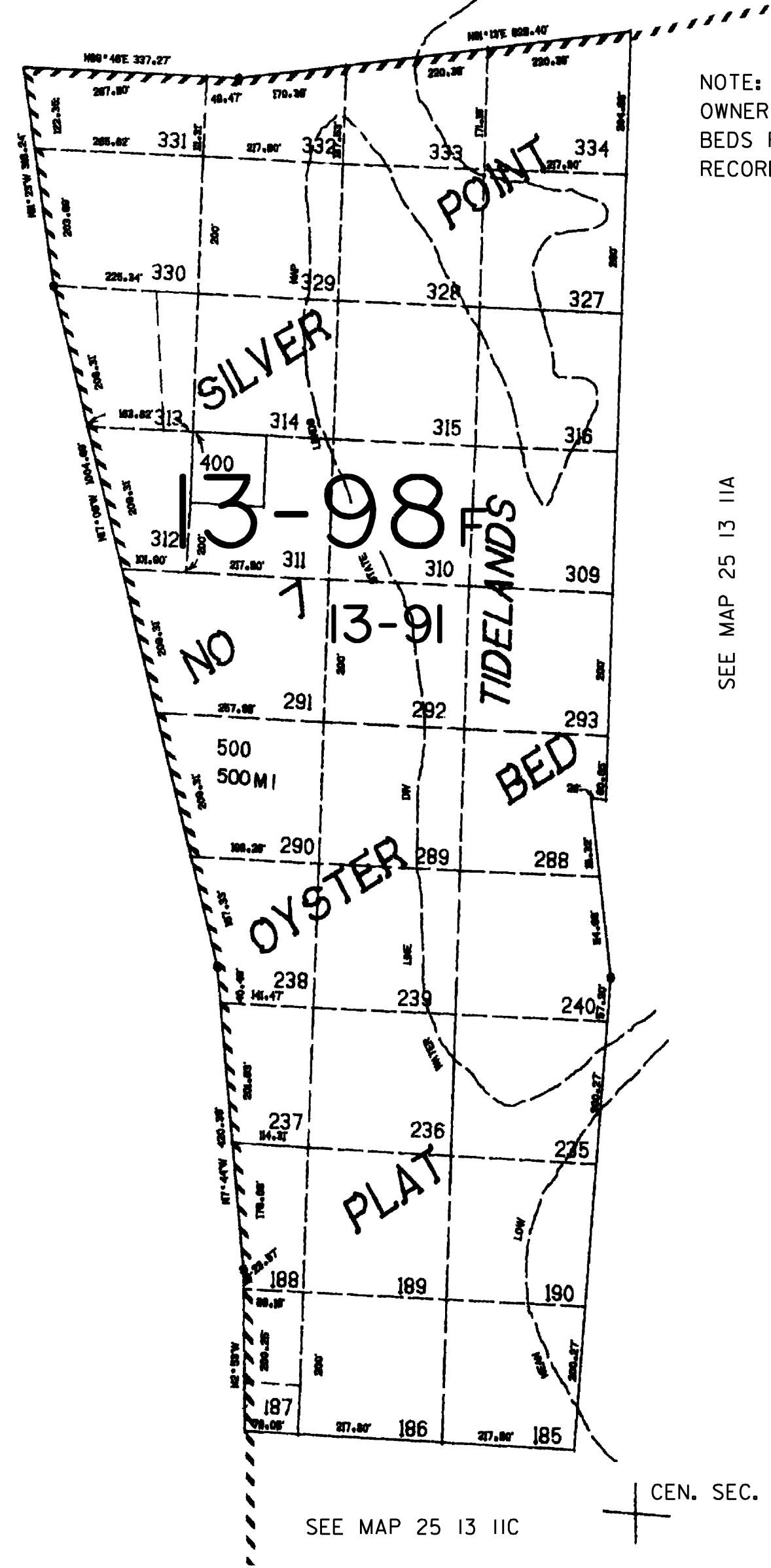


SEE MAP 25 13 II

BAY

SEE MAP 25 13 II

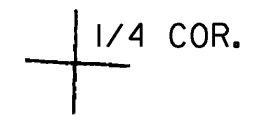
COOS



NOTE:
OWNERSHIP TO OYSTER
BEDS FROM TITLE CO.
RECORDS 10/77

SEE MAP 25 13 IIA

SEE MAP 25 13 IIC



\$DATE\$

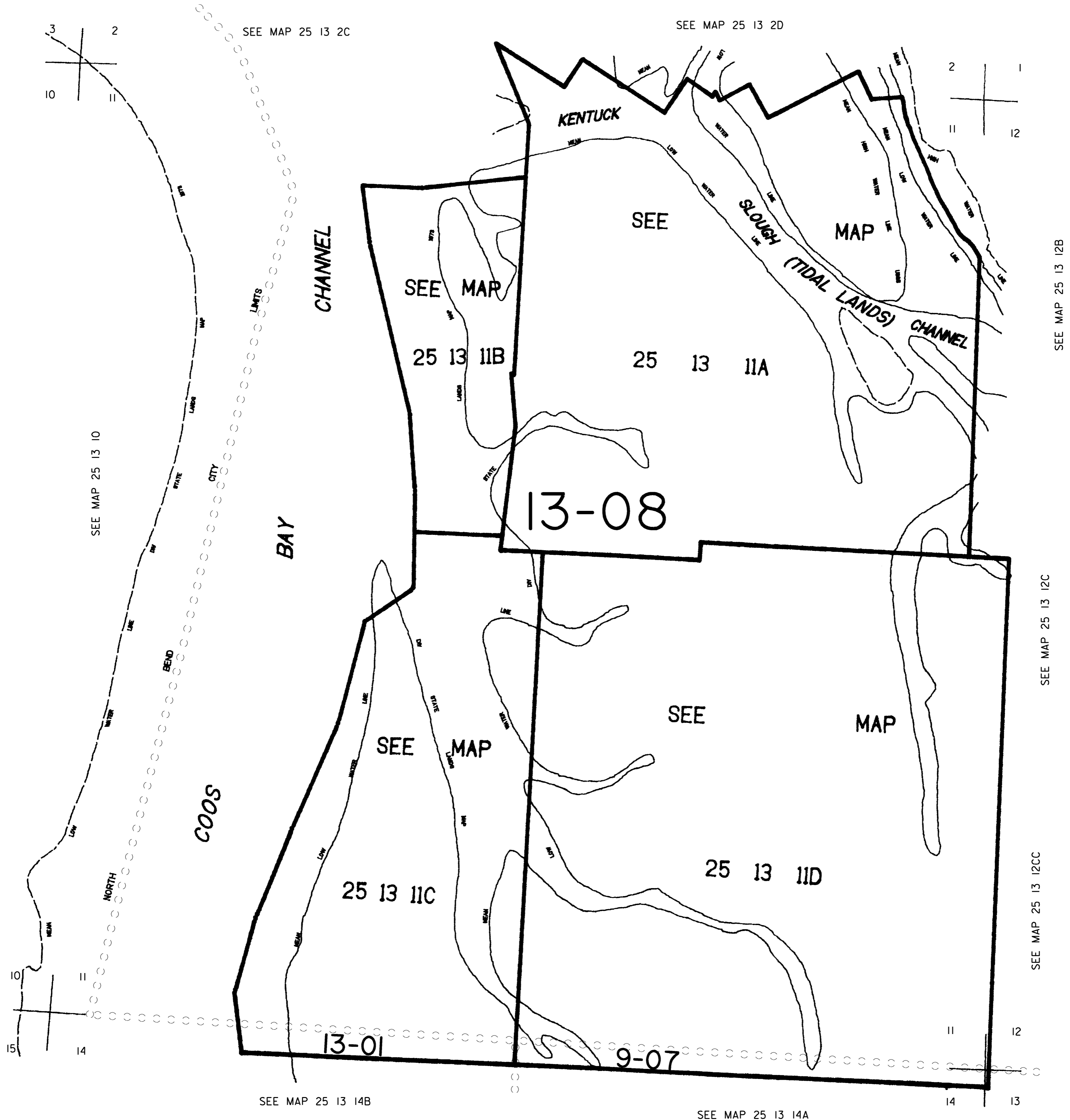
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION II T.25S. R.13W. W.M.
COOS COUNTY

1" = 400'

25 13 11
& INDEX
EASTSIDE

CANCELLED



SEE MAP 25 13 12B

SEE MAP 25 13 12C

SEE MAP 25 13 12CC

\$DATE\$

25 13 11
& INDEX
EASTSIDE
Page 10 of 207

NE1/4 SEC. 12 T25S R13W W.M.
COOS COUNTY

25S 13W 12A
& INDEX

SEE MAP 25S 13W 01D

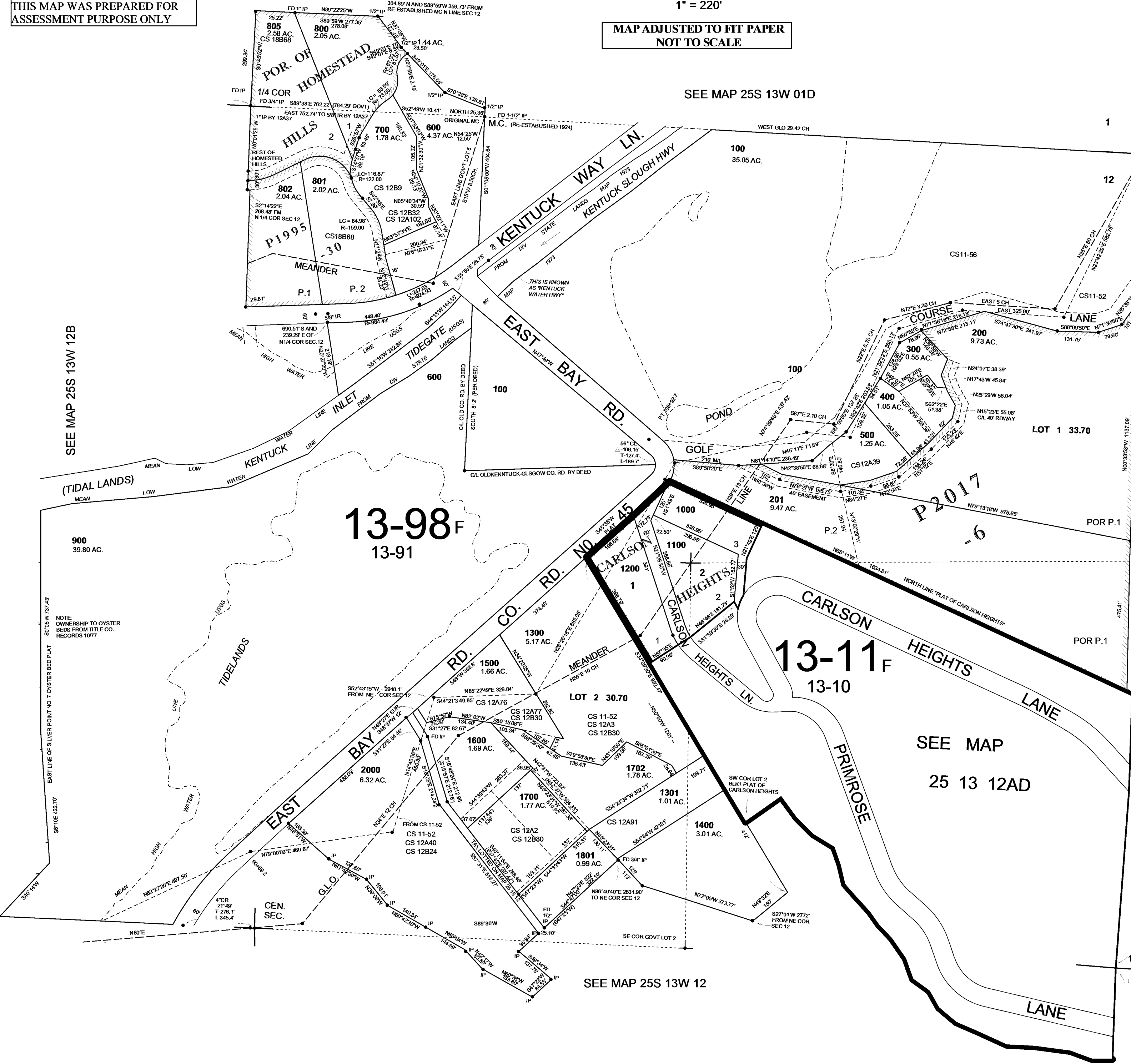
1" = 220'

MAP ADJUSTED TO FIT PAPER
NOT TO SCALE

CANCELLED NO.

- 803
- 804
- 1800
- 701
- 1302
- 1303
- 1701
- 1900
- 101
- 202

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



SEE MAP 25S 13W 12B

SEE MAP 25S 13W 01D

SEE MAP 25S 12W 07

SEE MAP
25 13 12AD

SEE MAP 25S 13W 12

08-29-2018

25S 13W 12A
& INDEX

NW1/4 SEC.12 T25S R13W W.M.
COOS COUNTY

25S 13W 12B

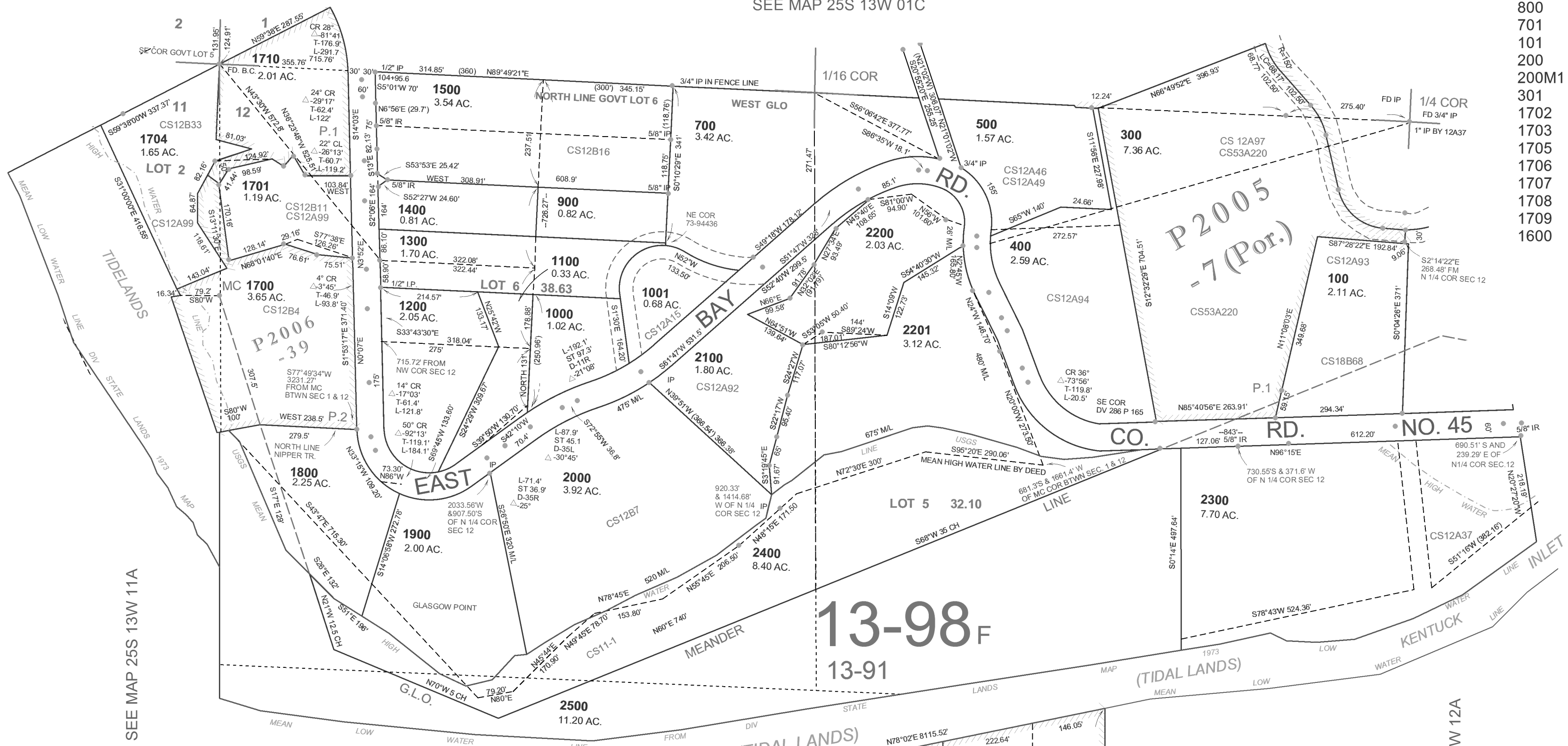
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 200'

SEE MAP 25S 13W 01C

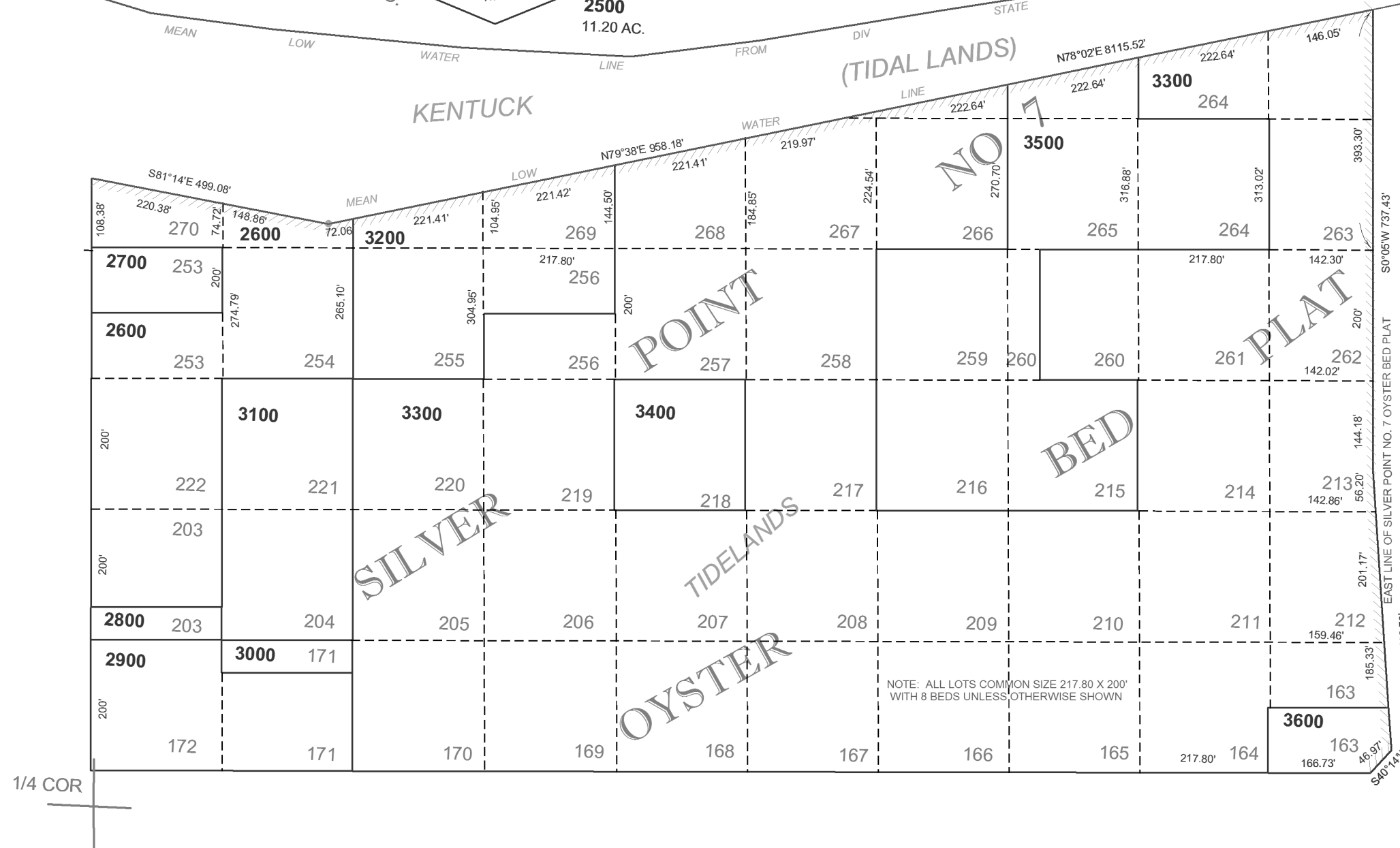
CANCELLED NO.

- 600
- 800
- 701
- 101
- 200
- 200M1
- 301
- 1702
- 1703
- 1705
- 1706
- 1707
- 1708
- 1709
- 1600



SEE MAP 25S 13W 11A

SEE MAP 25S 13W 12A



NOTE: OWNERSHIP TO OYSTER BEDS FROM TITLE CO. RECORDS 1077

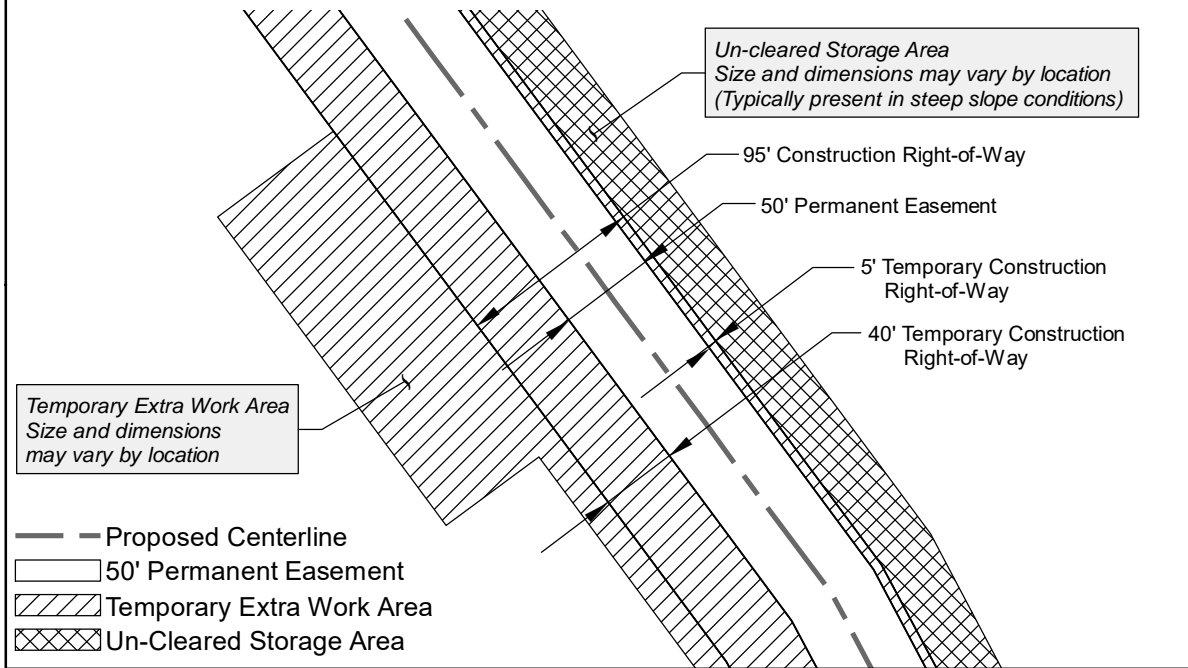
SEE MAP 25S 13W 12C

1/4 COR

8-9-2016

25S 13W 12B

TYPICAL RIGHT-OF-WAY CONFIGURATION
 (Right-of-Way may vary on specific landowner properties)



GENERAL NOTES:

Construction Right-of-Way: The area that will be used during construction to install the pipeline and provide a construction equipment travel lane – typically 95 feet wide. It will be cleared and graded. Following construction it will be recontoured as closely as possible to preconstruction conditions and revegetated.

Temporary Extra Work Area (TEWA): These areas usually abut the construction right-of-way and are used to temporarily store topsoil, spoil, and logs and provide parking and refueling areas for construction equipment. They will be cleared and graded. Following construction they will be recontoured as closely as possible to preconstruction conditions and revegetated.

Uncleared Storage Areas (UCSA): These areas abut the construction right-of-way and will be used to store forest slash, stumps and dead and downed log materials that will be scattered across the right-of-way after construction during restoration. These areas will NOT be cleared or graded.

Permanent Easement: The easement is used for long-term operations and maintenance of the pipeline and will be 50 feet wide.

Disclaimer:

The pipeline alignment shown is based on a line survey conducted by the project if permission to survey the property was granted by the landowner. The property boundary information was obtained from County tax maps. Because this exhibit is not based on a property survey the actual right-of-way and workspace areas may vary slightly from what is shown.

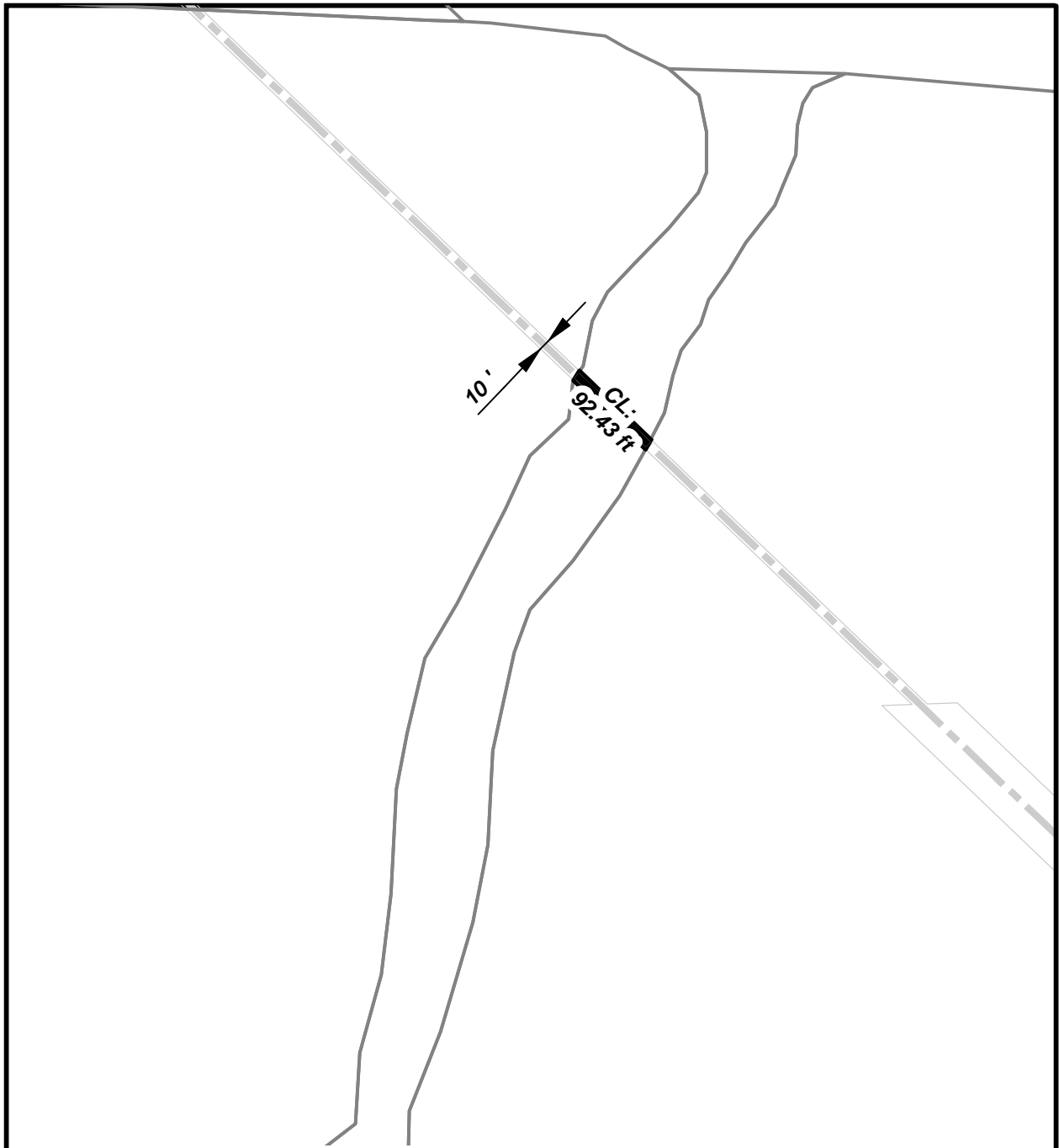
PROPERTY EXHIBIT

**TYPICAL RIGHT-OF-WAY CONFIGURATION
 and
 GENERAL NOTES**





<p>0 75 150 300</p> <p>SCALE IN FEET</p> <p> — Access Road — PAR / TAR — Proposed Pipeline Temp. Extra Work Area Uncleared Storage Area Permanent Easement Property Line </p> <p> Permanent Right-of-Way = 924.257 ft² 0.021 ac. Temporary Extra Work Area = 0.000 ft² 0.000 ac. Un-Cleared Storage Area = 0.000 ft² 0.000 ac. </p>	<p>N</p>	<p>REV 1</p> <p>REVISED DATE: 4/27/2018</p>	<p>EXHIBIT "A"</p> <p>PACIFIC CONNECTOR GAS PIPELINE, LP</p> <p>PROPERTY EXHIBIT DSL (DEPT. OF STATE LANDS) APN:</p> <p>M.P. 0.92 TO M.P. 0.93 T-- R-- S-- COOS COUNTY, OREGON</p>	
<p>DWG: 3430.33-X-CO-011.081</p>			<p>TRACT: CO-011.081</p>	

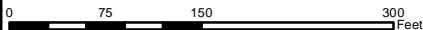


Disclaimer: The pipeline alignment shown is based on a line survey conducted by the project if permission to survey the property was granted by the landowner. The property boundary information was obtained from County tax maps. Because this exhibit is not based on a property survey the actual right-of-way and workspace areas may vary slightly from what is shown.

Length of Pipeline this Tract: 92.43 ft

Legend

- Proposed Pipeline
- Permanent Easement = 924.257 ft² | 0.021 ac.
- Temporary Extra Work Area = 0.000 ft² | 0.000 ac.
- Uncleared Storage Area = 0.000 ft² | 0.000 ac.
- Property Line



REV 1 REVISOR: 4/27/2018

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP



PROPERTY EXHIBIT
DSL (DEPT. OF STATE LANDS)
APN:


M.P. 0.92 TO M.P. 0.93
T-, R- Sec
COOS COUNTY, OREGON

DWG: 3430.33-X-CO-011.081 (1 of 1)

TRACT: CO-011.081

Source: P:\PCGP_JCL\Map\LandOwner\B\W.mxd - DDP Index - 6



Length of Existing Access Road(s) Requiring Temporary Easement  **0.00'**

0 75 150 300
SCALE IN FEET



REV
1

REVISED DATE:
4/27/2018

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP



ACCESS ROAD EXHIBIT - CO-011.081
DSL (DEPT. OF STATE LANDS)
APN:

T-, R - Section
COOS COUNTY, OREGON

DWG: CO-011.081 - AR

TRACT: CO-011.081

COOS County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2017

November 3, 2017 2:12:04 pm

Account # 7220500
 Map # 25S1311-A0-00600
 Code - Tax # 1391-7220500

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name COOS COUNTY

Deed Reference # 1993-100162 (SOURCE ID(T):
 93-07-1098)

Agent CLAUSEN OYSTERS

Sales Date/Price 06-26-1993 / \$0.00

In Care Of

Appraiser

Mailing Address 93488 PROMISE LN
 COOS BAY, OR 97420

Prop Class 005 MA SA NH Unit
 RMV Class 000 02 08 BOF 40815-1

Situs Address(s) Situs City

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
1391 Land		17,690		Land	0
Impr.		0		Impr.	0
Code Area Total	9,150	17,690	9,150		0
Grand Total	9,150	17,690	9,150		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1391	10	R			OYSTER BEDS	100	A	70.75	OBED	*	17,690
Grand Total											17,690

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
Grand Total										0

Code Area		Exemptions/Special Assessments/Potential Liability									
Type											
1391		NOTATION(S): ■ COOS COUNTY LESSOR ADDED 2001									

Comments: SILVER POINT #7 VARIOUS LOTS & ACCOUNTS

CO-011.083

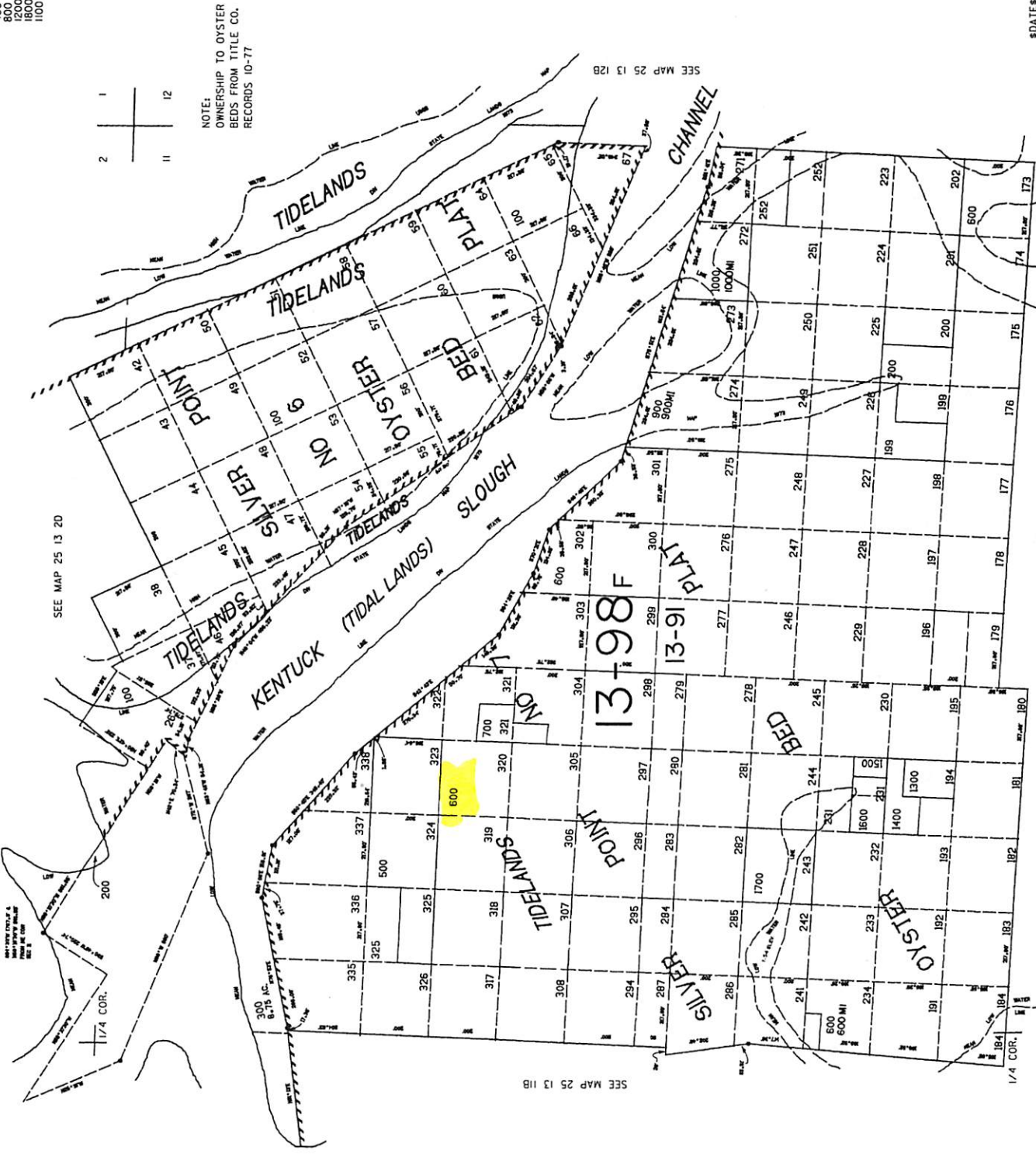
NE 1/4 SEC. 11 T.25S. R.13W. W.M.
COOS COUNTY

25 13 11A

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

CANCELLED
400
800
1200
1600
1100

1" = 200'



NOTE:
OWNERSHIP TO OYSTER
BEDS FROM TITLE CO.
RECORDS 10-77

SEE MAP 25 13 12B

SEE MAP 25 13 11B

SEE MAP 25 13 20

DATE*

25 13 11A

SEE MAP 25 13 11D






CO-011-083

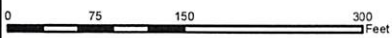


Disclaimer: The pipeline alignment shown is based on a line survey conducted by the project if permission to survey the property was granted by the landowner. The property boundary information was obtained from County tax maps. Because this exhibit is not based on a property survey the actual right-of-way and workspace areas may vary slightly from what is shown.

Length of Pipeline this Tract: 1516.68 ft

Legend

-  Proposed Pipeline
-  Permanent Easement = 15,166.682 ft² | 0.348 ac.
-  Temporary Extra Work Area = 0.000 ft² | 0.000 ac.
-  Uncleared Storage Area = 0.000 ft² | 0.000 ac.
-  Property Line



REV 2
REVISED DATE:
8/17/2018

EXHIBIT "A"

PACIFIC CONNECTOR GAS PIPELINE, LP



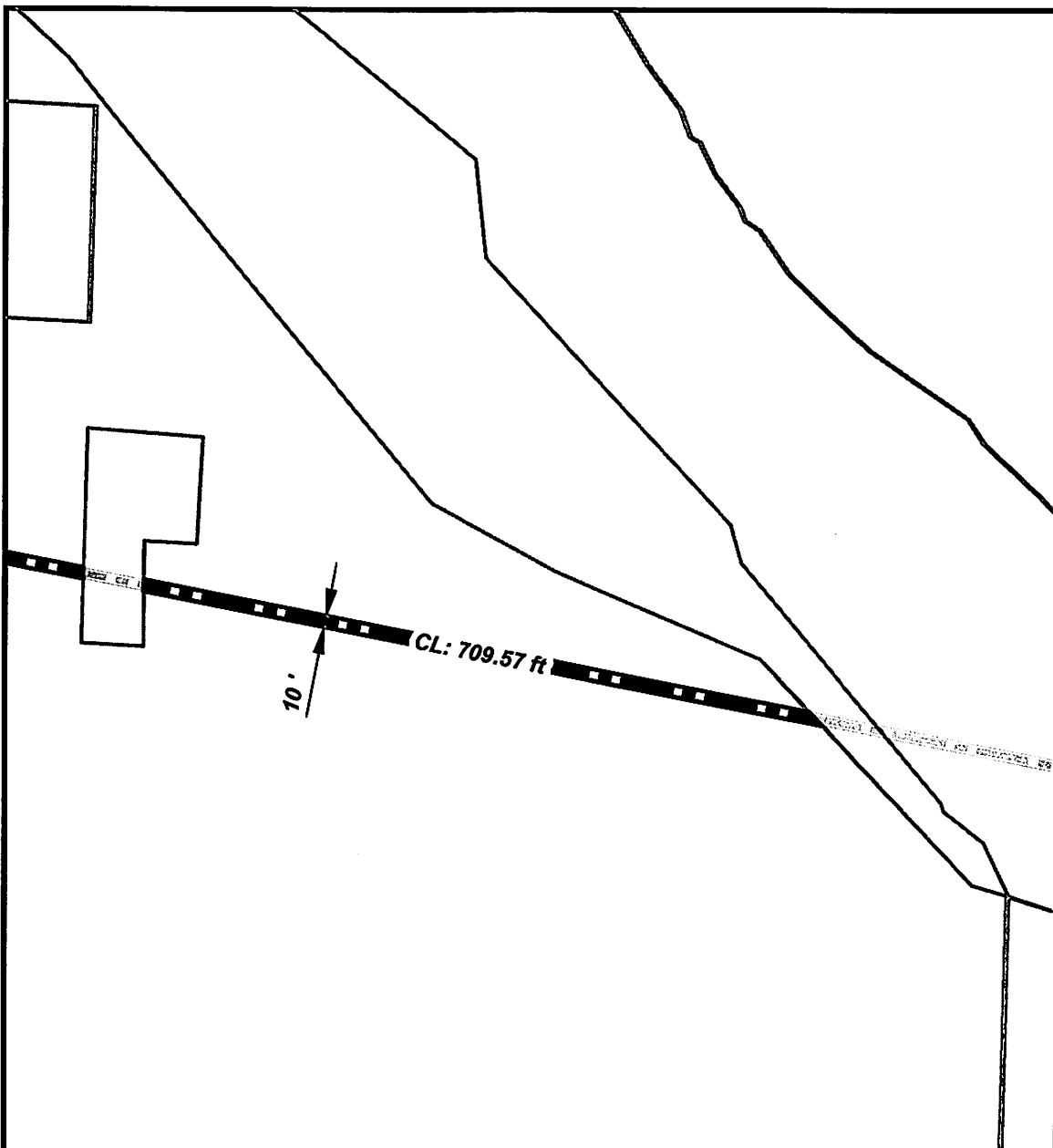
PROPERTY EXHIBIT
COOS COUNTY
APN: 7220500

M.P. 1.86 TO M.P. 2.03
COOS COUNTY, OREGON

DWG 343033-X-CO-011083 (1 of 2)

TRACT: CO-011.083

Source: P:\PCGP_C\UNAV\Map Lines\Over\UNPA\TENTED\B\UNPA\TENTED.mxd - DDP Index - 11

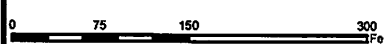


Disclaimer: The pipeline alignment shown is based on a line survey conducted by the project if permission to survey the property was granted by the landowner. The property boundary information was obtained from County tax maps. Because this exhibit is not based on a property survey the actual right-of-way and workspace areas may vary slightly from what is shown.

Length of Pipeline this Tract: 1516.68 ft

Legend

	Proposed Pipeline		
	Permanent Easement	= 15,166.682 ft ²	0.348 ac.
	Temporary Extra Work Area	= 0.000 ft ²	0.000 ac.
	Uncleared Storage Area	= 0.000 ft ²	0.000 ac.
	Property Line		



REV **2** REVISD DATE: 8/17/2018

EXHIBIT "A"

PACIFIC CONNECTOR GAS PIPELINE, LP



PROPERTY EXHIBIT
COOS COUNTY
APN: 7220500

M.P. 1.86 TO M.P. 2.03
COOS COUNTY, OREGON

DWG: 3430.33-X-CO-011.083 (2 of 2)

TRACT: CO-011.083

Source: E:\PROJECTS\3430.33-X-CO-011.083\TEMP\DRAWING\UNPUBLISHED.dwg - DDP Index - 12

STATE OF OREGON }
COUNTY OF COOS }

This indenture made this 30th day of April, 1959 by me,
Sheriff and Tax Collector of Coos County, State of Oregon, Witnesseth:

WHEREAS, Pursuant to a certain tax foreclosure proceeding commenced and prosecuted to final determination and to a Judgment and Decree of the Circuit Court made and entered on the 25th day of April, 1958, I did sell to Coos County, State of Oregon, certain real properties hereinafter described and did issue to said County a certificate of sale as evidence of the conveyance of such real properties to said County; and

WHEREAS, The sale of said real properties as aforesaid, was made subject to the right of redemption for a period of one year by any person having an interest therein at the date of the Judgment and Decree foreclosing the tax liens thereon, or by any heir or devisee of such person, or by any person holding a lien of record on any of said real properties or by any municipal corporation having a lien on any of said real properties by reason of special assessment for local improvements; and

WHEREAS, The one year period from the date of said Judgment and Decree expired on the 25th day of April, 1959 and the due notice of the Expiration of such redemption period was given in the manner and form required by law: and

WHEREAS, The several real properties hereinafter described have not been redeemed from said Judgment and Decree of tax foreclosure and such sale to the County and the right of redemption of such properties has forever terminated and expired:

NOW, THEREFORE, by virtue of the authority vested in me as Sheriff and Tax Collector of Coos County, State of Oregon, I hereby do grant, bargain, sell and convey unto Coos County, a body politic and corporate, and one of the duly organized counties of the State of Oregon, and unto its successors and assigns, all the right, title and interest in and to each of the several real properties described as follows:

<u>S.N.</u>	<u>DESCRIPTION</u>	<u>Sec</u>	<u>Twp</u>	<u>SR.WMM</u>
94	Tax Lot 5, SW $\frac{1}{4}$ NW $\frac{1}{4}$, Cont. 40 acres	2	23	12
631	Tax Lot 22, Contg. 3.96 acres	26	23	13
1206	Tax Lot 8, S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, Cont. 5 acres	3	24	12
1564-1	Tax Lot 4-1, N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, Contg. 5 acres	2	24	13
1717b	Tax Lot 34b, Undivided one-third Boathouse lot	14	24	13
1747	Tax Lot 6, SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, Cont. 10 acres	16	24	13
1773	Tax Lot 13, N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, Cont. 5 acres	22	24	13
1772	Tax Lot 12, S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, Cont. 5 acres	22	24	13
1814	Tax Lot 25, Contg. 20.50 acres	24	24	13
3060-1	Tax Lot 14-1, Cont. 0.25 acres	2	25	13
3060-2	Tax Lot 14-2, Cont. 0.63 acres	2	25	13
3485-20	Tax Lot 93-20, Contg. 2.20 acres	20	25	13
3515-30	Tax Lot 30-30, Contg. 0.29 acres	21	25	13
3727	Tax Lot 2, Contg. 9.70 acres	30	25	13
3727-19	Tax Lot 2-19, Cont. 0.69 acres, Lot 10 Block 7, Roosevelt Blvd. Park	30	25	13
3727-40	Tax Lot 2-40, Contg. 0.46 acres	39	25	13
Out of 4024	Tax Lot 5, Contg. 14.01 acres excepting Tax Lot 5-96 contg. 13.37 acres	36	25	14
4942	Tax Lot 24, Cont. 0.12 acres	29	26	12
7199A	Tax Lot 2-A, Mineral Rights only on Tax Lot 2, 2-1, 2-2	31	27	13
7626b	Tax Lot 5-b, Undivided 1/18 of Lot 3 SW $\frac{1}{4}$ NW $\frac{1}{4}$, Cont. 4.32 acres except all minerals	20	27	14
7621C	Tax Lot 1-c, Undivided 1/18 of Lot 1 Contg. 19 1.18 acres	19	27	14
9938A	Tax Lot 26A, Improvements only	30	28	14
10806	Tax Lot 3, NW $\frac{1}{4}$ NW $\frac{1}{4}$, Cont. 40 acres	34	29	10
12325	Tax Lot 1, Cont. 0.75 acres	1	29	15
12401-A	Tax Lot 1-A, Mining Claim only	23	29	15
12438-1-11	Tax Lot 1-1-11, Contg. .27 acres	36	29	15
13611-B	Tax Lot 6-B, Improvements only	1	30	15
14346A	Tax Lot 1-A, Improvements only (mining Claim)	2	32	10

<u>S.N.</u>	<u>DESCRIPTION</u>	<u>Sec</u>	<u>Twp</u>	<u>SR. WMN</u>
14697A	Improvements only	19	32	-12
14724-A	Tax Lot 1-A, Improvements only	26	32	12
<u>S.N.</u>	<u>DESCRIPTION</u>	<u>Lot</u>	<u>Block</u>	
17109 & 17110	Charleston Industrial Tract	22 & 23		5
17391 & 2	Charleston Industrial Tract	9 & 10		14
18192-1 to 17196	First Addition to Empire	No. 25 ft. of Lot 12 & all lots 13 thru 16		3
18255 & 6	First Add. to Empire	N $\frac{1}{2}$ of Lot 16 & all 17		6
18378 & 9	First Add. to Empire	15 & 16		12
18571	First Add. to Empire	10		21
Out of 19291 to 97	First Add. to Empire	All of Lots 12 thru 17 exceptin E. 25 ft. of 17		59
Out of 19347 to 57	First Add. to Empire	W $\frac{1}{2}$ of Lot 6 & all 7 to 11		63
19582	First Add. to Empire	Lot 6		74
19598	First. Add. to Empire	Lot 22		74
19715 to 25	First Add. to Empire	Lots 12 to 22 inc.		80
19762 to 83	First. Add. to Empire	Lots 12 to 22 inc.		83
19806 to 19827	First Add. to Empire	Lots 1 to 22 inc.		85
19828 to 19849	First Add. to Empire	Lots 1 to 22 inc.		86
19850 to 19867	First Add. to Empire	Lots 1 to 18 inc.		87
19868 to 19885	First Add. to Empire	Lots 1 to 18		88
19886 to 19907	First Add. to Empire	Lots 1 to 22 inc.		89
19908 to 19929	First Add. to Empire	Lots 1 to 22 inc.		90
19930 to 19947	First. Add. to Empire	Lots 1 to 18 inc.		91
Out of 19952 to 19957	First. Add. to Empire	Lots 4 thru 6		92
19960	First Add. to Empire	Lot 9		92
20020 & 20021	First Add. to Empire	Lots 16 & S $\frac{1}{2}$ of 17		95
20129 & 20130	First Add. to Empire	Lots 13 & 14		103

<u>S.No.</u>	<u>DESCRIPTION</u>	<u>Lot</u>	<u>Block</u>
21048 & 21049	Plat of Hollywood	7 & 8	9
21157 to 21160	Plat of Hollywood	9 thru 12	14
23647 to 23649	Bennett's Bandon Beach Plat A	1 thru 3	7
23650	Bennett's Bandon Beach Plat A	4	7
Out of 23655 to 23658	Bennett's Bandon Beach Plat A	9	7
31477	Woodland Add. to Bandon	11	12
38126 to 38129	City of Coos Bay	Lots 21 thru 24	107
40255 &6	East Marshfield	Lots 14 & 15	55
40874 to 40877	Eastside	Lots 9 thru 12	45
40878 to 40881	Eastside	Lots 13 thru 16	45
42858	Hone Add. to the City of Eastside	6	7
47222 & 47223	Boise Add. to City of Marshfield	31 & 32	6
47350 & 47351	Boise Add. to City of Marshfield	14 & 15	11
57143	Duluth First Add. to North Bend	6	18
57478	Rededication of Idaho Add. to North Bend	27	4
57479	Rededication of Idaho Add. to North Bend	28	4
57488 & 9	Rededication of Idaho Add. to North Bend	37 & 38	4
57800 to 3	Rededication of Idaho Add. to North Bend	18 thru 21	14
58089 to 91	Rededication of Idaho Add. to North Bend	11 thru 13	26
58374	Koos Bay Plat "E" also Vacated alley V.221 P.290	4	18
58621	Townsite of Koos Bay Plat "F"	4	34
59324 to 59328	Midland Add. to North Bend	1 thru 5	12
60619 & 60620	Schaefer's Add. to Central Place	8 & 9	7
71490 to 92	Western Add. to Town of Marshfield exc. county Road Lots 6 ,7 S. 10 Ft. of Lot 8		FF

<u>S.N.</u>	<u>DESCRIPTION</u>	<u>Lot</u>
	<u>Silver Point #1 Amended Oyster Bed Plat</u>	
71497-2		N1/3 of Lot 3 Exc. State Hwy. V220 P. 249 & V. 222 P. 580
71502-1		NW $\frac{1}{4}$ of Lot 8
71510-2		N $\frac{1}{2}$ of Lot 16
71510-3		E $\frac{1}{2}$ SE $\frac{1}{4}$ of Lot 16
71512-1 & 13		2 Beds in Lot 16 & Beds in Lot 19 exc. State Hwy. V251P681 & 699
71514-1		N $\frac{1}{2}$ of Lot 20
71518		W $\frac{1}{2}$ of Lot 24
71536		Lot 42
71539-1		E $\frac{1}{2}$ of Lot 45
71556		Lot 62
71557		Lot 63
71558		Lot 64
71559		Lot 65
71565		Lot 71
71566		Lot 72
71569-1		E $\frac{1}{2}$ Lot 75
71569-2		SE $\frac{1}{4}$ W $\frac{1}{2}$ of Lot 75
71577		Lot 83
71578		Lot 84
71579		E. 2/3 of Lot 85
71579-1		W 1/3 of Lot 85
71580		Lot 86
71581		Lot 87
71582		S $\frac{1}{2}$ of Lot 88
71582-1		N $\frac{1}{2}$ of Lot 88
71583		Lot 89
71584		Lot 90
71611		Lot 117

<u>S.N.</u>	<u>DESCRIPTION</u>	<u>Lot</u>
	<u>Silver Point #1 Amended Oyster Bed Plat</u>	
71612		Lot 118
71621-1		W $\frac{1}{2}$ of Lot 127
71622		Lot 128
71623		Lot 129
71624		Lot 130
71625		Lot 131
71626		Lot 132
71627		Lot 133
71628		Lot 134
71629		Lot 135
71630		Lot 136
71631		Lot 137
71632 & 33		Lots 138 & 9
71637		Lot 143
71638		Lot 144
71640		Lot 146
71641-2		S $\frac{1}{2}$ SW $\frac{1}{4}$ of Lot 147
71649		W $\frac{1}{2}$ of Lot 155
71667		NW $\frac{1}{4}$ of Lot 173
71667-2		SW $\frac{1}{4}$ of Lot 173
71677		W $\frac{1}{2}$ of Lot 182
71689-1		E $\frac{1}{2}$ S $\frac{1}{2}$ of Lot 194
71659		Lot 165
71661		Lot 167
71705		E $\frac{1}{2}$ of Lot 210
71705-1		W $\frac{1}{2}$ of Lot 210
71706-1		N $\frac{1}{2}$ of Lot 211
71708-1		W $\frac{1}{2}$ W $\frac{1}{2}$ of Lot 213

<u>S.N.</u>	<u>DESCRIPTION</u>	<u>Lot</u>
	<u>Silver Point #1 Amended Oyster Bed Flat</u>	
71709		Lot 214
71718-1		W 2/8 of Lot 223
71742		Lot 247
71743		Lot 248
71744		Lot 249
71745-1		E 5/8 of Lot 250
71749-1-1		E 1/2 of Lot 254
71749-2		W 1/2 of Lot 254
71752		Lot 257
71753		Lot 258
71754		Lot 259
71759		Lot 264
71775		Lot 280
71778-1		N 1/8 of Lot 283
71781		Lot 286
71783		Lot 288
71784		Lot 289
71786		E 1/4 of Lot 291
71787		Lot 292
71788		Lot 293
71789		E 1/2 of Lot 294
71789-1		W 1/2 of Lot 294
71790		Lot 295
	<u>Silver Point #3 Oyster Bed Flat</u>	
71792		Lot 1
71793		Lot 2
71794		Lot 3
71795		Lot 4
71796-1		W 1/2 SW 1/4 & NW 1/4 of Lot 5

<u>S.N.</u>	<u>DESCRIPTION</u>	<u>Lot</u>
	<u>Silver Point #3 Oyster Bed Plat</u>	
71804		W $\frac{1}{2}$ S $\frac{1}{2}$ of Lot 13
71804-1		E $\frac{1}{2}$ S $\frac{1}{2}$ of Lot 13
71806-1		E 1/3 of Lot 15
71806-2		Middle 1/3 of Lot 15
71807		Lot 16
71808		W $\frac{1}{2}$ & N $\frac{1}{2}$ NE $\frac{1}{4}$ of Lot 17
71809		S $\frac{1}{2}$ NE $\frac{1}{4}$ of Lot 18 & SE $\frac{1}{4}$ of Lot 18
71809-1		W $\frac{1}{2}$ of Lot 18 & N $\frac{1}{2}$ NE $\frac{1}{4}$ of Lot 18
71810-1		N $\frac{1}{2}$ & SE $\frac{1}{4}$ of Lot 19
71811		Lot 20
71812		Lot 21
71813		Lot 22
71814-1		S $\frac{1}{2}$ N $\frac{1}{2}$ of Lot 23
71814-2		SE $\frac{1}{4}$ S $\frac{1}{2}$ of Lot 23
71818		Lot 27
71820		Lot 29
71821		Lot 30
71822		N $\frac{1}{2}$ SE $\frac{1}{4}$ of Lot 31
71822-1		SW $\frac{1}{4}$ of Lot 31
71822-4		N $\frac{1}{2}$ of NE $\frac{1}{4}$ of Lot 31
71837		Lot 46
71838		Lot 47
71847		N $\frac{1}{2}$ of Lot 56
71847-1		N $\frac{1}{2}$ S $\frac{1}{2}$ of Lot 56
71848		Lot 57
71849		NW $\frac{1}{4}$ S $\frac{1}{2}$ & N $\frac{1}{2}$ of Lot 58
71849-1		Lot 58
71850-2		NW $\frac{1}{4}$ S $\frac{1}{2}$ pf Lot 59

<u>S.N.</u>	<u>DESCRIPTION</u>	<u>Lot</u>
	<u>Silver Point #3 Oyster Bed Plat</u>	
71850-3		SE $\frac{1}{4}$ S $\frac{1}{2}$ of Lot 59
71850-4		SW $\frac{1}{4}$ S $\frac{1}{2}$ of Lot 59
71855		Lot 64
71856		Lot 65
71857		Lot 66
71858		Lot 67
71859-1		W $\frac{3}{4}$ N $\frac{1}{2}$ of Lot 68
71860-1		W $\frac{1}{2}$ S $\frac{1}{2}$ of Lot 69
71863		Lot 72
71864		N $\frac{1}{2}$ of Lot 73
71874-1		Middle $\frac{1}{3}$ of Lot 83
71876		Lot 85
71877		NE $\frac{1}{4}$ of S $\frac{1}{2}$ of Lot 86
71877-1		S $\frac{1}{2}$ S $\frac{1}{2}$ of Lot 86
71884-1		W $\frac{2}{3}$ of Lot 93
71885-2		N $\frac{1}{2}$ S $\frac{1}{2}$ of Lot 94
71885-3		E $\frac{1}{2}$ N $\frac{1}{2}$ of Lot 94
71887-1		N $\frac{1}{2}$ NE $\frac{1}{4}$ of Lot 96
71887-2		W $\frac{1}{2}$ N $\frac{1}{2}$ of Lot 96
71891-1		E $\frac{1}{3}$ of Lot 100
71892		Lot 101
71893-2		NW $\frac{1}{4}$ of Lot 102
71894 to 71898		Lots 103 thru 107
71900-1		W $\frac{1}{4}$ of Lot 109
71900-2		W $\frac{1}{2}$ E $\frac{1}{2}$ of Lot 109
71900-3		E $\frac{1}{4}$ of Lot 109
71903		N $\frac{1}{2}$ NE $\frac{1}{4}$ of Lot 112

<u>S.N.</u>	<u>DESCRIPTION</u>	<u>Lot</u>
	<u>Silver Point #3 Oyster Bed Plat</u>	
71904		Lot 113
71905		Lot 114, Exc. s 7/8
71905-1		S 7/8 of Lot 114
71906		Lot 115
	<u>Silver Point #4 Oyster Bed Plat</u>	
71915		Lot 8
71916		Lot 9
71917-1		W $\frac{1}{2}$ of Lot 10
71942		Lot 35
	<u>Silver Point #5 Oyster Bed Plat</u>	
71971		Lot 1
71972		Lot 2
71973		Lot 3
71974-1		E $\frac{1}{2}$ of Lot 4
71974-1-1		E $\frac{1}{2}$ W $\frac{1}{2}$ of Lot 4
71975		Lot 5
71976		Lot 6
71977		Lot 7
71978		Lot 8
71979		Lot 9
71980		Lot 10
71981		Lot 11
71982		Lot 12
71983		Lot 13
71984		Lot 14
71985		Lot 15
71986		Lot 16
71991-2		W $\frac{1}{4}$ of Lot 21
72010-1		SE $\frac{1}{4}$ of Lot 40

<u>S.No.</u>	<u>DESCRIPTION</u>	<u>Lot</u>
	<u>Silver Point #5 Oyster Bed Plat</u>	
72013-1		W $\frac{1}{2}$ of Lot 43
72025		Westerly 3/5 of Lot 55
	<u>Silver Point #7 Oyster Bed Plat</u>	
72033		Lot 1
72034		Lot 2
72035		Lot 3
72036		Lot 4
72037		Lot 5
72038		Lot 6
72039		Lot 7
72040		Lot 8
72041		Lot 9
72042		Lot 10
72043		Lot 11
72044		Lot 12
72045-1		W $\frac{1}{2}$ SW $\frac{1}{4}$ of Lot 13
72060		Lot 28
72061		Lot 29
72062		Lot 30
72063		Lot 31
72064		Lot 32
72065		Lot 33
72066		Lot 34
72067		Lot 35
72068		Lot 36
72069		Lot 37
72070		Lot 38
72071		Lot 39
72088		E $\frac{1}{2}$ of Lot 56
72089		Lot 57

<u>S.N.</u>	<u>DESCRIPTION</u>	<u>Lot</u>
	<u>Silver Point #7 Oyster Bed Plat</u>	
72090		Lot 58
72091		Lot 59
72098		Lot 66
72099-1		N $\frac{1}{2}$ of Lot 67
72102		Lot 70
72128		Lot 96
72129		E 3/4 of Lot 97
72129-1		W $\frac{1}{2}$ of Lot 97
72130		Lot 98
72131		Lot 99
72132		Lot 100
72133		Lot 101
72134		Lot 102
72135		Lot 103
72136		Lot 104
72137-1		W 5/8 of Lot 105
72154		Lot 122
72168		Lot 136
72171		Lot 139
72178		Lot 146
72180		NW $\frac{1}{4}$ of Lot 148
72180-1		E $\frac{1}{2}$ of Lot 148
72181		Lot 149
72182		Lot 150
72183		Lot 151
72184		Lot 152
72185		Lot 153
72186		Lot 154
72187		Lot 155

<u>S.N.</u>	<u>DESCRIPTION</u>	<u>Lot</u>
	<u>Silver Point #7 Oyster Bed Plat</u>	
72194		Lot 162
72203-1		S 5/8 of Lot 171
72204		Lot 172
72205		Lot 173
72206		Lot 174
72207		Lot 175
72208		Lot 176
72209		Lot 177
72210		Lot 178
72212-1		S 1/4 of tract 180
72219-1		S 1/3 of Lot 187
72227		Lot 195
72228		Lot 196
72229		Lot 197
72230		Lot 198
72232		W 1/2 of Lot 200
72247		Lot 215
72248		Lot 216
72262-1		N 1/2 of Lot 230
72262-2		SW 1/4 2 beds Lot 230
72263		N 1/2 of Lot 231
72264		Lot 232
72277		Lot 245
72278		Lot 246
72279		Lot 247
72280		Lot 248
72284-1		N 1/2 of Lot 252
72287		Lot 255
72291		Lot 259

<u>S.No.</u>	<u>DESCRIPTION</u>	<u>Lot</u>
	<u>Silver Point #7 Oyster Bed Plat</u>	
72292-1		W $\frac{1}{4}$ of Lot, 260
72296-1		S $\frac{1}{2}$ of Lot 264
72297		Lot 265
72301		Lot 269
72303		Lot 271
72304		Lot 272
72307		Lot 275
72308		Lot 276
72309		Lot 277
72310		Lot 278
72311		Lot 279
72317		Lot 285
72318		Lot 286
72322		N $\frac{1}{2}$ of Lot 290
72330		Lot 298
72332-1		S $\frac{1}{2}$ of Lot 300
72333		Lot 301
72336-1		S $\frac{1}{2}$, NE $\frac{1}{4}$ & E $\frac{1}{2}$ NW $\frac{1}{4}$ of Lot 304
72353		W $\frac{1}{2}$ SE $\frac{1}{4}$ of Lot 321
72353-2		N $\frac{1}{2}$ & E $\frac{1}{2}$ SE $\frac{1}{4}$ of Lot 321
72361-1		W $\frac{1}{2}$ & NE $\frac{1}{4}$ of Lot 329
72362		Lot 330
72363		Lot 331
72364		Lot 332
72371	<u>Silver Point #8 Oyster Bed Plat</u>	Lot 1
72381		Lot 11
72382		Lot 12
72389		Lot 19
72391		S $\frac{1}{2}$ of Lot 21

<u>S.N.</u>	<u>DESCRIPTION</u>	<u>Lot</u>
	<u>Silver Point #8 Oyster Bed Plat</u>	
72396		Lot 26
72397		Lot 27
72398		Lot 28
72402		S 3/4 of Lot 32
72405-1		N 1/2 of Lot 35
Out of 72416		Lot 46 except W 1/2 S 1/2 N 1/2
72417		Lot 47
72418		Lot 48
72428		N 1/2 of Lot 58
72436		Lot 66
72437		Lot 67
72438		Lot 68
72443		Lot 73
72444-1		S 3/4 of Lot 74
72448		Lot 78
72456-1		S 2/8 of Lot 86
72461		Lot 91
72463		Lot 93
72469		Lot 99
72481-1		N 1/2 of Lot 111
72482		Lot 112
72487-1		N 1/2 of Lot 117
72494		Lot 124
72406		Lot 36
72500-1		N 1/2 of Lot 130
72516		S 3/8 of Lot 146
72516-1		N 5/8 of Lot 146
72519-1		NW 1/4 of Lot 149

<u>S.No.</u>	<u>DESCRIPTION</u>	<u>Lot</u>
	<u>Silver Point #8 Oyster Bed Plat</u>	
72530		Lot 160
72531		N $\frac{1}{2}$ of Lot 161
72540		Lot 170
72545-1		N $\frac{5}{8}$ of Lot 175
72555		S $\frac{1}{2}$ of Lot 185
72559		Lot 189
72563		Lot 193
72577		Lot 207
72580		Lot 210
72581-1		N $\frac{5}{8}$ of Lot 211
72585		Lot 215
72586		Lot 216
72593		Lot 223
72597		N $\frac{1}{2}$ of Lot 227
72599		Lot 229
72600		Lot 230
72602		Lot 232
72603-1		E $\frac{3}{4}$ S $\frac{1}{2}$ of Lot 233
72614		Lot 244
72615		Lot 245
72620-1		W $\frac{1}{2}$ SW $\frac{1}{4}$ of Lot 250
72624		Lot 254
72630		Lot 260
72634-1		N $\frac{1}{2}$ of Lot 264
72639		Lot 269
72640		Lot 270
72652		Lot 282
72653		Lot 283
72662		Lot 292

<u>S.N.</u>	<u>DESCRIPTION</u>	<u>Lot</u>
	<u>Silver Point #8 Oyster Bed Plat</u>	
72664		Lot 294
72673		Lot 303
72674		Lot 304
72688		Lot 318
72696		W 4/6 of W $\frac{1}{2}$ of Lot 326
72699		Lot 329
72700		Lot 330
72701		Lot 331
	<u>Silver Point #6 Oyster Bed Plat</u>	
72704		Lot 1
72705		NW $\frac{1}{4}$ of Lot 2
72705-2		NE $\frac{1}{4}$ of Lot 2
72713		Lot 10
72714		Lot 11
72715		W-3/4 of N $\frac{1}{2}$ of Lot 12
72719		Lot 16
72720		Lot 17
72726		Lot 23
72727		Lot 24
72728		Lot 25
72729		Lot 26
72730		Lot 27
72731		Lot 28
72738		Lot 35
72740		Lot 37
72741		Lot 38
72749		Lot 46
	<u>Silver Point #4 Oyster Bed Plat</u>	
71941-1-1		W $\frac{1}{2}$ of Lot 34

All in the County of Coos and State of Oregon; and

All lots set forth in any or all of the foregoing descriptions, towns, cities, plats, additions, or townsites, in groups, include both the first and last mentioned lot in each and every such respective group; and each such town, city, plat, addition or townsite above-mentioned is according to the plat; on file and of record in the office of the County Clerk of Coos County, Oregon;

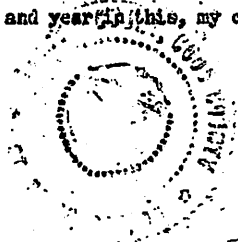
IN WITNESS WHEREOF, I have hereunto affixed my hand officially, this 20th day of April, 1959.

Charles M. Strawn
Sheriff and Tax Collector
for Coos County, Oregon

STATE OF OREGON }
COUNTY OF COOS } SS.

This is to certify that on this 20th day of April, A.D. 1959, before me, the undersigned, *County Clerk* a Notary Public in and for the County of Coos and State of Oregon, personally appeared the hereinbefore named Charles M. Strawn, to me personally known to be the duly qualified and acting Sheriff and Tax Collector for Coos County, Oregon, the identical individual named as grantor in the foregoing instrument, and who acknowledged to me that he executed the foregoing instrument officially in his capacity as such Sheriff and Tax Collector freely and for the purposes therein named.

IN WITNESS WHEREOF, I have hereunto set my hand and *official* Notarial Seal the day and year of this, my certificate, first above written.



[Signature]
Notary Public for Oregon
County Clerk
My Commission Expires

AFFIDAVIT OF PUBLICATION

STATE OF OREGON }
COUNTY OF COOS } SS

I, Julie A. Sellwood, being
first duly sworn, depose and say that I am the
Clerk of Editor

of The World, a newspaper of general circulation, as defined
by Section 1-609 and 1-610, Oregon Compiled Laws Anno-
tated, as amended, printed and published at Coos Bay and in
the aforesaid county and state; that the

NOTICE OF EXPIRATION OF THE ONE YEAR

PERIOD ALLOWED FOR THE REDEMPTION OF

PROPERTY INCLUDED IN THE 1958

FORECLOSURE

a printed copy of which is hereto annexed, was published in
the entire issue of said newspaper for 2
successive and consecutive weeks in the following issues:

- April 7, 1959
- April 14, 1959
- 19
- 19

Julie A. Sellwood
Signature

Subscribed and sworn to before me this 21st

day of April, 1959

Charles J. Farnsworth
Notary Public for Oregon

My commission expires, 19

MY COMMISSION EXPIRES FEB. 15, 1963

NOTICE OF EXPIRATION OF THE ONE YEAR PERIOD ALLOWED FOR THE REDEMPTION OF PROPERTY INCLUDED IN THE 1958 FORECLOSURE. This notice is published in the Coos Bay World newspaper on the 7th and 14th days of April, 1959. The property included in the foreclosure is described in the attached plat. The notice is published in the Coos Bay World newspaper on the 7th and 14th days of April, 1959. The property included in the foreclosure is described in the attached plat. The notice is published in the Coos Bay World newspaper on the 7th and 14th days of April, 1959. The property included in the foreclosure is described in the attached plat.

RECORDED APR 30 1959 150
GEORGIANNA VAUGHAN, COUNTY CLERK

C0-011.083

COUNTY/CLAUSEN

SURROUNDING PARCELS WITH SAME OWNERS:

25-13-11 #500;

25-13-11 #700;

25-13-11 #1000;

25-13-11 #1400;

COOS County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2017

November 3, 2017 2:16:34 pm

Account # 7233600
 Map # 25S1311-A0-00700
 Code - Tax # 1391-7233600

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name COOS COUNTY

Deed Reference # 1996-86480 (SOURCE ID(T):
 96-09-0921)

Agent CLAUSEN OYSTERS

Sales Date/Price 09-23-1996 / \$0.00

In Care Of

Appraiser

Mailing Address 93488 PROMISE LN
 COOS BAY, OR 97420

Prop Class 005 MA SA NH Unit
 RMV Class 000 02 08 BOF 40835-1

Situs Address(s) Situs City

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
1391 Land		220		Land	0
Impr.		0		Impr.	0
Code Area Total	110	220	110		0
Grand Total	110	220	110		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1391	10	R			OYSTER BEDS	100	A	0.38	OBED	*	220
Grand Total								0.38			220

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #			Trended RMV
Grand Total										0

Comments: SILVER POINT #7 1 BED POR LOT 304 & 2 BEDS SW 1/4 LOT 321

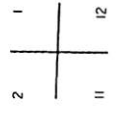
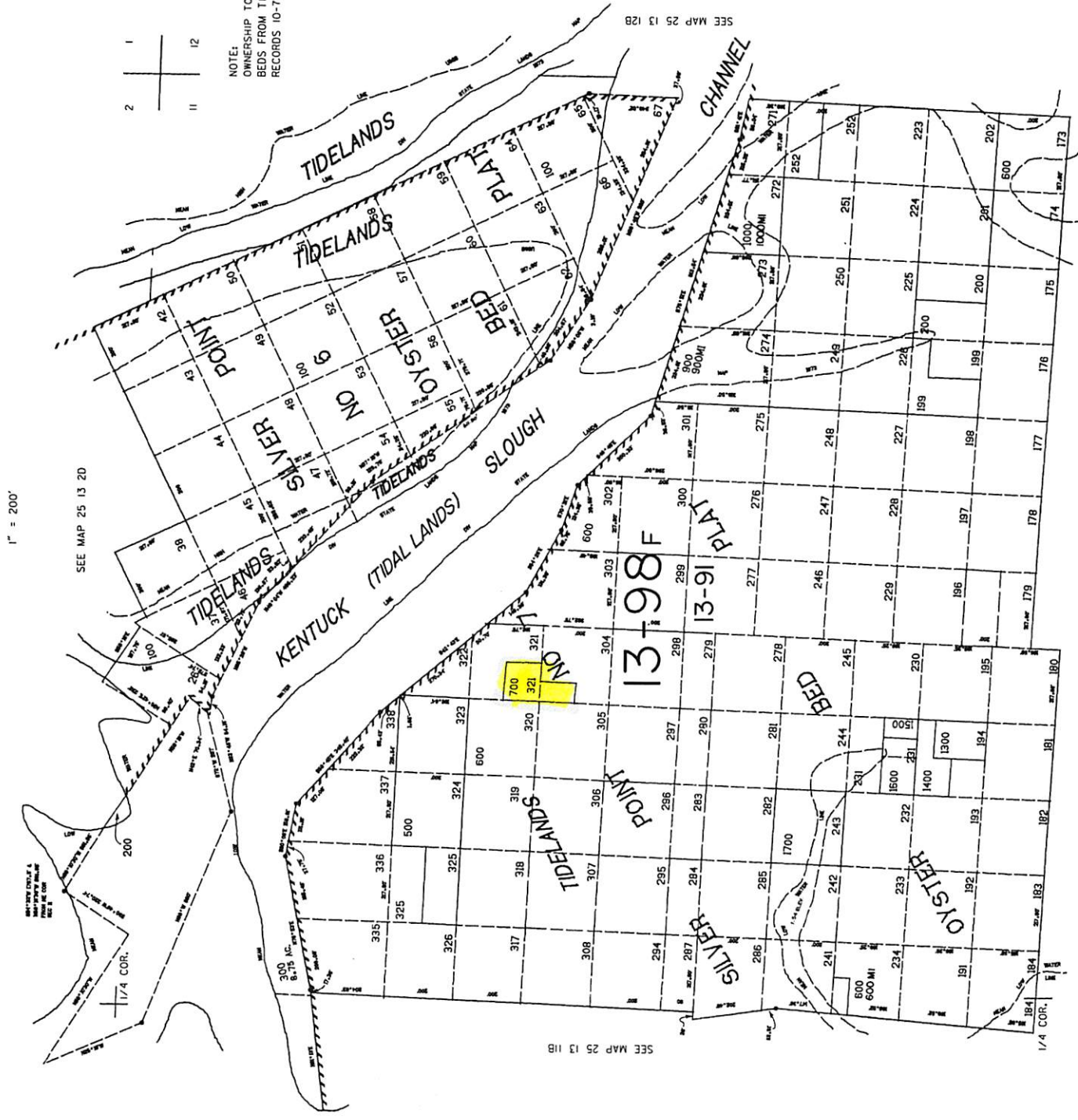
CO-011.084

NE 1/4 SEC. 11 T.25S. R.13W. W.M.
COOS COUNTY

25 13 11A

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

CANCELLED
400
800
1200
1600
1800
1000



NOTE:
OWNERSHIP TO OYSTER
BEDS FROM TITLE CO.
RECORDS 10-77

SEE MAP 25 13 12B

SEE MAP 25 13 11B

\$DATE\$



25 13 11A

CO. 011084

DEED 96 09 0921

This deed, made this 23rd day of September, 1996, between Mary Barton, Tax Collector, Coos County, State of Oregon, "Grantor", and Coos County, a political subdivision of the State of Oregon, "Grantee".
Whereas, a Judgment, Decree and Order of the Circuit Court of the State of Oregon, in and for the County of Coos, was entered on September 19, 1994, in a suit wherein Coos County was Plaintiff, and Akin, George E. & Phyllis D.; Arellanes, Josie; ET AL were Defendants, case number 94CV0868, the hereinafter described real properties were, by said Judgment, Decree and Order, sold subject to redemption to Coos County, Oregon; the true and actual consideration paid was unpaid taxes.
Whereas, the real properties have been held by Coos County, for the period of two (2) years from and after the date of said Judgment and Decree of Foreclosure, and no redemption has been made; notice of expiration of redemption period has been given in the The World newspaper on August 30 and September 6, 1996 and proof of publication is attached hereto and incorporated herein by this reference; and
Whereas, pursuant to the laws of the State of Oregon; for and in consideration of the Judgment, Decree and Order and sale as aforesaid, I have this day executed this deed conveying to Coos County, the following described real properties:

SEE ATTACHED LISTING

Said described parcels of real property were formerly owned by said Defendants, bearing the Assessor's account number and the property description as shown, for each parcel sold by said foreclosure to Coos County, and not redeemed as provided by law; and
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring title to the property should check with the appropriate city or county planning department to verify approved uses.
NOW, THEREFORE, I, Mary Barton, Tax Collector, in consideration of the premises, and by virtue of the statutes of the State of Oregon, do hereby grant, bargain, sell, and convey unto Coos County, Oregon, and its assigns forever, the parcels of real property hereinbefore described as fully and completely as Grantor can, by virtue of the premises, convey the same.

GIVEN UNDER MY HAND OFFICIALLY this 23rd day of September, 1996.

STATE OF OREGON)
)SS.
County of Coos)

Mary Barton
Mary Barton,
Tax Collector
Coos County, Oregon

Subscribed and sworn to before me this 23rd day of September, 1996.



Dianna Dague
Notary Public for Oregon
My Commission Expires: 11/22/1999

TAX STATEMENTS TO:
GRANTEE
Land Clerk
Board of Commissioners
Coos County Courthouse
Coquille, OR 97423

RETURN TO:
TAX COLLECTOR
Coos County Courthouse

RECORDING # 96090921
I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at
10:56 ON 09/23/1996
H. BRIGHT
By _____ Deputy
#pages 8 Fee \$ 0



Tax Collector's Deed - 1
2267

96 09 0921

Assessor's Account No.	Property Description	Former Owner
15563.01	T26 R14 S11BC TL#301	Locke, Jeanne
Lot 14, Block 1, Charleston Highway Tracts, on file of record in the office of the clerk of Coos County, Oregon.		
11611.01	T29 R12 S26 TL#100MI	McWherter, O. C. Estate of & McWherter, Melvin E.
Mineral Rights only on the following described parcel: The North $\frac{1}{2}$ of the NE $\frac{1}{4}$, the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 26, T29S, R12WWM, Coos County, Oregon.		
17341.00	T26 R14 S11CA TL#100	Moorman, Christian C.
Lots 16 and 17, Block 12, Charleston Industrial Tract, on file and of record in the office of the clerk of Coos County, Oregon.		
35620.00	T25 R13 S13AB TL#1500	Moorman, Christian C.
Lots 31 and 32, Block 3, Plat of City of Coos Bay, on file and of record in the office of the clerk of Coos County, Oregon.		
17339.00	T26 R14 S11CA TL#200	Moorman, Frank C.
Lots 14 and 15, Block 12, Charleston Industrial Tract, on file and of record in the office of the clerk of Coos County, Oregon.		
54459.00	T25 R13 S15DB TL#15700	Mortensen, Charles N. & Jean
Lot 9, Block 13, Coos Bay Plat "A", Division "2", on file and of record in the office of the clerk of Coos County, Oregon. ALSO, the Northerly $\frac{1}{2}$ of the vacated Delaware Avenue abutting.		
54526.00	T25 R13 S15DC TL#3500	Mortensen, Charles N. & Jean
Lots 14 and 15, Block 18, Coos Bay Plat "A", Division "2", on file and of record in the office of the clerk of Coos County, Oregon. ALSO: The Southerly $\frac{1}{2}$ of the vacated Delaware St. abutting		
72336.00	T25 R13 S11A TL#700	Nermaine, Marion
The West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Tract no. 304 and the SW $\frac{1}{4}$ of Tract no. 321, Silver Point No. 7 Oyster Bed Plat, on file and of record in the office of the clerk of Coos County, Oregon.		
47636.00	T26 R13 S02BD TL#2300	Nielsen, Charles E.
Lots 12, 13, 14, 15 and 16, Block 20, Amended Plat of Boise Addition to Marshfield, on file and of record in the office of the clerk of Coos County, Oregon.		
X103911	T26 R11 S29 TL#900	Oeleis, Robert J.; & Beach Mary E.
Mobile Home		

Tax Collector's Deed - 4

Exhibit A-3 2270

CO-011.084

COUNTY/CLAUSEN

SURROUNDING PARCELS WITH SAME OWNERS:

25-13-11 #600;

COOS County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2017

November 3, 2017 2:17:17 pm

Account #	7234301	Tax Status	ASSESSABLE
Map #	25S1311-B0-00400	Acct Status	ACTIVE
Code - Tax #	1391-7234301	Subtype	NORMAL
Legal Descr	See Record		
Mailing Name	COOS COUNTY	Deed Reference #	See Record
Agent	CLAUSEN OYSTERS	Sales Date/Price	See Record
In Care Of		Appraiser	
Mailing Address	93488 PROMISE LN COOS BAY, OR 97420		
Prop Class	005	MA	SA
RMV Class	000	02	08
		NH	Unit
		BOF	40836-1

Situs Address(s)	Situs City
------------------	------------

Value Summary					
Code Area	AV	RMV	MAV	RMV Exception	CPR %
1391 Land		130		Land	0
Impr.		0		Impr.	0
Code Area Total	60	130	60		0
Grand Total	60	130	60		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1391	10	R		CBEMP	OYSTER BEDS	100	A	0.25	OBED	*	130
Grand Total											130

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
Grand Total										0	0

Comments: SILVER POINT #7 2 BEDS NW1/4 LOT 311

CO-011-145

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

Pay Online Now with Credit Card or Check
COOS COUNTY

3-Nov-2017

Tax Account #	7234301	Lender Name	IND - CLAUSEN, 93488 PROMISE LN, COOS
Account Status	A	Loan Number	
Roll Type	Real	Property ID	1391
Situs Address		Interest To	Nov 15, 2017

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2017	ADVALOREM	\$0.53	\$0.55	\$0.00	\$0.02	\$0.55	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.54	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.56	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.56	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.56	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.57	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.56	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.57	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.57	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.56	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.55	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.52	Nov 15, 2006
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Nov 15, 2003
Total		\$0.53	\$0.55	\$0.00	\$0.02	\$6.67	

00-011-145

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NW1/4 SEC. II T.25S. R.13W. W.M.
COOS COUNTY

1" = 200'

25 13 11B

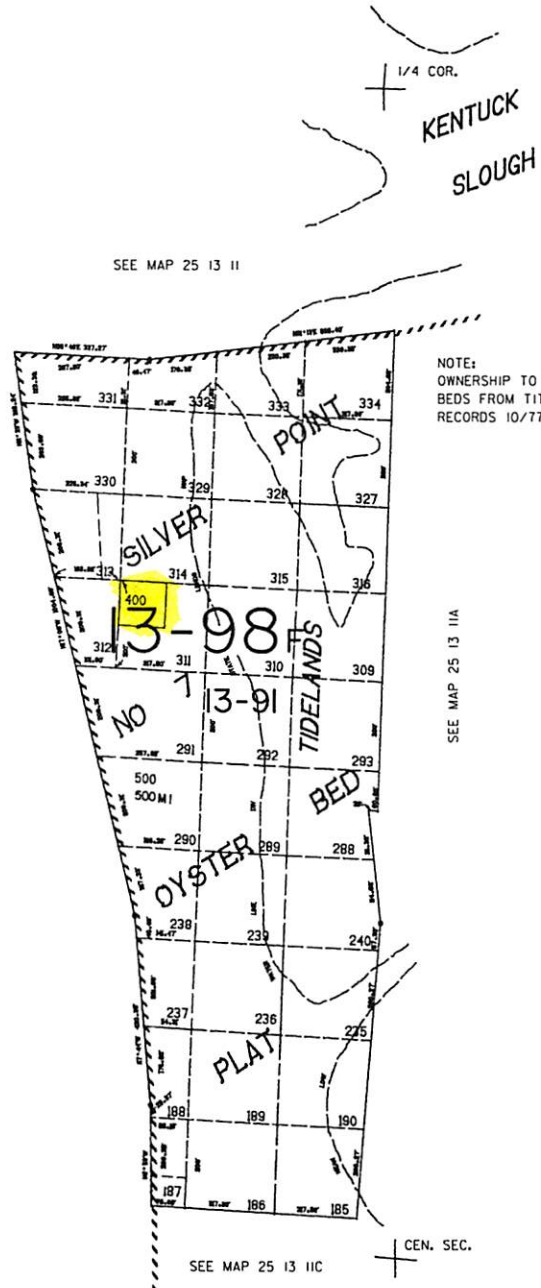
CANCELLED
100
200
300
600
700



SEE MAP 25 13 11

BAY

COOS



NOTE:
OWNERSHIP TO OYSTER
BEDS FROM TITLE CO.
RECORDS 10/77

SEE MAP 25 13 11A

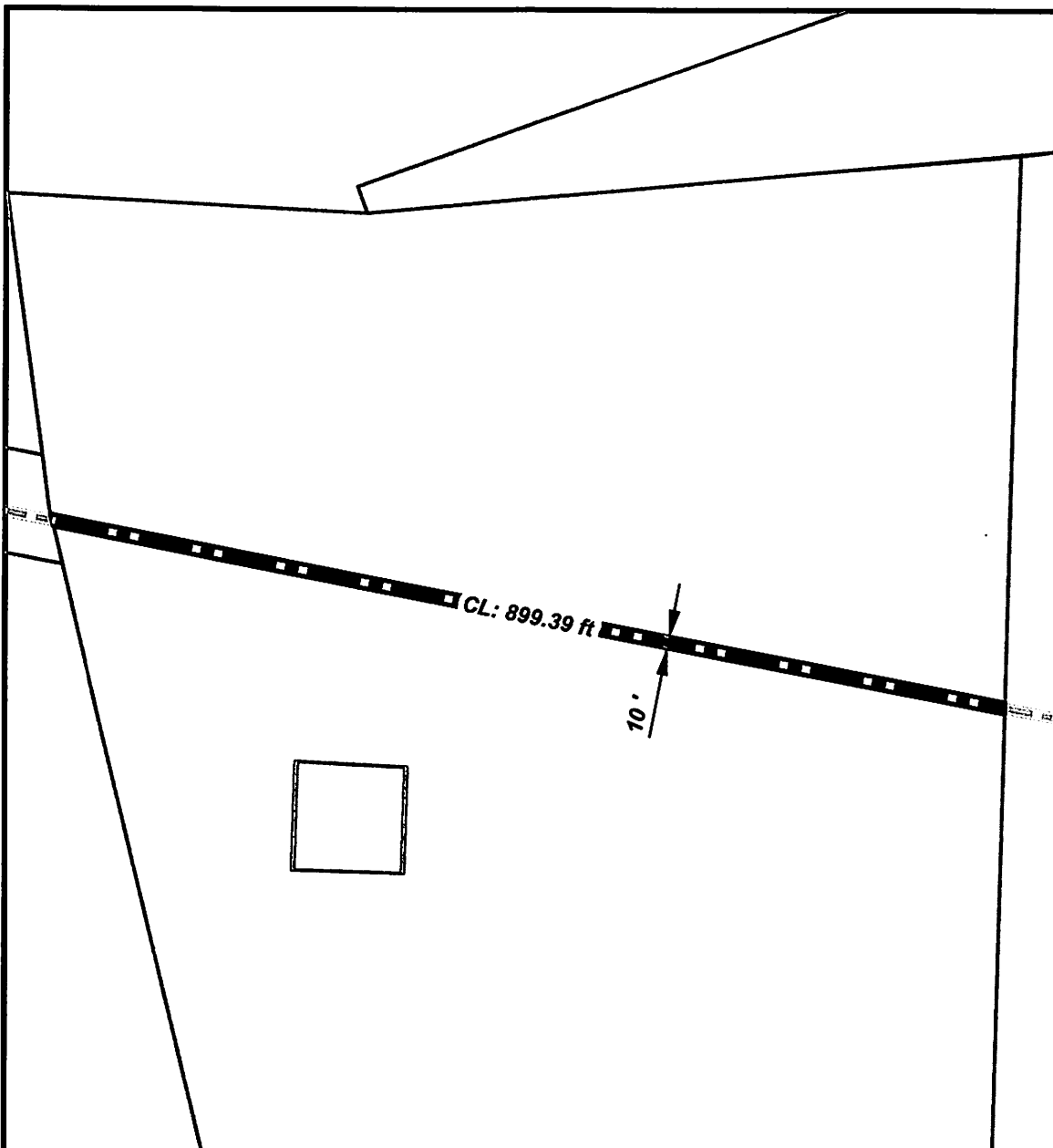
SEE MAP 25 13 11C

DATE



<p>SCALE IN FEET</p>			REV 2 REVISED DATE: 8/17/2018	EXHIBIT "A" PACIFIC CONNECTOR GAS PIPELINE, LP PROPERTY EXHIBIT COOS COUNTY APN: 7234301 M.P. 1.6929878025 TO M.P. 1.863327278 COOS COUNTY, OREGON	
— Access Road — PAR / TAR — Proposed Pipeline	Temp. Extra Work Area <input checked="" type="checkbox"/> Uncleared Storage Area <input type="checkbox"/> Permanent Easement <input type="checkbox"/> Property Line				

CO. 011. 145



Disclaimer: The pipeline alignment shown is based on a line survey conducted by the project if permission to survey the property was granted by the landowner. The property boundary information was obtained from County tax maps. Because this exhibit is not based on a property survey the actual right-of-way and workspace areas may vary slightly from what is shown.

Length of Pipeline this Tract: 899.39 ft

Legend

	Proposed Pipeline		
	Permanent Easement	= 8,993.874 ft ²	0.206 ac.
	Temporary Extra Work Area	= 0.000 ft ²	0.000 ac.
	Uncleared Storage Area	= 0.000 ft ²	0.000 ac.
	Property Line		

REV
2

REVISED DATE:
8/17/2018

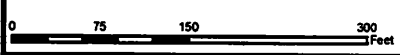
EXHIBIT "A"

PACIFIC CONNECTOR GAS PIPELINE, LP



PROPERTY EXHIBIT
COOS COUNTY
APN: 7234301

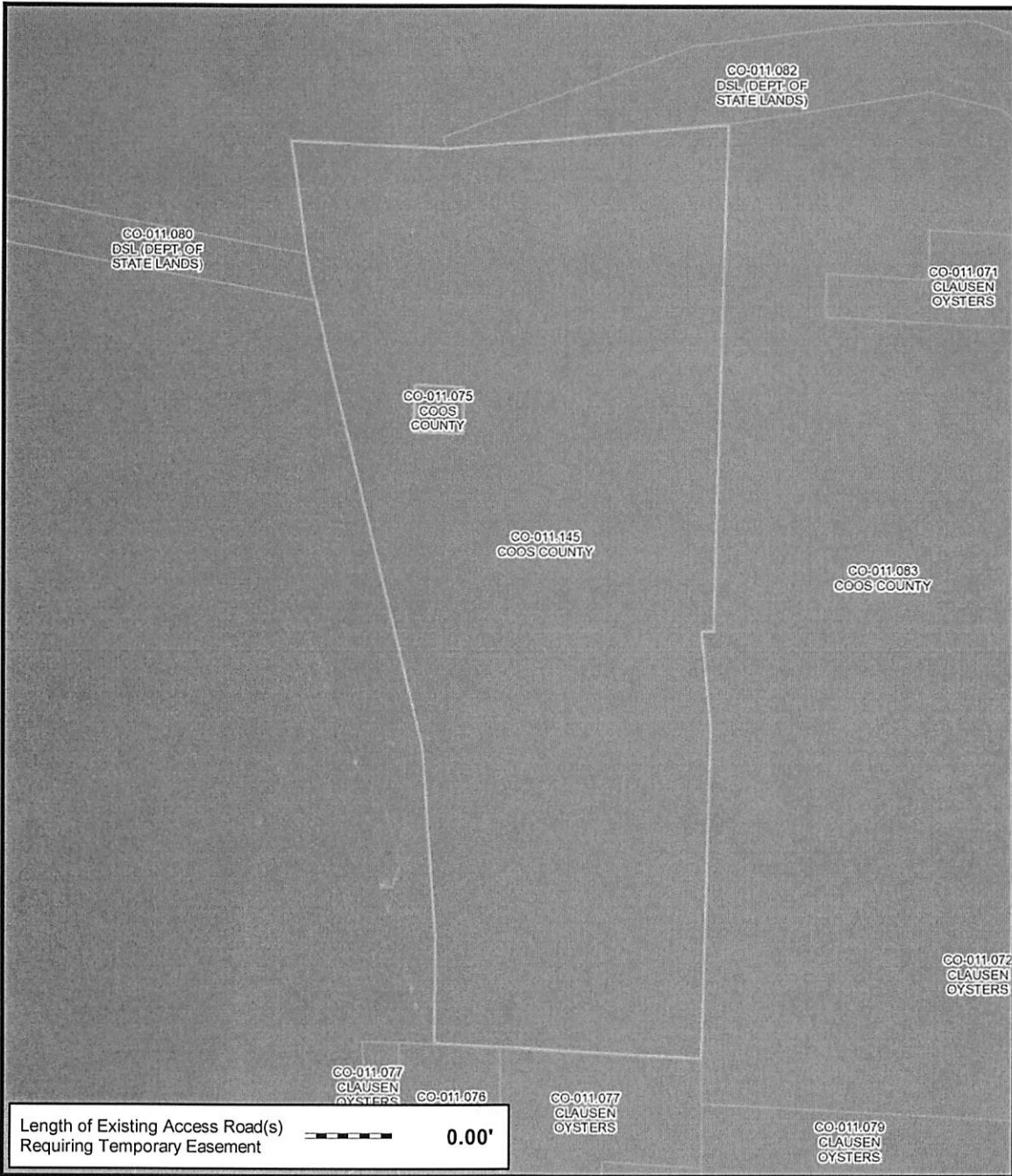
M.P. 1.69 TO M.P. 1.86
COOS COUNTY, OREGON



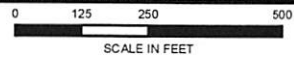
DWG: 3430.33-X-CO-011.145 (1 of 1)

TRACT: CO-011.145

Source: P:\P\CDP..._E\210\Work\Map\LANDOWNER\MAPA\TITLE\DWG\UNPUBLISHED.mxd - CDP Index - 10



Length of Existing Access Road(s) Requiring Temporary Easement 0.00'



REV 2

REVISED DATE: 8/17/2018

EXHIBIT "A"
 PACIFIC CONNECTOR GAS PIPELINE, LP
 ACCESS ROAD EXHIBIT - CO-011.145
 COOS COUNTY
 APN: 7234301



COOS COUNTY, OREGON

DWG: CO-011.145 - AR

TRACT: CO-011.145

DEED

This deed made this 19th day of September 2003, between Mary Barton, Tax Collector, Coos County, State of Oregon, "Grantor", and Coos County, a political subdivision of the State of Oregon, "Grantee".

Whereas, a Judgment, Decree and Order of the Circuit Court of the State of Oregon, in and for the County of Coos, was entered on September 18, 2001, in a suit wherein Coos County was Plaintiff, and Abbott, Wilma E., Estate of @ Abbott, John: Alexander, Marguerite & E.; Anson, Gloria A.; ET AL; were Defendants, case number 01-CV-0331, the hereinafter described real properties were, by said Judgment, Decree and Order, sold subject to redemption to Coos County, Oregon; the true and actual consideration paid was unpaid taxes.

Whereas, the real properties have been held by Coos County, for the period of two (2) years from and after the date of said Judgment and Decree of Foreclosure, and no redemption has been made; notice of expiration of redemption period has been given in The World newspaper on August 22, 2003 and August 29, 2003 and proof of publication is attached hereto and incorporated herein by this reference; and

Whereas, pursuant to the laws of the State of Oregon; for and in consideration of the Judgment, Decree and Order and sale as aforesaid, I have this day executed this deed conveying to Coos County, the following described real properties:

SEE ATTACHED LISTING

Said described parcels of real property were formerly owned by said Defendants, bearing the Assessor's account number and the property description as shown, for each parcel sold by said foreclosure to Coos County, and not redeemed as provided by law; and This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring title to the property should check with the appropriate city or county planning department to verify approved uses.

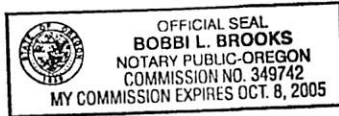
NOW, THEREFORE, I, Mary Barton, Tax Collector, in consideration of the premises, and by virtue of the statutes of the State of Oregon, do hereby grant, bargain, sell, and convey unto Coos County, Oregon, and its assigns forever, the parcels of real property hereinbefore described as fully and completely as Grantor can, by virtue of the premises, convey the same.

GIVEN UNDER BY HAND OFFICIALLY, this 19th day of September 2003.

STATE OF OREGON)
County of Coos) ss

Mary Barton
Mary Barton
Tax Collector
Coos County, Oregon

Subscribed and sworn to before me, this 19th day of September 2003.



Bobbi L. Brooks
Notary Public for Oregon
My Commission Expires:

TAX STATEMENTS TO:

GRANTEE:
Land Clerk
Board of Commissioners
Coos County Courthouse
Coquille, OR 97423

AFTER RECORDING
RETURN TO:
Coos County
Tax Collector
Coos County Courthouse

Tax Collector's Deed - 1
COOS COUNTY, OREGON TOTAL \$0.00
TERRI L. TURI, CMC, COUNTY CLERK

09/19/2003 #2003-14500
09:03:00AM 1 OF 6

CO-011-145

2003-14500
Exhibit 4a
Page 52 of 207

Assessor's Account No.	Property Description	Former Owner
35036.00	T31S, R12W Sec. 13DB TL 9000	Abbott, Wilma E., Estate of @Abbott, John
Lots 7 and 8, Block 10, Townsite of Powers, on file and of record in the office of the Clerk of Coos County, Oregon.		
72226.01	T25S, R13W Sec. 11A TL 1400	Alexander, Marguerite & E.
The NW¼ and N ½ of the NE¼ of Tract No. 194 of Silver Point, Number Seven Oyster Bed Plat, located in Coos Bay, Oregon.		
91891 Mobile only	T28S, R12W Sec 6CC TL 4100	Anson, Gloria A.
104774 Mobile only	T28S, R12W Sec 6CC TL 4100	Anson, Gloria A.
118632 Mobile only	T28S, R12W Sec 6CC TL 4100	Anson, Gloria A.
123430 Mobile only	T28S, R12W Sec 6CC TL 4100	Anson, Gloria A.
16684.00	T26S, R14W Sec. 11 CB TL 8800	Barnes, Lourdes
Lots 3 through 8 inclusive, Block 35, Plat of Charleston Highway Tracts, on file and of record in the office of the Clerk of Coos County, Oregon.		
16758.00	T26S, R14W Sec. 11 CB TL 9500	Barnes, Lourdes
Lots 21 through 30 inclusive, Block 37, Plat of Charleston Highway Tracts, on file and of record in the office of the Clerk of Coos County, Oregon.		
17770.00	T26S, R14W Sec. 11 CB TL 8100	Beer, Charles J. & Vera H. @ Evers, Dorothy B.
Lot 25, Block 25, Plat of Charleston Industrial Tracts, on file and of record in the office of the Clerk of Coos County, Oregon.		
2507 Mobile Only	T23S, R12W Sec. 18AC TL1200	Connor, William E.; & Connor, J.
251.02	T23S, R12W Sec. 18AC TL1200	Connor, William E.; & Connor, June
Beginning at a point which is N71°54'E, 20 feet from the Northwest corner of Lot 2, Block 2, Elk Park Addition to Lakeside, Coos County, Oregon; thence on a bearing of N18°06'W in a straight line to the Southeasterly boundary of the Southern Pacific Railroad right of way; thence Northeasterly along said Railroad right of way boundary line a distance of 120 feet to a point; thence on a bearing of S18°06' East in a straight line to the North boundary of Elk Park Addition to Lakeside, Coos County, Oregon and the North line of 15 th Street in said Addition; thence West along the North line of Elk Park Addition to Lakeside, to the Southeast corner of that certain tract conveyed to L.M. Stewart by deed recorded June 21, 1963 in Book 301, Page 659, Deed Records of Coos County, Oregon, said tract being located in Section 18, Township 23 South, Range 12 West of the Willamette Meridian, Coos County Oregon; thence North 18°06' West a distance of 28 feet, more or less, to the Northeast corner of said Stewart tract; thence S71°54'W a distance of 80 feet, more or less, to the point of beginning, said property being in the NW¼ of the NE¼ of Section 18, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.		
132991 Mobile Only	T25S, R14W Sec. 36DC TL1100	Dugan, Patrick E. & Charlotte A.

Tax Collector's Deed

Exhibit A-1

COOS COUNTY, OREGON TOTAL \$0.00
TERRI L. TURI, CMC, COUNTY CLERK

09/19/2003 #2003-14500
09:03:00AM 2 OF 6

Assessor's Account No.	Property Description	Former Owner
5536.54	T26S, R14W Sec. 1AC TL 1100	Emmett, William B.

A parcel of land situated in Section 1, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; more particularly described as follows:

Beginning at a point S1°12'E, 1250 feet and N89°13'E, 500 feet from the North quarter corner of said Section 1; thence N89°13'E, 100 feet; thence S1°12'E, 295 feet; thence S89°13'W, 100 feet; thence N1°12'W, 295 feet to the point of beginning.

130315 Mobile Only	T26S, R13W Sec. 12BC TL 4100	Fanno, William P.
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50416.00	T26S, R13W Sec. 12BC TL 4100	Fanno, William P.
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Lots 1 and 2, Block 7, plat of the Town of Millington, on file and of record in the office of the Clerk of Coos County, Oregon.

7434.00	T27S, R13W Sec. 36 DC TL 6000	Fawcett, Rick H.
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Beginning at a point 5 feet East and 587.04 feet North of the Northeast corner of Lot 6, Block 11, Elliott's Addition to the City of Coquille, Coos County, Oregon, which point is also on the West line of Adams Street; thence West 100 feet; thence South 32 feet; thence East 100 feet to the West line of the extension of said Adams Street; thence North along the West line of said Adams Street 33 feet, more or less, to the place of beginning.

19593.00	T25S, R13W Sec. 20 CB TL 3500	Foren, Gene A., Sr.
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The Lot 17 and the S½ of Lot 18, Block 74, First Addition to Empire on file and of record in the office of the Clerk of Coos County, Oregon.

2429.00	T25S, R11W Sec. 29 TL 600	Gamble, David L.
---------	---------------------------	------------------

That portion of Government Lot 4, Section 29, Township 25 South, Range 11 West, Coos County, Oregon, lying West of the Westerly line of Deed 77-05-7065. Except the North 500 feet and the West 76 feet.

29199.00	T29S, R15W Sec. 1 CB TL 4000	Gaslin, Daniel R.; Etal
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Lots 6 & 7 Block 16, and the vacated alley adjacent to said lots, Sunset City, Coos County, Oregon, as filed in the office of the Clerk of Coos County, Oregon.

29233.00	T29S, R15W Sec. 1 CB TL 4400	Gaslin, Daniel R.; Etal
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Lot 18, Block 17, plat of Sunset City, Coos County, Oregon, on file and of record in the office of the Clerk of Coos County, Oregon.

29235.00	T29S, R15W Sec. 1 CB TL 4300	Gaslin, Daniel R.; Etal
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Lot 20, Block 17, plat of Sunset City, Coos County, Oregon on file and of record in the office of the Clerk of Coos County, Oregon.

27878.00	T28S, R14 Sec. 20 AB TL 1000	Gordon, Jon
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Lot 11, Block 9 in Riverside Addition to Bandon, on file and of record in the office of the Clerk of Coos County, Oregon.

108223 Mobile Only	T26S, R12W Sec. 10 TL 1700	Hall, Billy C.
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15849.00	T26S, R14W Sec. 10AD TL 3300	Hamburg, Kathryn A.
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Lots 40 and 41, Block 10, plat of Charleston Highway Tracts, on file and of record in the office of the Clerk of Coos County, Oregon.

Tax Collector's Deed

Exhibit A-2

COOS COUNTY, OREGON TOTAL \$0.00
TERRI L. TURI, CMC, COUNTY CLERK

09/19/2003 #2003-14500
09:03:00AM 3 OF 6

Assessor's Account No.	Property Description	Former Owner
38293.00	T25S, R13W Sec. 24AB TL 4600	Jenkins, Perry B.

Lot 5, Block 113, plat of The Townsite of the City of Coos Bay, on file and of record in the office of the Clerk of Coos County, Oregon

34007.00	T29S, R12W Sec. 16BA TL 6200	Bertrand, Harold % Kissell-Fuller, Wendy J.
----------	------------------------------	--

Lot 5 Block 18, Border and Bender's Extension to Border and Bender's Addition to the Town of Myrtle Point, Coos County, Oregon on file and of record in the office of the Clerk of Coos County, Oregon. Excepting the North 37 feet thereof.

65801.00	T26S, R13W Sec. 3AC TL 1800	Lackey, Gussie & Kathryn J @ Finneran, Lawrence F.
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Lots 1, 2, & 3, Block 25, First Addition to the City of Marshfield on file and of record in the Clerk of Coos County, Oregon.

6834.10	T27S, R12W Sec. 36 TL299	Leslie, Leta M. @ Fournier, D.
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20034.00	T25S, R13W Sec. 20 CB TL 10600	Lyons, Melinda A.
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Lot 8, Block 96, First Addition to Empire on file and of record in the office of the Clerk of Coos County, Oregon.

208993	T28S, R13W Sec. 16 TL803	Manning, Billie B. & Donna J.
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72343.01	T25S, R13W Sec. 11B TL 400	Martin, Blunt H. @ Boyce, Jayne
----------	----------------------------	------------------------------------

Silver Point Number Seven Oyster Bed Plat, located in Coos Bay, Oregon, NW¼ of Lot 311, 2 beds.

9525.01	T28S, R14W Sec. 16BC TL 601	Moore, Frank L. & Dora O.
---------	-----------------------------	---------------------------

A parcel of land situated in the SE¼ of the NW¼ of Section 16, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said SE¼ of the NW¼; thence South 279.0 feet to the center of the County Road; thence along the center of said road N46°45'E, 407.2 feet to the North boundary of the said SW¼ of the NW¼ thence West 296.6 feet to the place of beginning. Excepting that parcel deeded in Volume 173, Page 75 described as follows:

A parcel of land situated in the SE¼ of the NW¼ of Section 16, Township 28 South, Range 14 West of the Willamette Meridian, Coos County Oregon, more particularly described as follows:

Beginning at the Northwest corner of the said SE¼ of the NW¼; thence East 296.6 to the center of the County Road; thence along the center of said road S46°45'W, 111.9 feet; thence N70°11'W and at 60.0 feet passing through a ¾ inch iron rod post and continue the same course at a total distance of 226.2 feet to the place of beginning.

Also excepting that parcel deeded in Volume 209 page 564 described as follows:

That part of Lot Three and the Southeast quarter of the Northwest quarter, all in and of Section 16, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at a pipe post which is 37.62 feet South of the Northeast corner of the said Lot Three; thence North 6.72 feet; thence along the South boundary of a roadway easement S70°11'E, 203.45 feet to the center of the County Road; thence along said center line S46°45'W, 288.98 feet; thence N60°00'W, 317.95 feet to a point 5 inches South of Fred Halgrens fish house; thence along the ordinary line of low water up stream generally northerly to a point which is N60°45'W from the place of beginning; thence S60°45'E and at 49.60 feet passing through a pipe post and continue the same course a total distance of 232.45 feet to the place of beginning.

Tax Collector's Deed

Exhibit A-3

COOS COUNTY, OREGON TOTAL \$0.00
TERRI L. TURI, CMC, COUNTY CLERK

09/19/2003 #2003-14500
09:03:00AM 4 OF 6

Assessor's Account No.	Property Description	Former Owner
15836.00	T26S, R14W Sec. 10AD TL 4000	Rosenkrantz, Julius E.

Lots 27 and 28, Block 10, plat of Charleston Highway Tracts, on file and of record in the office of the Clerk of Coos County, Oregon.

34304.00	T29S, R12W Sec. 16 BB TL 9000	Slocum, Elisabeth R.
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Lots 1 and 2, Excepting the South 16.25 feet of Lot 1, Block 32, Extension of Brown's Addition to Myrtle Point, Oregon, on file and of record in the office of the Clerk of Coos County.

65804.00	T26S, R13W Sec. 03 AC TL 1900	Staude, David E.
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The North 90 feet of Lots 4, 5 and 6, Block 25, First Addition to City of Marshfield, on file and of record in the office of the Clerk of Coos County, Oregon.

32807.00	T28S, R13W Sec. 1 AB TL 3800	Sturgill, James A. & Mable A.
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Lots 7 through 9 inclusive, Block 9, Elliott's Addition to Coquille, on file and of record in the office of the Clerk of Coos County, Oregon.

157270 Mobile Only	T28S, R12W Sec.5 TL301	Thurman, Benjamin C. & Alice M.
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8732.02	T28S, R12 Sec. 32C TL 1100	Walter, Mary F.
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A parcel of land situated in the Northeast quarter of the Southwest quarter of Section 32, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a point which is 1379.84 feet, N56°01'W from the Southeast corner of the said Northeast quarter of the Southwest quarter; thence N34°43'E, 29.02 feet; thence along the West boundary of the State Highway S53°52'E, 228 feet; thence S36°08'W, 75.55 feet; thence along the East boundary of the Southern Pacific Railroad right of way N42°17'W, 231.97 feet to the place of beginning.

A parcel of land situated in the Northeast quarter of the Southwest quarter of Section 32, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a point which is 1379.84 feet N56°01'W and 231.97 feet S42°17'E from the Southeast corner of the said Northeast quarter of the Southwest quarter; thence N36°08'E, 75.55 feet; thence along the West boundary of the State Highway S53°28'E, 25.0 feet; thence S36°28'W, 80.26 feet; thence along the East boundary of the Southern Pacific right of way N42°17'W, 25.0 feet to the place of beginning.

Tax Collector's Deed

Exhibit A-4

COOS COUNTY, OREGON TOTAL \$0.00
TERRI L. TURI, CMC, COUNTY CLERK

09/19/2003 #2003-14500
09:03:00AM 5 OF 6

AFFIDAVIT OF INSERTION
STATE OF OREGON
COUNTY OF COOS

THE WORLD NEWSPAPER

COOS COUNTY TAX DEPARTMENT
COOS COUNTY COURTHOUSE
COQUILLE OR 97423

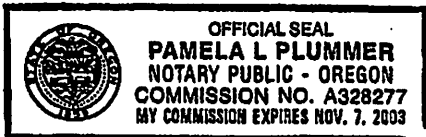
REFERENCE: 104544
081314 EXPIRATION 2 YR TAX

I, Susana Norton, being first duly sworn, deposed and say that I am the Legal Advertising Clerk for THE WORLD newspaper, of general circulation, published at Coos Bay, Oregon in the aforesaid county and state; that I know from my personal knowledge that the printed copy of which hereto annexed, was inserted in the entire issue of said newspaper in the following issues:

Susana C. Norton
Legal Clerk

Subscribed and sworn to before this 5th day of Sept.

Pamela L Plummer
Notary Public of Oregon



PUBLISHED ON: 08/22 08/29

TOTAL COST: 96.22
FILED ON: 09/03/03

NOTICE OF EXPIRATION OF THE TWO-YEAR PERIOD ALLOWED FOR THE REDEMPTION OF PROPERTY INCLUDED IN THE 2001 FORECLOSURE

Notice is hereby given by the Tax Collector of Coos County, Oregon, pursuant to Oregon Revised Statute 312.190 that the two year period allowed by law for the redemption of property which was included in the tax foreclosure proceedings begun July 18, 2001, and in which Judgment and Decree was taken on September 18, 2001, covering delinquent taxes for the 1997-98 and prior through the 2000-01 tax years, inclusive, expires the 18th of September, 2003, and that all property ordered sold under and pursuant to that Judgment and Decree foreclosing the tax liens of Coos County, Oregon, will be deeded to Coos County, Oregon, if the property is not redeemed by September 18, 2003, and
That every right, title, or interest of any persons, firms, or corporations in and to such properties to be deeded will be forever forfeited to Coos County unless redemption is made on or prior to September 18, 2003.

Dated at Coquille, Oregon, this 7th day of August 2003.

Mary Barton, Treasurer and Tax Collector
By: Karen Jonsson, Tax Specialist
PUBLISHED: The Work: August 22, and 29, 2003

COOS COUNTY, OREGON TOTAL \$0.00
TERRI L. TURI, CMC, COUNTY CLERK

09/19/2003 #2003-14500
09:03:00AM 6 OF 6

DEED

This deed made this 19th day of September 2003, between Mary Barton, Tax Collector, Coos County, State of Oregon, "Grantor", and Coos County, a political subdivision of the State of Oregon, "Grantee".

Whereas, a Judgment, Decree and Order of the Circuit Court of the State of Oregon, in and for the County of Coos, was entered on September 18, 2001, in a suit wherein Coos County was Plaintiff, and Abbott, Wilma E., Estate of @ Abbott, John: Alexander, Marguerite & E.; Anson, Gloria A.; ET AL; were Defendants, case number 01-CV-0331, the hereinafter described real properties were, by said Judgment, Decree and Order, sold subject to redemption to Coos County, Oregon; the true and actual consideration paid was unpaid taxes.

Whereas, the real properties have been held by Coos County, for the period of two (2) years from and after the date of said Judgment and Decree of Foreclosure, and no redemption has been made; notice of expiration of redemption period has been given in The World newspaper on August 22, 2003 and August 29, 2003 and proof of publication is attached hereto and incorporated herein by this reference; and

Whereas, pursuant to the laws of the State of Oregon; for and in consideration of the Judgment, Decree and Order and sale as aforesaid, I have this day executed this deed conveying to Coos County, the following described real properties:

SEE ATTACHED LISTING

Said described parcels of real property were formerly owned by said Defendants, bearing the Assessor's account number and the property description as shown, for each parcel sold by said foreclosure to Coos County, and not redeemed as provided by law; and This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring title to the property should check with the appropriate city or county planning department to verify approved uses.

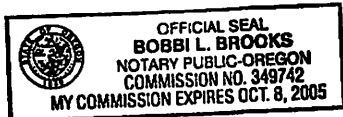
NOW, THEREFORE, I, Mary Barton, Tax Collector, in consideration of the premises, and by virtue of the statutes of the State of Oregon, do hereby grant, bargain, sell, and convey unto Coos County, Oregon, and its assigns forever, the parcels of real property hereinbefore described as fully and completely as Grantor can, by virtue of the premises, convey the same.

GIVEN UNDER BY HAND OFFICIALLY, this 19th day of September 2003.

STATE OF OREGON)
County of Coos) ss

Mary Barton
Mary Barton
Tax Collector
Coos County, Oregon

Subscribed and sworn to before me, this 19th day of September 2003.



Bobbi L. Brooks
Notary Public for Oregon
My Commission Expires:

TAX STATEMENTS TO:

GRANTEE:

Land Clerk
Board of Commissioners
Coos County Courthouse
Coquille, OR 97423

AFTER RECORDING

RETURN TO:

Coos County
Tax Collector
Coos County Courthouse

Tax Collector's Deed - 1
COOS COUNTY, OREGON TOTAL \$0.00
TERRI L. TURI, CMC, COUNTY CLERK

09/19/2003 #2003-14500
09:03:00AM 1 OF 6

Assessor's Account No.	Property Description	Former Owner
35036.00	T31S, R12W Sec. 13DB TL 9000	Abbott, Wilma E., Estate of @Abbott, John
Lots 7 and 8, Block 10, Townsite of Powers, on file and of record in the office of the Clerk of Coos County, Oregon.		
72226.01	T25S, R13W Sec. 11A TL 1400	Alexander, Marguerite & E.
The NW¼ and N ½ of the NE¼ of Tract No. 194 of Silver Point, Number Seven Oyster Bed Plat, located in Coos Bay, Oregon.		
91891 Mobile only	T28S, R12W Sec 6CC TL 4100	Anson, Gloria A.
104774 Mobile only	T28S, R12W Sec 6CC TL 4100	Anson, Gloria A.
118632 Mobile only	T28S, R12W Sec 6CC TL 4100	Anson, Gloria A.
123430 Mobile only	T28S, R12W Sec 6CC TL 4100	Anson, Gloria A.
16684.00	T26S, R14W Sec. 11 CB TL 8800	Barnes, Lourdes
Lots 3 through 8 inclusive, Block 35, Plat of Charleston Highway Tracts, on file and of record in the office of the Clerk of Coos County, Oregon.		
16758.00	T26S, R14W Sec. 11 CB TL 9500	Barnes, Lourdes
Lots 21 through 30 inclusive, Block 37, Plat of Charleston Highway Tracts, on file and of record in the office of the Clerk of Coos County, Oregon.		
17770.00	T26S, R14W Sec. 11 CB TL 8100	Beer, Charles J. & Vera H. @ Evers, Dorothy B.
Lot 25, Block 25, Plat of Charleston Industrial Tracts, on file and of record in the office of the Clerk of Coos County, Oregon.		
2507 Mobile Only	T23S, R12W Sec. 18AC TL1200	Connor, William E.; & Connor, J.
251.02	T23S, R12W Sec. 18AC TL1200	Connor, William E.; & Connor, June
Beginning at a point which is N71°54'E, 20 feet from the Northwest corner of Lot 2, Block 2, Elk Park Addition to Lakeside, Coos County, Oregon; thence on a bearing of N18°06'W in a straight line to the Southeasterly boundary of the Southern Pacific Railroad right of way; thence Northeasterly along said Railroad right of way boundary line a distance of 120 feet to a point; thence on a bearing of S18°06' East in a straight line to the North boundary of Elk Park Addition to Lakeside, Coos County, Oregon and the North line of 15 th Street in said Addition; thence West along the North line of Elk Park Addition to Lakeside, to the Southeast corner of that certain tract conveyed to L.M. Stewart by deed recorded June 21, 1963 in Book 301, Page 659, Deed Records of Coos County, Oregon, said tract being located in Section 18, Township 23 South, Range 12 West of the Willamette Meridian, Coos County Oregon; thence North 18°06' West a distance of 28 feet, more or less, to the Northeast corner of said Stewart tract; thence S71°54'W a distance of 80 feet, more or less, to the point of beginning, said property being in the NW¼ of the NE¼ of Section 18, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.		
132991 Mobile Only	T25S, R14W Sec. 36DC TL1100	Dugan, Patrick E. & Charlotte A.

Tax Collector's Deed

Exhibit A-1

COOS COUNTY, OREGON TOTAL \$0.00
TERRI L. TURI, CMC, COUNTY CLERK

09/19/2003 #2003-14500
09:03:00AM 2 OF 6

Assessor's Account No.	Property Description	Former Owner
5536.54	T26S, R14W Sec. 1AC TL 1100	Emmett, William B.

A parcel of land situated in Section 1, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; more particularly described as follows:

Beginning at a point S1°12'E, 1250 feet and N89°13'E, 500 feet from the North quarter corner of said Section 1; thence N89°13'E, 100 feet; thence S1°12'E, 295 feet; thence S89°13'W, 100 feet; thence N1°12'W, 295 feet to the point of beginning.

130315 Mobile Only	T26S, R13W Sec. 12BC TL 4100	Fanno, William P.
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50416.00	T26S, R13W Sec. 12BC TL 4100	Fanno, William P.
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The Lot 17 and the S½ of Lot 18, Block 74, First Addition to Empire on file and of record in the office of the Clerk of Coos County, Oregon.

2429.00	T25S, R11W Sec. 29 TL 600	Gamble, David L.
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That portion of Government Lot 4, Section 29, Township 25 South, Range 11 West, Coos County, Oregon, lying West of the Westerly line of Deed 77-05-7065. Except the North 500 feet and the West 76 feet.

29199.00	T29S, R15W Sec. 1 CB TL 4000	Gaslin, Daniel R.; Etal
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Lots 6 & 7 Block 16, and the vacated alley adjacent to said lots, Sunset City, Coos County, Oregon, as filed in the office of the Clerk of Coos County, Oregon.

29233.00	T29S, R15W Sec. 1 CB TL 4400	Gaslin, Daniel R.; Etal
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Lot 18, Block 17, plat of Sunset City, Coos County, Oregon, on file and of record in the office of the Clerk of Coos County, Oregon.

29235.00	T29S, R15W Sec. 1 CB TL 4300	Gaslin, Daniel R.; Etal
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Lot 20, Block 17, plat of Sunset City, Coos County, Oregon on file and of record in the office of the Clerk of Coos County, Oregon.

27878.00	T28S, R14 Sec. 20 AB TL 1000	Gordon, Jon
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Lot 11, Block 9 in Riverside Addition to Bandon, on file and of record in the office of the Clerk of Coos County, Oregon.

108223 Mobile Only	T26S, R12W Sec. 10 TL1700	Hall, Billy C.
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15849.00	T26S, R14W Sec. 10AD TL 3300	Hamburg, Kathryn A.
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Tax Collector's Deed
Exhibit A-2

COOS COUNTY, OREGON TOTAL \$0.00
TERRI L. TURI, CMC, COUNTY CLERK

09/19/2003 #2003-14500
09:03:00AM 3 OF 6

Assessor's Account No.	Property Description	Former Owner
38293.00	T25S, R13W Sec. 24AB TL 4600	Jenkins, Perry B.

Lot 5, Block 113, plat of The Townsite of the City of Coos Bay, on file and of record in the office of the Clerk of Coos County, Oregon

34007.00	T29S, R12W Sec. 16BA TL 6200	Bertrand, Harold % Kissell-Fuller, Wendy J.
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Lot 5 Block 18, Border and Bender's Extension to Border and Bender's Addition to the Town of Myrtle Point, Coos County, Oregon on file and of record in the office of the Clerk of Coos County, Oregon. Excepting the North 37 feet thereof.

65801.00	T26S, R13W Sec. 3AC TL 1800	Lackey, Gussie & Kathryn J @ Finneran, Lawrence F.
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Lots 1, 2, & 3, Block 25, First Addition to the City of Marshfield on file and of record in the Clerk of Coos County, Oregon.

6834.10	T27S, R12W Sec. 36 TL299	Leslie, Leta M. @ Fournier, D.
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20034.00	T25S, R13W Sec. 20 CB TL 10600	Lyons, Melinda A.
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Lot 8, Block 96, First Addition to Empire on file and of record in the office of the Clerk of Coos County, Oregon.

208993	T28S, R13W Sec. 16 TL803	Manning, Billie B. & Donna J.
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72343.01	T25S, R13W Sec. 11B TL 400	Martin, Blunt H. @ Boyce, Jayne
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Silver Point Number Seven Oyster Bed Plat, located in Coos Bay, Oregon, NW¼ of Lot 311, 2 beds.

9525.01	T28S, R14W Sec. 16BC TL 601	Moore, Frank L. & Dora O.
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A parcel of land situated in the SE¼ of the NW¼ of Section 16, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said SE¼ of the NW¼; thence South 279.0 feet to the center of the County Road; thence along the center of said road N46°45'E, 407.2 feet to the North boundary of the said SW¼ of the NW¼ thence West 296.6 feet to the place of beginning. Excepting that parcel deeded in Volume 173, Page 75 described as follows:

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Also excepting that parcel deeded in Volume 209 page 564 described as follows:

That part of Lot Three and the Southeast quarter of the Northwest quarter, all in and of Section 16, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at a pipe post which is 37.62 feet South of the Northeast corner of the said Lot Three; thence North 6.72 feet; thence along the South boundary of a roadway easement S70°11'E, 203.45 feet to the center of the County Road; thence along said center line S46°45'W, 288.98 feet; thence N60°00'W, 317.95 feet to a point 5 inches South of Fred Halgrens fish house; thence along the ordinary line of low water up stream generally northerly to a point which is N60°45'W from the place of beginning; thence S60°45'E and at 49.60 feet passing through a pipe post and continue the same course a total distance of 232.45 feet to the place of beginning.

Tax Collector's Deed

Exhibit A-3

COOS COUNTY, OREGON TOTAL \$0.00
TERRI L. TURI, CMC, COUNTY CLERK

09/19/2003 #2003-14500
09:03:00AM 4 OF 6

Assessor's Account No.	Property Description	Former Owner
15836.00	T26S, R14W Sec. 10AD TL 4000	Rosenkrantz, Julius E.

Lots 27 and 28, Block 10, plat of Charleston Highway Tracts, on file and of record in the office of the Clerk of Coos County, Oregon.

34304.00	T29S, R12W Sec. 16 BB TL 9000	Slocum, Elisabeth R.
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Lots 1 and 2, Excepting the South 16.25 feet of Lot 1, Block 32, Extension of Brown's Addition to Myrtle Point, Oregon, on file and of record in the office of the Clerk of Coos County.

65804.00	T26S, R13W Sec. 03 AC TL 1900	Staupe, David E.
----------	-------------------------------	------------------

The North 90 feet of Lots 4, 5 and 6, Block 25, First Addition to City of Marshfield, on file and of record in the office of the Clerk of Coos County, Oregon.

32807.00	T28S, R13W Sec. 1 AB TL 3800	Sturgill, James A. & Mable A.
----------	------------------------------	-------------------------------

Lots 7 through 9 inclusive, Block 9, Elliott's Addition to Coquille, on file and of record in the office of the Clerk of Coos County, Oregon.

157270 Mobile Only	T28S, R12W Sec.5 TL301	Thurman, Benjamin C. & Alice M.
-----------------------	------------------------	---------------------------------

8732.02	T28S, R12 Sec. 32C TL 1100	Walter, Mary F.
---------	----------------------------	-----------------

A parcel of land situated in the Northeast quarter of the Southwest quarter of Section 32, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a point which is 1379.84 feet, N56°01'W from the Southeast corner of the said Northeast quarter of the Southwest quarter; thence N34°43'E, 29.02 feet; thence along the West boundary of the State Highway S53°52'E, 228 feet; thence S36°08'W, 75.55 feet; thence along the East boundary of the Southern Pacific Railroad right of way N42°17'W, 231.97 feet to the place of beginning.

A parcel of land situated in the Northeast quarter of the Southwest quarter of Section 32, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a point which is 1379.84 feet N56°01'W and 231.97 feet S42°17'E from the Southeast corner of the said Northeast quarter of the Southwest quarter; thence N36°08'E, 75.55 feet; thence along the West boundary of the State Highway S53°28'E, 25.0 feet; thence S36°28'W, 80.26 feet; thence along the East boundary of the Southern Pacific right of way N42°17'W, 25.0 feet to the place of beginning.

Tax Collector's Deed

Exhibit A-4

COOS COUNTY, OREGON TOTAL \$0.00
TERRI L. TURI, CMC, COUNTY CLERK

09/19/2003 #2003-14500
09:03:00AM 5 OF 6

AFFIDAVIT OF INSERTION
STATE OF OREGON
COUNTY OF COOS

THE WORLD NEWSPAPER

COOS COUNTY TAX DEPARTMENT
COOS COUNTY COURTHOUSE
COQUILLE OR 97423

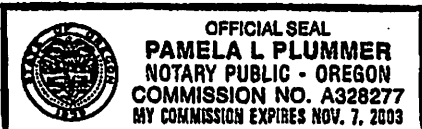
REFERENCE: 104544
081314 EXPIRATION 2 YR TAX

I, Susana Norton, being first duly sworn, deposed and say that I am the Legal Advertising Clerk for THE WORLD newspaper, of general circulation, published at Coos Bay, Oregon in the aforesaid county and state; that I know from my personal knowledge that the printed copy of which hereto annexed, was inserted in the entire issue of said newspaper in the following issues:

Susana C. Norton
Legal Clerk

Subscribed and sworn to before this 5th day of Sept

Pamela L Plummer
Notary Public of Oregon



PUBLISHED ON: 08/22 08/29

TOTAL COST: 96.22
FILED ON: 09/03/03

NOTICE OF EXPIRATION OF THE TWO-YEAR PERIOD ALLOWED FOR THE REDEMPTION OF PROPERTY INCLUDED IN THE 2001 FORECLOSURE

Notice is hereby given by the Tax Collector of Coos County, Oregon, pursuant to Oregon Revised Statute 312.190 that the two year period allowed by law for the redemption of property which was included in the tax foreclosure proceedings begun July 18, 2001, and in which Judgment and Decree was taken on September 18, 2001, covering delinquent taxes for the 1997-98 and prior through the 2000-01 tax years, inclusive, expires the 18th of September, 2003, and that all property ordered sold under and pursuant to that Judgment and Decree foreclosing the tax liens of Coos County, Oregon, will be deeded to Coos County, Oregon, if the property is not redeemed by September 18, 2003, and
That every right, title, or interest of any persons, firms, or corporations in and to such properties to be deeded will be forever forfeited to Coos County unless redemption is made on or prior to September 18, 2003.

Dated at Coquille, Oregon, this 7th day of August 2003.

Mary Barton, Treasurer and Tax Collector
By: Karen Jonsson, Tax Specialist
PUBLISHED: The Work: August 22, and 29, 2003

COOS COUNTY, OREGON TOTAL \$0.00
TERRI L. TURI, CMC, COUNTY CLERK

09/19/2003 #2003-14500
09:03:00AM 6 OF 6

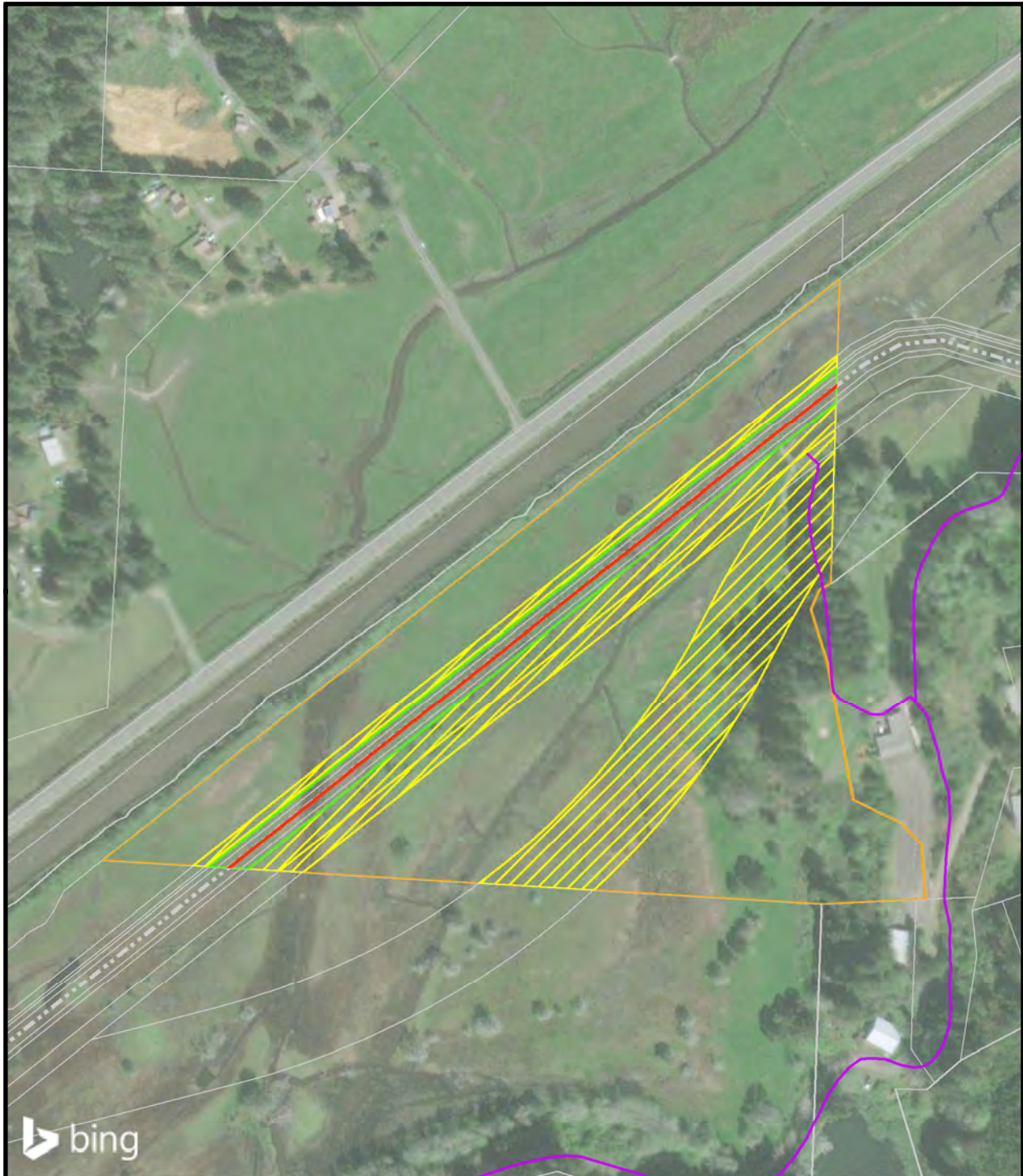
C0-011.145

COUNTY/CLAUSEN

SURROUNDING PARCELS WITH SAME OWNERS:

25-13-11 #400;

25-13-11 #500;



<p>0 115 230 460</p> <p>SCALE IN FEET</p> <p> — Access Road — PAR / TAR — Proposed Pipeline Temp. Extra Work Area Uncleared Storage Area Permanent Easement Property Line </p> <p> Permanent Right-of-Way = 74,380.356 ft² 1.708 ac. Temporary Extra Work Area = 268,103.926 ft² 6.155 ac. Un-Cleared Storage Area = 0.000 ft² 0.000 ac. </p>	<p>N</p>	<p>REV 5</p> <p>REVISED DATE: 4/23/2018</p>	<p>EXHIBIT "A"</p> <p>PACIFIC CONNECTOR GAS PIPELINE, LP</p> <p>PROPERTY EXHIBIT FORT CHICAGO HOLDINGS II U.S., LLC APN: 258706</p> <p>M.P. 3.23 TO M.P. 3.52 T-25 S, R-13 W S-1 COOS COUNTY, OREGON</p>	
<p>DWG: 3430.33-X-CO-026.001</p>			<p>TRACT: CO-026.001</p>	

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

November 16, 2018 9:23:21 pm

Account # 258707
 Map # 25S1312A000100
 Code - Tax # 1391-258707

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name FORT CHICAGO HOLDINGS II US LLC

Deed Reference # 2012-10271

Agent

Sales Date/Price 11-30-2012 / \$6,222,500.00

In Care Of JORDAN COVE ENERGY PROJECT LP

Appraiser ROY N. METZGER

Mailing Address 125 W CENTRAL AVE SUITE 380
 COOS BAY, OR 97420-2316

Prop Class 200 MA SA NH Unit
 RMV Class 200 02 11 RRL 3939-1

Situs Address(s) Situs City

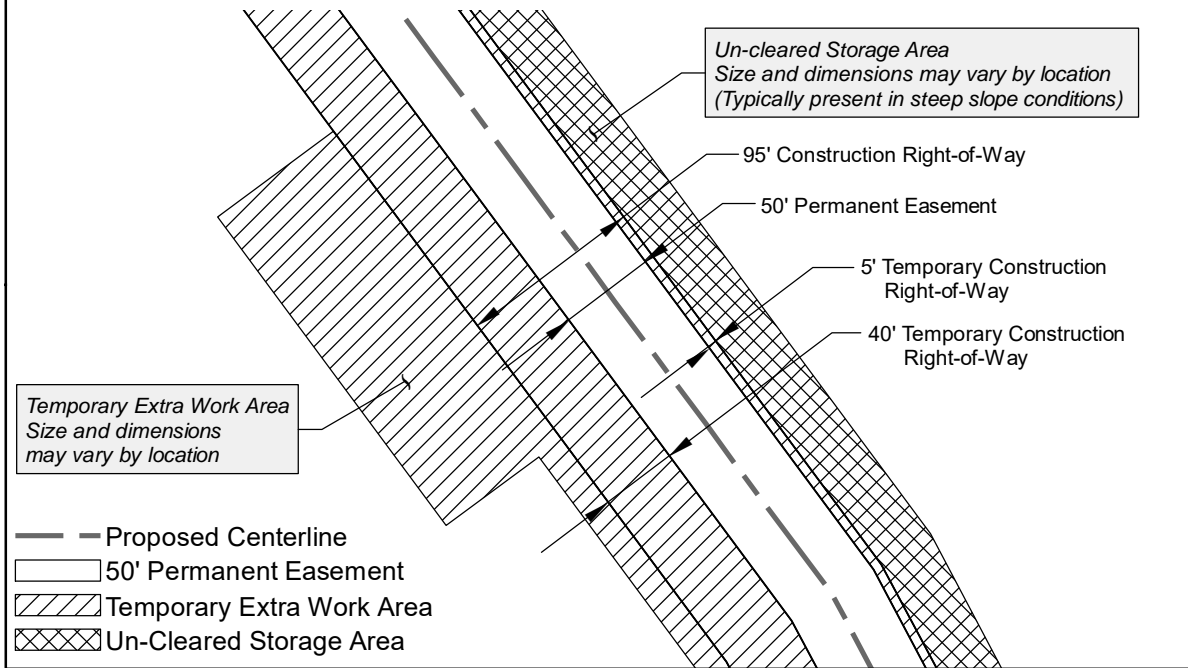
Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
1391	Land	103,440			Land	0
	Impr.	0			Impr.	0
Code Area Total		103,440	103,530	103,440		0
Grand Total		103,440	103,530	103,440		0

Code Area		ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1391	10	<input checked="" type="checkbox"/>		EFU	Market		100	A	33.90	MV	008	103,440
Grand Total									33.90			103,440

Code Area		Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Grand Total									0

Code Area	Type	Exemptions/Special Assessments/Potential Liability					
1391		SPECIAL ASSESSMENT:					
		■ FIRE PATROL TIMBER	Amount	51.79	Acres	33.9	Year 2018

TYPICAL RIGHT-OF-WAY CONFIGURATION
 (Right-of-Way may vary on specific landowner properties)



GENERAL NOTES:

Construction Right-of-Way: The area that will be used during construction to install the pipeline and provide a construction equipment travel lane – typically 95 feet wide. It will be cleared and graded. Following construction it will be recontoured as closely as possible to preconstruction conditions and revegetated.

Temporary Extra Work Area (TEWA): These areas usually abut the construction right-of-way and are used to temporarily store topsoil, spoil, and logs and provide parking and refueling areas for construction equipment. They will be cleared and graded. Following construction they will be recontoured as closely as possible to preconstruction conditions and revegetated.

Uncleared Storage Areas (UCSA): These areas abut the construction right-of-way and will be used to store forest slash, stumps and dead and downed log materials that will be scattered across the right-of-way after construction during restoration. These areas will NOT be cleared or graded.

Permanent Easement: The easement is used for long-term operations and maintenance of the pipeline and will be 50 feet wide.

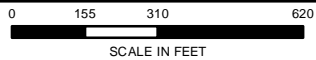
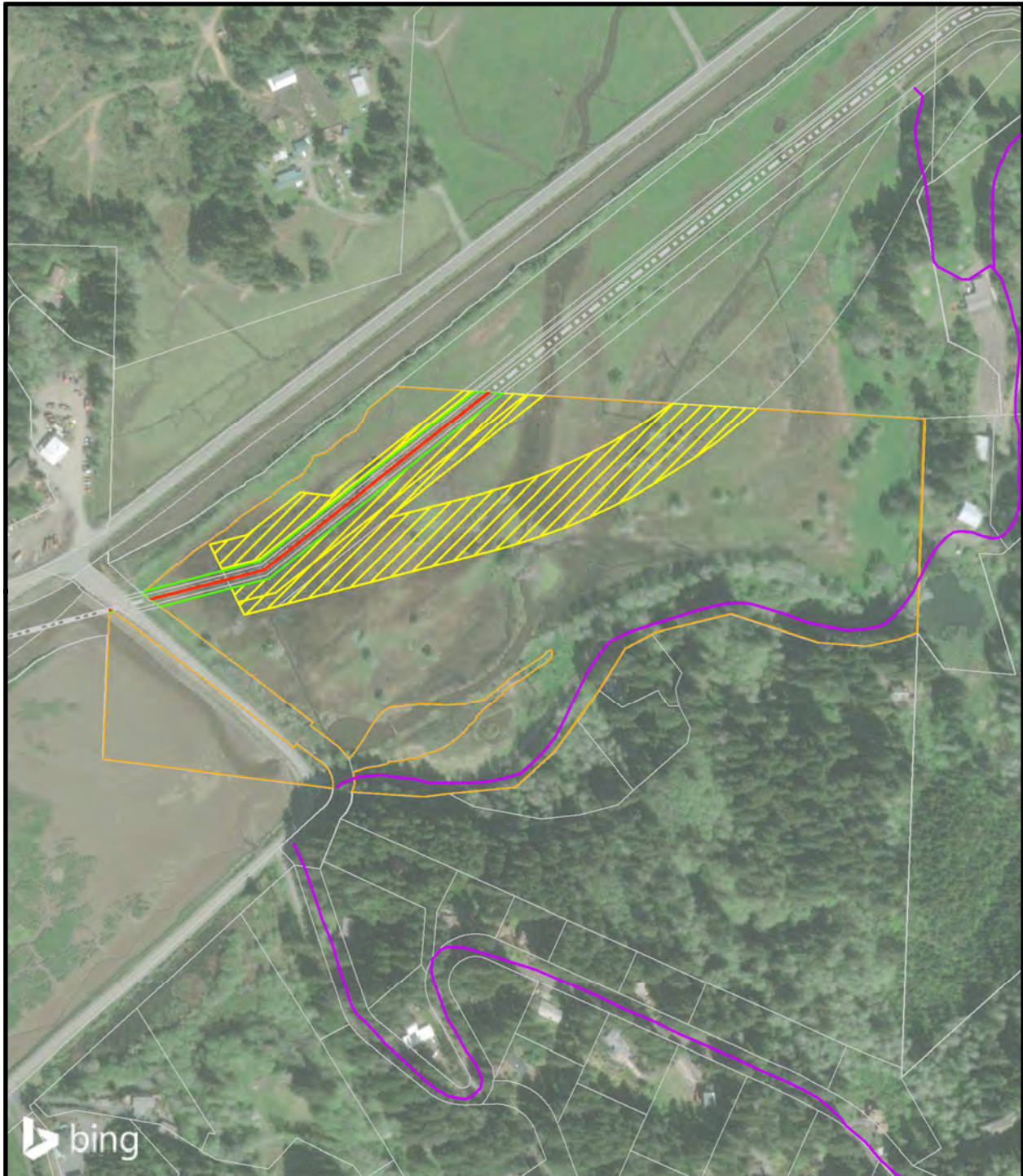
Disclaimer:

The pipeline alignment shown is based on a line survey conducted by the project if permission to survey the property was granted by the landowner. The property boundary information was obtained from County tax maps. Because this exhibit is not based on a property survey the actual right-of-way and workspace areas may vary slightly from what is shown.

PROPERTY EXHIBIT

**TYPICAL RIGHT-OF-WAY CONFIGURATION
 and
 GENERAL NOTES**





- Access Road
- PAR / TAR
- Proposed Pipeline
- Temp. Extra Work Area
- Un-cleared Storage Area
- Permanent Easement
- Property Line

Permanent Right-of-Way	=	52,882.193 ft ²		1.214 ac.
Temporary Extra Work Area	=	262,376.480 ft ²		6.023 ac.
Un-Cleared Storage Area	=	0.000 ft ²		0.000 ac.



REV **2** REVISD DATE: 4/23/2018

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP

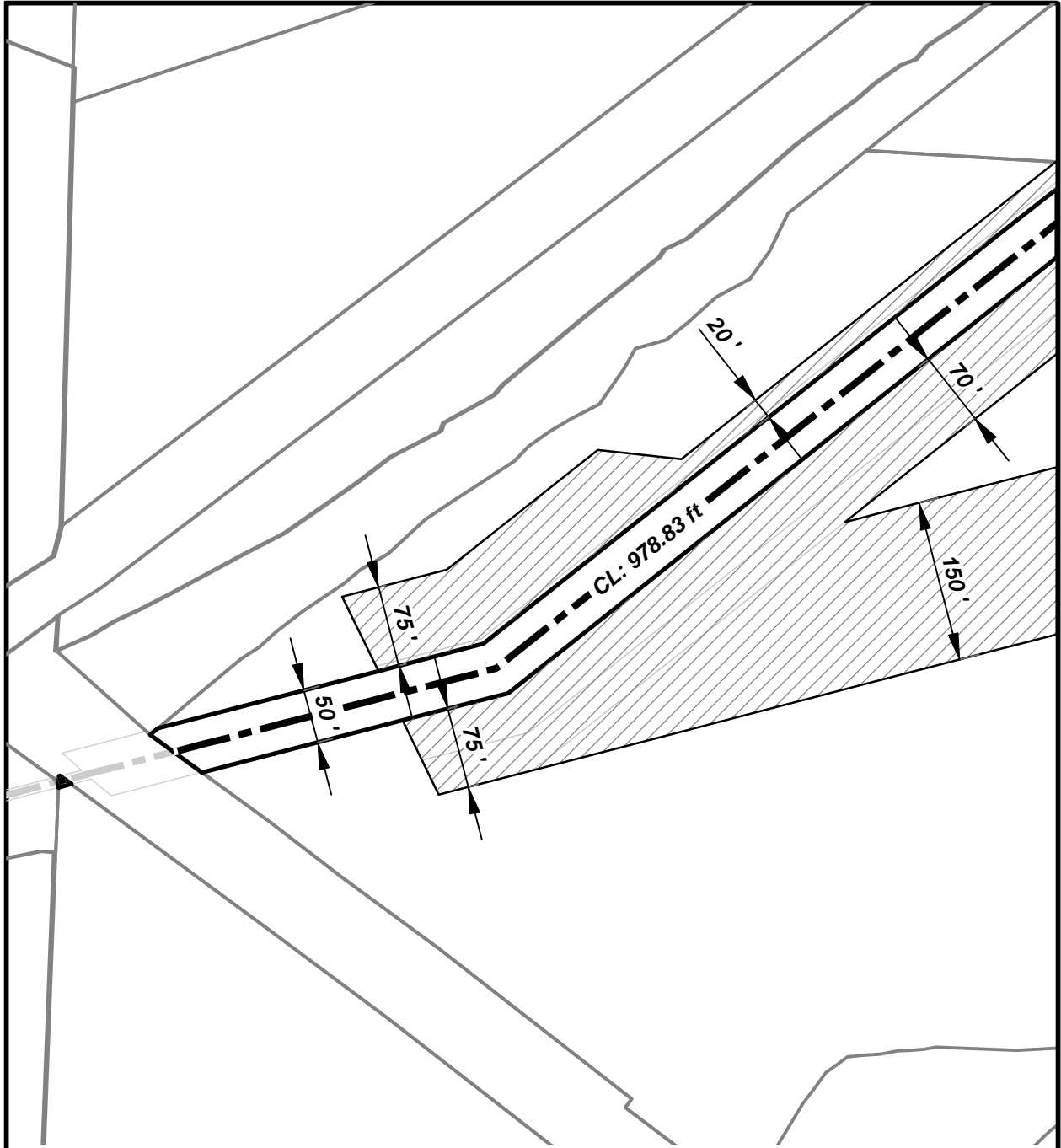


PROPERTY EXHIBIT
FORT CHICAGO HOLDINGS II US LLC
APN: 258707

M.P. 3.01 TO M.P. 3.01
T-25 S, R-13 W S-12
COOS COUNTY, OREGON

DWG: 3430.33-X-CO-026.103

TRACT: CO-026.103

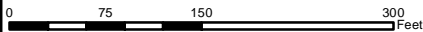


Disclaimer: The pipeline alignment shown is based on a line survey conducted by the project if permission to survey the property was granted by the landowner. The property boundary information was obtained from County tax maps. Because this exhibit is not based on a property survey the actual right-of-way and workspace areas may vary slightly from what is shown.

Length of Pipeline this Tract: 1063.27 ft

Legend

- Proposed Pipeline
- Permanent Easement = 52,882.193 ft² | 1.214 ac.
- Temporary Extra Work Area = 262,376.480 ft² | 6.023 ac.
- Uncleared Storage Area = 0.000 ft² | 0.000 ac.
- Property Line



REV 2 REVISOR: [blank]
REVISED DATE: 4/23/2018

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP



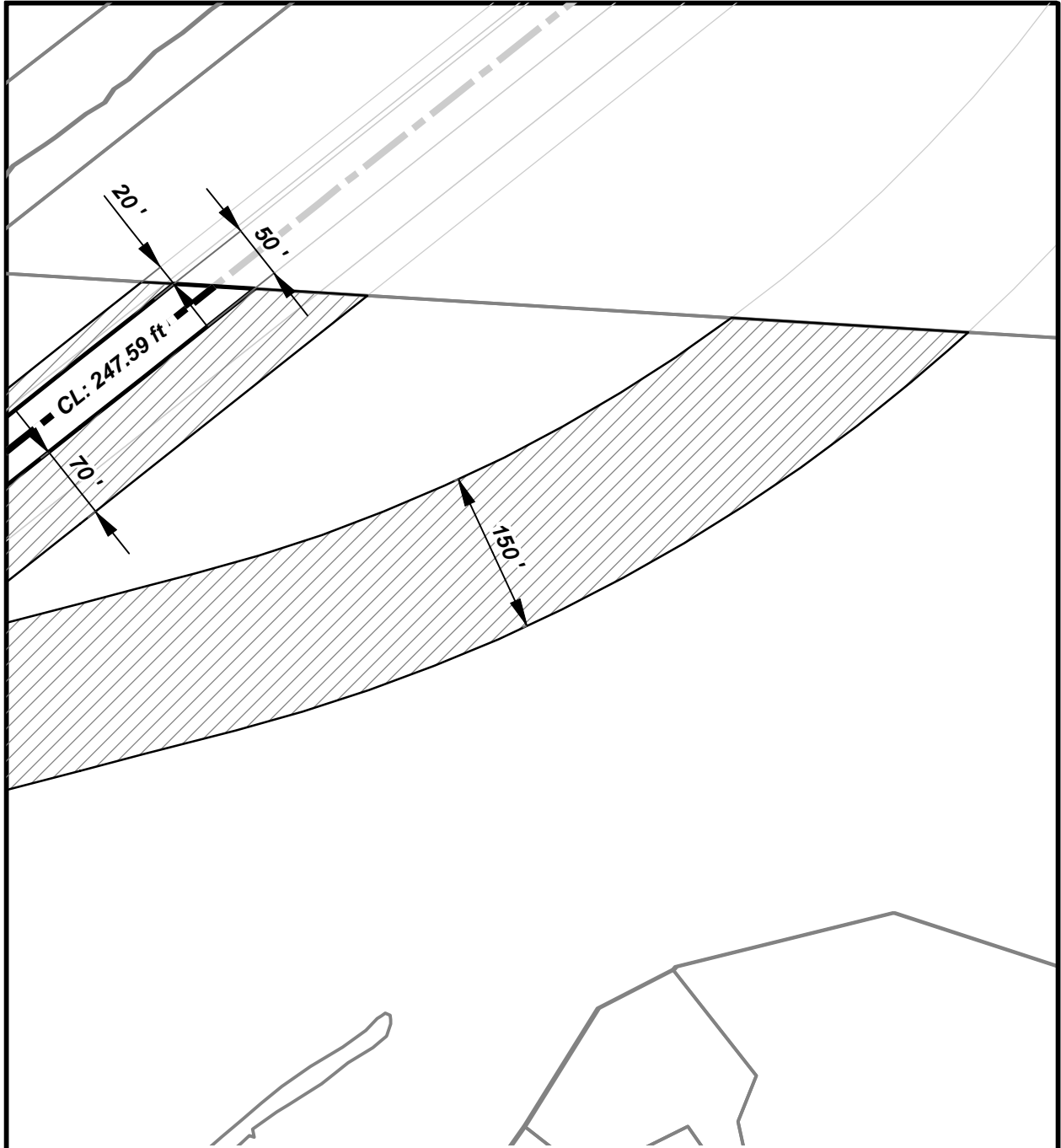
PROPERTY EXHIBIT
FORT CHICAGO HOLDINGS II US LLC
APN: 258707

M.P. 3.01 TO M.P. 3.01
T-25 S, R-13 W Sec 12
COOS COUNTY, OREGON

DWG: 3430.33-X-CO-026.103 (1 of 2)

TRACT: CO-026.103

Source: P:\PCGP_JCL\Map\LandOwner\B\W\m.d - DDP Index - 16

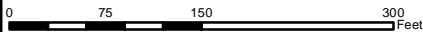


Disclaimer: The pipeline alignment shown is based on a line survey conducted by the project if permission to survey the property was granted by the landowner. The property boundary information was obtained from County tax maps. Because this exhibit is not based on a property survey the actual right-of-way and workspace areas may vary slightly from what is shown.

Length of Pipeline this Tract: 1063.27 ft

Legend

- Proposed Pipeline
- Permanent Easement = 52,882.193 ft² | 1.214 ac.
- Temporary Extra Work Area = 262,376.480 ft² | 6.023 ac.
- Uncleared Storage Area = 0.000 ft² | 0.000 ac.
- Property Line



REV 2 REVISOR: [blank]
REVISED DATE: 4/23/2018

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP



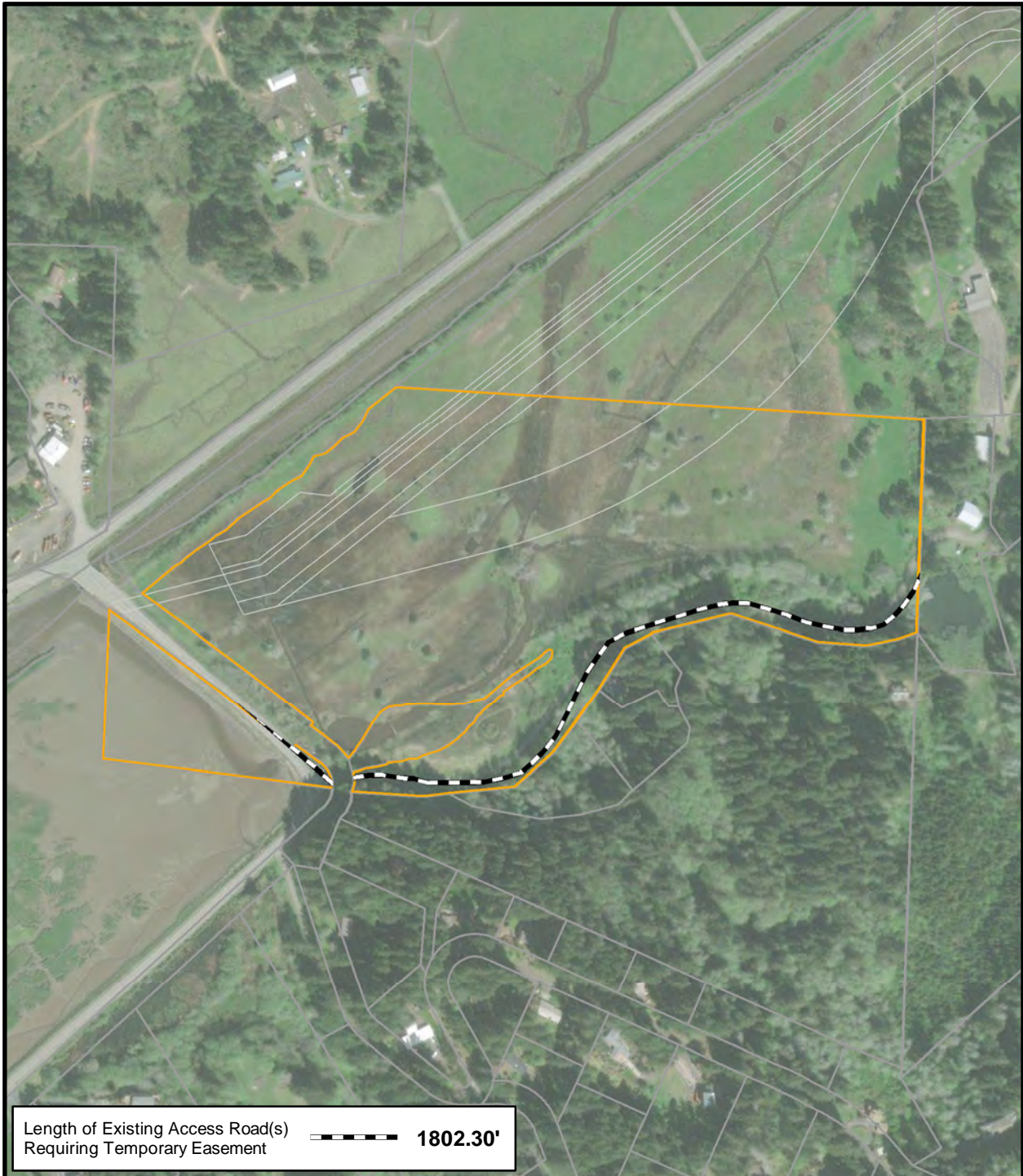
PROPERTY EXHIBIT
FORT CHICAGO HOLDINGS II US LLC
APN: 258707


M.P. 3.01 TO M.P. 3.01
T-25 S, R-13 W Sec 12
COOS COUNTY, OREGON

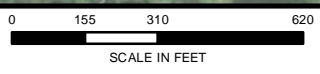
DWG: 3430.33-X-CO-026.103 (2 of 2)

TRACT: CO-026.103

Source: P:\PCGP_JCL\Map\LandOwner\BIV.mxd - DDP Index - 17



Length of Existing Access Road(s)
Requiring Temporary Easement  **1802.30'**



REV **2**

REVISED DATE:
4/23/2018

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP



ACCESS ROAD EXHIBIT - CO-026.103
FORT CHICAGO HOLDINGS II US LLC
APN: 258707

T 25 S, R 13 W Section 12
COOS COUNTY, OREGON

DWG: CO-026.103 - AR

TRACT: CO-026.103

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

NOT OFFICIAL VALUE

August 30, 2018 3:06:49 pm

Account # 321202
 Map # 25S1312-B0-02300
 Code - Tax # 1391-321202

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name GOULD, BRIAN D. & MOLLY M.

Deed Reference # 2013-5460

Agent

Sales Date/Price 06-12-2013 / \$0.00

In Care Of

Appraiser

Mailing Address 3640 ASH ST
 NORTH BEND, OR 97459-1105

Prop Class 006 MA SA NH Unit
 RMV Class 000 02 08 BOF 4867-1

Situs Address(s)	Situs City
------------------	------------

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
1391	Land	770	790	770	Land	0
	Impr.	0	0	0	Impr.	0
Code Area Total		770	790	770		0
Grand Total		770	790	770		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1391	10	R		CBEMP	TIDE LAND	100	A	7.70	TIDE	001	770
Grand Total								7.70			770

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
Grand Total											0

Exemptions/Special Assessments/Potential Liability										
Code Area	Type									
1391	SPECIAL ASSESSMENT:									
	■ FIRE PATROL TIMBER	Amount	18.75	Acres	7.7	Year	2018			

Comments: FIRE PAT ACRES 7.70

When Recorded Return to:

Brian Gould
1937 Channel St
North Bend, OR 97459

Grantors Name and Address

Evelyn Gould
192 Norman Ave #117
Coos Bay, OR 97420

Grantees Name and Address:

Brian D. Gould and Molly M. Gould
1937 Channel St
North Bend, OR 97459

Mail Tax Statements to:

Brian and Molly Gould
1937 Channel St.
North Bend, OR 97459

Consideration: The true and actual consideration for this conveyance is \$.00

Bargain and Sale Deed

Evelyn Gould, Grantor, conveys to Brian D Gould and Molly M. Gould, husband and wife, Grantees, the following described real property in Coos County, Oregon:

That parcel conveyed by deed reference number 67-6-19293-94, Deed Records of Coos County, Oregon, within the following described portion of tidelands fronting government lots 5 and 6, of Section 12, Township 25 South, Range 13 West of the Willamette meridian, Coos County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron rod set on the South boundary of Kentuck Road 730.55 feet South and 371.6 feet West of the North quarter corner of said Section 12; thence North 86 °15' East along said road boundary 612.2 feet to a 5/8 inch iron rod; thence continuing along said road boundary along a 984.93 foot radius curve to the left, the long chord of which bears North 72° 06 ½' East 448.4 feet to the point of intersection of said road boundary with the Southwesterly boundary of East Bay Road; thence South 55° 50' East along said boundary of the East Bay Road 28.75 feet to the low tide line of Ketuck Slough; thence along the low tide line on the following courses: South 44° 13' West 164.35 feet; South 51° 16' West 715 feet and South 78° 43' West 524.2 Feet; thence leaving the low tide line and running North to the South boundary of the Kentuck Road; thence North 86° 15' East along said road boundary 127.05 feet to the point beginning

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$46.00

06/14/2013 09:57:26AM
PAGE 1 OF 2

2013 5460

CO - 026.104

2013-5460

Coos County Assessors Tax Account #321202.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AN SECTIONS 2 TO 7, CHAPTER 8 OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTUMENT, THE PERON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THE ATHE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL TO DETIERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8 OREGON LAWS 2010.

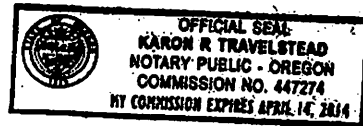
Dated this 12th day of June, 2013.

Evelyn Gould
Evelyn Gould

STATE OF OREGON)
) ss.
County of Coos)

This instrument was acknowledged before me on June 13th, 2013 by Evelyn Gould.

Karon R Travelstead
Notary Public for Oregon



COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$46.00

06/14/2013 09:57:28AM
PAGE 2 OF 2

2013 5460

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

NOT OFFICIAL VALUE

August 29, 2018 10:54:32 am

Account # 321200
 Map # 25S1312-B0-02500
 Code - Tax # 1391-321200

Tax Status NONASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name COOS COUNTY

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of

Appraiser

Mailing Address 250 N BAXTER ST
 COQUILLE, OR 97423

Prop Class 997 MA SA NH Unit
 RMV Class 000 02 08 BOF 4866-1

Situs Address(s) Situs City

Code Area		RMV	MAV	Value Summary AV		RMV Exception	CPR %
1391	Land	1,320				Land	0
	Impr.	0				Impr.	0
Code Area Total		1,320	0	0			0
Grand Total		1,320	0	0			0

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		
1391	10	R	1	CBEMP	Exempt	100	A	11.20	TIDE	001	1,320
Grand Total								11.20			1,320

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
Grand Total						0	0	

Code Area	Type	Exemptions/Special Assessments/Potential Liability
NOTATION(S): ■ EXEMPT- MUNICIPALITY ORS 307.090 ADDED 1994		

Comments: TIDE LAND FRONT LOTS 5,6

CO. 026. 105

NW1/4 SEC.12 T25S R13W W.M.
COOS COUNTY

25S 13W 12B

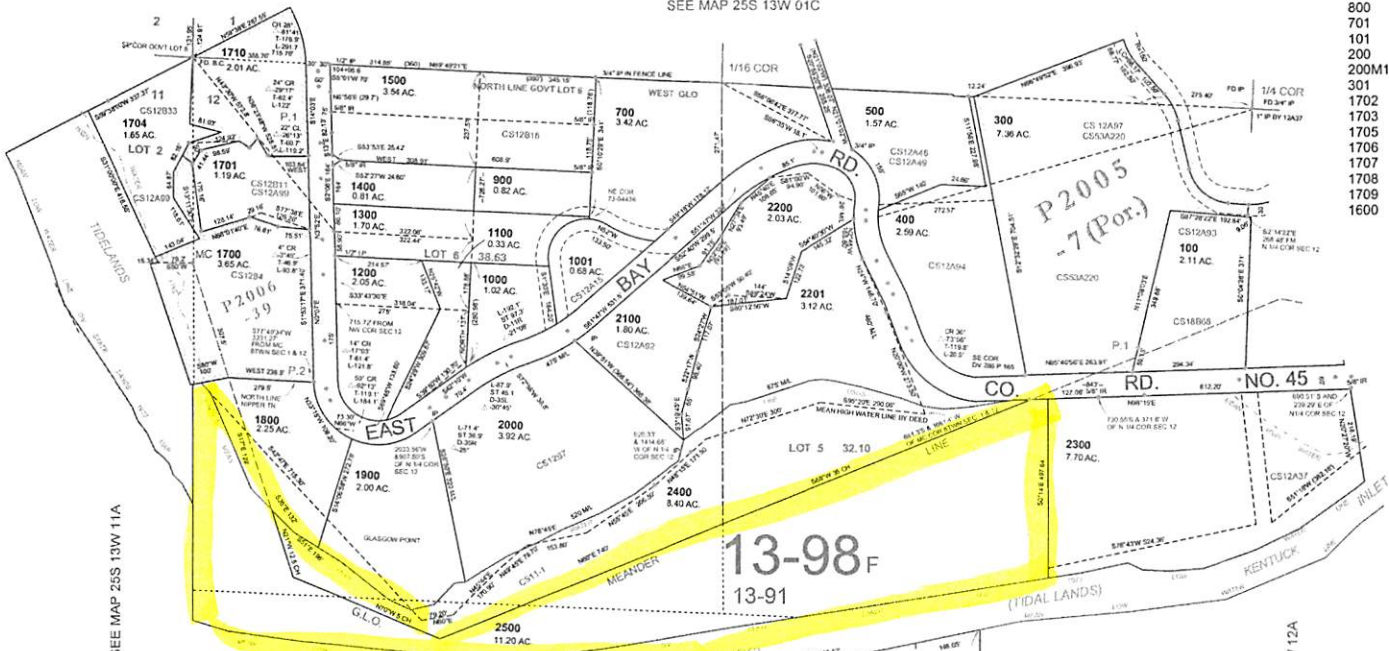
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

1" = 200'

CANCELLED NO.

- 600
- 800
- 701
- 101
- 200
- 200M1
- 301
- 1702
- 1703
- 1705
- 1706
- 1707
- 1708
- 1709
- 1600

SEE MAP 25S 13W 01C



SEE MAP 25S 13W 11A

SEE MAP 25S 13W 12A

2700	253	2600	3200	269	268	267	266	265	264	263
2600	253	254	255	256	257	258	259	260	261	262
	222	221	220	219	218	217	216	215	214	213
	203									
2800	203	204	205	206	207	208	209	210	211	212
2900	3000	171								
	172	171	170	169	168	167	166	165	164	163
										3600
										163
										163

SEE MAP 25S 13W 12C

1/4 COR

8-9-2016
25S 13W 12B

CO. 026.105

D E E D

STATE OF OREGON,)
County of Coos) ss.

91 09 1095

This deed, made this 27th day of September, 1991, between Mary Barton, Tax Collector, Coos County, State of Oregon, "Grantor", and Coos County, a political subdivision of the State of Oregon, "Grantee"

WITNESSETH

Whereas, a Judgment, Decree and Order of the Circuit Court of the State of Oregon, in and for the County of Coos, was entered on September 26, 1989, in a suit wherein Coos County was Plaintiff, and S. Laird's Inc.; Wagoner, French E. & S.V.; & Gibbons, William G.; et al were Defendants, case number 89CV0843, the hereinafter described real properties were, by said Judgment, Decree and Order, sold subject to redemption to Coos County, Oregon; and

Whereas, the real properties have been held by Coos County, for the period of two (2) years from and after the date of said Judgment and Decree of Foreclosure, and no redemption has been made; notice of expiration of redemption period has been given in the The World newspaper on August 30, 1991 and September 13, 1991 and proof of publication is attached hereto and incorporated herein by this reference; and

Whereas, pursuant to the laws of the State of Oregon; for and in consideration of the Judgment, Decree and Order and sale as aforesaid, I have this day executed this deed conveying to Coos County, the following described real properties:

SEE ATTACHED LISTING

Said described parcels of real property were formerly owned by said Defendants, bearing the Assessor's account number and the property description as shown, for each parcel sold by said foreclosure to Coos County, and not redeemed as provided by law; and

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring title to the property should check with the appropriate city or county planning department to verify approved uses.

Tax Collector's Deed - 1

State of Oregon
County of Coos
I, Mary Ann Wilson, County Clerk, certify the within instrument was filed for record at
4:27 P.M. SEPT 30, 1991
By M. Bright Deputy
#pages 11

2064

NOW, THEREFORE, I, Mary Barton, Tax Collector, in consideration of the premises, and by virtue of the statutes of the State of Oregon, do hereby grant, bargain, sell, and convey unto Coos County, Oregon, and its assigns forever, the parcels of real property hereinbefore described as fully and completely as Grantor can, by virtue of the premises, convey the same.

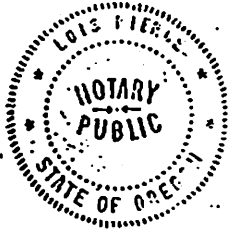
GIVEN UNDER MY HAND OFFICIALLY this 27th day of September, 1991.

Mary Barton

Mary Barton,
Tax Collector
Coos County, Oregon

STATE OF OREGON)
) ss.
County of Coos)

Subscribed and sworn to before me this 27th day of September, 1991.



Lois Pierce
Notary Public for Oregon
My Commission Expires: 7/1/93

Tax Collector's Deed - 2

2065

Assessor's Account No.	Property Description	Deed Ref #	Former Owner
124.01	T23 R12 S06CC TL400	85-13015	S. Laird's Inc.
410.01	T23 R12 S29BC TL100	81-41641	Doolittle, George W.
1645.08	T24 R13 S11BD TL1600	88-10-1533	Transamerica Financial Services, Inc.
3201.00	T25 R13 S02D TL1100 98/140; TS/20; 261/303	256/724	Berhow, Gael E.; & Clark, Nancy R.
3212.00	T25 R13 S12B TL2500 Tide Land Front Lots 5,6 Exc. .05 Acres County Rd. Exc. 9.76 Acres TL 6-1	240/132	Berhow, Gael E.; & Clark, Nancy R.
3221.00	T25 R13 S12B TL2400	241/039	Berhow, Gael E.; & Clark, Nancy R.
3226.01	T25 R13 S13BB TL4600	241/119	Berhow, Gael E.; & Clark, Nancy R.
3515.08	T25 R13 S21CA TL5700	80-10969	Mattecheck, Robert & Baunach, John R.; & Baunach, Dennis G.
3572.00	T25 R13 S22BC TL300	77-01286	Quinn, Edwin, ETAL
3611.00	T25 R13 S24 TL300	240/130	Berhow, Gael E.; & Clark, Nancy R.
3727.75	T25 R13 S30DB TL2800	89-03-1918	Adult & Family Serv. Div. & Lemmons, Ralph B. & Elizabeth A.
3729.22	T25 R13 S30DB TL2801	89-03-1918	Adult & Family Serv. Div. & Lemmons, Ralph B. & Elizabeth A.
3771.03	T25 R13 S30CA TL600	85-10136	Pace, Mary C. & Welborn, Calvin E. & Maude E.
5120.00	T26 R13 S10A TL2200	70-750323	Anderson, Carl B.
5633.01	T25 R14 S36CD TL2600	73-84205	Graves, James R. & P.D.
6755.01	T27 R12 S31CB TL4000	75-115093	Williams, John E. & Geneva C.
6778.11	T27 R12 S31CC TL2000	84-43205	Carlson, Edwin V.
6791.00	T27 R12 S31CC TL3600	80-11393	Wilkins, Retha K.

Tax Collector's Deed - 3

7095.10	T27 R13 S19 TL199MI	315/578	Wingard, Reese & Irma
8183.01	T28 R11 S10 TL300	85-01-1040	Anderson, Myron B. & Elisabeth; & Anderson, Matthias M.
8310.00	T28 R11 S29 TL100	78-77473	Elliott, Ronald D. & Donna
9313.10	T28 R13 S31 TL300M1 Mineral Rights Only	72-369938	Cary, Leo J. Jr., Trustee
9326.00	T28 R13 S33 TL600 Exc Mineral Rights	76-446184	Amos, Arlie L. & Jessie M
10085.00	T28 R14 S31A TL15800	194/395	Woods, W.A. & Frances C. & Stoner, F.E. (Agent)
10113.00	T28 R14 S31A TL14600	67-20442	Ash, Mary F.
10175.00	T28 R14 S31A TL8600 SE1/4 NW1/4 SW1/4 NE1/4 NE1/4, SW1/4 NE1/4 SW1/4 NE1/4 NE1/4 Exc Road	134/281	Stoner, F.E. & L.
10954.32	T29 R11 S28 TL600	188/499	Basey, Arlene Ethel
10954.34	T29 R11 S28 TL800	188/499	Basey, Arlene Ethel
12479.01	T30 R10 S00 TL900M1 In Sec 6 & 7 Oil & Gas Rights	84-55765	U.S.A. & Hutchins, Selmar A.; & Marrs, Mayo; Lessee
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2067

12572.01	T30 R10 S19 TL100M1 Oil & Gas Rights	84-55765	U.S.A. % Hutchins, Selmar A.; & Marrs, Mayo; Lessee
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12577.01	T30 R10 S19 TL600M1 Oil & Gas Rights	84-55765	U.S.A. % Hutchins, Selmar A.; & Marrs, Mayo; Lessee
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18355.00	T25 R13 S17CD TL6300 Empire, 1st Addition Lot 14 Blk 11	152/238	Dungan, Dorothy Mae % Friedman & Rau (Agents)
18998.01	T25 R13 S20BD TL9400 Empire, 1st Addition W1/2 L 10, All L 11 Blk 45	75-115748	Popp, Florence
19988.00	T25 R13 S20CB TL7900 Empire, 1st Addition Lot 6 Blk 94	85-27331	Sumpter, John; & Rhodes, Hazel
21370.00	T26 R14 S01BC TL300 Hollywood, 1st Addition Lots 25 & 26 Blk 1	81-41887	Barkley, Jerry; Barkley, Perry; & Pedersen, Donna
28456.10	T28 R15 S36DA TL2310 Smith's First Addition Lot 14 Blk 17	85-32752	Milenkovic, Natalie
34531.00	T29 R12 S17A TL1800 Smith's 2nd Addition Lot 4	85-32207	Forsyth, Frances B.

Tax Collector's Deed - 5

2068

35130.00	T27 R13 S15BD TL2300 Coaledo Lot 1 Blk 3	79-11697	Reigard, Harry & Bernice I. & Klakamp, Leroy (Agent)
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35132.00	T27 R13 S15BD TL2100 Coaledo Lot 3 Blk 3	79-11697	Reigard, Harry & Bernice I. & Klakamp, Leroy (Agent)
36029.00	T25 R13 S13BA TL2400 City of Coos Bay Lots 15,16 Blk 17	84-56067	Detro, Adam
36596.00	T25 R13 S13BD TL2300 City of Coos Bay Lots 20,21 Blk 38 Also 36597	241/117	Berhow, Gael E.; & Clark, Nancy R.
36598.00	T25 R13 S13BD TL2100 City of Coos Bay L 22,23 B 38 Ly N of NLY R/W Line of Co. Rd.	241/117	Berhow, Gael E.; & Clark, Nancy R.
36598.01	T25 R13 S13BD TL2200 City of Coos Bay L 22,23 B38 Ly S of SLY R/W Line of Co. Rd.	241/117	Berhow, Gael E.; & Clark, Nancy R.
36614.00	T25 R13 S13BD TL1200 City of Coos Bay Lots 11-25 Blk 39 Also 36615-36628	241/117	Berhow, Gael E.; & Clark, Nancy R.
36900.00	T25 R13 S13AC TL4900 City of Coos Bay Lots 9,10 Blk 49	78-30773	Redding, Robert W. & Hazel M.
38843.00	T25 R13 S24AB TL200 Crawford Point Lots 19,20 Blk 26 Also 38844	240/134	Berhow, Gael E.; & Clark, Nancy R.
39212.00	T25 R13 S24AC TL1700 Crawford Point Lots 10,11 Blk 40	240/134	Berhow, Gael E.; & Clark, Nancy R.
39216.00	T25 R13 S24AC TL1900 Crawford Point Lots 14-16 Blk 40	240/134	Berhow, Gael E.; & Clark, Nancy R.

Tax Collector's Deed - 6

2069

91 09 1095

39219.00	T25 R13 S24AC TL2000 Crawford Point Lot 1 Blk 41	240/134	Berhow, Gael E.; & Clark, Nancy R.
39248.00	T25 R13 S24AC T2700 Crawford Point Lots 5-10 Blk 43	240/134	Berhow, Gael E.; & Clark, Nancy R.
39278.00	T25 R13 S24AD TL2600 Crawford Point Lots 12-17 Blk 44 Also 39279-39283	240/134	Berhow, Gael E.; & Clark, Nancy R.
39295.00	T25 R13 S24AD T3100 Crawford Point Lot 7 Blk 45 Also Vac Alley	240/134	Berhow, Gael E.; & Clark, Nancy R.
39298.00	T25 R13 S24AD TL2900 Crawford Point Lots 10,11 Blk 45 Also Vac Alley	240/134	Berhow, Gael E.; & Clark, Nancy R.
39594.01	T25 R13 S36BB TL2901 East Marshfield Lots 27 to 30 Blk 30	81-41957	Fisher, Mark D. & Teri I.
46783.00	T26 R13 S02AC TL5000 Bay Park, 2nd Addition Lots 3,4 Blk 5	285/462	Curtis, Jay W. & Mabel L.
47224.00	T26 R13 S02BB TL2200 Boise Addition L 1,2 Blk 7 & Vac Por Sts	85-56246	Bouchet, Monte C. & Peer, Howard
47408.00	T26 R13 S02BA TL5300 Boise Addition Lots 8,9 Blk 13	84-34959	Transamerica Financial Services, Inc.
47444.01	T26 R13 S02BA TL3901 Boise Addition Lot 12 Blk 14	82-36235	Hutson, Douglas C.
49551.00	T26 R12 S06B TL1400 Graves Addition Lots 13,14 Blk 2	73-82324	Downey, James M. & J.E.
53370.00	T25 R13 S09DC TL2000 Bank Addition Lot 18 Blk 10	110/365	Bellinger, A.C. & Parker, Leland (Agent)
59148.00	T25 R13 S21AA TL5500 Midland Addition Lots 1-3 Blk 6 (59149, 59150)	75-110833	Upchurch, Stanley A. & Lorena F. & Blakey, Ollie R.

Tax Collector's Deed - 7

2070

91 09 1095

60082.00	T25 R13 S16BB TL2100 Ocean View Addition	297/500	Hansen, Peter
65274.03	T25 R13 S27AA TL1400 Ferndale Por Lots 1,2 Blk 3	78-31869	Krake, Ruby
65364.00	T25 R13 S34DC TL1801 Marshfield, 1st Addition Lots 5,16 N.25' of 6,15 Blk 5	76-811674	Whitney, Ernest E. & Dorothy E.
69602.00	T25 R13 S35CC TL600 Railroad Addition Lot 5 Blk 47	82-01-6600	Elfving, Karl G. & P.L.
70036.00	T25 R13 S34DA TL5700 Railroad Addition Lots 14,15 Blk 60	90-09-1072	Wilson, Robert C. & Gould, Roger (Agent)
71924.00	T25 R13 S02D TL1600 Silver Point #4 8 Beds L 17,20 5 Beds L 18 7 Beds L 19	314/023	Berhow, Gael E.; & Clark, Nancy R.
71971.00	T25 R13 S02B TL700 Silver Point #5 Various Lots & Accounts	272/652	Berhow, Gael E.; & Clark, Nancy R.
72002.00	T25 R13 S02A TL900 Silver Point #5 Lots 32,33,44	256/730	Berhow, Gael E.; & Clark, Nancy R.
72004.00	T25 R13 S02D TL2100 Silver Point #5 Various Lots & Accounts	256/730	Berhow, Gael E.; & Clark, Nancy R.
72607.02	T25 R13 S14A TL100 Silver Point #8 1 Bed E1/2NE1/4 Lot 237	314/023	Berhow, Gael E.; & Clark, Nancy R.
72608.00	T25 R13 S13B TL400 Silver Point #8 L 238,239,275,276,309-317 Por L 277	314/023	Berhow, Gael E.; & Clark, Nancy R.
72678.00	T25 R13 S14A TL1400 Silver Point #8 8 Beds Lot 308	314/023	Berhow, Gael E.; & Clark, Nancy R.
72729.00	T25 R13 S11A TL100 Silver Point #6 Lots 26,37,38,42-67	314/023	Berhow, Gael E.; & Clark, Nancy R.

Tax Collector's Deed - 8

2071

91 09 1095

72730.00

T25 R13 S02D TL1400
Silver Point #6
Lots 27-36, 39-41

276/425

Berhow, Gael E.; &
Clark, Nancy R.

Tax Collector's Deed - 9

2072

SERVING THE GREAT EMPIRE WHICH IS SOUTHWESTERN OREGON

P.O. BOX 1849
 COOS BAY, OREGON 97423-0147
 PHONE 263-1222

Coos County Tax Collector
 Courthouse
 Coquille, OR 97423

September 13, 1991

DISCOUNT
 If this statement is paid within 10
 days of billing, you may deduct
 a cash discount of \$ 3.60.

LEGAL ADVERTISING STATEMENT

Insertion dates:	Case:
Aug. 30 19 91	Notice of Two Year Redemption of Property
Sept. 13 19 91	
_____ 19 ____	
_____ 19 ____	
_____ 19 ____	

Charge:	1	insertions	3	inches at	7.94	\$ 23.82
	1	insertions	3	inches at	7.94	\$ 23.82
						TOTAL.....	\$ 47.64

2073

AFFIDAVIT OF PUBLICATION
STATE OF OREGON
COUNTY OF COOS SS

91 09 1095

I, Kelly Brophy, being
First duly sworn, depose and say that I am the
Clerk to the Editor

of The World, a newspaper of general circulation, published
at Coos Bay, Oregon in the aforesaid county and state; that
I know from my personal knowledge that the

Notice of Two Year Redemption of
Property

a printed copy of which herelo annexed, was published in
the entire issue of said newspaper in the following issues:

August 30 19 91
September 13 19 91
19
19
19

Kelly Brophy
Signature

Subscribed and sworn to before this 13th
day of September 19 91

Carol Campbell
Notary Public of Oregon

My Commission expires June 8 19 92

NOTICE OF EXPIRATION OF THE TWO
YEAR PERIOD ALLOWED FOR THE
REDEMPTION OF PROPERTY INCLUDED
IN THE 1989 FORECLOSURE

Notice is hereby given by the Tax Collector of
Coos County, Oregon, pursuant to Oregon
Revised Statute 512.190 that the two year
period allowed by law for the redemption of
property which was included in the tax
foreclosure proceedings begun July 15, 1989,
and in which Judgment and Decree was taken
on September 28, 1989, covering delinquent
taxes for the 1985-89 and prior through the
1988-89 tax years, inclusive, expires the 26th of
September, 1991; and that all property ordered
sold under and pursuant to that Judgment and
Decree including the tax lots of Coos County,
Oregon, will be deemed to Coos County,
Oregon, if the property is not redeemed by Sep-
tember 27, 1991, and that every right, title, or in-
terest of any persons, firms, or corporations in
and to such properties to be deemed will be
forever forfeited to Coos County unless redemp-
tion is made on or prior to September 27, 1991.
Dated at Coos Bay, Oregon, this 22nd day of
August, 1991.
Mary Barton
Treasurer and Tax Collector
Published August 30, and September 13, 1991.

2074

C0-026.105

COUNTY

SURROUNDING PARCELS WITH SAME OWNERS:

25-13-12 #2500;

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

NOT OFFICIAL VALUE

August 29, 2018 6:33:42 pm

Account # 322100
 Map # 25S1312-B0-02400
 Code - Tax # 1391-322100

Tax Status NONASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name COOS COUNTY

Deed Reference # See Record

Agent

Sales Date/Price See Record

In Care Of

Appraiser

Mailing Address 250 N BAXTER ST
 COQUILLE, OR 97423

Prop Class 997 MA SA NH Unit
 RMV Class 000 02 08 BOF 4893-1

Situs Address(s) Situs City

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
1391	Land	990			Land	0
	Impr.	0			Impr.	0
Code Area Total		990	0	0		0
Grand Total		990	0	0		0

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1391	10	R	1	RR-2	Exempt	100	A	8.40	TIDE	001	990
Grand Total								8.40			990

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
Grand Total										0

Code Area Type Exemptions/Special Assessments/Potential Liability

NOTATION(S):

- EXEMPT- MUNICIPALITY ORS 307.090 ADDED 1994

D E E D

STATE OF OREGON,)
)
County of Coos) ss.

91 09 1095

This deed, made this 27th day of September, 1991, between Mary Barton, Tax Collector, Coos County, State of Oregon, "Grantor", and Coos County, a political subdivision of the State of Oregon, "Grantee"

WITNESSETH

Whereas, a Judgment, Decree and Order of the Circuit Court of the State of Oregon, in and for the County of Coos, was entered on September 26, 1989, in a suit wherein Coos County was Plaintiff, and S. Laird's Inc.; Wagoner, French E. & S.V.; & Gibbons, William G.; et al were Defendants, case number 89CV0843, the hereinafter described real properties were, by said Judgment, Decree and Order, sold subject to redemption to Coos County, Oregon; and

Whereas, the real properties have been held by Coos County, for the period of two (2) years from and after the date of said Judgment and Decree of Foreclosure, and no redemption has been made; notice of expiration of redemption period has been given in the The World newspaper on August 30, 1991 and September 13, 1991 and proof of publication is attached hereto and incorporated herein by this reference; and

Whereas, pursuant to the laws of the State of Oregon; for and in consideration of the Judgment, Decree and Order and sale as aforesaid, I have this day executed this deed conveying to Coos County, the following described real properties:

SEE ATTACHED LISTING

Said described parcels of real property were formerly owned by said Defendants, bearing the Assessor's account number and the property description as shown, for each parcel sold by said foreclosure to Coos County, and not redeemed as provided by law; and

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring title to the property should check with the appropriate city or county planning department to verify approved uses.

Tax Collector's Deed - 1

State of Oregon
County of Coos

I, Mary Ann Wilson, County Clerk, certify the within instrument was filed for record at

4:27 P.M. SEPT 30, 1991

By M. Bright Deputy

#pages 11

2064

NOW, THEREFORE, I, Mary Barton, Tax Collector, in consideration of the premises, and by virtue of the statutes of the State of Oregon, do hereby grant, bargain, sell, and convey unto Coos County, Oregon, and its assigns forever, the parcels of real property hereinbefore described as fully and completely as Grantor can, by virtue of the premises, convey the same.

GIVEN UNDER MY HAND OFFICIALLY this 27th day of September, 1991.

Mary Barton

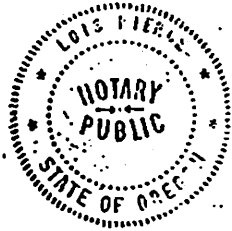
Mary Barton,
Tax Collector
Coos County, Oregon

STATE OF OREGON)
) ss.
County of Coos)

Subscribed and sworn to before me this 27th day of September, 1991.

Lois Pierce

Notary Public for Oregon
My Commission Expires: 7/1/93



Tax Collector's Deed - 2

2065

Assessor's Account No.	Property Description	Deed Ref #	Former Owner
124.01	T23 R12 S06CC TL400	85-13015	S. Laird's Inc.
410.01	T23 R12 S29BC TL100	81-41641	Doolittle, George W.
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35131.00	T27 R13 S15BD TL2200 Coaledo Lot 2 Blk 3	79-12714	Reigard, Harry L. & B.I. & Klakamp, Leroy (Agent)
35132.00	T27 R13 S15BD TL2100 Coaledo Lot 3 Blk 3	79-11697	Reigard, Harry & Bernice I. & Klakamp, Leroy (Agent)
36029.00	T25 R13 S13BA TL2400 City of Coos Bay Lots 15,16 Blk 17	84-56067	Detro, Adam
36596.00	T25 R13 S13BD TL2300 City of Coos Bay Lots 20,21 Blk 38 Also 36597	241/117	Berhow, Gael E.; & Clark, Nancy R.
36598.00	T25 R13 S13BD TL2100 City of Coos Bay L 22,23 B 38 Ly N of NLY R/W Line of Co. Rd.	241/117	Berhow, Gael E.; & Clark, Nancy R.
36598.01	T25 R13 S13BD TL2200 City of Coos Bay L 22,23 B38 Ly S of SLY R/W Line of Co. Rd.	241/117	Berhow, Gael E.; & Clark, Nancy R.
36614.00	T25 R13 S13BD TL1200 City of Coos Bay Lots 11-25 Blk 39 Also 36615-36628	241/117	Berhow, Gael E.; & Clark, Nancy R.
36900.00	T25 R13 S13AC TL4900 City of Coos Bay Lots 9,10 Blk 49	78-30773	Redding, Robert W. & Hazel M.
38843.00	T25 R13 S24AB T1200 Crawford Point Lots 19,20 Blk 26 Also 38844	240/134	Berhow, Gael E.; & Clark, Nancy R.
39212.00	T25 R13 S24AC TL1700 Crawford Point Lots 10,11 Blk 40	240/134	Berhow, Gael E.; & Clark, Nancy R.
39216.00	T25 R13 S24AC TL1900 Crawford Point Lots 14-16 Blk 40	240/134	Berhow, Gael E.; & Clark, Nancy R.

Tax Collector's Deed - 6

2069

91 09 1095

39219.00	T25 R13 S24AC TL2000 Crawford Point Lot 1 Blk 41	240/134	Berhow, Gael E.; & Clark, Nancy R.
39248.00	T25 R13 S24AC T2700 Crawford Point Lots 5-10 Blk 43	240/134	Berhow, Gael E.; & Clark, Nancy R.
39278.00	T25 R13 S24AD TL2600 Crawford Point Lots 12-17 Blk 44 Also 39279-39283	240/134	Berhow, Gael E.; & Clark, Nancy R.
39295.00	T25 R13 S24AD T3100 Crawford Point Lot 7 Blk 45 Also Vac Alley	240/134	Berhow, Gael E.; & Clark, Nancy R.
39298.00	T25 R13 S24AD TL2900 Crawford Point Lots 10,11 Blk 45 Also Vac Alley	240/134	Berhow, Gael E.; & Clark, Nancy R.
39594.01	T25 R13 S36BB TL2901 East Marshfield Lots 27 to 30 Blk 30	81-41957	Fisher, Mark D. & Teri I.
46783.00	T26 R13 S02AC TL5000 Bay Park, 2nd Addition Lots 3,4 Blk 5	285/462	Curtis, Jay W. & Mabel L.
47224.00	T26 R13 S02BB TL2200 Boise Addition L 1,2 Blk 7 & Vac Por Sts	85-56246	Bouchet, Monte C. & Peer, Howard
47408.00	T26 R13 S02BA TL5300 Boise Addition Lots 8,9 Blk 13	84-34959	Transamerica Financial Services, Inc.
47444.01	T26 R13 S02BA TL3901 Boise Addition Lot 12 Blk 14	82-36235	Hutson, Douglas C.
49551.00	T26 R12 S06B TL1400 Graves Addition Lots 13,14 Blk 2	73-82324	Downey, James M. & J.E.
53370.00	T25 R13 S09DC TL2000 Bank Addition Lot 18 Blk 10	110/365	Bellinger, A.C. & Parker, Leland (Agent)
59148.00	T25 R13 S21AA TL5500 Midland Addition Lots 1-3 Blk 6 (59149, 59150)	75-110833	Upchurch, Stanley A. & Lorena F. & Blakey, Ollie R.

Tax Collector's Deed - 7

2070

60082.00	T25 R13 S16BB TL2100 Ocean View Addition	297/500	Hansen, Peter
65274.03	T25 R13 S27AA TL1400 Ferndale Por Lots 1,2 Blk 3	78-31869	Krake, Ruby
65364.00	T25 R13 S34DC TL1801 Marshfield, 1st Addition Lots 5,16 N.25' of 6,15 Blk 5	76-811674	Whitney, Ernest E. & Dorothy E.
69602.00	T25 R13 S35CC TL600 Railroad Addition Lot 5 Blk 47	82-01-6600	Elfving, Karl G. & P.L.
70036.00	T25 R13 S34DA TL5700 Railroad Addition Lots 14,15 Blk 60	90-09-1072	Wilson, Robert C. & Gould, Roger (Agent)
71924.00	T25 R13 S02D TL1600 Silver Point #4 8 Beds L 17,20 5 Beds L 18 7 Beds L 19	314/023	Berhow, Gael E.; & Clark, Nancy R.
71971.00	T25 R13 S02B TL700 Silver Point #5 Various Lots & Accounts	272/652	Berhow, Gael E.; & Clark, Nancy R.
72002.00	T25 R13 S02A TL900 Silver Point #5 Lots 32,33,44	256/730	Berhow, Gael E.; & Clark, Nancy R.
72004.00	T25 R13 S02D TL2100 Silver Point #5 Various Lots & Accounts	256/730	Berhow, Gael E.; & Clark, Nancy R.
72607.02	T25 R13 S14A TL100 Silver Point #8 1 Bed E1/2NE1/4 Lot 237	314/023	Berhow, Gael E.; & Clark, Nancy R.
72608.00	T25 R13 S13B TL400 Silver Point #8 L 238,239,275,276,309-317 Por L 277	314/023	Berhow, Gael E.; & Clark, Nancy R.
72678.00	T25 R13 S14A TL1400 Silver Point #8 8 Beds Lot 308	314/023	Berhow, Gael E.; & Clark, Nancy R.
72729.00	T25 R13 S11A TL100 Silver Point #6 Lots 26,37,38,42-67	314/023	Berhow, Gael E.; & Clark, Nancy R.

Tax Collector's Deed - 8

91 09 1095

72730.00

T25 R13 S02D TL1400
Silver Point #6
Lots 27-36, 39-41

276/425

Berhow, Gael E.; &
Clark, Nancy R.

Tax Collector's Deed - 9

2072

SERVING THE GREAT EMPIRE WHICH IS SOUTHWESTERN OREGON

P.O. BOX 1840
 COOS BAY, OREGON 97420-0147
 PHONE 269-1222

Coos County Tax Collector
 Courthouse
 Coquille, OR 97423

September 13, 1991

DISCOUNT
 If this statement is paid within 10
 days of billing, you may deduct
 a cash discount of \$ 3.60.

LEGAL ADVERTISING STATEMENT

Insertion dates: Aug. 30 19 91 Sept. 13 19 91 _____ 19 ____ _____ 19 ____ _____ 19 ____	Case: Notice of Two Year Redemption of Property
--	---

Charge: 1 _____ _____	Insertions 3 Insertions 3	inches at 7.94 inches at 7.94 \$ 23.82 \$ 23.82 TOTAL \$ 47.64
-----------------------------	------------------------------	----------------------------------	--

2073

AFFIDAVIT OF PUBLICATION
STATE OF OREGON
COUNTY OF COOS SS

91 09 1095

I, Kelly Brophy being
First duly sworn, depose and say that I am the
Clerk to the Editor

of The World, a newspaper of general circulation, published
at Coos Bay, Oregon in the aforesaid county and state; that
I know from my personal knowledge that the

Notice of Two Year Redemption of
Property

a printed copy of which hereto annexed, was published in
the entire issue of said newspaper in the following issues:

- August 30 19 91
- September 13 19 91
- 19
- 19
- 19

Kelly Brophy
Signature

Subscribed and sworn to before this 13th
day of September 19 91

Carol Campbell
Notary Public of Oregon

My Commission expires June 8 19 92

NOTICE OF EXPIRATION OF THE TWO YEAR PERIOD ALLOWED FOR THE REDEMPTION OF PROPERTY INCLUDED IN THE 1989 FORECLOSURE

Notice is hereby given by the Tax Collector of Coos County, Oregon, pursuant to Oregon Revised Statute 512.100 that the two year period allowed by law for the redemption of property which was included in the tax foreclosure proceedings begun July 15, 1989, and in which Judgment and Decree was taken on September 28, 1990, covering delinquent taxes for the 1989-90 and prior through the 1988-89 tax years, inclusive, expires the 28th of September, 1991; and that all property ordered sold under and pursuant to that Judgment and Decree including the tax liens of Coos County, Oregon, will be deeded to Coos County, Oregon, if the property is not redeemed by September 27, 1991, and that every right, title, or interest of any persons, firms, or corporations in and to such properties to be deeded will be forever forfeited to Coos County unless redemption is made on or prior to September 27, 1991.

Dated at Coos Bay, Oregon, this 22nd day of August, 1991.

Mary Barton
Treasurer and Tax Collector
Published: August 30, and September 13, 1991.

2074

C0-026.123

COUNTY

SURROUNDING PARCELS WITH SAME OWNERS:

25-13-12 #2400;

25-13-12 #2500;

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

NOT OFFICIAL VALUE

August 30, 2018 3:06:42 pm

Account # 321203
 Map # 25S1312-A0-00600
 Code - Tax # 1398-321203

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name GOULD, BRIAN D. & GOULD, MOLLY M.

Deed Reference # 2013-546

Agent

Sales Date/Price 01-09-2013 / \$0.00

In Care Of

Appraiser

Mailing Address 3640 ASH ST
 NORTH BEND, OR 97459-1105

Prop Class 301 MA SA NH Unit
 RMV Class 301 02 11 RRL 4868-1

Situs Address(s)	Situs City
ID# 10 94243 KENTUCK WAY LN	COOS BAY
ID# 94243 KENTUCK WAY LN	NORTH BEND

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
1398	Land	104,520	107,650	104,520	Land	0
	Impr.	97,100	100,010	97,100	Impr.	0
Code Area Total		201,620	207,660	201,620		0
Grand Total		201,620	207,660	201,620		0

Code Area		ID#	RFD	Ex	Plan Zone	Value Source	Land Breakdown TD% LS		Size	Land Class	LUC	Trended RMV
1398	10	R		IND	Market		100	A	4.37	IMP	009	104,520
Grand Total									4.37			104,520

Code Area		Yr Built	Stat Class	Description	Improvement Breakdown TD%		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
1398	1	1976	699	Misc.		100	0		97,100
Grand Total									97,100

Code Area	Type	Exemptions/Special Assessments/Potential Liability					
1398		SPECIAL ASSESSMENT:					
	■ FIRE PATROL SRCHG	Amount	47.50	Year	2018		
	■ FIRE PATROL TIMBER	Amount	18.75	Acres	3.37	Year	2018

PP Account(s): 1398-20161308
 Comments: FIRE PAT ACRES 1.17

Coos County Assessors Tax Account #321202.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 111, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AN SECTIONS 2 TO 7, CHAPTER 8 OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTUMENT, THE PERON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THE ATHE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL TO DETIERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8 OREGON LAWS 2010.

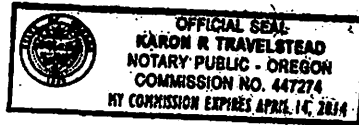
Dated this 12th day of June, 2013.

Evelyn Gould
Evelyn Gould

STATE OF OREGON)
) ss.
County of Coos)

This instrument was acknowledged before me on June 13th, 2013 by Evelyn Gould.

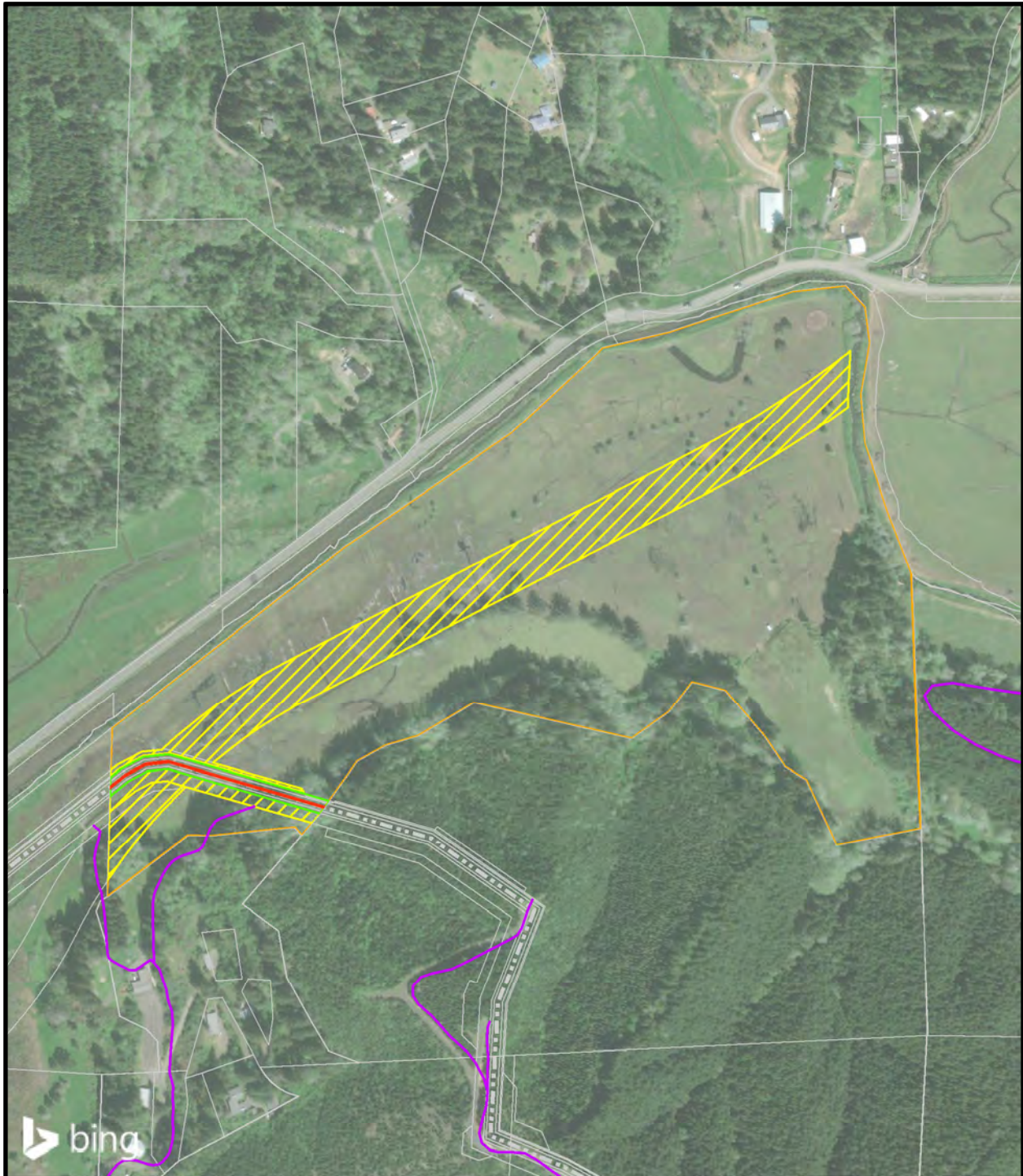
Karon R Travelstead
Notary Public for Oregon



COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$46.00
XX

06/14/2013 09:57:26AM
PAGE 2 OF 2

2013 5460



<p>0 205 410 820</p> <p style="text-align: center;">SCALE IN FEET</p> <p> — Access Road ▨ Temp. Extra Work Area — PAR / TAR ▨ Uncleared Storage Area — Proposed Pipeline ▨ Permanent Easement — Property Line </p> <p> Permanent Right-of-Way = 39,405.233 ft² 0.905 ac. Temporary Extra Work Area = 474,029.894 ft² 10.882 ac. Un-Cleared Storage Area = 0.000 ft² 0.000 ac. </p>	<p>N</p>	<p>REV 4</p>	<p>REVISED DATE: 4/23/2018</p>	<p>EXHIBIT "A" PACIFIC CONNECTOR GAS PIPELINE, LP</p> <p>PROPERTY EXHIBIT FORT CHICAGO HOLDINGS II U.S., LLC APN: 258700</p> <p>M.P. 3.52 TO M.P. 3.56 T-25 S, R-12 W S-6 COOS COUNTY, OREGON</p>	
			DWG: 3430.33-X-CO-028.000	TRACT: CO-028.000	

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

NOT OFFICIAL VALUE

August 29, 2018 11:22:42 am

Account # 258711
 Map # 25S1206-C0-00601
 Code - Tax # 1391-258711

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name LONE ROCK TIMBER INVESTMENTS I, LLC

Deed Reference # 2011-1712

Agent

Sales Date/Price 03-03-2011 / \$20,824,167.00

In Care Of ATTN: KURT MULLER

Appraiser

Mailing Address PO BOX 1127
 ROSEBURG, OR 97470-0255

Prop Class 650 MA SA NH Unit
 RMV Class 600 02 11 RRL 3942-1

Situs Address(s)	Situs City
------------------	------------

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
1391	Land	65,300			Land	0
	Impr.	0			Impr.	0
Code Area Total		65,300	19,730	43,131		0
Grand Total		65,300	19,730	43,131		0

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		LUC
1391	20	R		F	Designated Forest Land	100	A	42.08	DB	006*	35,350
1391	10	R		F	Market	100	A	3.50	MV	003	29,950
Grand Total								45.58			65,300

Code Area	Yr ID#	Stat	Bult	Class	Description	Improvement Breakdown			Trended RMV
						TD%	Total Sq. Ft.	Ex% MS Acct #	
Grand Total								0	0

Code Area	Type	Exemptions/Special Assessments/Potential Liability
-----------	------	--

NOTATION(S):

- FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST

(0-029 .00 0

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SW1/4 SEC.06 T25S R12W W.M. COOS COUNTY

25S 12W 06C

CU-029

1" = 200'

SEE MAP 25S 12W 06B

CANCELLED NO.

- 501
- 201
- 800
- 200
- 300



Township 25 Range 12 Section 06C

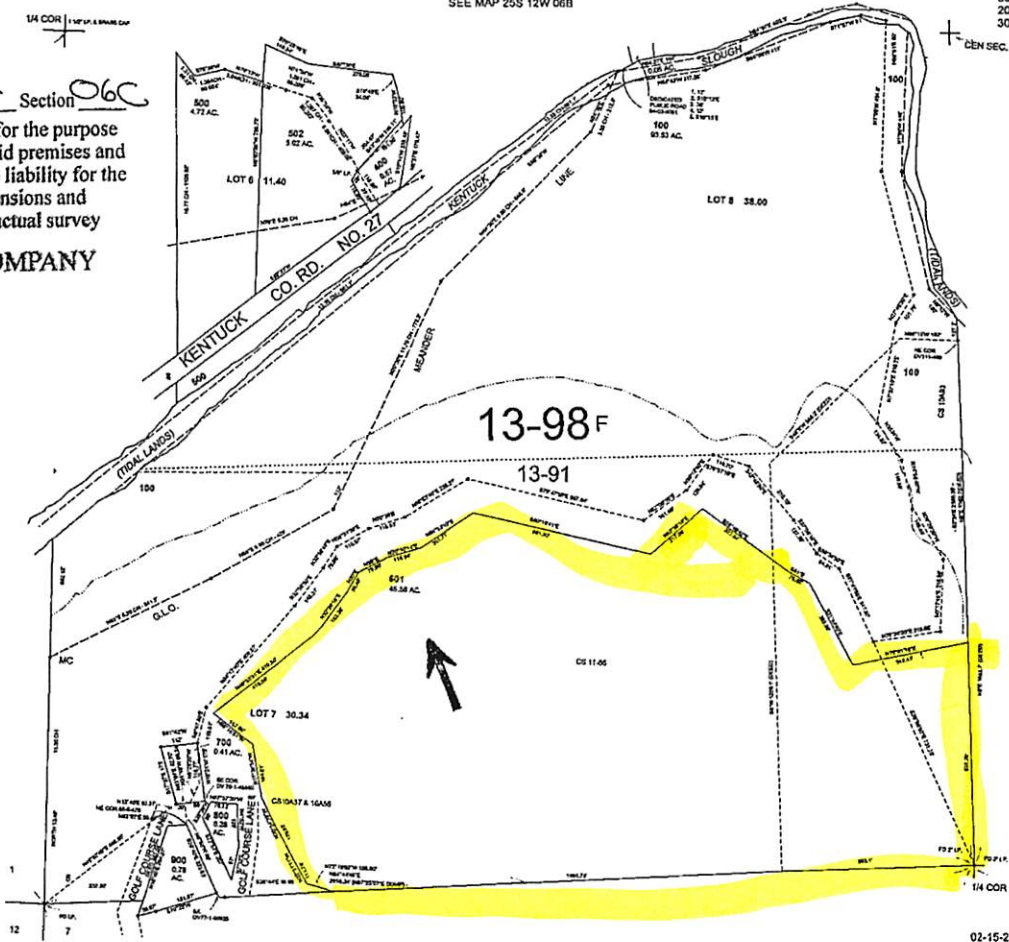
This map is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for the variations, if any, in dimensions and locations ascertained by actual survey

TICOR TITLE COMPANY

PHG

SEE MAP 25S 13W 01D

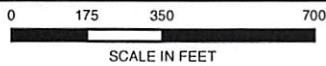
SEE MAP 25S 12W 06D



02-15-2007

25S 12W 06C

SEE MAP 25S 12W 07



REV
0

EXHIBIT "A"



- Proposed ø36" Pipeline
- ▭ Property Line
- Access Road
- Temp. Extra Work Area
- ▨ Uncleared Storage Area
- Permanent Easement

NEW PERM. R-O-W = 67513.75 ft² | 1.55 ac.
 TEMP. EXTRA WORK AREA = 104369.43 ft² | 2.396 ac.
 UN-CLEARED STORAGE AREA = 0 ft² | 0 ac.

PACIFIC CONNECTOR GAS PIPELINE, LP
 PROPERTY EXHIBIT - LONE ROCK TIMBER INVESTMENTS I, LLC

APN: 258711
 M.P. 6.48 TO M.P. 6.66

T-25 S, R-12 W S-6
 COOS COUNTY, OREGON

DWG: 3430.33-X-CO-029.000

TRACT: CO-029.000

CO - 029.000

PARCEL 4b - Deed

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

Lone Rock Timber Investments I, LLC
P.O. Box 1127
Roseburg, Oregon 97470
Attn: Kurt Muller

After recording, return to:

Lone Rock Timber Investments I, LLC
P.O. Box 1127
Roseburg, Oregon 97470
Attn: Kurt Muller

003239
AFTER RECORDING
RETURN TO
Ticor Title Insurance
300 West Anderson Ave - Box 1075
Coos Bay, OR 97420-0233

WARRANTY DEED—STATUTORY FORM

Lone Rock Timberland Co., a Washington corporation and Juniper Properties LLC, an Oregon limited liability company, each hereby conveys and jointly and severally warrants to Lone Rock Timber Investments I, LLC, a Delaware limited liability company, as grantee, the real property in Coos County, Oregon, described in Exhibit A attached hereto and by this reference made a part hereof, free of all encumbrances except as described in Exhibit B attached hereto and by this reference made a part hereof.

The true consideration for this conveyance is Twenty Million Eight Hundred Twenty-Four Thousand One Hundred Sixty-Seven and No/100 Dollars (\$20,824,167.00).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

CO. 029. 000

2011 Exhibit 4a

DATED this 3rd day of March, 2011.

GRANTOR:

<p>LONE ROCK TIMBERLAND CO., a Washington corporation</p> <p>By: <u>[Signature]</u> Toby A. Luther, President</p>	<p>JUNIPER PROPERTIES LLC, an Oregon limited liability company</p> <p>By: Lone Rock Timberland Co., a Washington corporation, its Manager</p> <p>By: <u>[Signature]</u> Toby A. Luther, President</p>
--	--

STATE OF OREGON)
County of Douglas) ss.

The foregoing instrument was acknowledged before me this 2nd day of March, 2011, by Toby A. Luther, President of Lone Rock Timberland Co., a Washington corporation, Manager of Juniper Properties LLC, an Oregon limited liability company.



[Signature]
Notary Public
My commission expires: 12-19-2014

STATE OF OREGON)
County of Douglas) ss.

The foregoing instrument was acknowledged before me this 2nd day of March, 2011, by Toby A. Luther, President of Lone Rock Timberland Co., a Washington corporation



[Signature]
Notary Public
My commission expires: 12-19-2014

PARCEL 45: T25-12-07 Tax Lot 400 (WICKETT)

The East 1/2 of the NW 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that property conveyed by Special Warranty Deed recorded August 30, 1977 bearing Microfilm Reel No. 77-08-14250, Records, Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

PARCEL 46: T25-12-06C Tax Lot 601 (WICKETT)

Beginning at the quarter corner common to Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South $84^{\circ} 21' 46''$ West 1965.73 feet; North $73^{\circ} 18' 02''$ West 109.80 feet; thence North $32^{\circ} 21' 11''$ West 111.76 feet; thence North $30^{\circ} 52' 37''$ West 177.52 feet; thence North $11^{\circ} 38' 54''$ West 164.81 feet; thence North $55^{\circ} 14' 51''$ West 152.05 feet; thence North $49^{\circ} 57' 31''$ East 410.50 feet; thence North $32^{\circ} 26' 18''$ East 153.26 feet; thence North $30^{\circ} 03' 07''$ East 56.47 feet; thence North $59^{\circ} 33' 26''$ East 77.90 feet; thence North $70^{\circ} 10' 14''$ East 116.94 feet; thence North $54^{\circ} 33' 10''$ East 201.71 feet; thence South $80^{\circ} 19' 41''$ East 561.30 feet; thence North $53^{\circ} 38' 18''$ East 217.08 feet; thence South $56^{\circ} 49' 42''$ East 323.64 feet; thence South $61^{\circ} 26' 01''$ East 76.83 feet; thence South $31^{\circ} 40' 40''$ East 282.93 feet; thence North $76^{\circ} 01' 18''$ East 348.45 feet; thence South $4^{\circ} 35' 22''$ East 637.77 feet to the point of beginning, being entirely within Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

PARCEL 47: T25-12-07 Tax Lot 1300 (WICKETT) AND LEASE LOT Tax Lot 1301 Legal Within (WICKETT FAA LEASE)

The SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 7, township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

PARCEL 48: T25-12-07 Tax Lot 500 (WICKETT)

The NW 1/4 (a portion also known as Government Lot 1), Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the East 1/2 of the NW 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the following described parcel: Beginning at the quarter corner common to Section 12, Township 25 South, Range 13 West of the Willamette Meridian and Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North $1^{\circ} 01' 11''$ West 772.88 feet; thence North $46^{\circ} 04'$ East 874.14 feet; thence South $59^{\circ} 38' 30''$ East 205.68 feet; thence South $38^{\circ} 24'$ East 353.88 feet; thence South $37^{\circ} 38'$ East 303.97 feet; thence South $18^{\circ} 27' 30''$ East 422.74 feet;

CO-029.000

17-of 79
PARCEL 46

2011-1712

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

November 16, 2018 9:48:45 pm

Account # 260500
 Map # 25S12070000500
 Code - Tax # 1391-260500

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name LONE ROCK TIMBER INVESTMENTS I, LLC

Deed Reference # 2011-1712

Agent

Sales Date/Price 03-03-2011 / \$20,824,167.00

In Care Of ATTN: KURT MULLER

Appraiser

Mailing Address PO BOX 1127
 ROSEBURG, OR 97470-0255

Prop Class 650 MA SA NH Unit
 RMV Class 600 02 11 RRL 3966-1

Situs Address(s) Situs City

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
1391 Land	33,439			Land	0
Impr.	0			Impr.	0
Code Area Total	33,439	0	22,085		0
Grand Total	33,439	0	22,085		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1391	10	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	A	47.42	DC	006*	33,439
Grand Total								47.42			33,439

Code Area	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Grand Total								0

Code Area	Type	Exemptions/Special Assessments/Potential Liability
NOTATION(S): ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST		

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

Lone Rock Timber Investments I, LLC
P.O. Box 1127
Roseburg, Oregon 97470
Attn: Kurt Muller

After recording, return to:

Lone Rock Timber Investments I, LLC
P.O. Box 1127
Roseburg, Oregon 97470
Attn: Kurt Muller

003239
AFTER RECORDING
RETURN TO
Ticor Title Insurance
300 West Anderson Ave - Box 1075
Coos Bay, OR 97420-0233

WARRANTY DEED—STATUTORY FORM

Lone Rock Timberland Co., a Washington corporation and Juniper Properties LLC, an Oregon limited liability company, each hereby conveys and jointly and severally warrants to Lone Rock Timber Investments I, LLC, a Delaware limited liability company, as grantee, the real property in Coos County, Oregon, described in Exhibit A attached hereto and by this reference made a part hereof, free of all encumbrances except as described in Exhibit B attached hereto and by this reference made a part hereof.

The true consideration for this conveyance is Twenty Million Eight Hundred Twenty-Four Thousand One Hundred Sixty-Seven and No/100 Dollars (\$20,824,167.00).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Page 1 - WARRANTY DEED—STATUTORY FORM
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COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$431.00

03/04/2011 10:01:00AM
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DATED this 3rd day of March, 2011.

GRANTOR:

<p>LONE ROCK TIMBERLAND CO., a Washington corporation</p> <p>By: <u>[Signature]</u> Toby A. Luther, President</p>	<p>JUNIPER PROPERTIES LLC, an Oregon limited liability company</p> <p>By: Lone Rock Timberland Co., a Washington corporation, its Manager</p> <p>By: <u>[Signature]</u> Toby A. Luther, President</p>
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STATE OF OREGON)
County of Douglas) ss.

The foregoing instrument was acknowledged before me this 2nd day of March, 2011, by Toby A. Luther, President of Lone Rock Timberland Co., a Washington corporation, Manager of Juniper Properties LLC, an Oregon limited liability company.



[Signature]
Notary Public
My commission expires: 12-19-2014

STATE OF OREGON)
County of Douglas) ss.

The foregoing instrument was acknowledged before me this 2nd day of March, 2011, by Toby A. Luther, President of Lone Rock Timberland Co., a Washington corporation



[Signature]
Notary Public
My commission expires: 12-19-2014

EXHIBIT "A"

COOS COUNTY

PARCEL 1: T27-13-01 Tax Lot 1100 (ASHWORTH)

Parcel 1, Final Partition Plat 1992 #41, CAB B-471, filed December 15, 1992, bearing Microfilm Reel No. 92-12-0540, Records of Coos County, Oregon.

Together with a roadway, as set forth in instrument recorded February 16, 1977 bearing Microfilm Reel No. 77-02-02480, Records Coos County, Oregon.

PARCEL 2: T27-13-01C Tax Lot 2600 (MYERS 1-4)

That part of the SW 1/4 of the SW 1/4 of Section 1, lying Southeasterly of Greenacres-Sunmer County Road, all in Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING the North 264.4 feet thereof.

SAVE AND EXCEPT that property conveyed to Jerry Storts and Melody R. Storts, husband and wife by Warranty Deed recorded February 16, 1977 bearing Microfilm Reel No. 77-02-02480, Records Coos County, Oregon, more particularly described as follows: A parcel of land in Sections 1, 2, 11 and 12, in Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at a pipe post which is South 64° 40' West 140.47 feet from the common corner to said Sections 1, 2, 11 and 12, said pipe post being the Northeast corner of that property recorded in the name of Paul K. Jones and Judith A. Jones bearing Microfilm Reel No. 75-05-114525, Records Coos County, Oregon; thence South 3° 15' West along said Paul K. Jones East line 505.82 feet; thence South 88° 43' East 655.36 feet to an iron rod post; thence North 21° 20' East 210.88 feet to an iron rod post; thence North 37° 00' West 245.00 feet to an iron rod post; thence North 1° 12' West 204.36 feet to an iron rod post; thence North 65° 49' East 655.89 feet to an iron rod post; thence North 44° 41' East 187.35 feet to an iron rod post; thence North 22° 36' East 405.00 feet, more or less, to the East line of the SW 1/4 of the SW 1/4 of said Section 1; thence North along said East line 250 feet, more or less to the Southeast corner of that property recorded on August 30, 1949 in the name of L. R. and Cloe Ashworth in Book 192 Page 487 Deed Records, Coos County, Oregon; thence Westerly along the South line of said Ashworth property 770.1 feet, more or less, to the Easterly right of way of the County Road, thence Southwesterly along said Easterly right of way line 1080 feet, more or less, to the Northwest corner of that part of the East 174 feet of the SE 1/4 of the SE 1/4 of said Section 2 lying Southerly of the Greenacres Road (County Road), thence South on a line parallel with the East line of said SE 1/4 of the SE 1/4 a distance of 385 feet, more or less, to the South line of said SE 1/4 of the SE 1/4; thence continue South on a line parallel with the East line of the NE 1/4 of the NE 1/4 of said Section 11 for a distance of 60 feet, more or less, to a point due West of the point of beginning; thence East 50.00 feet to the point of beginning.

SAVE AND EXCEPT: Therefrom a strip of land 60 feet wide, to be used as a roadway, the center line of which is described as follows: Beginning at a point which is South 55° 42' East 721.11 feet from the common corner to Sections 1, 2, 11 and 12 in Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 37° 00' West 336.99 feet to the beginning of a 358.10 foot radius curve left, the central angle of which is 26° 06'; thence through said curve left for an arc distance of 163.12 feet; thence North 63° 06' West 199.02 feet to the beginning of a 238.73 foot radius curve left, the central angle of which is 21° 42'; thence through said curve left for an arc distance of 90.42 feet; thence North 84° 48' West 1.25 feet to the beginning of a 114.59 foot radius curve right, the central angle of which is 55° 56'; thence through said curve right for an arc distance of 111.87 feet; thence North 28° 52' West 5.00 feet to the beginning of a 358.10 foot radius curve right, the central angle of which is 24° 52'; thence through said curve right for an arc distance of 155.42 feet; thence North 4° 00' West 110.00 feet, more or less, to the South right of way line of the County Road.

Also Excepting a 60 foot right of way beginning at a point on above described roadway 273.70 feet South 75° 56' East of the corner of Sections 1, 2, 11 and 12; thence North 50° 06' East 108.00 feet; thence South 78° 23' East 78 feet to the South boundary of this deed.

Also reserved for very limited future use is the existing roadway along the southwest boundary where it enters the long tangent-South 88 ° 43' East 655.36 feet.

Together with a roadway as set forth in instrument recorded February 16, 1977 bearing Microfilm Reel No. 77-02-02480, Records Coos County, Oregon.

PARCEL 3: T27-13-12 Tax Lot 300 (MYERS 1-4)

The NW 1/4 of the NW 1/4 and the South 1/2 of the NW 1/4 of Section 12, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

ALSO: The East 174 feet of the NE 1/4 of the NE 1/4 of Section 11, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT from the above parcel 3: Property conveyed to Paul K. Jones and Judith A. Jones, husband and wife by Bargain and Sale Deed recorded May 29, 1975 bearing Microfilm Reel No. 75-5-114525, Records Coos County, Oregon, more particularly described as follows: Beginning at a point 59.01 feet South and 177.59 feet West of the Northeast corner of Section 11, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, said point being the Northeast corner of that parcel deeded to Irvin Henry Baysinger, et ux by Deed recorded May 29, 1970 bearing Microfilm Reel No. 70-05-48844, Records Coos County, Oregon; thence East 50 feet; thence South 3 ° 15' West parallel with the East line of said Section 11 a distance of 630.5 feet; thence West 50 feet to the East line of Baysinger's parcel; thence North 3 ° 15' East along Baysinger's East line to the point of beginning.

ALSO SAVE AND EXCEPT property conveyed to Jerry Storts and Melody R. Storts, husband and wife by Warranty Deed recorded February 16, 1977 bearing Microfilm Reel No. 77-02-02480, Records Coos County, Oregon, more particularly described as follows: A parcel of land in Sections 1, 2, 11 and 12, in Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at a pipe post which is South 64 ° 40' West 140.47 feet from the common corner to said Sections 1, 2, 11 and 12, said pipe post being the Northeast corner of that property recorded in the name of Paul K. Jones and Judith A. Jones bearing Microfilm Reel No. 75-05-114525, Records Coos County, Oregon; thence South 3 ° 15' West along said Paul K. Jones East line 505.82 feet; thence South 88 ° 43' East 655.36 feet to an iron rod post; thence North 21 ° 20' East 210.88 feet to an iron rod post; thence North 37 ° 00' West 245.00 feet to an iron rod post; thence North 1 ° 12' West 204.36 feet to an iron rod post; thence North 65 ° 49' East 655.89 feet to an iron rod post; thence North 44 ° 41' East 187.35 feet to an iron rod post; thence North 22 ° 36' East 405.00 feet, more or less, to the East line of the SW 1/4 of the SW 1/4 of said Section 1; thence North along said East line 250 feet, more or less to the Southeast corner of that property recorded on August 30, 1949 in the name of L. R. and Cloe Ashworth in Book 192 Page 487 Deed Records, Coos County, Oregon; thence Westerly along the South line of said Ashworth property 770.1 feet, more or less, to the Easterly right of way of the County Road, thence Southwesterly along said Easterly right of way line 1080 feet, more or less, to the Northwest corner of that part of the East 174 feet of the SE 1/4 of the SE 1/4 of said Section 2 lying Southerly of the Greenacres Road (County Road), thence South on a line parallel with the East line of said SE 1/4 of the SE 1/4 a distance of 385 feet, more or less, to the South line of said SE 1/4 of the SE 1/4; thence continue South on a line parallel with the East line of the NE 1/4 of the NE 1/4 of said Section 11 for a distance of 60 feet, more or less, to a point due West of the point of beginning; thence East 50.00 feet to the point of beginning.

SAVE AND EXCEPT: Therefrom a strip of land 60 feet wide, to be used as a roadway, the center line of which is described as follows: Beginning at a point which is South 55 ° 42' East 721.11 feet from the common corner to Sections 1, 2, 11 and 12 in Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 37 ° 00' West 336.99 feet to the beginning of a 358.10 foot radius curve left, the central angle of which is 26 ° 06'; thence through said curve left for an arc distance of 163.12 feet; thence North 63 ° 06' West 199.02 feet to the beginning of a 238.73 foot radius curve left, the central angle of which is 21 ° 42'; thence through said curve left for an arc distance of 90.42 feet; thence North 84 ° 48' West 1.25 feet to the beginning of a 114.59 foot radius curve right, the central angle of which is 55 ° 56'; thence through said curve right for an arc distance of 111.87 feet; thence North 28 ° 52' West 5.00 feet to the beginning of a 358.10 foot radius

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curve right, the central angle of which is 24 ° 52'; thence through said curve right for an arc distance of 155.42 feet; thence North 4 ° 00' West 110.00 feet, more or less, to the South right of way line of the County Road.

Also Excepting a 60 foot right of way beginning at a point on above described roadway 273.70 feet South 75 ° 56' East of the corner of Sections 1, 2, 11 and 12; thence North 50 ° 06' East 108.00 feet; thence South 78 ° 23' East 78 feet to the South boundary of this deed.

Also reserved for very limited future use is the existing roadway along the southwest boundary where it enters the long tangent South 88 ° 43' East 655.36 feet.

Together with a roadway, as set forth in instrument recorded February 16, 1977 bearing Microfilm Reel No. 77-02-02480, Records Coos County, Oregon.

PARCEL 4: T26-13-13A Tax Lot 100 (BABB)

The NE 1/4 of the NE 1/4 of Section 13, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

Together with an easement for ingress and egress as disclosed in instrument recorded August 27, 1992 bearing Microfilm Reel No. 92-08-1317, Records Coos County, Oregon and clarified by instrument recorded December 30, 1992 bearing Microfilm Reel No. 92-12-1112, Records Coos County, Oregon.

PARCEL 5: T25-12-06A Tax Lot 600 (BARTHOLOMEW)

The South 5/8ths of the SE 1/4 of the NE 1/4 of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

ALSO: Commencing at the Southeast corner of the SW 1/4 of the NE 1/4 of said Section 6; thence West 13 rods; thence North 20 rods; thence East 13 rods; thence South 20 rods to the place of beginning.

ALSO: A parcel of land conveyed by Property Line Adjustment Deed recorded June 5, 2008 bearing Microfilm Reel No. 2008-5788, Records Coos County, Oregon, more particularly described as follows: Located in the SW 1/4 of the NE 1/4 of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at an existing fence corner post, said point of beginning being South 08 ° 25' 28" West 928.63 feet from a 3/4 inch iron pipe at the Northeast 1/16 corner of said Section 6, said post also being referenced by 2 iron rods, one being North 02 ° 47' 00" West 5.00 feet, the other being North 85 ° 04' 54" East 5.00 feet; thence along an existing fence line North 85 ° 04' 54" East 201.93 feet to an existing fence corner; thence continuing North 85 ° 04' 54" East 31.50 feet to a 5/8 inch iron rod on the East boundary of the SW 1/4 of the NE 1/4 of said Section 6; thence along said East boundary line South 06 ° 07' 51" East 24.52 feet to the most Easterly Southeast corner of the Clarno parcel described in said Deed Instrument #2004-9024, Records Coos County, Oregon; thence along the South boundary of said parcel South 85 ° 43' 29" West 234.78 feet to an existing fence line; thence along said fence line North 02 ° 47' 00" West 21.89 feet to the point of beginning.

SAVE AND EXCEPT FROM THE ABOVE PARCELS: A parcel of land conveyed by Property Line Adjustment Deed recorded June 5, 2008 bearing Microfilm Reel No. 2008-5788, Records Coos County, Oregon, more particularly described as follows: Legal description for an area of land being relinquished from any unwritten adverse claim of ownership, located in the SW 1/4 of the NE 1/4 of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at a 5/8 inch iron rod on the East boundary of the SW 1/4 of the NE 1/4 of said Section 6, said point of beginning being South 06 ° 07' 51" East 471.91 feet from a 3/4 inch iron pipe at the Northeast 1/16 corner of said Section 6; thence along said East boundary South 06 ° 07' 51" East 431.85 feet to a 5/8 inch iron rod; thence leaving said East boundary South 85 ° 04' 54" West 31.50 feet to an existing fence corner post; thence along an existing fence line North 05 ° 09' 12" West 191.20 feet; thence continuing along said fence line North 09 ° 16' 13" West 161.43 feet to the end of said fence line; thence North 03 ° 53' 46" East 181.45 feet to the point of beginning.

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COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$431.00

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Together with Easement Agreement between Arthur D. Dunham etux and Lone Rock Timber Co recorded August 22, 1991 bearing Microfilm Reel No. 91-08-0833 and together with easement, including the terms and provisions thereof, as set forth in instrument recorded January 27, 1992 bearing Microfilm Reel No. 92-01-0874, Records Coos County, Oregon.

PARCEL 6: T25-12-05 Tax Lot 400 (BERGLUND)

The South 5/8 of the SW 1/4 of the NW 1/4 and all that portion of the NW 1/4 of the SW 1/4 lying North of the Kentuck County Road being in Section 5, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT: That portion lying South of the East-West zoning line, all of which being in Section 5, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

The East-West zoning line more particularly described as follows: Beginning at a point which is a 5/8 inch x 50 inch iron rod from which the one-quarter corner between Sections 5 and 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, bears North 0° 43' West 922.31 feet and also being 100 feet North of the Northerly right of way line of the Kentuck County Road; thence North 89° 47' 43" East 1251.0 feet, more or less, to a point on the East line of the NW 1/4 of the SW 1/4 of Section 5, Township 25 south, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with roadway easement, including the terms and provisions thereof, as set forth in Deed recorded January 27, 1992 bearing Microfilm Reel No. 92-01-0874, Records Coos County, Oregon and together with easement as set forth in instrument recorded March 28, 2006 bearing Microfilm Reel No. 2006-4002, Records Coos County, Oregon.

PARCEL 7: T28-12-21 Tax Lot 500 (BOEKELMAN)

The NE 1/4 of the SE 1/4 of Section 21, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with easement for ingress and egress as set forth in instrument recorded July 30, 1976 bearing Microfilm Reel No. 76-07-11289, Records Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

PARCEL 8: T27-13-14 Tax Lot 400 (CHOAT #1)

Tract 1: The SW 1/4 of Section 14, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

Tract 2: A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 14, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at the West quarter corner of said Section 14; thence Easterly along the quarter line 826.83 feet to an iron pipe post; thence North 27° 59' West 327.27 feet to a pipe post; thence North 63° 00' West 267.94 feet to a pipe post; thence South 57° 32' West 156.00 feet to a pipe post; thence North 66° 30' West 327.53 feet to the West line of said Section 14; thence Southerly along said Section line 431.28 feet to the point of beginning.

PARCEL 9: T27-13-15 Tax Lot 1300 (CHOAT #2)

Tract 1: NE 1/4 of the SW 1/4 of Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

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EXCEPT the following described tract, to wit: Beginning at a 3/4 inch iron pipe which is located 95 feet, more or less, West of the one-sixteenth corner at the center of the SW 1/4 of Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence East along the quarter Section line 180 feet to a point; thence Northeasterly 450 feet, more or less; thence Northwesterly 190 feet, more or less; thence Southwesterly along the State Highway right of way 496 feet, more or less, to the place of beginning.

Tract 2: The SE 1/4 of Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

Tract 3: The South 1/2 of the NE 1/4 of Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

EXCEPT the following two parcels:

Beginning at the center of Section 15 above described and running thence East 246 feet; thence Northwesterly 230 feet, more or less, to a point which is 134 feet East of the North South quarter Section line; thence West 134 feet to the North-South Quarter Section line; thence South along said quarter Section line 218 feet, more or less, to the point of beginning.

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at the North 1/16 corner on the East side of said Section 15 running thence Southerly along the East line of Section 15 a distance of 290.61 feet; thence West 5.0 feet, more or less, to an iron pipe post; thence North 86 ° 09' West 212.91 feet to an iron post; thence North 15 ° 56' West 291.92 feet to an iron pipe post; thence North 1.0 feet, more or less, to the North line of said SE 1/4 of the of the NE 1/4; thence Easterly along said North line 302.21 feet to the point of beginning.

EXCEPTING the following (Covers Tracts 1, 2 and 3): A parcel of land in Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at an iron rod post located on the North line of the SW 1/4 of the NE 1/4 in said Section 15, said iron rod post being 150.00 feet South 88 ° 21.5' West from the Northeast corner of said SW 1/4 of the NE 1/4 and running thence South 88 ° 21.5' West 1143.98 feet, more or less, to the Northwest corner of said SW 1/4 of the NE 1/4; thence south 0 ° 05' East 1304.45 feet, more or less, to the Southwest corner of said SW 1/4 of the NE 1/4; thence South 88 ° 42' West 1000 feet, more or less, along the North line of the NE 1/4 of the SW 1/4 in said Section 15 to the Easterly right of way line of Highway 42 North, formerly Highway 101; thence Southwesterly along said Easterly right of way line 900 feet, more or less, to a point which is North 85 ° 38' West from an iron post; thence South 85 ° 38' East 80.00 feet, more or less, to said iron post; said iron rod post being South 45 ° 51' 37" West 3222.24 feet from the above described point of beginning; thence along the Northwesterly boundary of a road as follows: Through a 924.93 foot radius curve left, the central angle of which is 9 ° 30' for an arc distance of 153.36 feet; thence North 84 ° 52' East 12.85 feet to an iron post; thence through a 984.93 foot radius curve right, the central angle of which is 12 ° 00' for an arc distance of 206.28 feet to an iron rod post; thence South 83 ° 08' East 127.77 feet to an iron rod post; thence through a 113.24 foot radius curve left the central angle of which is 92 ° 40' for an arc distance of 183.15 feet to an iron rod post; thence North 4 ° 12' East 299.46 feet to an iron rod post; thence through a 388.10 foot radius curve right, the central angle of which is 35 ° 30' for an arc distance of 240.46 feet; thence North 39 ° 40' East 32.60 feet to an iron rod post; thence through a 388.10 foot radius curve right, the central angle of which is 29 ° 41' for an arc distance of 201.06 feet to an iron rod post; thence North 69 ° 21' East 61.78 feet to an iron rod post; thence through a 746.20 foot radius curve right, the central angle of which is 12 ° 30' for an arc distance of 162.80 feet to an iron rod post; thence North 81 ° 51' East 88.56 feet to an iron rod post; thence through a 328.10 foot radius curve left, the central angle of which is 18 ° 20' for an arc distance of 104.98 feet to an iron rod post and the end of said road; thence North 71 ° 11' East 107.02 feet to an iron rod post; thence North 81 ° 35' East 100.18 feet to an iron rod post; thence North 56 ° 31' East, 219.68 feet to an iron rod post; thence North 67 ° 08' East 85.49 feet to an iron rod post; thence South 69 ° 00' East 287.87 feet to an iron rod post; thence South 60 ° 44' East 248.99 feet to an iron rod post; thence South 55 ° 20' East 364.35 feet to an iron rod post; thence North 40 ° 25' East 269.66 feet to an iron rod post; thence North 39 ° 34' West 219.21 feet to an iron rod post; thence North 71 ° 25' West 204.61 feet to an iron rod post; thence North 56 ° 54' West 451.74 feet to an iron rod post; thence North 23 ° 31' East 588.96 feet to an iron rod post; thence North 54 ° 00' West 276.09 feet to an iron rod post; thence North 45 ° 18' East 315.23 feet to the point of beginning.

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COOS COUNTY CLERK, OREGON
TERRI L. TURI, GCC, COUNTY CLERK
TOTAL \$431.00

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PARCEL 10: T27-13-23 Tax Lot 100 (CHOAT #3)

The North 1/2 of the North 1/2 of Section 23, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 11: T27-13-14 Tax Lot 300 (SHERWOOD/YOUNG)

Situated in the County of Coos, State of Oregon, described as follows: That part of the SE 1/4 of Section 14, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, lying Westerly and Southerly of Beaver Creek County Road.

SAVE AND EXCEPT therefrom the following: Beginning at a point which is 418.81 feet South, by True Bearing and 1529.24 feet West of the Northeast corner of the SE 1/4 of Section 14 in Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South $36^{\circ} 17'$ West, 218.96 feet to an iron post; thence South $24^{\circ} 06'$ East 482.73 feet to an iron rod post; thence North $59^{\circ} 46'$ East 190.0 feet, more or less, to the Southwesterly right of way line of the County Road; thence Northwesterly along said right of way line 620 feet, more or less, to a point which is North $38^{\circ} 33'$ East of the point of beginning; thence South $38^{\circ} 33'$ West 80.0 feet, more or less, to the point of beginning.

PARCEL 12: T27-12-00(17) Tax Lot 2700 (COAST RANGE)

The E 1/2 of the SE 1/4 of Section 17, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 13: T27-12-00(17) Tax Lot 2600 (PIHL)

The E 1/2 of the SW 1/4 and the West 1/2 of the SE 1/4 of Section 17, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 14: T26-12-19 Tax Lot 100 (DEVEREAUX)

The NE 1/4 of the NW 1/4 and the North 1/2 of the NE 1/4 of Section 19, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that portion sold to Dennis R. Johnson and Sandra J. Johnson, further described by instrument recorded bearing Microfilm Reel No. 78-4-4010, Records, Coos County, Oregon.

ALSO SAVE AND EXCEPT that portion described as follows: Beginning at a point on the Section line between Sections 18 and 19, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, from which the one quarter corner between Sections 18 and 19, bears South $86^{\circ} 39' 18''$ West 237.10 feet; thence South $03^{\circ} 02' 48''$ West 146.67 feet to a point; thence South $86^{\circ} 39' 18''$ West 1505.40 feet to a point; thence North $01^{\circ} 38' 28''$ East 146.31 feet to a point on the same Section line, from which the West one sixteenth corner between Sections 18 and 19 bears South $86^{\circ} 39' 18''$ West 40 feet; thence along the Section line North $86^{\circ} 39' 18''$ East 1509.01 feet to the point of beginning.

Together with easement for ingress and egress, including the terms and provisions thereof, as set forth in instrument recorded June 4, 1979 bearing Microfilm Reel No. 79-3-0386, Records Coos County, Oregon.

PARCELS 15 and 16: T26-12-19 Tax Lot 700 and T26-12-19 Tax Lot 400 (STEPHENSON)

The SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 19, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 17: T26-12-07 Tax Lot 100 (EXTON)

The NE 1/4 of the NW 1/4 of Section 7, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with an easement for ingress and egress as set forth in Easement Agreement, including the terms and provisions thereof, recorded December 15, 1983 bearing Microfilm Reel No. 83-5-05565, Records Coos County, Oregon.

PARCELS 18 and 19: T26-13-24D Tax Lot 100 and T26-13-24C Tax Lot 3402 (HOOTMAN)

Parcel A: The North 1/2 of the SE 1/4 of Section 24, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT a parcel conveyed to Marvin W. Meeler et ux in Book 286 Page 402 Deed Records, Coos County, Oregon, described as follows: Beginning at the Southwest corner of the NW 1/4 of the SE 1/4 of said Section 24; thence South 87° 02' East along the South boundary of the said quarter-quarter Section line 450 feet; thence North 0° 20' East parallel to the center line of said Section 24 a distance of 300 feet; thence North 87° 02' West 450 feet; thence South 0° 20' West along the said center line a distance of 300 feet to the point of beginning, together with a right of way to and from said property as the roadway now exists.

ALSO SAVE AND EXCEPT a parcel conveyed to James P. Helgeson et ux bearing Microfilm Reel No. 70-06-49230, Records Coos County, Oregon described as follows: Beginning at the 1/4 corner common to Sections 24 and 25, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North along the center line of Section 24, to the center South 1/16th corner of Section 24; thence continuing North along the center line of Section 24, a distance of 300.00 feet to the true point of beginning of this deed; thence East, parallel with the center line of the SE 1/4 of Section 24, a distance of 450 feet; thence North parallel with the center line of Section 24 a distance of 220 feet; thence West parallel with the center line of the SE 1/4 of Section 24 a distance of 388.13 feet; thence South 20° West a distance of 180.91 feet; thence South along the center line of Section 24 a distance of 50.00 feet to the point of beginning.

Parcel B: Beginning at the 1/4 corner common to Sections 24 and 25, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 0° 06' East a distance of 1279.87 feet along the centerline of Section 24 to the center South 1/16th corner of Section 24, which is the true point of beginning; thence continuing North 0° 06' East a distance of 1276.6 feet along the center line of Section 24 to the center of Section 1/4 corner; thence North 88° 01' West 864.2 feet along the East-West center line of Section 24 to the point which is 450 feet from the center west 1/16 corner, said point being also the Northeast corner of the Fredlund property as described in instrument record bearing Microfilm Reel No. 74-09-103916-17, Records Coos County, Oregon; thence South 1° 34' West 706.3 feet along the East line of the Fredlund property to the Southeast corner of the said Fredlund property; thence East 547.00 feet to a point on the Westerly boundary of the Edwards Mill Road; thence long the Westerly boundary of the Edwards Mill Road as follows: South 27° 13' 22" East 539.27 feet; thence right on a 190.00 foot radius curve a distance of 91.08 feet; thence South 0° 06' West 53.75 feet; thence East 60.00 feet to a point on the East boundary of the Edwards Mill Road, said point being the center-south 1/16th corner, which is also the true point of beginning.

ALSO: Beginning at the 1/4 corner common to Sections 24 and 25, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 0° 06' East 343.1 feet along the center line of Section 24 to the point of beginning; thence North 70° 01' West 53.20 feet along the North line of the Ralph Morgan property as described in instrument bearing Microfilm Reel No. 78-3-3422, Records Coos County, Oregon; thence North 0° 06' East 50.00 feet from and parallel with the center line of Section 24 a distance of 918.59 feet to a point 50 feet West of the center-South 1/16 corner of Section 24; thence East 50 feet to the said center-South 1/16 corner; thence South 0° 06' West 936.77 feet along the center line of Section 24 to the point of beginning, being a portion of the Edwards Mill Road.

Together with (for Parcels a and b) easements, for ingress and egress, including the terms and provisions thereof, as set forth in instrument recorded February 2, 1952 in Book 215 Page 526-527, Deed Records Coos County, Oregon and together with (for Parcels a and b) easements for ingress and egress as set forth in instrument, including the terms and provisions thereof, recorded May 1, 1984 bearing Microfilm Reel No. 84-5-6930, Records Coos County, Oregon.

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PARCEL 20: T27-12-06 Tax Lot 100 (JORGENSEN)

Government Lots 1 and 2 and the South 1/2 of the NE 1/4 of Section 6, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that portion conveyed to Richard A. Norris, Jr. and Mary L. Norris, husband and wife, dated January 14, 1977 recorded January 17, 1977 bearing Microfilm Reel No. 77-01-00732, Records Coos County, Oregon, more particularly described as follows: A parcel of land in Section 6, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows: Beginning at an iron rod post which is South 33 ° 28' West 963.06 feet from the Northeast corner of said Section 6; thence South 46 ° 16' West 261.62 feet to an iron rod post; thence South 69 ° 55' West 135.10 feet to an iron rod post; thence South 43 ° 24' West 239.26 feet to an iron rod post; thence South 26 ° 57' West 235.95 feet to an iron rod post; thence South 4 ° 50' West 91.07 feet to an iron rod post; thence South 25 ° 21' East 101.07 feet to a point; thence South 49 ° 27' East 129.63 feet to a point; thence South 65 ° 31' East 68.90 feet to a point; thence North 69 ° 16' East 158.08 feet to a point; thence North 70 ° 01' East 82.34 feet to a point; thence North 86 ° 27' East 241.54 feet to a point; thence South 88 ° 27' East 149.64 feet to an iron rod post; thence North 15 ° 24' 30" West 844.59 feet to the point of beginning.

Together with Easement Agreement between Lone Rock Timber Company, an Oregon corporation and Menasha Corporation, a Wisconsin corporation, recorded January 19, 1993 bearing Microfilm Reel No. 93-01-0619, Records, Coos County, Oregon, amended by instrument recorded March 2, 1993 bearing Microfilm Reel No. 93-03-0096, Records Coos County, Oregon and by Agreement between Steven Stalcup, etux and Lone Rock Timber Company, recorded May 1, 2002 bearing Microfilm Reel No. 2002-5701, Records Coos County, Oregon.

PARCELS 21 and 22: T27-12-36 Tax Lot 200 and Tax Lot 400 (MAST TRADE)

The SW 1/4 and the West 1/2 of the SE 1/4 of Section 36, Township 27 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with an easement for roadway purposes for ingress and egress as set forth in Warranty Deed to Sun Studs, Inc., recorded April 17, 1980 bearing Microfilm Reel No. 80-2-4539, Records Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded August 18, 1994, bearing Microfilm Reel No. 94-08-0738, Records of Coos County, Oregon.

PARCEL 23: T28-12-08 Tax Lot 500 (MCKINNEY)

The SE 1/4 of Section 8, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT THEREFROM the South 879.93 feet.

Together with an easement for ingress and egress, including the terms and provisions thereof, more particularly described as follows: Together with an easement 40 feet in width, running from the North end of Glen Aiken Creek Country Road to the South line of the above described parcel; the centerline of said easement being described as follows: Beginning at a point which is 390 feet East and 200 feet North of the Southwest corner of said SE 1/4; thence North 7 ° 30' West 65 feet; thence North 34 ° West 139 feet; thence North 3 ° East 192 feet; thence North 13 ° East 132 feet; thence North 46 ° East 192 feet; thence North 42 ° East 165 feet, more or less, to the South line of the above described parcel.

PARCEL 24: T25-12-19 Tax Lot 1401 (MOLLIER): The East 1/2 of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 19, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with an easement for ingress and egress, including the terms and provisions thereof, set forth in Warranty Deed recorded April 26, 1996 bearing Microfilm Reel No. 96-04-1222, Records Coos County, Oregon.

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PARCEL 25: T28-12-33 Tax Lot 500 (RYDER)

The NE 1/4 of the SE 1/4 of Section 33, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with right of way, including the terms and provisions thereof, as set forth in instrument recorded January 23, 1976 bearing Microfilm Reel No. 76-1-2096, Records Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

PARCEL 26: T27-13-10 Tax Lot 2600 (SCHNICK #1)

Commencing at the Southeast corner of Section 10, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South 88 ° 27' West 1294.1 feet to the 1/16th corner; thence South 89 ° 34' West 620.7 feet to a 3/4 inch iron pipe which is North 89 ° 34' East 670.3 feet from the Southwest corner of the SW 1/4 of the SE 1/4 of said Section 10 and which point is the Southeast corner of that parcel deeded to Harry H. Hunt, etux by Deed recorded April 6, 1962 in Book 292 Page 165, Deed Records Coos County, Oregon; thence along Hunt's East line and its extension, North 12 ° 59' East 605.7 feet to the Northeast corner of that property deeded to Harry H. Hunt etux by Deed recorded March 30, 1965 in Book 316 Page 273 Deed Records Coos County, Oregon; thence North 89 ° East 1,778.16 feet, more or less, to the East line of said Section 10; thence South along said Section 10, a distance of 581 feet to the point of beginning.

ALSO: A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 10, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at an iron rod on the East boundary of said Section 10 a distance of 581.0 feet North 01 ° 17 1/2' East from the Southeast corner of said Section 10; thence North 01 ° 17 1/2' East along the East boundary of said Section 10 for a distance of 420.0 feet to an iron rod; thence South 89 ° 00' West 800 feet; thence South 01 ° 17 1/2' West 420 feet; thence North 89 ° 00' East 800 feet to the place of beginning.

Together with Reciprocal Easement Exchange, including the terms and provisions thereof, recorded January 10, 1989 bearing Microfilm Reel No. 89-01-0429, Records Coos County, Oregon.

PARCEL 27: T27-13-15A Tax Lot 700 (SCHNICK #2)

That part of the NW 1/4 of the NE 1/4 of Section 15, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon lying North of the County Road.

EXCEPTING THEREFROM the North 280 feet of the West 300 feet thereof.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

PARCEL 28: T27-13-10 Tax Lot 2500 (HUNT)

Parcel A: The North 315.2 feet of the SE 1/4 of the SE 1/4 of Section 10, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

Parcel B: The North 420 feet of the South 1001 feet of the SE 1/4 of the SE 1/4 of Section 10, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the East 800 feet thereof.

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Together with Reciprocal Easement Exchange, for both parcels A and B above, including the terms and provisions thereof, recorded January 10, 1989 bearing Microfilm Reel No. 89-01-0429, Records Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

PARCEL 29: T27-13-02 Tax Lot 101 (SIGLIN)

Beginning at a point which is a brass cap for the one-quarter corner common to Section 35, Township 26 South, Range 13 West of the Willamette Meridian, Coos County, Oregon and Section 2, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 89° 55' 21" West along the Section line between Sections 2 and 35, a distance of 1317.68 feet to a 1 inch iron pipe with two bearing trees; thence continuing along the Section line North 89° 53' 47" West 747.86 feet to a 5/8 inch iron rod; thence following a fence line: South 72° 26' 35" East 100.18 feet to a 5/8 inch iron rod; South 14° 08' 03" East 307.38 feet to a 5/8 inch iron rod; South 49° 10' 23" East 155.53 feet to a 5/8 inch iron rod; South 79° 52' 42" East 71.81 feet to a 5/8 inch iron rod; North 69° 38' 36" East 363.83 feet to a 5/8 inch iron rod; South 50° 16' 14" East 52.54 feet to a 5/8 inch iron rod; thence leaving fence line, South 1° 20' 10" West 772.39 feet to a 5/8 inch iron rod; thence South 89° 58' 02" East 1327.0 feet to a 5/8 inch iron rod; thence North 0° 50' 33" East along the boundary of the Greenacres Subdivision as surveyed by C. F. Bessee in 1932, 270.66 feet to a 2 inch iron pipe; thence continuing along the Greenacres Subdivision line North 0° 52' 00" East 849.17 feet to the point of beginning, all in the NW 1/4 of Section 2, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

Together with roadway easement, as set forth in Warranty Deed recorded April 17, 1984 bearing Microfilm Reel No. 84-2-3381, Records Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

PARCELS 30, 31 and 32: T24-12-17 Tax Lots 200, 400 and 24-12-17C Tax Lot 1000 (SWEET/GOERGEN)

Tract 1: All that part of the following parcels lying Southerly of Palouse Creek: The NE 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 and all of the NW 1/4 of the SE 1/4, all located in Section 17, Township 24 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Also that portion of the NE 1/4 of the SW 1/4 of Section 17, Township 24 south, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at an iron pipe on the South line of said NE 1/4 of the SW 1/4 which bears South 88° 57' 10" East a distance of 300.0 feet from the Southwest corner of said NE 1/4 of the SW 1/4; thence North 24° 34' East a distance of 628.99 feet; thence North 9° 13' East a distance of 672.62 feet to the centerline of Palouse Creek; thence Northeasterly upstream along the centerline of Palouse Creek to the North line of said NE 1/4 of the SW 1/4; thence Easterly along the North line of said NE 1/4 of the SW 1/4 to the Northeast corner of said NE 1/4 of the SW 1/4; thence Southerly along the East line of said NE 1/4 of the SW 1/4 to the Southeast corner of said NE 1/4 of the SW 1/4; thence Westerly along the South line of said NE 1/4 of the SW 1/4 to the point of beginning.

Tract 2: That portion of the SW 1/4 of the SE 1/4 of Section 17, Township 24 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at a point on the South line of the SW 1/4 of the SE 1/4 of said Section 17 which bears Westerly along the South line of said Section a distance of 1732 feet from the Southeast corner of said Section 17; thence Westerly along the South line of said Section 17 a distance of 908 feet to the Southwest corner of the SW 1/4 of the SE 1/4 of said Section 17; thence Northerly along the West line of said SW 1/4 of the SE 1/4 to the Northwest corner of said SW 1/4 of the SE 1/4; thence Easterly along the North line of said SW 1/4 of the SE 1/4 a distance of 1040 feet; thence Southerly and parallel with the East line of said SW 1/4 of the SE 1/4 a distance of 660 feet; thence

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Westerly and parallel with the South line of said SW 1/4 of the SE 1/4 a distance of 132 feet; thence Southerly and parallel with the East line of said SW 1/4 of the SE 1/4 a distance of 660 feet to the point of beginning.

Tract 3: That portion of the South 1/2 of the SW 1/4 of Section 17, Township 24 south, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at the Southeast corner of the SE 1/4 of the SW 1/4 of said Section 17; thence Northerly along the East line of said SE 1/4 of the SW 1/4 to the Northeast corner of said SE 1/4 of the SW 1/4; thence North 88° 57' 10" West along the North line of said SE 1/4 of the SW 1/4 a distance of 1039.27 feet to an iron pipe; thence South 2° 38' East a distance of 446.23 feet; thence South 86° 53' 50" West a distance of 556.91 feet; thence South a distance of 852.21 feet to the South line of the SW 1/4 of the SW 1/4 of said Section 17; thence Easterly along the south line of the South 1/2 of the SW 1/4 of said Section 17 to the point of beginning.

Together with those appurtenant easements, including the terms and provisions thereof, as set forth in deed recorded May 18, 1973 bearing Microfilm Reel No. 73-05-85860, Records Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

PARCEL 33: T28-11-10 Tax Lot 900 (THOMPSON)

Parcel A: Beginning at the Quarter Section corner between Sections 10 and 15, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon; thence East along the South line of said Section 10 a distance of 5.67 chains; thence North 18° 30' West 11.65 chains; thence West 2.03 chains to a point due North of the point of beginning; thence South along the North and South center line of said Section 10 a distance of 10.07 chains to the point of beginning.

SAVE AND EXCEPT that property conveyed by Warranty Deed recorded May 1, 1974 bearing Microfilm Reel No. 74-05-99214, Records Coos County, Oregon.

Parcel B: The SE 1/4 of the NW 1/4 of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that portion lying within the tract conveyed to the Sun Valley Bulb Farm, a co-partnership, recorded January 3, 1969 bearing Microfilm Reel No. 69-01-35164, Records Coos County, Oregon.

SAVE AND EXCEPT any portion lying or being within the County Roadway.

Parcel C: The SW 1/4 of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

aa) Tract conveyed to the Dora Cemetery Association by Deed recorded August 11, 1886 in Book 10, Page 328 Deed Records, Coos County, Oregon.

bb) Tract conveyed to the Dora Cemetery Association by Deed recorded September 6, 1930 in Book 111 Page 588 Deed Records, Coos County, Oregon.

cc) Tract conveyed to O. G. Bunch, et ux as described in Second parcel of Deed recorded February 7, 1917 in Book 74, Page 518, Deed Records, Coos County, Oregon.

dd) Those portions lying in the County roads or highways.

ee) Tract conveyed to Victor E. Quist and Hazel Quist, husband and wife, recorded May 1, 1974 bearing Microfilm Reel No. 74-05-99214, Records Coos County, Oregon.

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f) Tract conveyed to Linton A. Haughawout and Luella A. Haughawout, husband and wife, recorded April 11, 1978 bearing Microfilm Reel No. 78-4-4611, Records Coos County, Oregon.

The above parcels lying and being in Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

Parcel D: The West 7.79 acres of the NE 1/4 of the NW 1/4 of Section 10, Township 28 South, Range 11, West of the Willamette Meridian, Coos County, Oregon.

PARCEL E: Property conveyed to Umpqua Growth Limited Partnership by Boundary Line Agreement and Bargain and Sale Deed recorded December 29, 1994 bearing Microfilm Reel No. 94-12-0935, Records Coos County, Oregon and re-recorded by instrument Recorded February 14, 1995 bearing Microfilm Reel No. 95-02-0426, Records Coos County, Oregon and re-recorded by instrument Recorded June 7, 1995 bearing Microfilm Reel No. 95-06-0205, Records Coos County, Oregon LYING NORTH of the Agreement line set forth in instrument 94-12-0935 re-recorded 95-02-0426 and re-recorded 95-06-0205, Records Coos County, Oregon.

SAVE AND EXCEPT from the Parcels A through E above property conveyed to Lavern and Dorothy Staman by Boundary Line Agreement and Bargain and Sale Deed recorded December 23, 1994 bearing Microfilm Reel No. 94-12-0935, Records Coos County, Oregon and re-recorded by instrument Recorded February 14, 1995 bearing Microfilm Reel No. 95-02-0426, Records Coos County, Oregon and re-recorded by instrument Recorded June 6, 1995 bearing Microfilm Reel No. 95-06-0205, Records Coos County, Oregon LYING SOUTH of the Agreement line set forth in instrument 94-12-0935 re-recorded 95-02-0426 and re-recorded 95-06-0205, Records Coos County, Oregon.

ALSO SAVE AND EXCEPT from any or all of Parcels A through E above property conveyed to Dora Cemetery Association by instrument recorded October 11, 2000 bearing Microfilm Reel No. 2000-10690, Records Coos County, Oregon.

PARCEL 34: T28-11-10 Tax Lot 800 (HAUGHAWOUT)

All of the NE 1/4 of the NW 1/4 of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the following described parcels:

Beginning at a 5/8 inch iron rod on the North-South Center-Line of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, from which the one-quarter corner between Sections 3 and 10 bears North 0° 15' West 693.12 feet; thence south 43° 48' 08" West 156.72 feet to a 5/8 inch iron rod; thence South 31° 53' 40" West 276.66 feet to a 5/8 inch iron rod which is within the right of way of a four wire power line; thence North 67° 41' 37" West 320.66 feet along the power line to a 5/8 inch iron rod; thence South 1° 05' 29" West 178.89 feet to a 5/8 inch iron rod; thence South 62° 16' 15" East 392.23 feet to a 5/8 inch iron rod in a South and East fence corner; thence South 89° 06' 22" East 209.86 feet to a 5/8 inch iron rod on the North-South Center-Line of Section 10; thence North 0° 15' East 590.93 feet along the said North-South Center-Line to the point of beginning.

ALSO SAVE AND EXCEPT the West 7.79 acres of the NE 1/4 of the NW 1/4 of Section 10, Township 28 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 35: T26-12-28 Tax Lot 100 (WHEELER #1 AND PIERSON)

Tract 1: Government Lots 3 and 4, the East 1/2 and the East 1/2 of the West 1/2 of Section 28, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with a non-exclusive easement for ingress, egress and utility purposes over a strip of land 60 feet wide, the centerline of which is described as follows: Beginning at a point on the East line of Section 29 in Township 26 South, Range

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12 West of the Willamette Meridian, Coos County, Oregon said point being 281.52 feet South of the Northeast corner of the NE 1/4 of the SE 1/4 of said Section 29; thence North 82° 46' West 480.13 feet to the beginning of a 572.96 foot radius curve left, the central angle of which is 13° 20' thence through said curve left for an arc distance of 133.33 feet; thence South 83° 54' West 66.22 feet to the beginning of a 572.96 foot radius curve right, the central angle of which is 15° 20'; thence through said curve right for an arc distance of 153.33 feet; thence North 80° 46' West 200 feet, more or less, to the County road.

Tract 2: Government Lots 1 and 2, Section 28, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVING AND EXCEPTING THEREFROM: Beginning at the Northwest corner Government Lot 1 of Section 28, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 736.5 feet; thence North 82° East 1563 feet, more or less, to a point on the East line of said Government Lot 1; thence North 520 feet, more or less, to the North line of said Government Lot 1; thence West along the North line of said Section 28 to the point of beginning.

SAVING AND EXCEPTING THEREFROM: Beginning at a 3 inch iron pipe marking the quarter corner between Sections 28 and 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 88° 27' 28" East 312.43 feet to a 5/8 inch rebar; thence North 59° 12' 06" West 361.62 feet to a 5/8 inch rebar; thence North 44° 22' 31" East 187.83 feet to a 5/8 inch rebar; thence North 6° 37' 22" East 169.90 feet to a 5/8 inch rebar; thence North 31° 15' 05" West 161.14 feet to a 5/8 inch rebar; thence North 76° 37' 28" West 541.10 feet to a 5/8 inch rebar; thence North 77° 42' 11" West 286.78 feet to a 5/8 inch rebar; thence South 35° 05' 26" West 241.14 feet to a 5/8 inch rebar; thence South 26° 08' 45" West 96.10 feet to a 5/8 inch rebar; thence South 18° 45' 16" West 274.99 feet to a 5/8 inch rebar at the approximate right of way boundary of Selander Road; thence Southerly along said right of way 456 feet, more or less, to the centerline of Selander Creek; thence Easterly along said creek centerline 1005 feet, more or less, to a point; thence leaving creek where it turns North, continuing an Easterly direction 8.0 feet, more or less, to a point on the East line of Section 29; thence North 2° 20' 00" East 260.00 feet, more or less, to the point of beginning.

PARCEL 36: T26-12-32 Tax Lot 100 (WILSON 7701)

That portion of the NE 1/4 of the NE 1/4 of Section 32, Township 26 south, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying East of the Sumner-Fairview County Road No. 59 A and B.

SAVING AND EXCEPTING THAT PORTION of the NE 1/4 of the NE 1/4 of Section 32, Township 26 south, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying West of the line surveyed by Sun Studs and described as follows: Beginning at a point on the Section line between Sections 29 and 32 a distance of 292.56 feet South 87° 13' 26" West of the corner for Sections 29, 32, 33 and 28, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 4° 45' 27" East 73.65 feet; thence South 29° 11' 23" West 74.21 feet; thence South 50° 38' 38" West 102.45 feet; thence South 34° 40' 08" West 147.89 feet; thence South 17° 26' 08" West 130.98 feet; thence South 1° 59' 52" East 92.08 feet; thence South 41° 14' 33" West 196.16 feet; thence South 50° 34' 48" West 288.41 feet to a point on the North right of way line of the Sumner to Fairview County Road No. 59 A and B.

PARCEL 37: T26-12-33 Tax Lot 300 (WILSON 7702)

The NW 1/4 of the NW 1/4 of Section 33, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 38: T26-12-33 Tax Lot 201 (FREUDE)

The NE 1/4 of the NW 1/4 of Section 33, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCELS 39 AND 40: T26-12-33 Tax Lot 800 AND 200 (FREUDE ADD'N)

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That portion of the SE 1/4 of the NW 1/4 of Section 33, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon lying Northerly of the County Road.

PARCELS 41 and 42: T26-12-29 Tax Lot 201 and Tax Lot 202 (PEIRSON)

The SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVING AND EXCEPTING that portion of land lying West of Selander Road.

ALSO EXCEPTING FROM THE ABOVE PARCELS LAND DESCRIBED AS FOLLOWS:

Beginning at a 3 inch iron pipe marking the quarter Corner between Sections 28 and 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 88 ° 27' 28" East a distance of 312.43 feet to a 5/8 inch rebar; thence North 59 ° 12' 06" West a distance of 361.62 feet to a 5/8 inch rebar; thence North 44 ° 22' 31" East a distance of 187.83 feet to a 5/8 inch rebar; thence North 06 ° 37' 22" East a distance of 169.90 feet to a 5/8 inch rebar; thence North 31 ° 15' 05" West a distance of 161.14 feet to a 5/8 inch rebar; thence North 76 ° 37' 28" West a distance of 541.10 feet to a 5/8 inch rebar; thence North 77 ° 42' 11" West a distance of 286.78 feet to a 5/8 inch rebar; thence South 35 ° 05' 26" West a distance of 241.14 feet to a 5/8 inch rebar; thence South 26 ° 08' 45" West a distance of 96.10 feet to a 5/8 inch rebar; thence South 18 ° 45' 16" West a distance of 274.99 feet to a 5/8 inch rebar at the approximate right of way boundary of Selander Road; thence Southerly along said right of way 456.00 feet, more or less, to the centerline of Selander Creek; thence Easterly along said creek centerline, 1005.00 feet, more or less, to a point; thence leaving creek where it turns North, continuing an Easterly direction 8.00 feet, more or less, to a point on the East line of Section 29; thence North 02 ° 59' 14" East a distance of 260.00 feet to the point of beginning.

ALSO: Beginning 11.19 chains South of the Northeast corner of Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence running South 82 ° West 31.50 chains to Catching Slough; thence South and East along the meander line of said slough to the South boundary of Government Lot 1 in said Section 29; thence East to the Section line between Sections 28 and 29; thence North to the place of beginning.

AND Government Lot 2 in Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPTING THEREFROM that portion of said Government Lot 2 that falls South of Selander Road.

PARCEL 43: T26-12-33 Tax Lot 900 (NINA KENT)

The SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 33, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT any portion lying or being within in the public roadway.

PARCEL 44: T25-12-07 Tax Lot 1400 (WBYCO 80)

The SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with Easement Exchange, including the terms and provisions thereof, as set forth in instrument recorded March 18, 1992, bearing Microfilm Reel No. 92-02-0538, Records of Coos County, Oregon.

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Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

PARCEL 45: T25-12-07 Tax Lot 400 (WICKETT)

The East 1/2 of the NW 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that property conveyed by Special Warranty Deed recorded August 30, 1977 bearing Microfilm Reel No. 77-08-14250, Records, Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

Together with a non-exclusive easement, including the terms and provisions thereof, as set forth in instrument recorded January 31, 1990, bearing Microfilm Reel No. 90-01-1864, Records of Coos County, Oregon.

PARCEL 46: T25-12-06C Tax Lot 601 (WICKETT)

Beginning at the quarter corner common to Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 84° 21' 46" West 1965.73 feet; North 73° 18' 02" West 109.80 feet; thence North 32° 21' 11" West 111.76 feet; thence North 30° 52' 37" West 177.52 feet; thence North 11° 38' 54" West 164.81 feet; thence North 55° 14' 51" West 152.05 feet; thence North 49° 57' 31" East 410.50 feet; thence North 32° 26' 18" East 153.26 feet; thence North 30° 03' 07" East 56.47 feet; thence North 59° 33' 26" East 77.90 feet; thence North 70° 10' 14" East 116.94 feet; thence North 54° 33' 10" East 201.71 feet; thence South 80° 19' 41" East 561.30 feet; thence North 53° 38' 18" East 217.08 feet; thence South 56° 49' 42" East 323.64 feet; thence South 61° 26' 01" East 76.83 feet; thence South 31° 40' 40" East 282.93 feet; thence North 76° 01' 18" East 348.45 feet; thence South 4° 35' 22" East 637.77 feet to the point of beginning, being entirely within Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

Together with a non-exclusive easement, including the terms and provisions thereof, as set forth in instrument recorded January 31, 1990, bearing Microfilm Reel No. 90-01-1864, Records of Coos County, Oregon.

PARCEL 47: T25-12-07 Tax Lot 1300 (WICKETT) AND LEASE LOT Tax Lot 1301 Legal Within (WICKETT FAA LEASE)

The SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd

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an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

Together with a non-exclusive easement, including the terms and provisions thereof, as set forth in instrument recorded January 31, 1990, bearing Microfilm Reel No. 90-01-1864, Records of Coos County, Oregon.

PARCEL 48: T25-12-07 Tax Lot 500 (WICKETT)

The NW 1/4 (a portion also known as Government Lot 1), Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the East 1/2 of the NW 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the following described parcel: Beginning at the quarter corner common to Section 12, Township 25 South, Range 13 West of the Willamette Meridian and Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 1° 01' West 772.88 feet; thence North 46° 04' East 874.14 feet; thence South 59° 38' 30" East 205.68 feet; thence South 38° 24' East 353.88 feet; thence South 37° 38' East 303.97 feet; thence South 18° 27' 30" East 422.74 feet; thence South 39° 52' 30" East 710.21 feet; thence South 45° 06' West 374.90 feet; thence South 26° 48' West 30.00 feet; thence North 63° 12' West 61.19 feet; thence South 46° 50' West 294.03 feet to the North bank of a creek; thence along the said North Bank on the following courses and distances: North 21° 53' West 124.60 feet; North 71° 07' West 231.68 feet; South 83° 01' West 134.74 feet; North 56° 51' West 162.48 feet; North 39° 07' West 100.07 feet; North 61° 18' West 77.15 feet; South 87° 30' West 119.79 feet; South 76° 29' West 166.43 feet; South 70° 20' West 128.49 feet; South 79° 22' West 109.51 feet; South 82° 47' West 69.75 feet; thence leaving said creek bank North 1° 09' East 391.28 feet, more or less, to the point of beginning.

SAVE AND EXCEPT the following described parcel: Beginning at the Section corner common to Sections 1 and 12, Township 25 South, Range 13 West of the Willamette Meridian and Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 84° 44' 45" East 890.24 feet; thence South 56° 39' 59" West 517.59 feet; thence North 26° 10' 00" West 225.06 feet; thence South 70° 22' 00" West 59.67 feet; thence South 15° 36' 50" East 85.35 feet; thence South 7° 20' 10" West 193.28 feet; thence South 46° 08' 50" West 86.81 feet; thence South 84° 59' 20" West 60.00 feet; thence South 19° 24' 30" East 329.16 feet; thence North 87° 38' 20" West 189.35 feet; thence North 35° 36' 10" West 131.17 feet; thence North 1° 53' 26" West 556.54 feet to the point of beginning.

SAVE AND EXCEPT the following described parcel: Beginning at an iron pipe, said pipe being 13.45 feet North and 337.92 feet East of the Section corner common to Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian and Sections 1 and 12 Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 70° 22' East 191.87 feet; thence South 28° 44' East, 56.90 feet; thence left on a 117.92 foot radius curve a distance of 158.93 feet, the chord of which bears South 67° 16' East 146.90 feet; thence South 56° 40' West 291.10 feet; thence North 26° 10' West 224.97 feet to the point of beginning.

ALSO EXCEPT: Beginning at an iron pipe, said pipe being 13.45 feet North and 337.92 feet East of the Section corner common to Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon and Sections 1 and 12, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 70° 22' East 191.87 feet; thence North 28° 44' West 223.63 feet; thence South 83° 07' West 50.40 feet; thence South 16° 40' West 283.64 feet; thence North 70° 22' East 59.67 feet to the point of beginning.

SAVE AND EXCEPT: A parcel of land located in the NW 1/4 of the NW 1/4 of Section 7 and the SW 1/4 of the SW 1/4 of Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon and being a portion of that tract described bearing Microfilm Reel No. 79-5-9556, Records Coos County, Oregon, said parcel being more specifically described as: Beginning at an iron pipe, said pipe being 13.45 feet North and 337.92 feet East of the Northwest corner of said Section 7, Township 25 south, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 26° 10' 29" East 225.08 feet along the Westerly line of that parcel described on Microfilm Reel No. 77-100627, Records Coos County,

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Oregon, to an iron pipe; thence South 59° 05' 28" West 179.43 feet to an iron rod on the East boundary of Golf Course Lane; thence along said East boundary of Golf Course Lane North 6° 35' 15" East 193.28 feet to an iron rod; thence along said East boundary of Golf Course Lane North 16° 21' 53" West 85.33 feet to an iron pipe; thence North 70° 16' East 60.06 feet to the point of beginning.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

PARCEL 49: T25-12-07 Tax Lot 2200 (WICKETT)

The North 1/2 of the SW 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the following described parcel: Beginning at the quarter corner common to Section 12, Township 25 South, Range 13 West of the Willamette Meridian and Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 1° 01' West 772.88 feet; thence North 46° 04' East 874.14 feet; thence South 59° 38' 30" East 205.68 feet; thence South 38° 24' East 353.88 feet; thence South 37° 38' East 303.97 feet; thence South 18° 27' 30" East 422.74 feet; thence South 39° 52' 30" East 710.21 feet; thence South 45° 06' West 374.90 feet; thence South 26° 48' West 50.00 feet; thence North 63° 12' West 61.19 feet; thence South 46° 50' West 294.03 feet to the North bank of a creek; thence along the said North Bank on the following courses and distances: North 21° 53' West 124.60 feet; North 71° 07' West 231.68 feet; South 83° 01' West 134.74 feet; North 56° 51' West 162.48 feet; North 39° 07' West 100.07 feet; North 61° 18' West 77.15 feet; South 87° 30' West 119.79 feet; South 76° 29' West 166.43 feet; South 70° 20' West 128.49 feet; South 79° 22' West 109.51 feet; South 82° 47' West 69.75 feet; thence leaving said creek bank North 1° 09' East 391.28 feet, more or less, to the point of beginning.

SAVE AND EXCEPT: property conveyed to Richard J. Patterson and Judy M. Patterson, husband and wife by Deed recorded August 11, 1981 bearing Microfilm Reel No. 81-3-3112, Records Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

Together with a non-exclusive easement, including the terms and provisions thereof, as set forth in instrument recorded January 31, 1990, bearing Microfilm Reel No. 90-01-1864, Records of Coos County, Oregon.

PARCEL 50: T25-12-07 Tax Lot 1201 (WICKETT)

Beginning at an iron pipe on the North boundary of a 60 foot road right of way 453.41 feet South and 1522.32 feet East of the West quarter corner of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 45° 06' East 174.90 feet to the true point of beginning; thence continue North 45° 06' East 200 feet; thence North 39° 52' 30" West 710.21 feet; thence South 13° 59' 30" West 250 feet, more or less, to a point which bears North 39° 52' 30" West 580 feet, more or less, from the true point of beginning; thence South 39° 52' 30" East 580 feet, more or less, to the true point of beginning.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

PARCEL 51: T25-12-07 Tax Lot 300 (WICKETT 20)

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West 1/2 of the NW 1/4 of the NE 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

PARCELS 52 AND 53 - T25-12-08 Tax Lot 600 and Tax Lot 800 (WILANCH WAY)

The SE 1/4 of the SE 1/4 and the E 1/2 of the SW of the SE 1/4 of Section 8, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCELS 54 AND 55 - T25-12-17 Tax Lot 100 and Tax Lot 900 - (WILANCH WAY)

The North 1/2 of the NE 1/4 and the NW 1/4 of the SW 1/4 of Section 17, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCELS 56 AND 57 - T25-12-18 Tax Lot 1200 and Tax Lot 800 - (WILANCH WAY)

The NE 1/4 of the NE 1/4 of the SE 1/4 and the South 1/2 of the NE 1/4 of the SE 1/4 of Section 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Also: That portion of the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 18 lying within the following described property:

Beginning 4.53 chains North of the Southeast corner of the NE 1/4 of said Section 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South along the section line 4.53 chains; thence West along the subdivision line to the Southwest corner of the SE 1/4 of the NE 1/4 of said Section 18; thence North 55° East 5.75 chains; thence East parallel with the subdivision line above described to the point of beginning.

Also: Beginning at a point South 02° 17 1/2' West a distance of 227.25 feet from the Northwest corner of the NE 1/4 of the SE 1/4 of Section 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 02° 17 1/2' West a distance of 439.75 feet; thence North 86° 26' East a distance of 283.72 feet; thence North 32° 12' West a distance of 498.41 feet to the point of beginning.

Also: Commencing at a point at extreme Northwest corner of land owned by Ira E. Wheeler and where such land joins land of C.C. Johnson located in Section 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, said point being 84 feet due East from intersection of county road with North line of C.C. Johnson property and running thence practically due South along West line of said Ira E. Wheeler property for 1100 feet; thence in a Northwest direction along the top of ridge for a distance of 1,000 feet to the county road; thence in a Northeast direction for a distance of 300 feet to where the county road intersects the North property line of C.C. Johnson; thence in an Easterly direction for 84 feet to the point of beginning.

EXCEPTING THEREFROM all that portion thereof described as follows;

Beginning at the Northwest corner of the NE 1/4 of the SE 1/4 of Section 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 02° 17 1/2' West a distance of 227.25 feet; thence North 32° 12'

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West a distance of 211.32 feet; thence North 53° 38' East a distance of 76.8 feet; thence North 86° 07' East a distance of 62.0 feet to the point of beginning.

Together with Right of Way as set forth in Agreement recorded June 10, 1957 in Book 258 Page 527 Deed Records, Coos County, Oregon and together with Mutual Easement Agreement between Lone Rock Timber Co and Mahaffy Tree Farm, Inc. including the terms and provisions thereof, recorded July 2, 1998 bearing Microfilm Reel No. 1998-53260, Records Coos County, Oregon.

PARCEL 58 - T25-12-06D Tax Lot 500 (FREUDE RANCH)

All that portion of the SE 1/4 of Section 6, Township 25 South of Range 12 West of the Willamette Meridian, lying South of that certain slough commonly known as Kentuck Slough, more particularly described as follows: Begin where Kentuck Slough crosses the Section line between Sections 5 and 6 in Township 25 South, Range 12 West of the Willamette Meridian; thence following the slough or creek along present channel to where the same crosses the West boundary of the SE 1/4 of said Section 6; thence South on the quarter Section line to the quarter Section corner of the South line of Section 6; thence East to the Southeast corner of said Section 6; thence North to the place of beginning.

ALSO land described in Book 76 Page 88 Deed Records of Coos County, Oregon, more fully described as follows: Begin at a point which is West 20.45 chains and North 6.54 chains from South quarter quarter corner between Sections 5 and 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 64° 00' West 20 feet; thence South 26° 00' West to low water; thence upstream to a point which is South 26° West of beginning; thence North 26° 00' East to beginning, being in SE 1/4 of Section 6 in Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

ALSO Land described in Book 76 Page 87 Deed Records, Coos County, Oregon, more fully described as follows: Begin at a point which is West 20.45 chains and North 6.54 chains and North 64° West 20 feet from the Southwest quarter corner on Section lines between Sections 5 and 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 64° 00' West 20 feet; thence South 26° 00' West at right angles to low water on Kentuck canal; thence upstream along low water line to point opposite beginning; thence North 26° 00' East to place of beginning, being in the SE 1/4 of Section 6 in Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

ALSO Land described in Book 78, Page 316, Deed Records, Coos County, Oregon, more fully described as follows: Begin on the West line of Tax Lot 32 South 26° West 25.4 feet from the Northwest corner of Tax Lot 32; thence North 64° 00' West 20 feet; thence South 26° 00' West to low water line in canal; thence upstream to intersection of West boundary line of said Tax Lot 32; thence North 26° 00' East along said boundary to beginning, being in the SE 1/4 of Section 6 in Township 25 south, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with Easement Exchange, including the terms and provisions thereof, as set forth in instrument recorded March 18, 1992, bearing Microfilm Reel No. 92-02-0538, Records of Coos County, Oregon.

PARCEL 59 - T25-12-07 Tax Lot 100 (FREUDE RANCH)

The NE 1/4 of the NE 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with Easement Exchange, including the terms and provisions thereof, as set forth in instrument recorded March 18, 1992, bearing Microfilm Reel No. 92-02-0538, Records of Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

PARCEL 60 - T25-12-07 Tax Lot 200 (FREUDE RANCH)

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The East 1/2 of the NW 1/4 of the NE 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with Easement Exchange, including the terms and provisions thereof, as set forth in instrument recorded March 18, 1992, bearing Microfilm Reel No. 92-02-0538, Records of Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

PARCELS 61 and 62 - T25-12-18 Tax Lots 1301 and 1302 (MAHAFFY)

A tract of land located in the SE 1/4 of Section 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows:

THE SE 1/4 of the SE 1/4 and that portion of the NW 1/4 of the SE 1/4 of Section 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at a point which bears South 66° 30' East a distance of 621.2 feet from the Northwest corner of the SE 1/4 of Section 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; said point being on the Southerly boundary of the Willanch Slough County Road No. 28; thence Northeasterly along said Southerly right of way boundary to the Northwest corner of a parcel of land deeded to George Pacific Corporation and recorded in Deed Records, Coos County, Oregon Book 300, Page 423; thence Southeasterly along the Westerly boundary of the above described parcel a distance of 1000 feet, more or less, to the East line of the NW 1/4 of the SE 1/4; thence Southerly along the East line of the NW 1/4 of the SE 1/4 to the Southeast corner of said NW 1/4 of the SE 1/4; thence North 56° 15' West a distance of 695 feet, more or less; thence North 11° West a distance of 361.1 feet; thence North 16° 30' West a distance of 242.5 feet; thence North 44° 45' West a distance of 60.0 feet; thence South 61° 30' West a distance of 64.0 feet to the point of beginning.

Together with Mutual Easement Agreement between Lons Rock Timber Co and Mahaffy Tree Farm, Inc. including the terms and provisions thereof, recorded July 2, 1998 bearing Microfilm Reel No. 1998-53260, Records Coos County, Oregon.

PARCEL 63 - T25-12-07 Tax Lot 2500 (PROBST)

The SE 1/4 of the SE 1/4 of Section 7, Township 25 South Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCELS 64, 65, and 66 - T25-12-08 Tax Lot 300, 400, 500 (PROBST)

The NW 1/4 of the SW 1/4; the South 1/2 of the SW 1/4, NE 1/4 of the SW 1/4, the West 1/2 of the NW 1/4 of the SE 1/4 and the West 1/2 of the SW 1/4 of the SE 1/4 of Section 8, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT ANY PORTION LYING OR BEING WITHIN THE PUBLIC ROADWAY as set forth in Deed recorded August 3, 1987 bearing Microfilm Reel No. 87-4-2930.

PARCEL 67 - T 25-12-17 Tax Lot 800 (PROBST)

The S 1/2 of the NE 1/4, the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 17, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

ALSO: Beginning at a point on the quarter Section line: 1125 feet East of the quarter Section corner between Sections 17 and 18, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 16° 45' West 300 feet along near foot of hill; North 12° West 125 feet along near foot of hill; North 17° 45' East 400 feet to North side of

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road; South 86 ° East 185 feet to the quarter quarter Section line; South 777 feet to the quarter quarter Section corner, West 195 feet to the place of beginning, being located in the SW 1/4 of the NW 1/4 of Section 17, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with Easement, including the terms and provisions thereof, recorded December 18, 1992 bearing Microfilm Reel No. 92-12-0666, Records Coos County, Oregon.

PARCEL 68 - T 25-12-17 Tax Lot 200 (PROBST)

The North 1/2 of the NW 1/4 of Section 17, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT any portion lying or being within the public roadway.

SAVE AND EXCEPT that property conveyed by Property Line Adjustment Deed, recorded March 10, 1994 bearing Microfilm Reel No. 94-03-0476, Records Coos County, Oregon and re-recorded April 19, 1994 bearing Microfilm Reel No. 94-04-0879, Records Coos County, Oregon, more particularly described as follows: Beginning at the Northeast corner of the SW 1/4 of the NW 1/4 of said Section 17, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 87 ° 33' 55" West a distance of 442.88 feet; thence South 88 ° 14' 12" West a distance of 603.68 feet to a point located on the Easterly line of Willanch Road; thence South along said Easterly line a distance of 19.15 feet to a point on the Northerly line of the SW 1/4 of the NW 1/4 said Section 17; thence leaving said Easterly line of Willanch Road North 88 ° 58' 00" East along the said Northerly line of the SW 1/4 of the NW 1/4 a distance of 1046.05 feet to the point of beginning.

Together with Easement, including the terms and provisions thereof, recorded December 18, 1992 bearing Microfilm Reel No. 92-12-0666, Records Coos County, Oregon.

PARCELS 69, 70 and 71 - T25-12-05 Tax Lot 1200, T25-12-04 Tax Lot 2100, and T25-12-05 Tax Lot 2100 (ROOD #1 AND ROOD #2)

That portion of Sections 4 and 5, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying South of the following described line: Beginning at a point which is North 2 ° West 472.0 feet from the Section corner for Sections 5, 6, 7 and 8 of said Township and Range; thence along old fence line South 70 ° East 230.0 feet; thence South 76 ° 45' East 220.0 feet; thence South 67 ° 30' East 200 feet; thence leave said fence line South 1 ° West 190.0 feet; thence South 55 ° East 130.0 feet; thence North 63 ° 30' East 217.0 feet to a point on the fence line; thence along the fence line North 3 ° 30' West 125.0 feet; thence South 85 ° East 170.0 feet; thence North 70 ° East 200.0 feet; thence South 89 ° East 582.3 feet; thence South 83 ° East 241.3 feet; thence North 83 ° 30' East 213.5 feet to a point which is the Northeast corner of a feeder shed; thence leave said fence line North 66 ° East 37.0 feet; thence North 71 ° East 104.3 feet to a point on an old existing road; thence along said road North 87 ° East 118.4 feet; thence North 74 ° East 331.6 feet; thence North 85 ° 30' East 135.0 feet; thence North 70 ° 30' East 210.0 feet; thence South 81 ° 15' East 487.0 feet to a point which is a fence corner; thence leave old road and follow the fence line North 80 ° 30' East 300.0 feet; thence North 74 ° East 227.2 feet to a point which is a steel fence post on the West boundary of the property conveyed to Martinus Lunde in Deed recorded January 21, 1944 in Book 149 Page 544, Deed Records, Coos County, Oregon; thence leave said fence line and along the West boundary of said Lunde property South 3 ° 53' East 490.0 feet; to the Southwest corner of the said Lunde property and the South boundary of said Section 5; thence Easterly along the South boundary of the Lunde property and Section 5 a distance of 165.0 feet to the Southeast corner of the said Lunde property; thence North 3 ° 55' West along the East boundary of the Lunde property 446.0 feet to a point on the fence line bearing North and South; thence North 77 ° 30' East 315.5 feet to a point on fence line bearing North and South; thence North 81 ° 45' East 170.0 feet; thence North 90 ° East 120.0 feet to a point on the Section line between Sections 4 and 5, a distance of 526.8 feet North of the corner of Sections 4, 5, 8 and 9 of said Township and Range; thence continuing North 90 ° East into Section 4 a distance of 107.4 feet; thence South 76 ° East 354.7 feet; thence North 78 ° 30' East 196.0 feet; thence South 85 ° 45' East 441.4 feet; thence North 21 ° 30' East 237.0 feet; thence North 47 ° 15' East 232.7 feet to a point on a fence line, on the East boundary of the SW 1/4 of the SW 1/4 of said

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Section 4, bearing North and South and which point is also North 58 ° East 1543.0 feet from the Section corner for Section 4, 5, 8 and 9 of said Township and Range.

SAVE AND EXCEPT any portion of subject property lying North of the Boundary Line set forth in Instrument recorded March 5, 1992 bearing Microfilm Reel No. 92-03-0175, Records Coos County, Oregon.

TOGETHER WITH any portion of subject property lying South of the Boundary Line set forth in Instrument recorded March 5, 1992 bearing Microfilm Reel No. 92-03-0175, Records Coos County, Oregon.

PARCELS 72 and 73 - T25-12-08 Tax Lot 100 and Tax Lot 200 (ROOD #3)

Parcel a: The North 1/2 of Section 8, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the West 1/2 of the West 1/2 of the NW 1/4 of the NW 1/4 of Section 8, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with Easement Exchange, including the terms and provisions thereof, as set forth in instrument recorded February 18, 1992, bearing Microfilm Reel No. 92-02-0538, Records of Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

Parcel b:

The West 1/2 of the West 1/2 of the NW 1/4 of the NW 1/4 of Section 8, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with Easement Exchange, including the terms and provisions thereof, as set forth in instrument recorded March 18, 1992, bearing Microfilm Reel No. 92-02-0538, Records of Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

PARCEL 74 - T25-12-09 Tax Lot 400 (ROOD #4)

The NW 1/4 of the NW 1/4 of Section 9, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with Easement Exchange, including the terms and provisions thereof, as set forth in instrument recorded March 18, 1992, bearing Microfilm Reel No. 92-02-0538, Records of Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

PARCELS 75, 76, 77, 78 and 79 - T27-13-21 Tax Lots 500, 600, 800, 1200 and 2401 (WORD)

Two parcels of land in Section 21, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, described as follows:

Parcel a: The SE 1/4 of the NE 1/4 of said Section 21.

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SAVE AND EXCEPTING THE FOLLOWING: A parcel of land deeded to Kenneth Carvall etux, by an instrument dated September 1968, and recorded December 15, 1970 bearing Microfilm Reel No. 70-12-54365, Records Coos County, Oregon, described as follows: Beginning at a point on the West line of the SE 1/4 of the NE 1/4 of Section 21, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, 70 feet North of the Southwest corner of said SE 1/4 of the NE 1/4; thence Northerly along the West line of said SE 1/4 of the NE 1/4 a distance of 100 feet to a point; thence East a distance of 32 feet to a point; thence Southerly on a line parallel to the West line of said SE 1/4 of the NE 1/4 a distance of 100 feet to a point; thence West a distance of 32 feet to the point of beginning.

ALSO EXCEPTING a parcel deeded to Alfred Villines, by an instrument, dated April 10, 1973 and recorded September 21, 1973 bearing Microfilm Reel No. 73-09-90845, Records Coos County, Oregon described as follows: Beginning at a point which is 432.5 feet East and 132 feet North of the Southwest corner of the SE 1/4 of the NE 1/4 of Section 21, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South parallel to the West boundary of said quarter quarter for a distance of 100 feet; thence West parallel to the South boundary of said quarter quarter for a distance of 200 feet; thence North parallel to the West boundary of said quarter quarter for a distance of 100 feet; thence East 200 feet to the point of beginning.

ALSO EXCEPTING the South 32 feet of the SE 1/4 of the NE 1/4 deeded to Jens Jorgensen by an instrument dated April 14, 1941 and recorded April 15, 1941 in Book 139, Page 68, in the records of Coos County, Oregon.

Parcel b: A parcel of land in the SW 1/4 of the NE 1/4 of said Section 21, described as follows: A parcel 2 rods in width as follows: Begin North 33 feet and North 88 ° 53' East 315.3 feet from center of Section 21, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence North 88 ° 53' East 1004.7 feet, more or less, to the West line of the SE 1/4 of the NE 1/4 of said Section 21; thence South 33 feet to East and West quarter line; thence South 88 ° 53' West 1004.7 feet, more or less, to the intersection of the East boundary of Tax Lot 22; thence North 2 ° 03' East 33 feet to beginning.

EXCEPT those portions conveyed to the State Highway Commission.

ALSO EXCEPTING that portion described in a Deed to J. W. Ruble etux, dated November 1, 1963 and recorded December 17, 1963 in Book 306, Page 1, Records of Coos County, Oregon, described as follows: Beginning at a point on the East West Center Line of Section 21, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, which is North 88 ° 53' East a distance of 315.7 feet from the center of said Section 21; thence North 1 ° 31' East along the East boundary of that certain parcel conveyed to J. W. Ruble, etux, by deed recorded in Book 95, Page 72, Deed Records Coos County, Oregon, a distance of 33 feet to the Northeast corner of said tract; thence East to the West boundary of relocated Oregon State Highway right of way; thence Southeasterly along the West boundary of said State Highway right of way to the East West center line of said Section 21; thence Westerly along said East West center line of said Section 21 a distance of 73 feet, more or less, to the point of beginning.

Together with the following parcel acquired by Sun Studs, Inc., by a Personal Representative's Deed dated March 16, 1977 from Ellen May Jorgenson, bearing Microfilm Reel No. 76-3-4470, Records Coos County, Oregon: The South 32 feet of the SE 1/4 of the NE 1/4 of Section 21, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 80 - T26-12-30A Tax Lot 500 - (ZABELL)

The West 1/2 of the NE 1/4 of Section 30, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

EXCEPTING THEREFROM the following described tract: Beginning at the Northeast corner of the SW 1/4 of the NE 1/4 of said Section 30; thence West 250 feet; thence South 750 feet; thence East 250 feet; thence North 750 feet to the place of beginning.

ALSO SAVE AND EXCEPT that property conveyed to Fred Mitchell and Dorothy M. Mitchell, husband and wife by Warranty Deed recorded March 3, 1970 bearing Microfilm Reel No. 70-3-46550, Records Coos County, Oregon.

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PARCEL 81 - T28-11-06 Tax Lot 400 (ZELLNER #3)

A parcel of land situated in Section 6, Township 28 South, Range 11 West of the Willamette Meridian in Coos County, Oregon, described as follows: Beginning at the one quarter Section corner on the North boundary of said Section 6 as set by A. N. Gould in 1918; thence South 25 ° West 590 feet; thence South 29 ° East 735 feet; thence South 55 ° East 332 feet; thence South 25 ° East 198 feet; thence South 11 ° East 277 feet; thence South 50 ° East 244 feet; thence South 9 ° East 173 feet; thence South 20 ° West 200 feet; thence South 12 ° East 253 feet; thence South 21 ° West 66 feet; thence South 14 ° East 169 feet; thence South 38 ° East 300 feet; thence South 60 ° East 198 feet; thence South 54 ° East 377 feet; thence South 28 ° East 117 feet; thence South 164 feet; thence South 30 ° West 192 feet; thence South 28 ° East 116 feet; thence South 35 ° East 590 feet, more or less, to a point on the center line of the Bonneville Power Administration power line right of way; thence Northeasterly along the center line of said power line right of way to its intersection with the East boundary of said Section 6, thence Northerly along the East boundary of said Section 6 to a point on the Westerly boundary of the Lee-McKinley County Road; thence Northwesterly along said road boundary to a point on the North boundary of said Section 6; thence South 88 ° 40' West along the North boundary of said Section 6 to the point of beginning, all in Coos County, Oregon.

Together with Easement Agreement, including the terms and provisions thereof, as set forth in instrument recorded January 19, 1993, bearing Microfilm Reel No. 93-01-0619 and corrected in instrument recorded March 2, 1993, bearing Microfilm Reel No. 93-03-0096, Records of Coos County, Oregon.

PARCEL 82 - T28-12-10 Tax Lot 500 (JUNIPER)

The NE 1/4 of the SE 1/4 and the South 200 feet of the SE 1/4 of the NE 1/4 of Section 10, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCELS 83, 84 AND 85 - T28-12-11 Tax Lots 300, 401 and 500 (JUNIPER)

The South 1/2 of Section 11, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying North of the Norway-Lee County Road.

PARCEL 86 - T28-12-14 Tax Lot 100

That portion of the NE 1/4 of the NW 1/4, Government Lot 3 of Section 14, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying North of the Norway-Lee County Road.

Government Lots 1 and 2 of Section 14, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that portion of the above described property lying South of Norway-Lee Fairview County Road No. 2B.

ALSO EXCEPT any portion lying within the County Road right of way.

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EXHIBIT B

THE FOLLOWING EXCEPTIONS AFFECT COOS COUNTY:

[Nos. 1 and 2 intentionally deleted]

3. Reservations and exceptions in the following patents:

Patent Numbers: 968796, ORRAA 036704, ORORE 0000158FD01, ORRAA 037753, ORRAA 037754, 1127398, 1107303, ORORAA 020698, 970911, ORRAA 037199, ORRAA 036700, 132329, 181815, 1090246, 305942, ORRAA 036696, ORRAA 036691, 58076, 220722, ORRAA 035918, ORRAA 037210, ORRAA 037197, ORORE 0000162FD01, 1130296, 0000162FD01.

[Nos. 4 and 5 intentionally deleted]

PARCEL 1: T27-13-01 Tax Lot 1100 (ASHWORTH)

6. Intentionally Deleted.

7. INTENTIONALLY DELETED.

8. Terms and provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Sun Studs, Inc.
Purpose: roadway
Recording Date: February 16, 1977
Recording No: 77-02-02480

9. Reservation of any oil, gas and/or minerals, as disclosed by document

Recording Date: June 13, 1980
Recording No: 80-2-7568

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

10. INTENTIONALLY DELETED

11. Reservation of any oil, gas and/or minerals, as disclosed by document

Recording Date: July 19, 1982
Recording No: 82-3-5044

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

12. INTENTIONALLY DELETED

13. Road Easement Exchange, including the terms and provisions regarding said easement,

Executed by: International Paper Company and Sun Studs, Inc.
Recording Date: September 20, 1982
Recording No.: 82-4-0129

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14. 1992 #41 Final Partition Plat, including the terms and provisions relating to water supply, water rights, forestry/non-forestry and set backs,

Recording Date: December 15, 1992
Recording No.: 92-12-0540, CAB C-471

15. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: David L. and Sally R. Jones
Purpose: Pipeline
Recording Date: December 21, 1992
Recording No: 92-12-0740

16. INTENTIONALLY DELETED.

17. INTENTIONALLY DELETED

18. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8681

PARCEL 2: T27-13-01C Tax Lot 2600 (MYERS 1-4)

19. INTENTIONALLY DELETED.

20. INTENTIONALLY DELETED.

21. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Mountain States Power Company
Purpose: utilities
Recording Date: November 27, 1945
Recording No: Book 158 Page 634 Deed Records

22. Terms and provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Sun Studs, Inc.
Purpose: roadway
Recording Date: February 16, 1977
Recording No: 77-02-02480

PARCEL 3: T27-13-12 Tax Lot 300 (MYERS 1-4)

23. INTENTIONALLY DELETED.

24. INTENTIONALLY DELETED.

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25. Reservation of, oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: March 14, 1914
Recording No: Book 68 Page 429 Deed Records
Affects: 2/3 interest

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

26. INTENTIONALLY DELETED

27. INTENTIONALLY DELETED

28. INTENTIONALLY DELETED

29. Reservation of oil, gas and/or minerals, including right to enter or rights of ingress and egress, as disclosed by document

Entitled: Deed
Recording Date: September 3, 1946
Recording No: Book 164 Page 94 Deed Records
Affects: 1/3 interest

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

30. INTENTIONALLY DELETED

31. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: International Paper Company
Purpose: log hauling and other forest products
Recording Date: November 25, 1966
Recording No: 66-11-13929

32. Terms and provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Sun Studs, Inc.
Purpose: roadway
Recording Date: February 16, 1977
Recording No: 77-02-02480

33. INTENTIONALLY DELETED

PARCEL 4: T26-13-13A Tax Lot 100 (BABB)

34. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Coos County
Purpose: Forest Management Easement
Recording Date: August 10, 1988
Recording No: 88-08-0677

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35. Terms and provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Babb Ranch, Inc.
Purpose: ingress and egress
Recording Date: August 27, 1992
Recording No: 92-08-1317

and Clarified by instrument
Recording Date: December 30, 1992
Recording No: 92-12-1112

36. Contract and Grant of Easement Agreement
Purpose: Transmission Line, Danger Trees and Access Roads
Executed by: United States of America and Lone Rock Timber Company, an Oregon corporation
Recording Date: July 13, 2000
Recording No.: 2000-7369

37. INTENTIONALLY DELETED.

PARCEL 5: T25-12-06A Tax Lot 600 (BARTHOLOMEW)

38. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: M. L. Hunt
Recording Date: July 16, 1910
Recording No: Book 57 Page 523 Deed Records

39. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: West Coast Power Company
Purpose: utilities
Recording Date: September 16, 1939
Recording No: Book 134 Page 473 Deed Records

40. Agreement Easement Agreement

Executed by: Arthur D. Dunham and Edith N. Dunham and Lone Rock Timber Co., an Oregon Corporation
Recording Date: August 22, 1991
Recording No.: 91-08-0833

41. Terms and provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as set forth in a document;

Conveyed to: Suntal Trusts #1-25, Edward F. Sohn, Trustee
Purpose: roadway easement
Recording Date: January 27, 1992
Recording No: 92-01-0874

42. A lease with certain terms, covenants, conditions and provisions set forth therein.

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Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCEL 6: T25-12-05 Tax Lot 400 (BERGLUND)

43. Easement(s) as granted in a document:

Granted to: A. H. Brackett
Recording Date: July 16, 1910
Recording No: Book 57 Page 523 Deed Records

44. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: West Coast Power Company
Purpose: utilities
Recording Date: August 2, 1939
Recording No: Book 134 Page 305 Deed Records

45. INTENTIONALLY DELETED

46. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: utilities and roadway
Recording Date: November 6, 1958
Recording No: Book 268 Page 355 Deed Records

47. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: General Telephone Company of the Northwest Inc.
Purpose: utilities
Recording Date: July 20, 1973
Recording No: 73-07-88875

48. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Central Lincoln People's Utility District
Purpose: utilities
Recording Date: May 1, 1974
Recording No: 74-05-99212

49. Easement(s) set forth for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Harold R. Berglund and Edna I. Berglund, Trustee for the 1976 Berglund Trust
Purpose: location, maintenance and repair of a buried water pipeline and water tank; terms and provisions with regards to timber removal, installing and maintaining a gate and repair and maintenance of appurtenant easement for roadway

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Recording Date: January 27, 1992
Recording No: 92-01-0874

- 50. INTENTIONALLY DELETED
- 51. Terms and Provisions of Appurtenant Easement

Recording Date: March 28, 2006
Recording No.: 2006-4002

52. INTENTIONALLY DELETED.

- 53. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 23, 2010
Lessor: Lone Rock Timberland Co
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCEL 7: T28-12-21 Tax Lot 500 (BOEKELMAN)

- 54. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: access road
Recording Date: October 7, 1954
Recording No: Book 237 Page 291 Deed Records
Affects:

- 55. Easement and terms and provisions of appurtenant easement (s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Leonard Boekelman Sr etal
Purpose: ingress and egress
Recording Date: July 30, 1976
Recording No: 76-07-11289

- 56. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as delineated or disclosed on the Coos County Assessment Maps

Purpose: transmission line

- 57. Easement Agreement

Executed by: Lone Rock Timber Company and Menasha Corporation
Recording Date: January 19, 1993
Recording No.: 93-01-0619 and re-recorded by instrument recorded March 2, 1993 bearing Microfilm Reel No. 93-03-0096, Records Coos County, Oregon.

58. INTENTIONALLY DELETED.

- 59. A lease with certain terms, covenants, conditions and provisions set forth therein.

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Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8680

PARCEL 8: T27-13-14 Tax Lot 400 (CHOAT #1)

- 60. INTENTIONALLY DELETED.
- 61. INTENTIONALLY DELETED.
- 62. INTENTIONALLY DELETED.
- 63. Reservation of any oil, gas and/or minerals, including any and all easements, as disclosed by document

Entitled: Deed
Recording Date: October 20, 1916
Recording No: Book 74 Page 124 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

- 64. INTENTIONALLY DELETED
- 65. Reservation of oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: May 6, 1948
Recording No: Book 146 Page 178 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

- 66. INTENTIONALLY DELETED
- 67. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Mountain States Power Company
Purpose: right of way
Recording Date: July 20, 1945
Recording No: Book 156 Page 633 Deed Records

- 68. Reservation of oil, gas and/or minerals, including right to enter or rights of ingress and egress, as disclosed by document

Entitled: Deed
Recording Date: April 12, 1954
Recording No: Book 233 Page 251 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

- 69. INTENTIONALLY DELETED
- 70. INTENTIONALLY DELETED

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PARCEL 9: T27-13-15 Tax Lot 1300 (CHOAT #2)

- 71. INTENTIONALLY DELETED.
- 72. INTENTIONALLY DELETED.
- 73. INTENTIONALLY DELETED.
- 74. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Mountain States Power Company
Purpose: utilities
Recording Date: October 2, 1928
Recording No: Book 106 Page 199 Deed Records

- 75. Reservation of oil, gas and/or minerals, including right to enter or rights of ingress and egress, as disclosed by document

Entitled: Deed
Recording Date: April 12, 1954
Recording No: Book 233 Page 251 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

- 76. INTENTIONALLY DELETED
- 77. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Sam Choat
Purpose: water and pipe line
Recording Date: January 8, 1955
Recording No: Book 239 Page 297 Deed Records

- 78. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Sun Studs
Purpose: right of way and pipeline
Recording Date: May 23, 1975
Recording No: 75-05-114357
Affects:

- 79. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: J R Myers
Purpose: right of way
Recording Date: April 9, 1977
Recording No: 77-04-05921

- 80. Agreement Road and Maintenance
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Executed by: JR Myers etux, Sun Studs, Ernest J. Wisely etux
Recording Date: June 17, 1977
Recording No.: 77-06-09568

81. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Ernie Wisely and Anna Wisely
Purpose: right of way
Recording Date: June 17, 1977
Recording No: 77-06-09573

82. INTENTIONALLY DELETED

PARCEL 10: T27-13-23 Tax Lot 100 (CHOAT #3)

83. INTENTIONALLY DELETED.

84. INTENTIONALLY DELETED.

85. INTENTIONALLY DELETED.

86. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Coos County
Purpose: right of way
Recording Date: April 17, 1953
Recording No: Book 226 Page 234 Deed Records

87. Reservation of oil, gas and/or minerals, including any and all easements, as disclosed by document

Entitled: Deed
Recording Date: April 12, 1954
Recording No: Book 233 Page 251 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

88. INTENTIONALLY DELETED

89. INTENTIONALLY DELETED

PARCEL 11: T27-13-14 Tax Lot 300 (SHERWOOD/YOUNG)

90. INTENTIONALLY DELETED.

91. Reservation of oil, gas and/or minerals, including any and all easements, as disclosed by document

Entitled: Deed
Recording Date: May 31, 1921
Recording No: Book 85 Page 173 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

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92. INTENTIONALLY DELETED

93. Reservation of oil, gas and/or minerals including any and all easement, as disclosed by document

Entitled: Deed

Recording Date: May 31, 1921

Recording No: Book 85 Page 175 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

94. INTENTIONALLY DELETED

95. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Mountain States Power Company

Purpose: utilities

Recording Date: July 20, 1945

Recording No: Book 156 Page 637 Deed Records

96. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Edward R. Sherwood and Russell D. Young

Purpose: easement for existing roadway

Recording Date: June 16, 1975

Recording No: 75-06-115232 and corrected by instrument

Recorded: July 3, 1975

Recording No.: 75-7-115995

97. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010

Lessor: Lone Rock Timberland Co.

Lessee: Westport Energy LLC, a Delaware limited liability company

Recording Date: September 23, 2010

Recording No: 2010-8681

PARCEL 12: T27-12-00(17) Tax Lot 2700 (COAST RANGE)

98. INTENTIONALLY DELETED

99. INTENTIONALLY DELETED

100. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010

Lessor: Lone Rock Timberland Co.

Lessee: Westport Energy LLC, a Delaware limited liability company

Recording Date: September 23, 2010

Recording No: 2010-8681

PARCEL 13: T27-12-00(17) Tax Lot 2600 (PIHL)

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101. INTENTIONALLY DELETED.

102. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8681

PARCEL 14: T26-12-19 Tax Lot 100 (DEVEREAUX)

103. INTENTIONALLY DELETED.

104. Reservations of right to dedicate apputenant easement to the public and maintenance set forth in Warranty Deed

Grantee: Earl G. Hempstead etux
Recording Date: June 4, 1979
Recording No.: 79-3-0386

105. Agreement Easement

Executed by: Buck Horn Timber Company Ltd and Crooked River Properties Inc.
Recording Date: March 17, 1984
Recording No.: 84-5-4186

106. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Pacific Power and Light Company
Purpose: utilities
Recording Date: February 11, 1985
Recording No: 85-1-1835
Affects:

107. INTENTIONALLY DELETED.

108. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8684

PARCELS 15 and 16: T26-12-19 Tax Lot 700 and T26-12-19 Tax Lot 400 (STEPHENSON)

109. INTENTIONALLY DELETED

110. Easement Agreement

Executed by: Buck Horn Timber Ltd an Oregon limited partnership and Crooked River Properties Inc., an Oregon corporation
Recording Date: March 17, 1984

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Recording No.: 84-5-4186

111. INTENTIONALLY DELETED.

112. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010

Lessor: Lone Rock Timberland Co.

Lessee: Westport Energy LLC, a Delaware limited liability company

Recording Date: September 23, 2010

Recording No: 2010-8684

PARCEL 17: T26-12-07 Tax Lot 100 (EXTON)

113. Easement Agreement and Terms and provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Sun Studs, Inc., an Oregon corporation

Purpose: Easement Agreement

Recording Date: December 15, 1983

Recording No: 83-5-05565

114. INTENTIONALLY DELETED

115. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: US Department of Energy-Bonneville Power Administration

Purpose: utilities and ingress and egress

Recording Date: July 13, 2000

Recording No: 2000-7369

116. INTENTIONALLY DELETED.

117. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010

Lessor: Lone Rock Timberland Co.

Lessee: Westport Energy LLC, a Delaware limited liability company

Recording Date: September 23, 2010

Recording No: 2010-8684

PARCELS 18 and 19: T26-13-24D Tax Lot 100 and T26-13-24C Tax Lot 3402 (HOOTMAN)

118. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America

Purpose: utilities

Recording Date: June 21, 1960

Recording No: Book 279 Page 201 Deed Records

119. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

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Granted to: Pacific Power and Light Company
Purpose: utilities
Recording Date: May 22, 1970
Recording No: 70-05-48703

120. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: General Telephone Company of the Northwest Inc.
Purpose: utilities
Recording Date: February 11, 1971
Recording No: 71-2-55843

121. Terms and provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Carl F. Spalding etux
Purpose: ingress and egress
Recording Date: February 2, 1952
Recording No: Book 215 Page 526 Deed Records

122. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Dorothy F. Hootman
Purpose: right of way
Recording Date: October 11, 1979
Recording No: 79-5-1265

123. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Pacific Power & Light Company
Purpose: utilities
Recording Date: March 4, 1981
Recording No: 81-3-3522

124. Easement Agreement
Executed by: William J. Campbell and Carole A. Campbell, husband and wife and Buck Horn Timber Ltd, an Oregon limited partnership
Recording Date: May 1, 1984
Recording No.: 84-5-6930

125. Easement Agreement
Executed by: William J. Campbell and Carole A. Campbell, husband and wife and Buck Horn Timber Ltd, an Oregon limited partnership and Nelson E. Sweeney and Connie J. Sweeney, husband and wife
Recording Date: 6, 1984
Recording No.: 84-5-7543

126. Right of Way Easement Agreement
Executed by: Lone Rock Timber Company, a Washington corporation and Verizon Northwest Incorporated, a Washington corporation
Recording Date: October 28, 2003
Recording No.: 2003-16908

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127. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timber Land Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8684

PARCEL 20: T27-12-06 Tax Lot 100 (JORGENSEN)

128. INTENTIONALLY DELETED.

129. INTENTIONALLY DELETED.

130. INTENTIONALLY DELETED.

131. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: utilities
Recording Date: August 9, 1961
Recording No: Book 287 Page 134 Deed Records

132. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Pacific Power & Light Company
Purpose: utilities
Recording Date: May 27, 1969
Recording No: 69-05-38966

133. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Richard J. Jorgensen and Erna D. Jorgensen
Purpose: ingress and egress
Recording Date: January 25, 1979
Recording No: 79-1-0800

134. Easement Agreement

Executed by: Lone Rock Timber Company, an Oregon corporation and Menasha Corporation, a Wisconsin corporation
Recording Date: December 15, 1993
Recording No.: 93-01-0619 and re-recorded March 2, 1993 bearing Microfilm Reel No. 93-03-0096

135. Agreement

Executed by: Lone Rock Timber Company, a Washington corporation authorized to do business in the State of Oregon; Juniper Properties Limited Partnership, Lone Rock Timber Co., General Partner; Umpqua Growth Limited Partnership, Lone Rock Timber co., a limited partner
Recording Date: June 15, 1998
Recording No.: 1998-51924

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136. Agreement

Executed by: Steven Stalcup and Carole Stalcup, husband and wife and Lone Rock Timber Company, a Washington corporation
Recording Date: May 1, 2002
Recording No.: 2002-5701

137. INTENTIONALLY DELETED.

138. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8684

PARCELS 21 and 22: T27-12-36 Tax Lot 200 and Tax Lot 400 (MAST TRADE)

139. INTENTIONALLY DELETED.

140. INTENTIONALLY DELETED.

141. INTENTIONALLY DELETED.

142. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Coos County
Purpose: right of way
Recording Date: July 28, 1952
Recording No: Book 220 Page 57 Deed Records

143. Reservation of minerals and petroleum, as disclosed by document

Entitled: Deed
Recording Date: November 20, 1957
Recording No: Book 261 Page 565 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

144. INTENTIONALLY DELETED

145. Reservation of oil, gas and/or minerals, including right to enter or rights of ingress and egress, as disclosed by document

Entitled: Deed
Recording Date: October 12, 1961
Recording No: Book 288 Page 414 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

146. INTENTIONALLY DELETED

147. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as
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granted in a document:

Granted to: Coos Curry Electric Cooperative, Inc
Purpose: utilities
Recording Date: October 12, 1961
Recording No: Book 288 Page 414 Deed Records

148. Reservation for fences and right of way easement in Deed
Recording Date: April 17, 1980
Recording No.: 80-2-4539
Purpose: Fencing, terms and and appurtenant easement

149. Amendment #8 to Reciprocal Right of Way Agreement

Executed by: Bureau of Land Management and Lone Rock Timber Company
Recording Date: August 18, 1994
Recording No.: 94-08-0738
Purpose: Construction, operation and Maintenance of heliports, helipods and logging landings

PARCEL 23: T28-12-08 Tax Lot 500 (MCKINNEY)

150. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: utilities
Recording Date: May 12, 1964
Recording No: Book 309 Page 422 Deed Records

151. Easement and Terms and Provisions of Appurtenant Easement for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Virgil McKinney and Iva McKinney, husband and wife
Purpose: right of way
Recording Date: May 12, 1980
Recording No: 80-2-5773

152. INTENTIONALLY DELETED.

153. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8680

PARCEL 24: T25-12-19 Tax Lot 1401 (MOLLIER)

154. Easement Agreement

Executed by: Gust Anderson, Alec E. Anderson, Elvin Leo Johnson, Lura L. Johnson and Cooston Lumber Company
Recording Date: April 11, 1953
Recording No.: Book 226 Page 186 Deed Records

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155. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Pacific Power and Light Company

Purpose: utilities

Recording Date: October 24, 1969

Recording No: 69-10-43174 and corrected by instrument recorded November 19, 1969 bearing Microfilm Reel No. 69-11-43910, Records Coos County, Oregon

156. Terms and provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Lone Rock Timber Co.

Purpose: ingress and egress

Recording Date: April 26, 1996

Recording No: 96-04-1222

157. INTENTIONALLY DELETED.

158. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010

Lessor: Lone Rock Timberland co.

Lessee: Westport Energy LLC, a Delaware limited liability company

Recording Date: September 23, 2010

Recording No: 2010-8683

PARCEL 25: T28-12-33 Tax Lot 500 (RYDER)

159. INTENTIONALLY DELETED

160. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Robert S. Trigg etux

Purpose: right of way

Recording Date: March 21, 1951

Recording No: Book 207 Page 284 Deed Records

161. Easement(s) for the purpose(s) and terms and provisions of Appurtenant Easement shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: John Ryder and Anne Ryder, husband and wife

Purpose: right of way and right to the waters of a spring, and to maintain a pump and water pipelines

Recording Date: January 23, 1976

Recording No: 76-1-2096

162. Agreement Easement

Executed by: Lone Rock Timber Company, an Oregon Company and Menasha Corporation, a Wisconsin corporation

Recording Date: January 19, 1993

Recording No.: 93-01-0619 and easement correction agreement

Recording Date: March 2, 1993
Recording No.: 93-03-0096

163. INTENTIONALLY DELETED.

164. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8680

PARCEL 26: T27-13-10 Tax Lot 2600 (SCHNICK #1)

165. Reservations of oil, gas and/or minerals, including any and all easements, as disclosed by document

Entitled: Deed
Recording Date: March 11, 1921
Recording No: Book 84 Page 460 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

166. INTENTIONALLY DELETED

167. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Mountain States Power Company

Purpose: utilities
Recording Date: October 2, 1928
Recording No: Book 106 Page 198-199 Deed Records

168. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Mountain States Power Company

Purpose: utilities
Recording Date: October 2, 1928
Recording No: Book 106 Page 201 Deed Records

169. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Louis R. Schnick and June E. Schnick, husband and wife
Purpose: Obtain Water for domestic purposes from a well and right of way
Recording Date: January 24, 1962
Recording No: Book 290 Page 429 Deed Records

170. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Louis R. Schnick and June E. Schnick

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Purpose: water rights to spring and reservoir and water lines and ingress and egress
Recording Date: July 19, 1983
Recording No: 83-3-5989

171. Agreement Amendment No. 5 of Right of Way and Road Use Agreement and O and C Logging Road Right of Way Permit C-625

Executed by: United States of America and Sun Studs, Inc
Recording Date: March 28, 1988
Recording No.: 88-03-1655

172. Agreement Reciprocal Easement Exchange

Executed by: Menasha Corporation, a Wisconsin corporation and Lone Rock Timber Company, an Oregon corporation
Recording Date: January 10, 1989
Recording No.: 89-01-0429

173. Easement Agreement

Executed by: Lone Rock Timber Company, an Oregon Company and Menasha Corporation, a Wisconsin corporation
Recording Date: January 19, 1993
Recording No.: 93-01-0619 and easement correction agreement

Recording ate: March 2, 1993
Recording No.: 93-03-0096

174. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Pacificorp, an Oregon corporation
Purpose: right of way for utilities
Recording Date: May 9, 2001
Recording No: 2001-4804

175. Memorandum of Option to Lease and Ground Lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 15, 2000
Lessor: Lone Rock Timber Co.
Lessee: Edge Wireless, LLC
Recording Date: August 22, 2001
Recording No: 2001-9937

176. INTENTIONALLY DELETED

PARCEL 27: T27-13-15A Tax Lot 700 (SCHNICK #2)

177. INTENTIONALLY DELETED.

178. Easement(s) for the purpose(s) disclosed on the Coos County Assessment Map;

Purpose: Transmission Line

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179. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Mountain States Power Company
Purpose: utilities
Recording Date: October 2, 1928
Recording No: Book 106 Page 199 Deed Records

180. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Mountain States Power Company
Purpose: utilities
Recording Date: September 8, 1948
Recording No: Book 157 Page 407 Deed Records

181. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Pacific Power and Light Company
Purpose: utilities
Recording Date: May 23, 1957
Recording No: Book 258 Page 339 Deed Records

182. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Pacific Power & Light Company
Purpose: utilities
Recording Date: October 14, 1958
Recording No: Book 268 Page 31 Deed Records

183. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Coos County
Purpose: slope easement
Recording Date: September 15, 1980
Recording No: 80-4-4979

184. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Louis R. Schnick and June E. Schnick
Purpose: water rights to spring and reservoir and water lines and ingress and egress
Recording Date: July 19, 1983
Recording No: 83-3-5989

185. Agreement Amendment No. 5 of Right of Way and Road Use Agreement and O and C Logging Road Right of Way Permit C-625

Executed by: United States of America and Sun Studs, Inc
Recording Date: March 28, 1988
Recording No.: 88-03-1655

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186. Agreement Reciprocal Easement Exchange

Executed by: Menasha Corporation, a Wisconsin corporation and Lone Rock Timber Company, an Oregon corporation
Recording Date: January 10, 1989
Recording No.: 89-01-0429

187. Agreement Easement

Executed by: Lone Rock Timber Company, an Oregon Company and Menasha Corporation, a Wisconsin corporation
Recording Date: January 19, 1993
Recording No.: 93-01-0619 and easement correction agreement

Recording Date: March 2, 1993
Recording No.: 93-03-0096

188. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Pacificorp, an Oregon corporation
Purpose: right of way for utilities
Recording Date: May 9, 2001
Recording No: 2001-4804

189. INTENTIONALLY DELETED.

190. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC
Recording Date: September 23, 2010
Recording No: 2010-8681

PARCEL 28: T27-13-10 Tax Lot 2500 (HUNT)

191. Reservations of oil, gas and/or minerals, including any and all easements as disclosed by document

Entitled: Deed
Recording Date: March 11, 1921
Recording No: Book 84 Page 460 Deed Book

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

192. INTENTIONALLY DELETED

193. INTENTIONALLY DELETED

194. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Mountain States Power Company
Purpose: utilities
Recording Date: October 2, 1928

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Recording No: Book 106 Page 201 Deed Records

195. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: General Telephone Company
Purpose: utilities
Recording Date: February 8, 1972
Recording No: 72-02-68199

196. Agreement Reciprocal Easement Exchange

Executed by: Menasha Corporation, a Wisconsin corporation and Lone Rock Timber Company, an Oregon corporation
Recording Date: January 10, 1989
Recording No.: 89-01-0429

197. Agreement Easement

Executed by: Lone Rock Timber Company, an Oregon Company and Menasha Corporation, a Wisconsin corporation
Recording Date: January 19, 1993
Recording No.: 93-01-0619 and easement correction agreement

Recording Date: March 2, 1993
Recording No.: 93-03-0096

198. INTENTIONALLY DELETED.

199. A lease as disclosed in Waiver of Right to Object Forest and Farm Practices Management Covenant with certain terms, covenants, conditions and provisions set forth therein.

Dated: March 6, 2001
Lessor: Lone Rock
Lessee: Edge Wireless, LLC
Recording Date: March 6, 2001
Recording No: 2001-2216

PARCEL 29: T27-13-02 Tax Lot 101 (SIGLIN)

200. INTENTIONALLY DELETED.

201. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Pacific Power and Light Company
Purpose: utilities
Recording Date: August 29, 1968
Recording No: 68-08-31854

202. Agreement For Right of Way
Executed by: Menasha Corporation and Michael Siglin
Recording Date: June 13, 1970
Recording No.: 70-06-49456

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203. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:
- Granted to: Junior T. Frederick and Marcella L. Frederick
 Purpose: domestic use and irrigation of water from Goat Creek
 Recording Date: February 20, 1979
 Recording No: 79-1-2106
 Affects:
204. Terms and provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:
- Granted to: Edward F. Sohn, Howard F. Sohn, Mark F. Sohn, Richard F. Sohn and Gerard F. Sohn
 Purpose: roadway easement
 Recording Date: April 17, 1984
 Recording No: 84-2-3381
205. Judgment in Circuit Court Case No. 33369
 Between: Junior T. Frederick and Marcella T. Frederick, husband and wife and Donald E. Ham and Zelma H. Ham, husband and wife and A. O. Daily and Margaret Daily, husband and wife and Michael W. Siglin
 Filed: November 15, 1974
 Circuit Court Case No.: Case No. 33369
206. Agreement Easement
- Executed by: Lone Rock Timber Company, an Oregon Company and Menasha Corporation, a Wisconsin corporation
 Recording Date: January 19, 1993
 Recording No.: 93-01-0619 and easement correction agreement
- Recording Date: March 2, 1993
 Recording No.: 93-03-0096
207. INTENTIONALLY DELETED
208. INTENTIONALLY DELETED.
209. A lease with certain terms, covenants, conditions and provisions set forth therein.
- Dated: September 1, 2010
 Lessor: Lone Rock Timberland Co.
 Lessee: Westport Energy LLC
 Recording Date: September 23, 2010
 Recording No: 2010-8681
- PARCELS 30, 31 AND 32: T24-12-17 Tax Lots 200, 400 and T24-12-17C Tax Lot 1000 (SWEET/GOERGEN)
210. INTENTIONALLY DELETED.
211. INTENTIONALLY DELETED.
212. INTENTIONALLY DELETED.

213. Terms and provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Robert Sweet and Richard Goergen, as tenants in common
Purpose: roadway
Recording Date: May 18, 1973
Recording No: 73-05-85860

214. Agreement Easement

Executed by: Lone Rock Timber Company, an Oregon corporation and Menasha Corporation a Wisconsin corporation
Recording Date: January 19, 1993
Recording No.: 93-01-0619 and corrected by instrument

Recording Date: March 2, 1993
Recording No. 93-03-0096

and Amended by instrument

Recording Date: August 2, 2004
Recording No. 2004-11376

215. INTENTIONALLY DELETED.

216. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCEL 33: T28-11-10 Tax Lot 900 (THOMPSON)

217. INTENTIONALLY DELETED.

218. INTENTIONALLY DELETED.

219. INTENTIONALLY DELETED.

220. INTENTIONALLY DELETED.

221. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: The California Oregon Power Company
Purpose: utilities
Recording Date: October 4, 1929
Recording No: Book 109 Page 198 Deed Records

222. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Glenn B. Thompson and Vera L. Thompson, husband and wife

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Purpose: use of the waters from Stemmler Creek for domestic water supply, right in perpetuity to maintain pipelines and pump
Recording Date: May 19, 1977
Recording No: 77-05-07748

223. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as disclosed in a document;

Conveyed by : Glenn B. Thompson and Vera L. Thompson, husband and wife
Purpose: right to take water from Stemmler Creek at a point located upon land adjoining property set forth in Deed bearing 74-05-99214, Records Coos County, Oregon
Recording Date: May 1, 1974
Recording No: 74-05-99214

224. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Dora Cemetery Association
Purpose: construct and maintain a pipeline from Thompson Branch
Recording Date: February 7, 1978
Recording No: 78-2-01870

225. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: General Telephone Company
Purpose: utilities
Recording Date: April 14, 1984
Recording No: 84-4-1170

226. Agreement Easement

Executed by: Lone Rock Timber Co an Oregon corporation and the Dora Cemetery Association
Recording Date: June 6, 1988
Recording No.: 88-06-0230

PARCEL 34: T28-11-10 Tax Lot 800 (HAUGHAWOUT)

227. INTENTIONALLY DELETED.

228. INTENTIONALLY DELETED.

229. INTENTIONALLY DELETED.

230. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: California-Oregon Power Company
Purpose: utilities
Recording Date: August 1, 1929
Recording No: Book 108 Page 362 Deed Records

231. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

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Granted to: California-Oregon Power Company
Purpose: utilities
Recording Date: October 4, 1929
Recording No: Book 109 Page 198 Deed Records

232. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: utilities
Recording Date: November 13, 1963
Recording No: Book 305 Page 127 Deed Records

233. Agreement Easement

Executed by: Georgia Pacific West, Inc dba The Timber company, an Oregon corporation and Lone Rock Timber company, a Washington corporation authorized to do business in the State of Oregon; Juniper Properties Limited Partnership, Lone Rock Timber Co, General Partner, Umpqua Growth Limited Partnership, Lone Rock Timber Co., a limited partner
Recording Date: June 15, 1998
Recording No.: 1998-51924

PARCEL 35: T26-12-28 Tax Lot 100 (WHEELER #1 AND PIERSON)

234. INTENTIONALLY DELETED.

235. INTENTIONALLY DELETED.

236. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: William P. Kern
Purpose: ingress, egress and utilities
Recording Date: June 4, 1975
Recording No: 75-06-114732

237. Agreement Amendment No. 5 - Right of Way and Road Use Agreement and O & C Logging Road Right of Way Permit C-625

Executed by: Sun Studs, Inc and Crooked River Properties, Inc., an Oregon corporation
Recording Date: March 24, 1978
Recording No.: 78-3-2648

Amended by instrument
Recorded: March 28, 1988
Recording No.: 88-03-1655

Amended by instrument
Recorded: June 8, 1989
Recording No.: 89-06-0337

Amended by instrument
Recorded: August 18, 1994
Recording No.: 94-08-0738

Amended by instrument
Recorded: May 19, 2004
Recording No.: 2004-6808

238. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Coos County
Purpose: easement
Recording Date: June 9, 1992
Recording No: 92-06-0390

239. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Coos County
Purpose: easement
Recording Date: January 4, 1993
Recording No: 93-01-0026

240. INTENTIONALLY DELETED.

241. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8684

PARCEL 36: T26-12-32 Tax Lot 100 (WILSON 7701)

242. INTENTIONALLY DELETED.

243. INTENTIONALLY DELETED.

244. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8684

PARCEL 37: T26-12-33 Tax Lot 300 (WILSON 7702)

245. INTENTIONALLY DELETED.

246. Agreement Amendment No. 5 - Right of Way and Road Use Agreement and O & C Logging Road Right of Way Permit C-625

Executed by: Sun Studs, Inc and Crooked River Properties, Inc., an Oregon corporation
Recording Date: March 24, 1978
Recording No.: 78-3-2648

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Amended by instrument
Recorded: March 28, 1988
Recording No.: 88-03-1655

Amended by instrument
Recorded: June 8, 1989
Recording No.: 89-06-0337

Amended by instrument
Recorded: August 18, 1994
Recording No.: 94-08-0738

Amended by instrument
Recorded: May 19, 2004
Recording No.: 2004-6808

247. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Sumner Rural Fire Protection District, a municipal corporation of the State of Oregon
Purpose: nonexclusive revocable right of way for keeping, laying and maintaining a water line and taking of surplus water

Recording Date: January 12, 1979
Recording No: 79-01-00273

248. INTENTIONALLY DELETED.

249. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8684

PARCEL 38: T26-12-33 Tax Lot 201 (FREUDE)

250. INTENTIONALLY DELETED.

251. INTENTIONALLY DELETED.

252. INTENTIONALLY DELETED.

253. Agreement Amendment No. 5 - Right of Way and Road Use Agreement and O & C Logging Road Right of Way Permit C-625

Executed by: Sun Studs, Inc and Crooked River Properties, Inc., an Oregon corporation
Recording Date: March 24, 1978
Recording No.: 78-3-2648

Amended by instrument
Recorded: March 28, 1988
Recording No.: 88-03-1655

Amended by instrument

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Recorded: June 8, 1989
Recording No.: 89-06-0337

Amended by instrument
Recorded: August 18, 1994
Recording No.: 94-08-0738

Amended by instrument
Recorded: May 19, 2004
Recording No.: 2004-6808

254. INTENTIONALLY DELETED.

255. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8684

PARCELS 39 AND 40: T26-12-33 Tax Lot 800 AND 200 (FREUDE ADD'N)

256. INTENTIONALLY DELETED.

257. INTENTIONALLY DELETED.

258. INTENTIONALLY DELETED.

259. INTENTIONALLY DELETED.

260. INTENTIONALLY DELETED.

261. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8684

PARCELS 41 and 42: T26-12-29 Tax Lot 201 and Tax Lot 202 (PIERSON)

262. INTENTIONALLY DELETED.

263. INTENTIONALLY DELETED.

264. INTENTIONALLY DELETED.

265. INTENTIONALLY DELETED.

266. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: William P. Kern

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Purpose: ingress, egress and utilities
Recording Date: June 4, 1975
Recording No: 75-06-114732

267. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Rockwell Birtsan and Barbara Brittsan
Purpose: maintaining an existing well, pump and pumphouse in a creek
Recording Date: August 5, 1994
Recording No: 94-08-0222

268. INTENTIONALLY DELETED

269. INTENTIONALLY DELETED.

270. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8684

PARCEL 43: T26-12-33 Tax Lot 900 (NINA KENT)

271. INTENTIONALLY DELETED.

272. INTENTIONALLY DELETED.

273. INTENTIONALLY DELETED.

274. Water use Permit
Granted to: Marvin Fanno
Recording Date: September 3, 1996
Recording No.: 96-09-0034

275. INTENTIONALLY DELETED.

276. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8684

PARCEL 44: T25-12-07 Tax Lot 1400 (WEYCO 80)

277. INTENTIONALLY DELETED.

278. Reservation of oil, gas and/or minerals, and right of way easement as disclosed by document

Entitled: Deed
Recording Date: May 26, 1947

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Recording No: Book 169 Page 142 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

279. INTENTIONALLY DELETED

280. INTENTIONALLY DELETED

281. Easement Agreement
Executed by: Weyerhaeuser, a Washington Corporation and Lone Rock Timber Co., an Oregon corporation
Recording Date: February 18, 1992
Recording No.: 92-02-0538

and Easement Supplement
Recorded: April 15, 2002
Recording No.: 2002-4856

282. Easement Agreement

Executed by: Lone Rock Timber Company and Menasha Corporation
Recording Date: January 19, 1993
Recording No.: 93-01-0619 and re-recorded by instrument recorded March 2, 1993 bearing Microfilm Reel No. 93-03-0096, Records Coos County, Oregon.

283. Reservation of oil, gas and/or minerals, including any and all easements as disclosed by document

Entitled: Quitclaim Deed
Recording Date: June 25, 1993
Recording No: 93-06-1198

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

284. INTENTIONALLY DELETED

285. INTENTIONALLY DELETED

PARCEL 45: T25-12-07 Tax Lot 400 (WICKETT)

286. INTENTIONALLY DELETED.

287. Easements and Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Suntip Company, a partnership consisting of Edward F. Sohn, Howard F. Sohn, Richard F. Sohn, Gerald F. Sohn and Mark F. Sohn
Purpose: water pipeline electrical line, for ingress and egress from the water source and well
Recording Date: January 30, 1984
Recording No: 84-2-2265

288. INTENTIONALLY DELETED

289. INTENTIONALLY DELETED

290. INTENTIONALLY DELETED.

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291. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCEL 46: T25-12-06C Tax Lot 601 (WICKETT)

292. INTENTIONALLY DELETED.

293. Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Suintip Company, a partnership consisting of Edward F. Sohn, Howard F. Sohn, Richard F. Sohn, Gerald F. Sohn and Mark F. Sohn
Purpose: water pipeline electrical line, for ingress and egress from the water source and well
Recording Date: January 30, 1984
Recording No: 84-2-2265

294. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Suintip Company a partnership consisting of Edward F. Sohn, Howard F. Sohn, Richard F. Sohn, Gerald F. Sohn and Mark F. Sohn
Purpose: water pipeline electrical line, for ingress and egress from the water source and well
Recording Date: January 30, 1984
Recording No: 84-2-2265

295. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Wallace L. Wickett and Gertrude E. Wickett, husband and wife
Purpose: easement for water pipeline and use of water from the well, electrical line and ingress and egress from water source and well
Recording Date: January 31, 1990
Recording No: 90-01-1864

296. Easement Agreement

Executed by: Lone Rock Timber Company and Menasha Corporation
Recording Date: January 19, 1993
Recording No.: 93-01-0619 and re-recorded by instrument recorded March 2, 1993 bearing Microfilm Reel No. 93-03-0096, Records Coos County, Oregon.

297. INTENTIONALLY DELETED.

PARCEL 47: T25-12-07 Tax Lot 1300 (WICKETT) AND LEASE LOT T25-12-07 Tax Lot 1301 (WICKETT FAA LEASE)

298. INTENTIONALLY DELETED

299. INTENTIONALLY DELETED.

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300. INTENTIONALLY DELETED.
301. INTENTIONALLY DELETED.
302. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:
- Granted to: United States of America
 Purpose: access road
 Recording Date: September 3, 1959
 Recording No: Book 273 Page 556 Deed Records
303. Easement and Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;
- Reserved by: Suntip Company, a partnership consisting of Edward F. Sohn, Howard F. Sohn, Richard F. Sohn, Gerald F. Sohn and Mark F. Sohn
 Purpose: water pipeline electrical line, for ingress and egress from the water source and well
 Recording Date: January 30, 1984
 Recording No: 84-2-2265
304. INTENTIONALLY DELETED
305. INTENTIONALLY DELETED
306. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;
- Reserved by: Wallace L. Wickett and Gertrude E. Wickett, husband and wife
 Purpose: easement for water pipeline and use of water from the well, electrical line and ingress and egress from water source and well
 Recording Date: January 31, 1990
 Recording No: 90-01-1864
307. Agreement Easement Exchange
- Executed by: Weyerhaeuser Company, a Washington Corporation and Lone Rock Timber Co., an Oregon corporation
 Recording Date: February 18, 1992
 Recording No.: 92-02-0538
- and Easement Supplement
 Recording Date: April 15, 2002
 Recording No.: 2002-4856
308. INTENTIONALLY DELETED
309. INTENTIONALLY DELETED.
310. INTENTIONALLY DELETED
311. INTENTIONALLY DELETED.
312. A lease with certain terms, covenants, conditions and provisions set forth therein.

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Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCEL 48: T25-12-07 Tax Lot 500 (WICKETT)

- 313. INTENTIONALLY DELETED.
- 314. INTENTIONALLY DELETED.
- 315. INTENTIONALLY DELETED.
- 316. INTENTIONALLY DELETED
- 317. Easement and Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Suntip Company, a partnership consisting of Edward F. Sohn, Howard F. Sohn, Richard F. Sohn, Gerald F. Sohn and Mark F. Sohn
Purpose: water pipeline electrical line, for ingress and egress from the water source and well
Recording Date: January 30, 1984
Recording No: 84-2-2265

- 318. INTENTIONALLY DELETED
- 319. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Wallace L. Wickett and Gertrude E. Wickett, husband and wife
Purpose: easement for water pipeline and use of water from the well, electrical line and ingress and egress from water source and well.
Recording Date: January 31, 1990
Recording No: 90-01-1864

- 320. INTENTIONALLY DELETED.
- 321. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCEL 49: T25-12-07 Tax Lot 2200 (WICKETT)

- 322. INTENTIONALLY DELETED.
- 323. INTENTIONALLY DELETED
- 324. Easement Agreement

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Executed by: Wallace L. Wickett and Gertrude E. Wickett and Richard J. Patterson and Judy M. Patterson
Recording Date: November 16, 1977
Recording No.: 77-11-19332

325. Easement and Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Suntip Company, a partnership consisting of Edward F. Sohn, Howard F. Sohn, Richard F. Sohn, Gerald F. Sohn and Mark F. Sohn
Purpose: water pipeline electrical line, for ingress and egress from the water source and well
Recording Date: January 30, 1984
Recording No: 84-2-2265

326. INTENTIONALLY DELETED

327. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Wallace L. Wickett and Gertrude E. Wickett, husband and wife
Purpose: easement for water pipeline and use of water from the well, electrical line and ingress and egress from water source and well
Recording Date: January 31, 1990
Recording No: 90-01-1864

328. Agreement Easement Exchange

Executed by: Weyerhaeuser Company, a Washington Corporation and Lone Rock Timber Co., an Oregon corporation
Recording Date: February 18, 1992
Recording No.: 92-02-0538

and Easement Supplement
Recording Date: April 15, 2002
Recording No.: 2002-4856

329. INTENTIONALLY DELETED

330. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as disclosed in Lease in a document;

Reserved by: United States of America
Purpose: right of way, electrical and telecommunication lines, see document for further details
Recording Date: April 22, 2005
Recording No: 2005-5766

331. INTENTIONALLY DELETED.

332. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

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PARCEL 50: T25-12-07 Tax Lot 1201 (WICKETT)

333. INTENTIONALLY DELETED.

334. INTENTIONALLY DELETED.

335. INTENTIONALLY DELETED.

336. Agreement Easement

Executed by: Wallace L. Wickett and Gertrude E. Wickett, Suntip Company, Richard J. Patterson and Judy M. Patterson

Recording Date: August 11, 1981

Recording No.: 81-3-3114

337. Agreement Easement

Executed by: Wallace L. Wickett and Gertrude E. Wickett, Suntip Company, Richard J. Patterson and Judy M. Patterson

Recording Date: August 11, 1981

Recording No.: 81-3-3121

338. Easement and Terms and Provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Suntip Company, a partnership consisting of Edward F. Sohn, Howard F. Sohn, Richard F. Sohn, Gerald F. Sohn and Mark F. Sohn

Purpose: water pipeline electrical line, for ingress and egress from the water source and well

Recording Date: January 30, 1984

Recording No: 84-2-2265

339. INTENTIONALLY DELETED

340. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Wallace L. Wickett and Gertrude E. Wickett, husband and wife

Purpose: easement for water pipeline and use of water from the well, electrical line and ingress and egress from water source and well

Recording Date: January 31, 1990

Recording No: 90-01-1864

341. INTENTIONALLY DELETED.

342. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010

Lessor: Lone Rock Timberland Co.

Lessee: Westport Energy LLC, a A Delaware limited liability company

Recording Date: September 23, 2010

Recording No: 2010-8683

PARCEL 51: T25-12-07 Tax Lot 300 (WICKETT 20)

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343. INTENTIONALLY DELETED.

344. Reservations for Ditches and Reservoirs in connection with Water as disclosed Patent

Recording Date: May 26, 1913

Recording No.: Book 66 Page 178 Deed Records

345. INTENTIONALLY DELETED

346. Reservations of oil, gas and/or minerals, including right to enter or rights of ingress and egress, as disclosed by document

Entitled: Deed

Recording Date: May 26, 1947

Recording No: Book 169 Page 142 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

347. INTENTIONALLY DELETED

348. Reservations of oil, gas and/or minerals, as disclosed by document

Entitled: Quit Claim Deed

Recording Date: August 29, 1991

Recording No: 91-08-1082

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

349. INTENTIONALLY DELETED

350. Easement Agreement

Executed by: Lone Rock Timber Company and Menasha Corporation

Recording Date: January 19, 1993

Recording No.: 93-01-0619 and re-recorded by instrument recorded March 2, 1993 bearing Microfilm Reel No. 93-03-0096, Records Coos County, Oregon.

351. INTENTIONALLY DELETED

352. INTENTIONALLY DELETED

353. INTENTIONALLY DELETED

PARCELS 52 AND 53 - T25-12-08 Tax Lot 600 and T25-12-08 Tax Lot 800 - (WILANCH WAY)

354. Reservation of oil, gas and/or minerals, including any and all easements, as disclosed by document

Entitled: Deed

Recording Date: July 28, 1955

Recording No: Book 244 Page 95 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.
Affects: 1/2 interest

355. INTENTIONALLY DELETED

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356. Reservation of oil, gas and/or minerals, including any and all easements, as disclosed by document
- Entitled: Deed
 Recording Date: April 19, 1963
 Recording No: Book 300 Page 423 Deed Records
- The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.
357. INTENTIONALLY DELETED
358. INTENTIONALLY DELETED
- PARCELS 54 AND 55 - T25-12-17 Tax Lot 100 and Tax Lot 900 - (WILANCH WAY)
359. INTENTIONALLY DELETED.
360. INTENTIONALLY DELETED.
361. INTENTIONALLY DELETED.
362. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:
- Granted to: United States of America
 Purpose: utilities
 Recording Date: December 16, 1949
 Recording No: Book 195 Page 236 Deed Records
 Affects: T25-12-17 Tax Lot 900
363. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:
- Granted to: United States of America
 Purpose: access road
 Recording Date: March 27, 1959
 Recording No: Book 270 Page 663 Deed Records
364. Reservation of oil, gas and/or minerals, including any and all easements as disclosed by document
- Entitled: Deed
 Recording Date: April 19, 1963
 Recording No: Book 300 Page 423 Deed Records
- The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.
365. INTENTIONALLY DELETED
366. INTENTIONALLY DELETED
- PARCELS 56 AND 57 - T25-12-18 Tax Lot 1200 and Tax Lot 800 - (WILANCH WAY)
367. INTENTIONALLY DELETED.
368. INTENTIONALLY DELETED.

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369. INTENTIONALLY DELETED.

370. Right of Way Agreement

Executed by: Cecil Thrush and Esther M. Thrush, husband and wife and Coos Bay Pulp Corporation
Recording Date: June 10, 1957
Recording No.: Book 258 Page 527 Deed Records

371. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Charles Cecil Thrush etux
Purpose: water pipeline
Recording Date: November 4, 1957
Recording No: Book 261 Page 282 Deed Records
Affects: Tax Lot 800

372. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: utilities
Recording Date: March 27, 1959
Recording No: Book 270 Page 663 Deed Records

373. Right of Way Agreement

Executed by: Harold D. Gregory and Colleen R. Gregory and Scott Paper Company
Recording Date: October 18, 1962
Recording No.: Book 296 Page 478 Deed Records

374. Reservation of oil, gas and/or minerals, including right to enter or rights of ingress and egress, as disclosed by document

Entitled: Deed
Recording Date: April 19, 1963
Recording No: Book 300 Page 423 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

375. INTENTIONALLY DELETED

376. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Harold G. Bettencourt etux
Purpose: water pipeline
Recording Date: August 20, 1963
Recording No: Book 303 Page 186 Deed Records

377. Water Line Easement Agreement

Executed by: Lone Rock Timber Co., a Washington corporation and Harold G. and Erleen M. Bettencourt

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Recording Date: June 5, 1996
Recording No.: 96-06-0142

378. Mutual Easement Agreement

Executed by: Lone Rock Timber Co., a Washington corporation and Mahaffy Tree Farm, Inc., an Oregon corporation
Recording Date: July 2, 1998
Recording No.: 1998-53260

379. INTENTIONALLY DETLED

PARCEL 58 - T25-12-06D Tax Lot 500 (FREUDE RANCH)

380. INTENTIONALLY DELETED.

381. INTENTIONALLY DELETED.

382. INTENTIONALLY DELETED.

383. INTENTIONALLY DELETED.

384. INTENTIONALLY DELETED.

385. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: P.U.D.
Purpose: utilities
Recording Date: April 1, 1944
Recording No: Book 150 Page 397 Deed Records

386. INTENTIONALLY DELETED

387. Easement Exchange Agreement

Executed by: Weyerhaeuser Company, a Washington Corporation and Lone Rock Timber Co., an Oregon corporation
Recording Date: February 18, 1992
Recording No.: 92-02-0538
Purpose: For Roadways

388. INTENTIONALLY DELETED.

389. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a A Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCEL 59 - T25-12-07 Tax Lot 100 (FREUDE RANCH)

390. INTENTIONALLY DELETED.

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391. Easement Exchange Agreement

Executed by: Weyerhaeuser Company, a Washington Corporation and Lone Rock Timber Co., an Oregon corporation
Recording Date: February 18, 1992
Recording No.: 92-02-0538
Purpose: For roadways

392. Easement Agreement

Executed by: Lone Rock Timber Company, an Oregon corporation and Menasha Corporation, a Wisconsin corporation
Recording Date: December 15, 1993
Recording No.: 93-01-0619 and re-recorded March 2, 1993 bearing Microfilm Reel No. 93-03-0096

393. INTENTIONALLY DELETED.

394. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCEL 60 - T25-12-07 Tax Lot 200 (FREUDE RANCH)

395. INTENTIONALLY DELETED.

396. INTENTIONALLY DELETED.

397. INTENTIONALLY DELETED.

398. Easement Exchange Agreement

Executed by: Weyerhaeuser Company, a Washington Corporation and Lone Rock Timber Co., an Oregon corporation
Recording Date: February 18, 1992
Recording No.: 92-02-0538
Purpose: roadway

399. Easement Agreement

Executed by: Lone Rock Timber Company, an Oregon corporation and Menasha Corporation, a Wisconsin corporation
Recording Date: December 15, 1993
Recording No.: 93-01-0619 and re-recorded March 2, 1993 bearing Microfilm Reel No. 93-03-0096

400. INTENTIONALLY DELETED.

401. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.

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Lessee: Westport Energy LLC, a A Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCELS 61 and 62 - T25-12-18 Tax Lots 1301 and 1302 (MAHAFFY)

402. INTENTIONALLY DELETED.

403. INTENTIONALLY DELETED.

404. INTENTIONALLY DELETED.

405. Mutual Easement Agreement

Executed by: Lone Rock Timber Co., a Washington Corporation authorized to do business in the State of Oregon and Mahaffy Tree Farm, Inc., an Oregon Corporation
Recording Date: July 2, 1998
Recording No.: 1998-53260

406. INTENTIONALLY DELETED.

407. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a A Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCEL 63 - T25-12-07 Tax Lot 2500 (PROBST)

408. INTENTIONALLY DELETED.

409. INTENTIONALLY DELETED.

410. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCELS 64, 65, and 66 - T25-12-08 Tax Lot 300, 400, 500 (PROBST)

411. INTENTIONALLY DELETED.

412. INTENTIONALLY DELETED.

413. INTENTIONALLY DELETED.

414. INTENTIONALLY DELETED.

415. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

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Granted to: Mountain States Power Company
Purpose: utilities
Recording Date: December 12, 1939
Recording No: Book 135 Page 214 Deed Records
Affects: Tax Lot 400

416. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: Coos County
Purpose: right of way
Recording Date: June 9, 1944
Recording No: Book 151 Page 316 Deed Records
Affects: Tax Lot 300

417. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: utilities
Recording Date: January 3, 1950
Recording No: Book 195 Page 561 Deed Records
Affects: Tax Lots 300 and 400

418. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: utilities
Recording Date: December 12, 1958
Recording No: Book 269 Page 47 Deed Records
Affects: Tax Lots 300 and 400

419. INTENTIONALLY DELETED.

420. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCEL 67 - T25-12-17 Tax Lot 800 (PROBST)

421. INTENTIONALLY DELETED.

422. Easement Exchange Agreement

Executed by: Weyerhaeuser Company, a Washington corporation and Harold C. Johnson and Lorraine M. Johnson, husband and wife
Recording Date: April 9, 1992
Recording No.: 92-04-0337

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423. Easement Exchange Agreement

Executed by: Weyerhaeuser Company, a Washington corporation and Harold C. Johnson and Lorraine M. Johnson, husband and wife
Recording Date: April 15, 1992
Recording No.: 92-04-0604

424. Terms and provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Lone Rock Timber Co., Inc., an Oregon corporation
Purpose: easement for timber related purposes
Recording Date: December 18, 1992
Recording No: 92-12-0666

PARCEL 68 - T25-12-17 Tax Lot 200 (PROBST)

425. INTENTIONALLY DELETED.

426. INTENTIONALLY DELETED.

427. INTENTIONALLY DELETED.

428. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Mountain States Power Company
Purpose: utilities
Recording Date: December 12, 1939
Recording No: Book 135 Page 214 Deed Records

429. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: utilities
Recording Date: January 3, 1950
Recording No: Book 195 Page 561 Deed Records

430. Terms and provisions of Appurtenant Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Lone Rock Timber Co., Inc., an Oregon corporation
Purpose: easement for timber related purposes
Recording Date: December 18, 1992
Recording No: 92-12-0666

PARCELS 69, 70 and 71 - T25-12-05 Tax Lot 1200, T25-12-04 Tax Lot 2100, and T25-12-05 Tax Lot 2100 (ROOD #1 AND ROOD #2)

431. INTENTIONALLY DELETED.

432. INTENTIONALLY DELETED

433. INTENTIONALLY DELETED

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434. One square rod of land in the E 1/2 of the SE 1/4 of the SW 1/4 of Section 5, being the grave site of Anna R. Wheeler, described in instrument recorded May 6, 1908 in Book 51, Page 154 Deed Records of Coos County, Oregon.
435. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:
- Granted to: Coos County
 Purpose: road purposes
 Recording Date: August 28, 1934
 Recording No: Book 121 Page 425 Deed Records
436. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:
- Granted to: West Coast Power Company
 Purpose: utilities
 Recording Date: August 2, 1939
 Recording No: Book 134 Page 303-304 Deed Records
437. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:
- Granted to: West Coast Power Company
 Purpose: utilities
 Recording Date: August 14, 1939
 Recording No: Book 134 Page 342-343, Deed Records
438. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:
- Granted to: West Coast Power Company
 Purpose: utilities
 Recording Date: September 2, 1939
 Recording No: Book 134 Page 435 Deed Records
439. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:
- Granted to: United States of America
 Purpose: utilities
 Recording Date: September 30, 1949
 Recording No: Book 193 Page 298 Deed Records
440. INTENTIONALLY DELETED
441. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:
- Granted to: Arnold Berlage etux
 Purpose: water system and pipe lines
 Recording Date: November 8, 1955
 Recording No: Book 246 Page 265 Deed Records

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442. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: utilities
Recording Date: November 6, 1958
Recording No: Book 268 Page 352, Deed Records

443. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: utilities
Recording Date: November 12, 1958
Recording No: Book 268 Page 452, Deed Records

444. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Coos County
Purpose: right of way
Recording Date: June 11, 1970
Recording No: 70-06-49253

445. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Coos County
Purpose: right of way
Recording Date: October 9, 1972
Recording No: 72-10-77270

446. INTENTIONALLY DELETED.

447. INTENTIONALLY DELETED.

448. INTENTIONALLY DELETED.

449. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCELS 72 and 73 - T25-12-08 Tax Lot 100 and Tax Lot 200 (ROOD #3)

450. INTENTIONALLY DELETED.

451. INTENTIONALLY DELETED

452. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

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Granted to: Mountain States Power Company
Purpose: utilities
Recording Date: December 22, 1939
Recording No: Book 135 Page 214 Deed Records

453. INTENTIONALLY DELETED

454. Reservation of oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: May 16, 1947
Recording No: Book 169 Page 142 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

455. INTENTIONALLY DELETED

456. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America and its assigns
Recording Date: December 16, 1949
Recording No: Book 195 Page 230 Deed Records

457. INTENTIONALLY DELETED

458. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America and its assigns
Recording Date: December 12, 1958
Recording No: Book 268 Page 452

459. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: access road
Recording Date: December 12, 1958
Recording No: Book 269 Page 47 Deed Records

460. Lease Agreement

Executed by: Lone Rock Timber Company and David Rood
Recording Date: January 24, 1992
Recording No.: 92-01-0788

461. Easement Exchange Agreement

Executed by: Weyerhaeuser Company, a Washington corporation and Lone Rock Timber Co., an Oregon corporation
Recording Date: February 6, 1992
Recording No.: February 18, 1992
Recording No.: 92-02-0538
Purpose: Road purposes

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462. Easement Agreement

Executed by: Lone Rock Timber Company, an Oregon corporation and Menasha Corporation, a Wisconsin Corporation
Recording Date: January 19, 1993
Recording No.: 93-01-0619 and corrected by instrument recorded March 2, 1993 bearing Microfilm Reel No. 93-03-0096

463. INTENTIONALLY DELETED

464. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
Lessor: Lone Rock Timberland Co.
Lessee: Westport Energy LLC, a Delaware limited liability company
Recording Date: September 23, 2010
Recording No: 2010-8683

PARCEL 74 - T25-12-09 Tax Lot 400 (ROOD #4)

465. INTENTIONALLY DELETED.

466. INTENTIONALLY DELETED

467. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Arnold Berlage etux
Purpose: maintain water system and pipeline
Recording Date: November 8, 1955
Recording No: Book 246 Page 265 Deed Records

468. Easement Exchange Agreement

Executed by: Weyerhaeuser Company, a Washington corporation and Lone Rock Timber Co., an Oregon corporation
Recording Date: February 6, 1992
Recording No.: February 18, 1992
Recording No.: 92-02-0538
Purpose: Roadway purposes

469. Easement Agreement

Executed by: Lone Rock Timber Company, an Oregon corporation and Menasha Corporation, a Wisconsin Corporation
Recording Date: January 19, 1993
Recording No.: 93-01-0619 and corrected by instrument recorded March 2, 1993 bearing Microfilm Reel No. 93-03-0096

PARCELS 75, 76, 77, 78 and 79 - T27-13-21 Tax Lots 500, 600, 800, 1200, 2401 (WORD)

470. INTENTIONALLY DELETED.

471. Reservation of oil, gas and/or minerals and easements, as disclosed by document

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Entitled: Deed
Recording Date: May 3, 1921
Recording No: Book 85 Page 45 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

472. INTENTIONALLY DELETED

473. Conveyance of oil, gas and/or minerals and easements, as disclosed by document

Entitled: Deed
Recording Date: August 23, 1921
Recording No: Book 85 Page 435 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

474. INTENTIONALLY DELETED

475. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Mountain States Power Company
Purpose: utilities
Recording Date: September 7, 1929
Recording No: Book 108 Page 609 Deed Records

476. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Kenneth E. Carvall etux
Purpose: right of way
Recording Date: March 23, 1966
Recording No: 66-03-7427

477. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Kenneth Carvall and Luana Carvall, husband and wife
Purpose: Automobile runway
Recording Date: June 21, 1968
Recording No: 68-06-29458

478. Permit

Between: Umpqua Growth Limited Partnership, its heirs successors and assigns and Harry Hamlin, its heirs, successors and assigns
Recording Date: September 9, 1991
Recording No.: 91-09-0283
Purpose: Septic tank to remain on the premises

479. INTENTIONALLY DELETED.

480. DELETED INTENTIONALLY

PARCEL 80 - T26-12-30A Tax Lot 500 - (ZABELL)

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- 481. INTENTIONALLY DELETED.
- 482. INTENTIONALLY DELETED.
- 483. INTENTIONALLY DELETED.
- 484. INTENTIONALLY DELETED.
- 485. A lease with certain terms, covenants, conditions and provisions set forth therein.

Dated: September 1, 2010
 Lessor: Lone Rock Timberland Co.
 Lessee: Westport Energy LLC, a Delaware limited liability company
 Recording Date: September 1, 2010
 Recording No: 2010-8684

PARCEL 81 - T28-11-06 Tax Lot 400 (ZELLNER #3)

- 486. INTENTIONALLY DELETED.
- 487. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
 Purpose: utilities
 Recording Date: January 1, 1950
 Recording No: Book 196 Page 74 Deed Records

- 488. Reservation of oil, gas and/or minerals, including any and all easements, as disclosed by document

Entitled: Deed
 Recording Date: March 24, 1942
 Recording No: Book 142 Page 281 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

- 489. INTENTIONALLY DELETED
- 490. Reservation of oil, gas and/or minerals, including right to enter or rights of ingress and egress, as disclosed by document

Entitled: Deed
 Recording Date: February 26, 1945
 Recording No: Book 154 Page 558 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

- 491. INTENTIONALLY DELETED
- 492. Easement Exchange Agreement

Executed by: Sun Studs Inc., an Oregon corporation and Menasha Corporation, a Wisconsin corporation
 Recording Date: June 1, 1979
 Recording No.: 79-03-0910

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493. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Coos Curry Electric Cooperative, Inc.
Purpose: utilities
Recording Date: October 17, 1988
Recording No: 88-10-0891

494. Easement Agreement

Executed by: Lone Rock Timber Company, an Oregon corporation and Menasha Corporation, a Wisconsin Corporation
Recording Date: January 19, 1993
Recording No.: 93-01-0619 and corrected by instrument recorded March 2, 1993 bearing Microfilm Reel No. 93-03-0096

495. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Steven Horn, successors and assigns
Purpose: install a closed water system
Recording Date: June 6, 1994
Recording No: 94-06-0147

PARCEL 82 - T28-12-10 Tax Lot 500 (INGRAM)

496. INTENTIONALLY DELETED.

497. INTENTIONALLY DELETED.

498. INTENTIONALLY DELETED.

499. Reservation of oil, gas and/or minerals, including any and all easements, as disclosed by document

Entitled: Deed
Recording Date: June 10, 1946
Recording No: Book 142 Page 565 Deed Records

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

500. INTENTIONALLY DELETED

PARCELS 83, 84 AND 85 - T28-12-11 Tax Lot 300, 401 AND 500 (INGRAM)

501. INTENTIONALLY DELETED.

502. INTENTIONALLY DELETED.

503. INTENTIONALLY DELETED.

504. INTENTIONALLY DELETED.

505. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as disclosed, on the Coos County Assessor's Map

HFD 221113.1

51

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$431.00

03/04/2011 10:01:00AM
PAGE 77 OF 79

2011 1712

Purpose: transmission lines

506. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: right of way for tree cutting
Recording Date: May 20, 1950
Recording No: Book 199 Page 262 Deed Records

507. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement as reserved in a document;

Reserved by: United States of America
Purpose: right of way
Recording Date: January 27, 1951
Recording No: Book 206 Page 22 Deed Records

508. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: utilities
Recording Date: September 13, 1954
Recording No: Book 236 Page 661 Deed Records

509. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Coos Curry Electric Cooperative
Purpose: utilities
Recording Date: August 29, 1979
Recording No: 79-4-6232

510. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Dee and Dean Morey, successors and assigns
Purpose: maintain a single water system
Recording Date: April 28, 1992
Recording No: 92-04-1106

PARCEL 86 - T28-12-14 Tax Lot 100 (INGRAM)

511. INTENTIONALLY DELETED.

512. INTENTIONALLY DELETED.

513. INTENTIONALLY DELETED.

514. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: right of way for tree cutting

HFD 221113.1

52

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$431.00

03/04/2011 10:01:00AM
PAGE 78 OF 79

2011 1712

Recording Date: May 20, 1950
Recording No: Book 199 Page 262 Deed Records

515. INTENTIONALLY DELETED

516. INTENTIONALLY DELETED

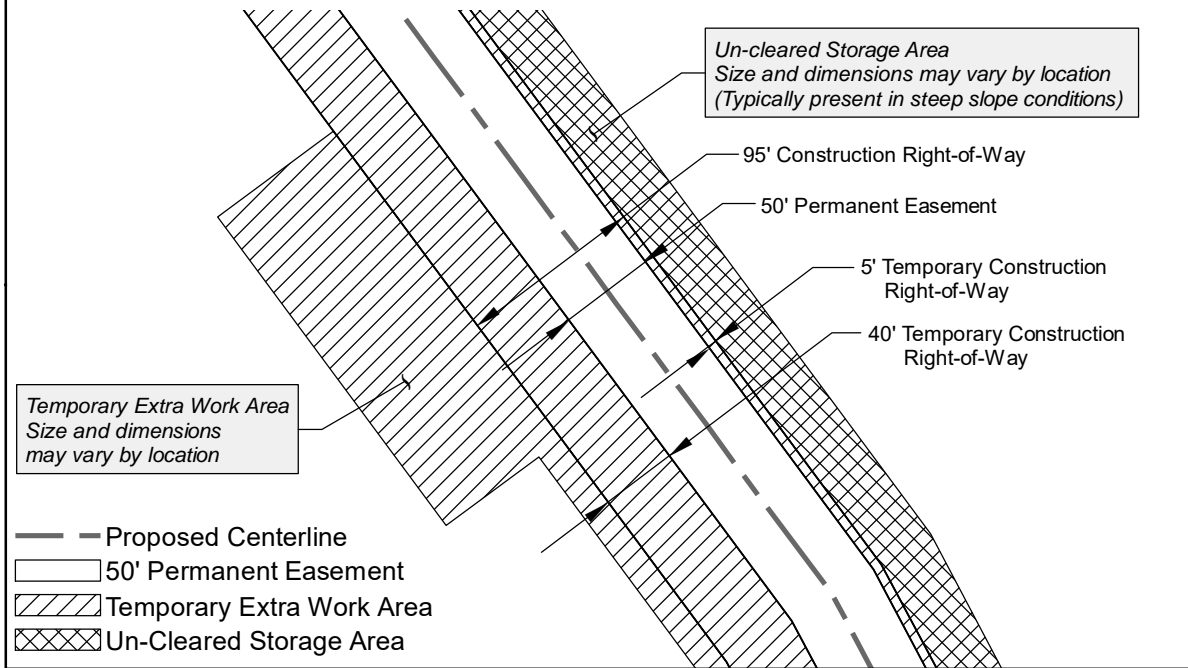
517. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: United States of America
Purpose: utilities
Recording Date: February 1, 1956
Recording No: Book 248 Page 179 Deed Records

518. Easement(s) for the purpose(s) shown below and the terms and provisions regarding said easement, as granted in a document:

Granted to: Coos Curry Electric Cooperative
Purpose: utilities
Recording Date: August 29, 1979
Recording No: 79-4-6232

TYPICAL RIGHT-OF-WAY CONFIGURATION
 (Right-of-Way may vary on specific landowner properties)



GENERAL NOTES:

Construction Right-of-Way: The area that will be used during construction to install the pipeline and provide a construction equipment travel lane – typically 95 feet wide. It will be cleared and graded. Following construction it will be recontoured as closely as possible to preconstruction conditions and revegetated.

Temporary Extra Work Area (TEWA): These areas usually abut the construction right-of-way and are used to temporarily store topsoil, spoil, and logs and provide parking and refueling areas for construction equipment. They will be cleared and graded. Following construction they will be recontoured as closely as possible to preconstruction conditions and revegetated.

Uncleared Storage Areas (UCSA): These areas abut the construction right-of-way and will be used to store forest slash, stumps and dead and downed log materials that will be scattered across the right-of-way after construction during restoration. These areas will NOT be cleared or graded.

Permanent Easement: The easement is used for long-term operations and maintenance of the pipeline and will be 50 feet wide.

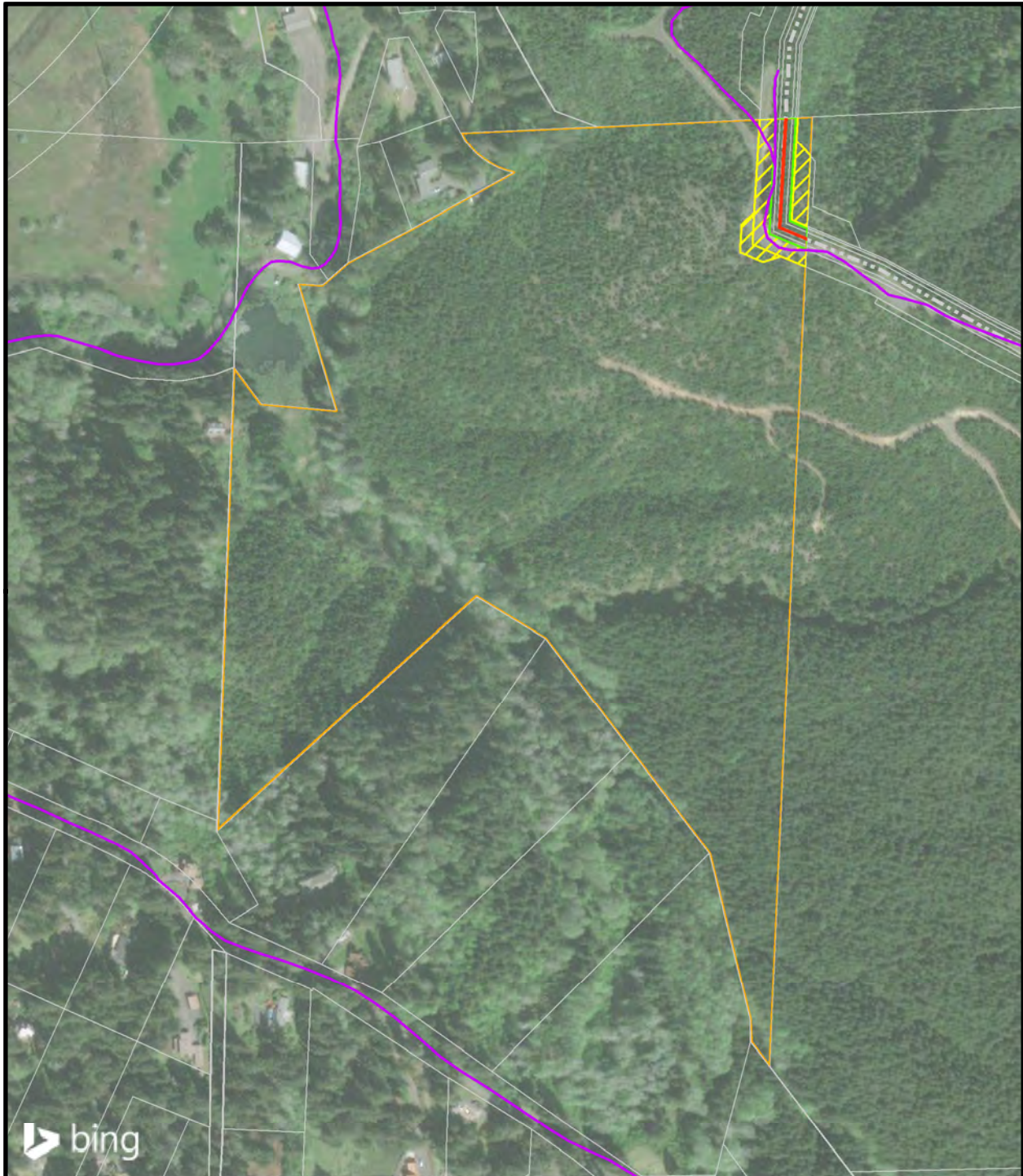
Disclaimer:


The pipeline alignment shown is based on a line survey conducted by the project if permission to survey the property was granted by the landowner. The property boundary information was obtained from County tax maps. Because this exhibit is not based on a property survey the actual right-of-way and workspace areas may vary slightly from what is shown.

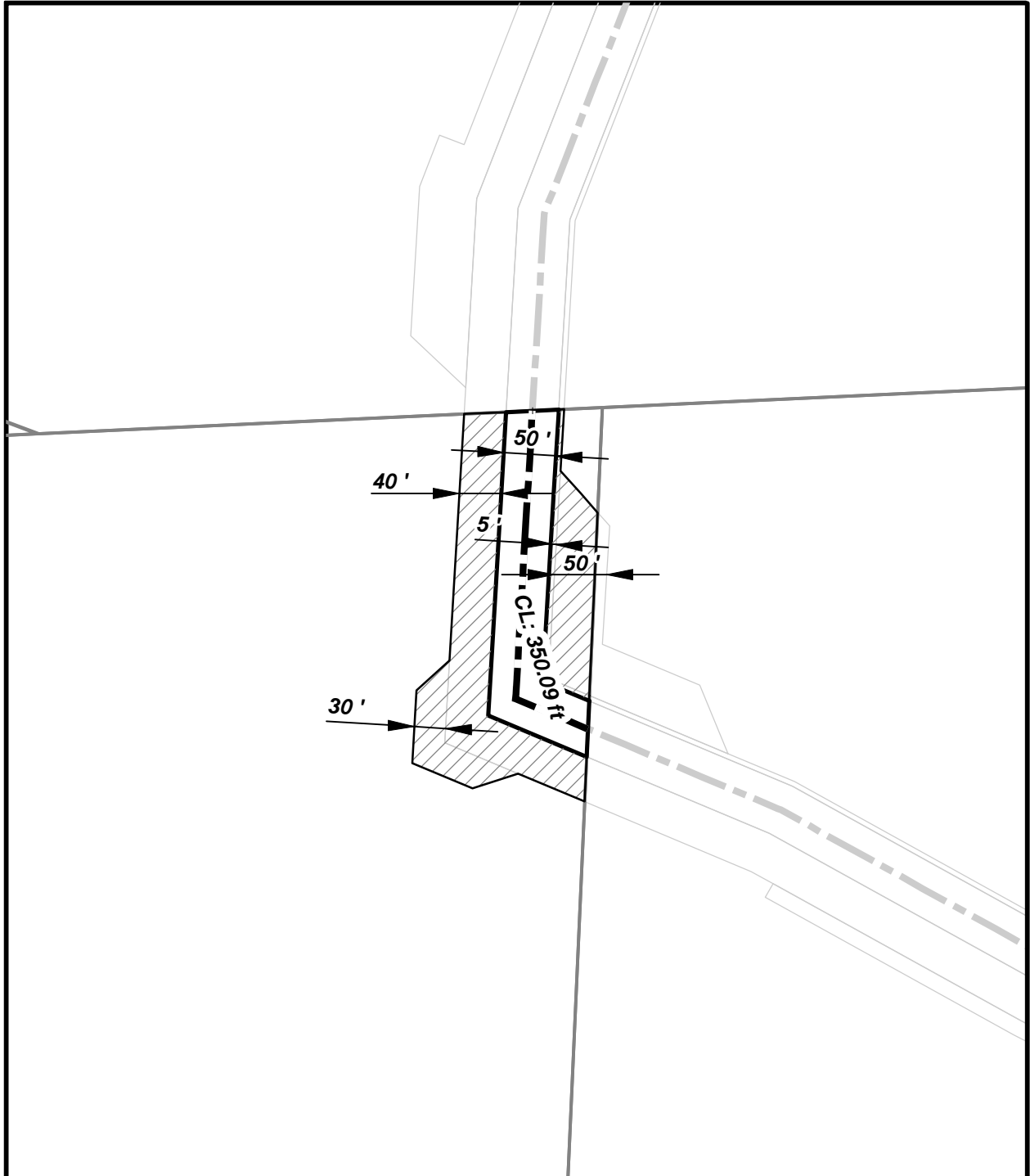
PROPERTY EXHIBIT

TYPICAL RIGHT-OF-WAY CONFIGURATION
and
GENERAL NOTES





<p>0 150 300 600</p> <p style="text-align: center;">SCALE IN FEET</p> <p> — Access Road — PAR / TAR — Proposed Pipeline Temp. Extra Work Area Uncleared Storage Area Permanent Easement Property Line </p> <p> Permanent Right-of-Way = 17,504.277 ft² 0.402 ac. Temporary Extra Work Area = 30,104.655 ft² 0.691 ac. Un-Cleared Storage Area = 0.000 ft² 0.000 ac. </p>	<p>N</p> <p>REV 2</p>	<p>REVISED DATE: 8/29/2018</p>	<p>EXHIBIT "A" PACIFIC CONNECTOR GAS PIPELINE, LP</p> <p>PROPERTY EXHIBIT LONE ROCK TIMBER INVESTMENTS I, LLC APN: 260500</p> <p>M.P. 6.66 TO M.P. 6.73 T-25 S, R-12 W S-7 COOS COUNTY, OREGON</p>	
			<p>DWG: 3430.33-X-CO-030.000</p>	<p>TRACT: CO-030.000</p>

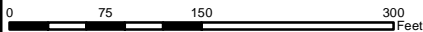


Source: P:\PCGP_JCL\Map\LandOwner\BW_DISCLAIMER.mxd - DDP Index - 22

Length of Pipeline this Tract: 350.09 ft

Legend

- Proposed Pipeline
- Permanent Easement = 17,504.277 ft² | 0.402 ac.
- Temporary Extra Work Area = 30,104.655 ft² | 0.691 ac.
- Uncleared Storage Area = 0.000 ft² | 0.000 ac.
- Property Line



REV 2 REVISOR: []
 REVISED DATE: 8/29/2018

EXHIBIT "A"

PACIFIC CONNECTOR GAS PIPELINE, LP

PROPERTY EXHIBIT
 LONE ROCK TIMBER INVESTMENTS I, LLC
 APN: 260500

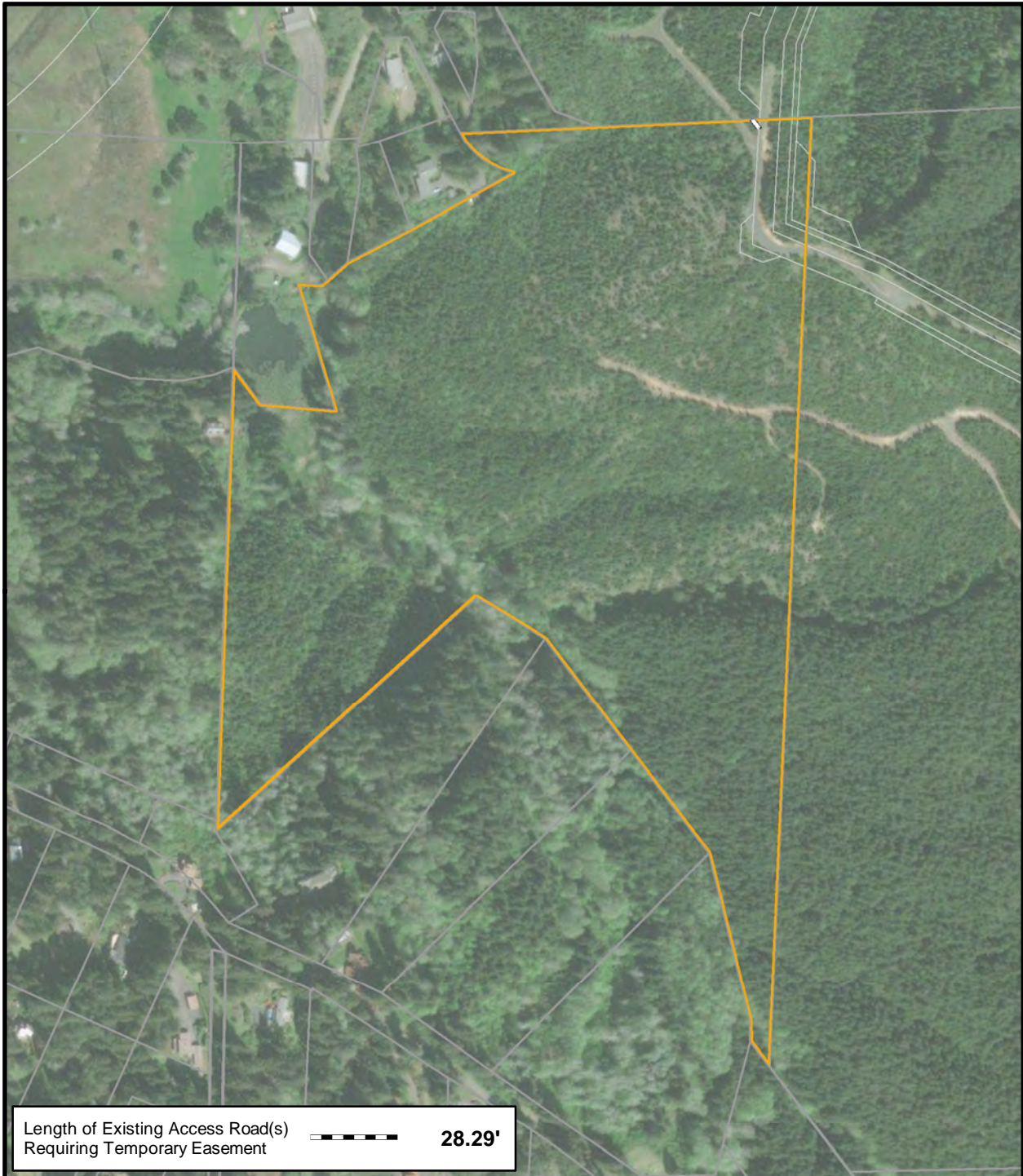
M.P. 6.66 TO M.P. 6.73
 T-25 S, R-12 W Sec 7
 COOS COUNTY, OREGON



DWG: 3430.33-X-CO-030.000 (1 of 1)

TRACT: CO-030.000

Disclaimer: The pipeline alignment shown is based on a line survey conducted by the project if permission to survey the property was granted by the landowner. The property boundary information was obtained from County tax maps. Because this exhibit is not based on a property survey the actual right-of-way and workspace areas may vary slightly from what is shown.



Length of Existing Access Road(s) Requiring Temporary Easement  **28.29'**

0 150 300 600
SCALE IN FEET



REV
2

REVISED DATE:
8/29/2018

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP
ACCESS ROAD EXHIBIT - CO-030.000
LONE ROCK TIMBER INVESTMENTS I, LLC
APN: 260500



T 25 S, R 12 W Section 7
COOS COUNTY, OREGON

DWG: CO-030.000 - AR

TRACT: CO-030.000

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

NOT OFFICIAL VALUE

August 29, 2018 11:26:42 am

Account # 258709
 Map # 25S1207-00-00400
 Code - Tax # 1391-258709

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name LONE ROCK TIMBER INVESTMENTS I, LLC

Deed Reference # 2011-1712

Agent
 In Care Of ATTN: KURT MULLER

Sales Date/Price 03-03-2011 / \$20,824,167.00

Mailing Address PO BOX 1127
 ROSEBURG, OR 97470-0255

Appraiser

Prop Class 650 MA SA NH Unit
 RMV Class 600 02 11 RRL 3940-1

Situs Address(s) Situs City

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
1391	Land	66,197			Land	0
	Impr.	0			Impr.	0
Code Area Total		66,197	0	43,822		0
Grand Total		66,197	0	43,822		0

Land Breakdown											
Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1391	10	R		F	Designated Forest Land	100	A	78.80	DB	006*	66,200
Grand Total								78.80			66,200

Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
Grand Total										0	0

Code Area Type Exemptions/Special Assessments/Potential Liability

NOTATION(S):

- FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST

CO 031.000

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 7 T25S R12W W.M. COOS COUNTY

1" = 400'

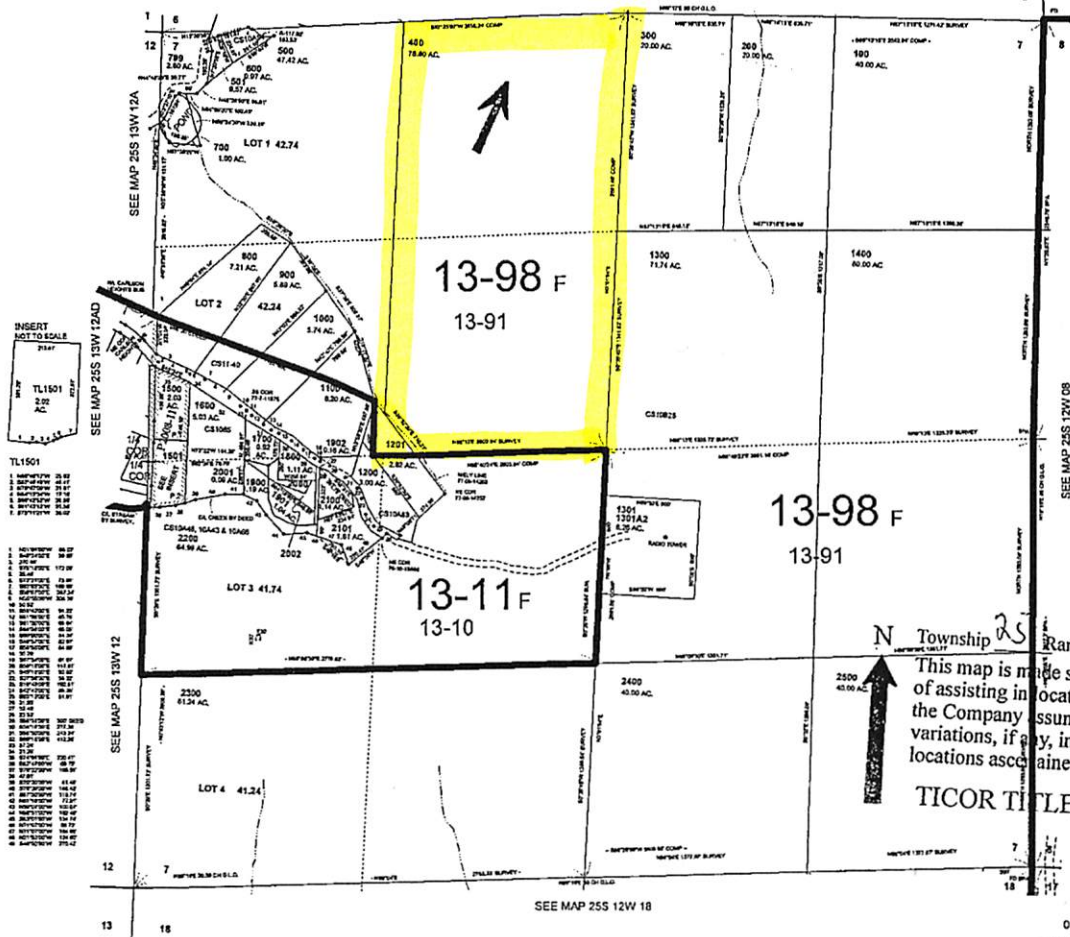
25S 12W 07

CO-031

CANCELLED NO. 2201

SEE MAP 25S 12W 06C

SEE MAP 25S 12W 06D



N Township 25 Range 12 Section 07

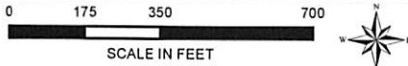
This map is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for the variations, if any, in dimensions and locations as obtained by actual survey

TICOR TITLE COMPANY PAS

06-05-2008

25S 12W 07

CO-031.000



- Proposed ϕ 36" Pipeline
- Property Line
- Access Road
- Temp. Extra Work Area
- ▨ Uncleared Storage Area
- Permanent Easement

NEW PERM. R-O-W = 103732.13 ft² | 2.381 ac.
 TEMP. EXTRA WORK AREA = 138098.54 ft² | 3.17 ac.
 UN-CLEARED STORAGE AREA = 0 ft² | 0 ac.

REV
0

EXHIBIT "A"



PACIFIC CONNECTOR GAS PIPELINE, LP
 PROPERTY EXHIBIT - LONE ROCK TIMBER INVESTMENTS I, LLC
 APN: 258709
 M.P. 6.73 TO M.P. 7.12
 T-25 S, R-12 W S-7
 COOS COUNTY, OREGON

DWG: 3430.33-X-CO-031.000

TRACT: CO-031.000

CO-031.000

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

Lone Rock Timber Investments I, LLC
P.O. Box 1127
Roseburg, Oregon 97470
Attn: Kurt Muller

After recording, return to:

Lone Rock Timber Investments I, LLC
P.O. Box 1127
Roseburg, Oregon 97470
Attn: Kurt Muller

003239
AFTER RECORDING
RETURN TO
Ticor Title Insurance
300 West Anderson Ave - Box 1075
Coos Bay, OR 97420-0233

WARRANTY DEED—STATUTORY FORM

Lone Rock Timberland Co., a Washington corporation and Juniper Properties LLC, an Oregon limited liability company, each hereby conveys and jointly and severally warrants to Lone Rock Timber Investments I, LLC, a Delaware limited liability company, as grantee, the real property in Coos County, Oregon, described in Exhibit A attached hereto and by this reference made a part hereof, free of all encumbrances except as described in Exhibit B attached hereto and by this reference made a part hereof.

The true consideration for this conveyance is Twenty Million Eight Hundred Twenty-Four Thousand One Hundred Sixty-Seven and No/100 Dollars (\$20,824,167.00).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

CO-031-000

PG 17-79
PARCEL 45

DATED this 2nd day of March, 2011.

GRANTOR:

<p>LONE ROCK TIMBERLAND CO., a Washington corporation</p> <p>By: <u>[Signature]</u> Toby A. Luther, President</p>	<p>JUNIPER PROPERTIES LLC, an Oregon limited liability company</p> <p>By: Lone Rock Timberland Co., a Washington corporation, its Manager</p> <p>By: <u>[Signature]</u> Toby A. Luther, President</p>
--	--

STATE OF OREGON)
County of Douglas) ss.

The foregoing instrument was acknowledged before me this 2nd day of March, 2011, by Toby A. Luther, President of Lone Rock Timberland Co., a Washington corporation, Manager of Juniper Properties LLC, an Oregon limited liability company.



[Signature]
Notary Public
My commission expires: 12-19-2014

STATE OF OREGON)
County of Douglas) ss.

The foregoing instrument was acknowledged before me this 2nd day of March, 2011, by Toby A. Luther, President of Lone Rock Timberland Co., a Washington corporation



[Signature]
Notary Public
My commission expires: 12-19-2014

PARCEL 45: T25-12-07 Tax Lot 400 (WICKETT)

The East 1/2 of the NW 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that property conveyed by Special Warranty Deed recorded August 30, 1977 bearing Microfilm Reel No. 77-08-14250, Records, Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

PARCEL 46: T25-12-06C Tax Lot 601 (WICKETT)

Beginning at the quarter corner common to Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South $84^{\circ} 21' 46''$ West 1965.73 feet; North $73^{\circ} 18' 02''$ West 109.80 feet; thence North $32^{\circ} 21' 11''$ West 111.76 feet; thence North $30^{\circ} 52' 37''$ West 177.52 feet; thence North $11^{\circ} 38' 54''$ West 164.81 feet; thence North $55^{\circ} 14' 51''$ West 152.05 feet; thence North $49^{\circ} 57' 31''$ East 410.50 feet; thence North $32^{\circ} 26' 18''$ East 153.26 feet; thence North $30^{\circ} 03' 07''$ East 56.47 feet; thence North $59^{\circ} 33' 26''$ East 77.90 feet; thence North $70^{\circ} 10' 14''$ East 116.94 feet; thence North $54^{\circ} 33' 10''$ East 201.71 feet; thence South $80^{\circ} 19' 41''$ East 561.30 feet; thence North $53^{\circ} 38' 18''$ East 217.08 feet; thence South $56^{\circ} 49' 42''$ East 323.64 feet; thence South $61^{\circ} 26' 01''$ East 76.83 feet; thence South $31^{\circ} 40' 40''$ East 282.93 feet; thence North $76^{\circ} 01' 18''$ East 348.45 feet; thence South $4^{\circ} 35' 22''$ East 637.77 feet to the point of beginning, being entirely within Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

PARCEL 47: T25-12-07 Tax Lot 1300 (WICKETT) AND LEASE LOT Tax Lot 1301 Legal Within (WICKETT FAA LEASE)

The SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 7, township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

PARCEL 48: T25-12-07 Tax Lot 500 (WICKETT)

The NW 1/4 (a portion also known as Government Lot 1), Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the East 1/2 of the NW 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the following described parcel: Beginning at the quarter corner common to Section 12, Township 25 South, Range 13 West of the Willamette Meridian and Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North $1^{\circ} 01''$ West 772.88 feet; thence North $46^{\circ} 04'$ East 874.14 feet; thence South $59^{\circ} 38' 30''$ East 205.68 feet; thence South $38^{\circ} 24'$ East 353.88 feet; thence South $37^{\circ} 38'$ East 303.97 feet; thence South $18^{\circ} 27' 30''$ East 422.74 feet;

CO 031.000

C0-031.000

LONE ROCK

SURROUNDING PARCELS WITH SAME OWNERS:

25-12-07 #100;

25-12-07 #200;

25-12-07 #300;

25-12-07 #500;

25-12-07 #1201;

25-12-07 #1300;

25-12-07 #1301;

25-12-07 #2500;

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2018

NOT OFFICIAL VALUE

August 29, 2018 11:28:34 am

Account # 260400
 Map # 25S1207-00-01300
 Code - Tax # 1391-260400

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name LONE ROCK TIMBER INVESTMENTS I, LLC
 Agent
 In Care Of ATTN: KURT MULLER
 Mailing Address PO BOX 1127
 ROSEBURG, OR 97470-0255

Deed Reference # 2011-1712
 Sales Date/Price 03-03-2011 / \$20,824,167.00
 Appraiser

Prop Class 650 MA SA NH Unit
 RMV Class 600 02 11 RRL 3962-1

Situs Address(s)	Situs City
------------------	------------

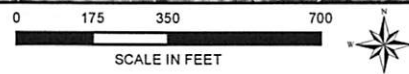
Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
1391	Land	55,849			Land	0
	Impr.	0			Impr.	0
Code Area Total		55,849	0	36,936		0
Grand Total		55,849	0	36,936		0

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
1391	10	R		F	Designated Forest Land	100	A	39.00	DB	006*	32,760
1391	20	R		F	Designated Forest Land	100	A	32.74	DC	006*	23,090
Grand Total								71.74			55,850

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
Grand Total								0

Code Area	Type	Exemptions/Special Assessments/Potential Liability
<p>NOTATION(S):</p> <ul style="list-style-type: none"> ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST 		

CO - 032. 000



- Proposed ø36" Pipeline
 - ▭ Property Line
 - Access Road
 - Temp. Extra Work Area
 - ▨ Uncleared Storage Area
 - Permanent Easement
- NEW PERM. R-O-W = 103732.13 ft² | 2.381 ac.
 TEMP. EXTRA WORK AREA = 138098.54 ft² | 3.17 ac.
 UN-CLEARED STORAGE AREA = 0 ft² | 0 ac.

REV
0

EXHIBIT "A"



PACIFIC CONNECTOR GAS PIPELINE, LP
 PROPERTY EXHIBIT - LONE ROCK TIMBER INVESTMENTS I, LLC
 APN: 258709
 M.P. 6.73 TO M.P. 7.12
 T-25 S, R-12 W S-7
 COOS COUNTY, OREGON

DWG: 3430.33-X-CO-031.000

TRACT: CO-031.000

CO-032-000

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

Lone Rock Timber Investments I, LLC
P.O. Box 1127
Roseburg, Oregon 97470
Attn: Kurt Muller

After recording, return to:

Lone Rock Timber Investments I, LLC
P.O. Box 1127
Roseburg, Oregon 97470
Attn: Kurt Muller

003239
AFTER RECORDING
RETURN TO
Ticor Title Insurance
300 West Anderson Ave - Box 1076
Coos Bay, OR 97420-0233

WARRANTY DEED—STATUTORY FORM

Lone Rock Timberland Co., a Washington corporation and Juniper Properties LLC, an Oregon limited liability company, each hereby conveys and jointly and severally warrants to Lone Rock Timber Investments I, LLC, a Delaware limited liability company, as grantee, the real property in Coos County, Oregon, described in Exhibit A attached hereto and by this reference made a part hereof, free of all encumbrances except as described in Exhibit B attached hereto and by this reference made a part hereof.

The true consideration for this conveyance is Twenty Million Eight Hundred Twenty-Four Thousand One Hundred Sixty-Seven and No/100 Dollars (\$20,824,167.00).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Page 1 - WARRANTY DEED—STATUTORY FORM
K:\23598\222\Deeds\Statutory Warranty Deed (Coos v2).doc

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$431.00

03/04/2011 10:01:00AM
PAGE 1 OF 79

2011 1713

CO-032.000

Parcel 47
PG 17 of 18

Exhibit 4a 712
Page 205 of 207

DATED this 3rd day of March, 2011.

GRANTOR:

<p>LONE ROCK TIMBERLAND CO., a Washington corporation</p> <p>By: <u>[Signature]</u> Toby A. Luther, President</p>	<p>JUNIPER PROPERTIES LLC, an Oregon limited liability company</p> <p>By: Lone Rock Timberland Co., a Washington corporation, its Manager</p> <p>By: <u>[Signature]</u> Toby A. Luther, President</p>
--	--

STATE OF OREGON)
County of Douglas) ss.

The foregoing instrument was acknowledged before me this 2nd day of March, 2011, by Toby A. Luther, President of Lone Rock Timberland Co., a Washington corporation, Manager of Juniper Properties LLC, an Oregon limited liability company.



[Signature]
Notary Public
My commission expires: 12-19-2014

STATE OF OREGON)
County of Douglas) ss.

The foregoing instrument was acknowledged before me this 2nd day of March, 2011, by Toby A. Luther, President of Lone Rock Timberland Co., a Washington corporation



[Signature]
Notary Public
My commission expires: 12-19-2014

PARCEL 45: T25-12-07 Tax Lot 400 (WICKETT)

The East 1/2 of the NW 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that property conveyed by Special Warranty Deed recorded August 30, 1977 bearing Microfilm Reel No. 77-08-14250, Records, Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

PARCEL 46: T25-12-06C Tax Lot 601 (WICKETT)

Beginning at the quarter corner common to Sections 6 and 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence South 84 ° 21' 46" West 1965.73 feet; North 73 ° 18' 02" West 109.80 feet; thence North 32 ° 21' 11" West 111.76 feet; thence North 30 ° 52' 37" West 177.52 feet; thence North 11 ° 38' 54" West 164.81 feet; thence North 55 ° 14' 51" West 152.05 feet; thence North 49 ° 57' 31" East 410.50 feet; thence North 32 ° 26' 18" East 153.26 feet; thence North 30 ° 03' 07" East 56.47 feet; thence North 59 ° 33' 26" East 77.90 feet; thence North 70 ° 10' 14" East 116.94 feet; thence North 54 ° 33' 10" East 201.71 feet; thence South 80 ° 19' 41" East 561.30 feet; thence North 53 ° 38' 18" East 217.08 feet; thence South 56 ° 49' 42" East 323.64 feet; thence South 61 ° 26' 01" East 76.83 feet; thence South 31 ° 40' 40" East 282.93 feet; thence North 76 ° 01' 18" East 348.45 feet; thence South 4 ° 35' 22" East 637.77 feet to the point of beginning, being entirely within Section 6, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

PARCEL 47: T25-12-07 Tax Lot 1300 (WICKETT) AND LEASE LOT Tax Lot 1301 Legal Within (WICKETT FAA LEASE)

The SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 7, township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Together with a non-exclusive easement, including but not limited to timber removal, road constructions, subdivision, residential use and utility location, including the terms and provisions thereof as set forth in Deed to Buck Horn Timber, Ltd an Oregon limited partnership recorded January 30, 1984 bearing Microfilm Reel No. 84-2-2265, Records Coos County, Oregon.

PARCEL 48: T25-12-07 Tax Lot 500 (WICKETT)

The NW 1/4 (a portion also known as Government Lot 1), Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the East 1/2 of the NW 1/4 of Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT the following described parcel: Beginning at the quarter corner common to Section 12, Township 25 South, Range 13 West of the Willamette Meridian and Section 7, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon; thence North 1 ° 01' West 772.88 feet; thence North 46 ° 04' East 874.14 feet; thence South 59 ° 38' 30" East 205.68 feet; thence South 38 ° 24' East 353.88 feet; thence South 37 ° 38' East 303.97 feet; thence South 18 ° 27' 30" East 422.74 feet;

PROPERTY OWNER CERTIFICATION AND CONSENT

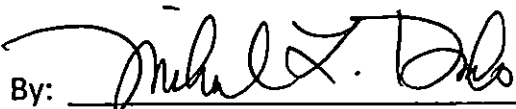
I hereby certify that Coos County is the owner of the following properties located in Coos County, Oregon ("Properties"):

Section 11, Township 25 South, Range 13 West, APN 7234301
Section 11, Township 25 South, Range 13 West, APN 7220500
Section 11, Township 25 South, Range 13 West, APN 7233600
Section 12, Township 25 South, Range 13 West, APN 321200
Section 12, Township 25 South, Range 13 West, APN 322100, all more generally depicted on the attached Exhibits A.

East Bay Road, located in Section 12, Township 25 South, Range 13 West and more generally depicted on the attached Exhibit A.

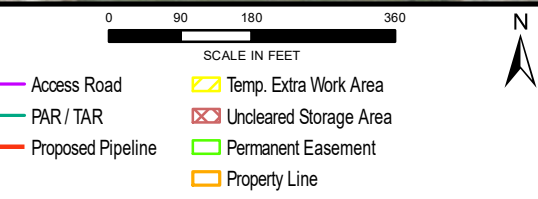
Jordan Cove Road, located in Section 4, Township 25 South, Range 13 West, and more generally depicted on the attached Exhibit A.

I hereby authorize Pacific Connector Gas Pipeline, LP to file land use applications with the City of North Bend ("City") and Coos County ("County") for approval under applicable land use regulations of a new alignment of the proposed Pacific Connector Gas Pipeline ("HDD Alignment") to be located within our area of ownership.

By:  Michael L. Dado
Coos County Surveyor

Print Name and Title: Mike Dado, Coos County Surveyor/Land Agent

Date: 10-24-2018



Permanent Right-of-Way	=	0.000 ft ²		0.000 ac.
Temporary Extra Work Area	=	8,705.885 ft ²		0.200 ac.
Un-Cleared Storage Area	=	0.000 ft ²		0.000 ac.

REV 3
REVISED DATE:
8/22/2018

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP




PROPERTY EXHIBIT
COOS COUNTY - JORDAN COVE ROAD
APN:

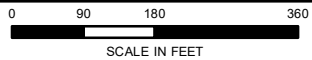
M.P. - TO M.P. -
T-25 S, R-13 W S-4
COOS COUNTY, OREGON

DWG: 3430.33-X-CO-009.020

TRACT: CO-009.020



Length of Existing Access Road(s) Requiring Temporary Easement  **758.54'**



REV 3 REVISED DATE: 8/22/2018

EXHIBIT "A"
 PACIFIC CONNECTOR GAS PIPELINE, LP



ACCESS ROAD EXHIBIT - CO-009.020
 COOS COUNTY - JORDAN COVE ROAD
 APN:

T 25 S, R 13 W Section 4
 COOS COUNTY, OREGON

DWG: CO-009.020 - AR

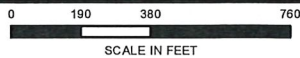
TRACT: CO-009.020



<p>SCALE IN FEET</p>			REV 1 REVISED DATE: 8/14/2018	<h2>EXHIBIT "A"</h2> <p>PACIFIC CONNECTOR GAS PIPELINE, LP</p> <p>PROPERTY EXHIBIT COOS COUNTY APN: 7234301</p> <p>M.P. 1.69 TO M.P. 1.86 COOS COUNTY, OREGON</p>	
<ul style="list-style-type: none"> Access Road PAR / TAR Proposed Pipeline 	<ul style="list-style-type: none"> Temp. Extra Work Area Uncleared Storage Area Permanent Easement Property Line 				
Permanent Right-of-Way = 8,993.874 ft ² 0.206 ac. Temporary Extra Work Area = 0.000 ft ² 0.000 ac. Un-Cleared Storage Area = 0.000 ft ² 0.000 ac.		DWG: 3430.33-X-CO-011.145		TRACT: CO-011.145	



bing



- Access Road
- PAR / TAR
- Proposed Pipeline
- Temp. Extra Work Area
- Un-cleared Storage Area
- Permanent Easement
- Property Line

Permanent Right-of-Way	=	15,166.682 ft ²		0.348 ac.
Temporary Extra Work Area	=	0.000 ft ²		0.000 ac.
Un-Cleared Storage Area	=	0.000 ft ²		0.000 ac.



REV 1 REVISED DATE: 8/13/2018

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP



PROPERTY EXHIBIT
COOS COUNTY
APN: 7220500

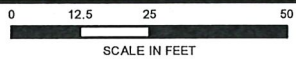
M.P. 1.86 TO M.P. 2.03
COOS COUNTY, OREGON

DWG: 3430.33-X-CO-011.083

TRACT: CO-011.083



bing



- Access Road
- PAR / TAR
- Proposed Pipeline
- Temp. Extra Work Area
- Uncleared Storage Area
- Permanent Easement
- Property Line

Permanent Right-of-Way	=	573,911 ft ²		0.013 ac.
Temporary Extra Work Area	=	0.000 ft ²		0.000 ac.
Un-Cleared Storage Area	=	0.000 ft ²		0.000 ac.



REV 1

REVISED DATE:
8/13/2018

EXHIBIT "A"

PACIFIC CONNECTOR GAS PIPELINE, LP

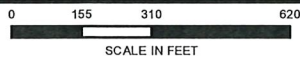
PROPERTY EXHIBIT
COOS COUNTY
APN: 7233600

M.P. 2.03 TO M.P. 2.04
COOS COUNTY, OREGON



DWG: 3430.33-X-CO-011.084

TRACT: CO-011.084



- Access Road
- PAR / TAR
- Proposed Pipeline
- Temp. Extra Work Area
- Uncleared Storage Area
- Permanent Easement
- Property Line

Permanent Right-of-Way	=	19,020.222 ft ²		0.437 ac.
Temporary Extra Work Area	=	0.000 ft ²		0.000 ac.
Un-Cleared Storage Area	=	0.000 ft ²		0.000 ac.



REV 1 REVISED DATE: 8/13/2018

EXHIBIT "A"
PACIFIC CONNECTOR GAS PIPELINE, LP



PROPERTY EXHIBIT
COOS COUNTY
APN: 321200

M.P. 2.40 TO M.P. 2.48
T-25 S, R-13 WS-12
COOS COUNTY, OREGON

DWG: 3430.33-X-CO-026.105

TRACT: CO-026.105



<p>SCALE IN FEET</p>	
<ul style="list-style-type: none"> Access Road PAR / TAR Proposed Pipeline 	<ul style="list-style-type: none"> Temp. Extra Work Area Uncleared Storage Area Permanent Easement Property Line
Permanent Right-of-Way =	386,454 ft ² 0.009 ac.
Temporary Extra Work Area =	0.000 ft ² 0.000 ac.
Un-Cleared Storage Area =	0.000 ft ² 0.000 ac.

REV 1
 REVISED DATE:
 8/13/2018
 DWG: 3430.33-X-CO-026.123

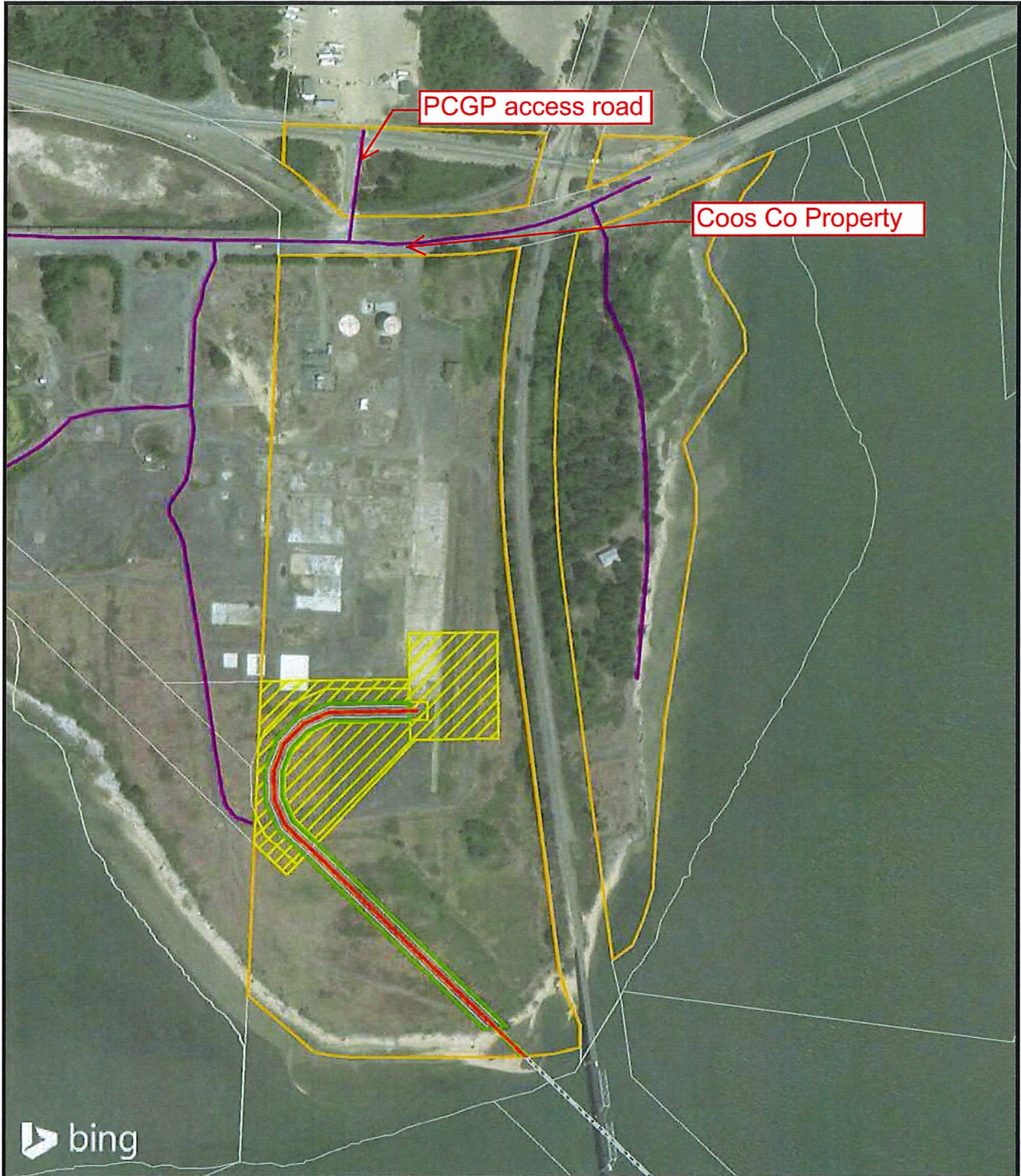
EXHIBIT "A"
 PACIFIC CONNECTOR GAS PIPELINE, LP

 PROPERTY EXHIBIT
 COOS COUNTY
 APN: 322100

 M.P. 2.48 TO M.P. 2.48
 T-25 S, R-13 WS-12
 COOS COUNTY, OREGON

 TRACT: CO-026.123





CO-010-300

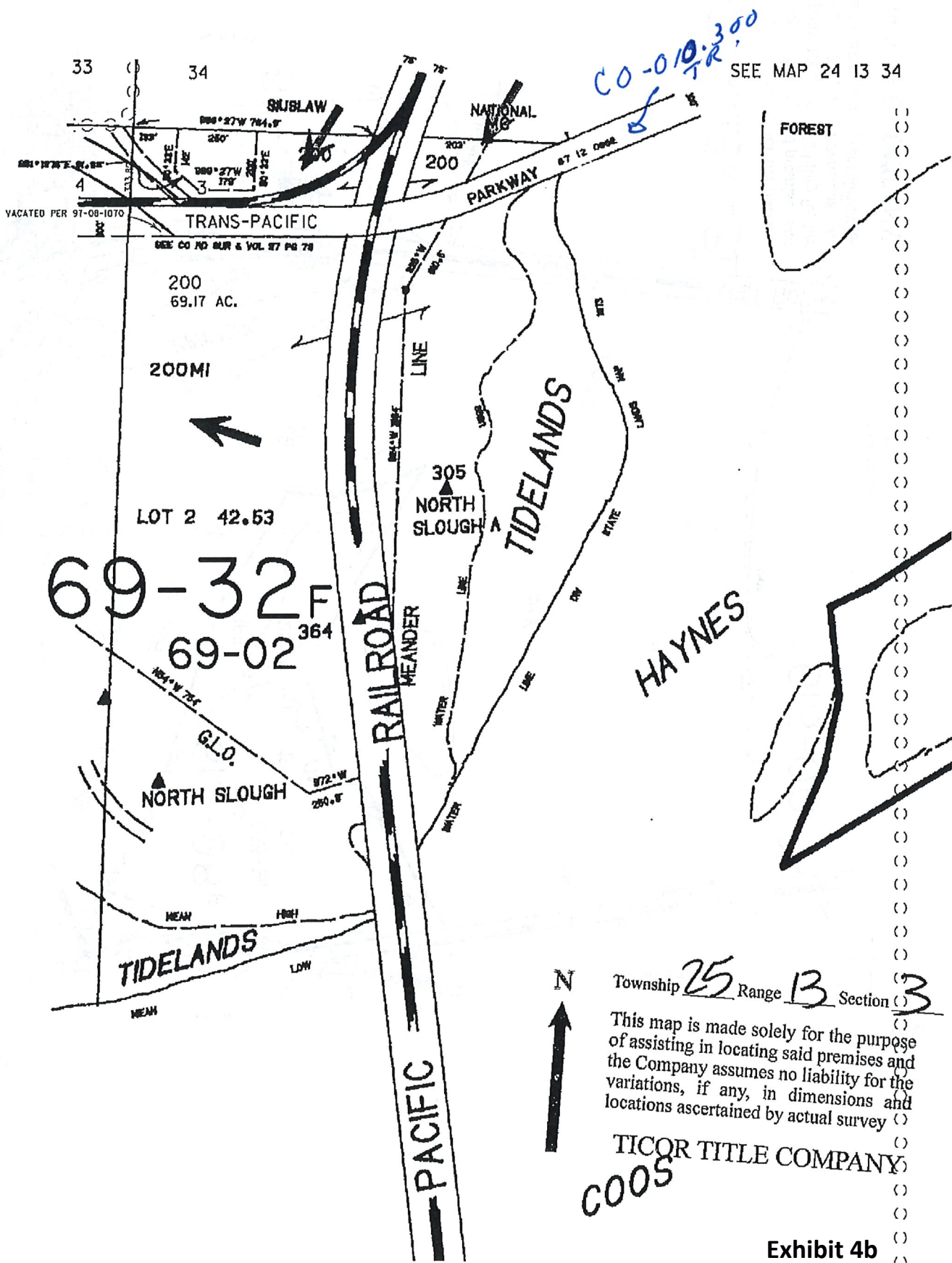
<p>SCALE IN FEET</p>		<p>REV 2</p>	<p>REVISED DATE: 1/24/2018</p>	<p>EXHIBIT "A" PACIFIC CONNECTOR GAS PIPELINE, LP</p>	
<p>— Access Road Temp. Extra Work Area</p> <p>— PAR / TAR Uncleared Storage Area</p> <p>— Proposed Pipeline Permanent Easement</p> <p> Property Line</p>					
<p>Permanent Right-of-Way = 74,008.656 ft² 1.699 ac.</p> <p>Temporary Extra Work Area = 134,843.582 ft² 3.096 ac.</p> <p>Un-Cleared Storage Area = 0.000 ft² 0.000 ac.</p>		<p>DWG: 3430.33-X-CO-010.000</p>		<p>M.P. 0.00 TO M.P. 0.30 T-25 S, R-13 W S-3 COOS COUNTY, OREGON</p>	
				<p>TRACT: CO-010.000</p>	

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 3 T.2
COOS (

1" =

SEE MAP 25 13 4



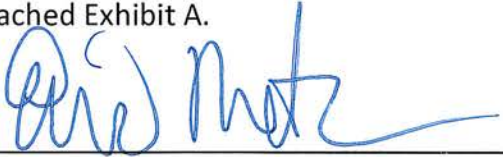
Township 25 Range 13 Section 3

This map is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for the variations, if any, in dimensions and locations ascertained by actual survey

TICOR TITLE COMPANY
COOS

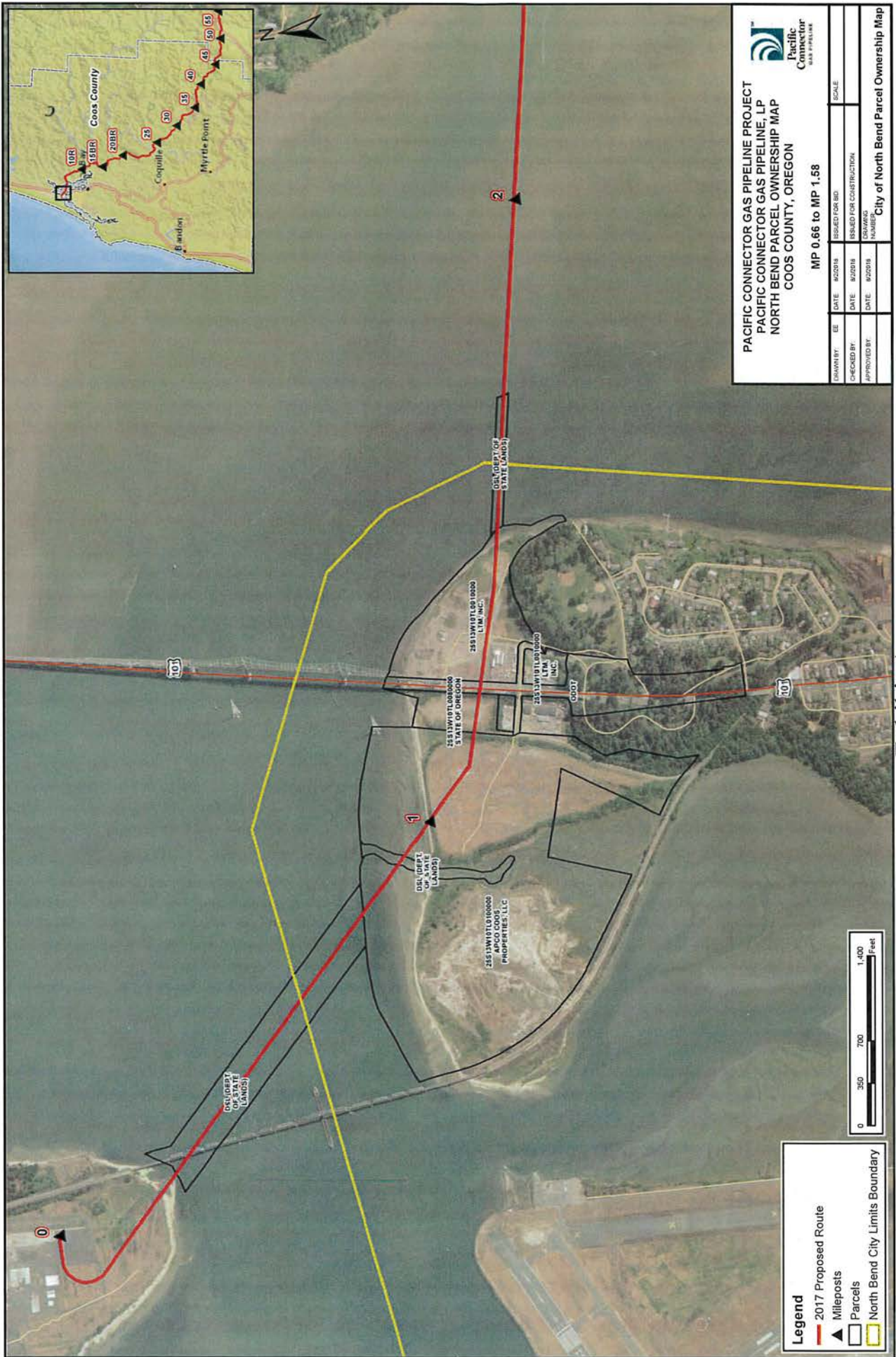
PROPERTY OWNER CERTIFICATION AND CONSENT

I hereby certify that the Oregon Department of State Lands is the manager of the submerged and submersible non-trust lands in Coos Bay owned by the State of Oregon. I hereby authorize Pacific Connector Gas Pipeline, LP to file land use applications with the City of North Bend ("City") and Coos County ("County") for approval under applicable land use regulations of a new alignment of the proposed Pacific Connector Gas Pipeline ("HDD Alignment") to be located within our area of ownership, as depicted on attached Exhibit A.

By: 

Print Name and Title: Eric Metz, Planning and Policy Manager Aquatic Resource Management Program for Oregon Department of State Lands

Date: 9-14-2018



PACIFIC CONNECTOR GAS PIPELINE PROJECT
PACIFIC CONNECTOR GAS PIPELINE, LP
NORTH BEND PARCEL OWNERSHIP MAP
COOS COUNTY, OREGON

MP 0.66 to MP 1.58

DATE	9/20/18	ISSUED FOR BID	SCALE
DATE	9/20/18	ISSUED FOR CONSTRUCTION	
DATE	9/20/18	ISSUING NUMBER	

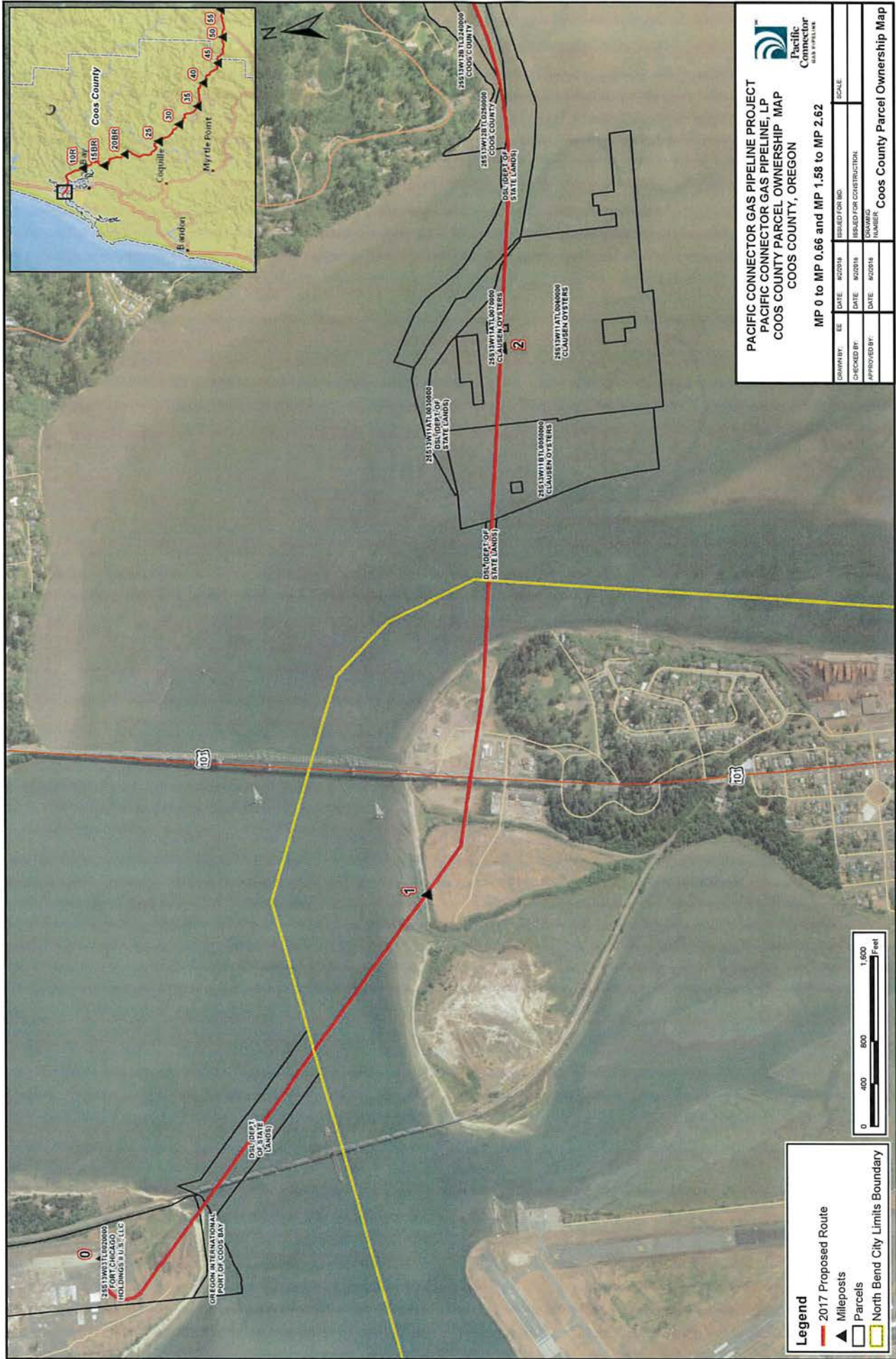
City of North Bend Parcel Ownership Map

Exhibit A

Legend

- 2017 Proposed Route
- ▲ Mileposts
- ▭ Parcels
- ▭ North Bend City Limits Boundary





Pacific Connector Gas Pipeline Project
Pacific Connector Gas Pipeline, LP
COOS COUNTY PARCEL OWNERSHIP MAP
COOS COUNTY, OREGON

MP 0 to MP 0.66 and MP 1.58 to MP 2.62

DRAWN BY: EE	DATE: 8/20/19	ISSUED FOR BID	SCALE:
CHECKED BY:	DATE: 8/20/19	REQUESTED FOR CONSTRUCTION	
APPROVED BY:	DATE: 8/20/19	DRAWING NUMBER	

Coos County Parcel Ownership Map

Exhibit A

Legend

- 2017 Proposed Route
- ▲ Mileposts
- ▭ Parcels
- ▭ North Bend City Limits Boundary

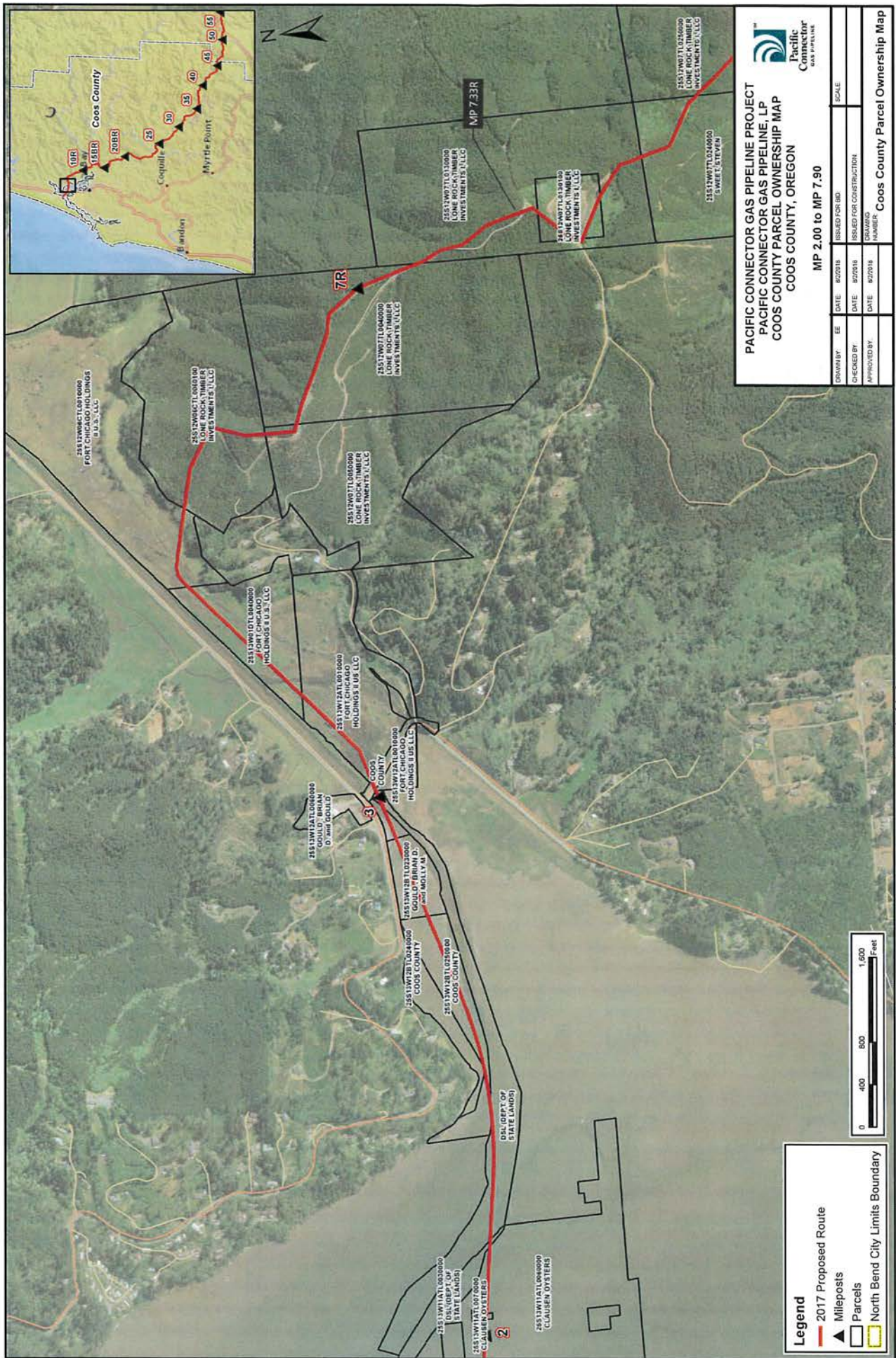


Exhibit A

PROPERTY OWNER CERTIFICATION AND CONSENT

I hereby certify that Fort Chicago Holdings II U.S., LLC, a Delaware limited liability company, is the owner of the following properties located in Coos County, Oregon (“Properties”):

Section 4, Township 25 South, Range 13 West, APN 309702
Section 3, Township 25 South, Range 13 West, APN 309600
Section 1, Township 25 South, Range 13 West, APN 258706
Section 6, Township 25 South, Range 12 West, APN 258700
All in the Willamette Meridian, Coos County, Oregon

I hereby authorize Pacific Connector Gas Pipeline, LP to file land use applications with the City of North Bend (“City”) and Coos County (“County”) for approval under applicable land use regulations of a new alignment of the proposed Pacific Connector Gas Pipeline (“HDD Alignment”) to be located within our area of ownership.

Fort Chicago Holdings II U.S., LLC

By: 

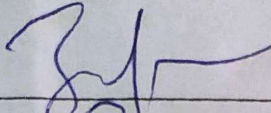
C.S. Scherman
VP, General Counsel
& Corporate Secretary

Print Name and Title:

Date: November 15, 2018

PROPERTY OWNER CERTIFICATION AND CONSENT

We hereby certify that we are the owners of the property described as: That certain parcel of land lying in Section 12, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, Map Tax Lot Numbers: 25S-13-12B-002300 and 25S-13-12A-000600 ("Property"), and we hereby authorize Pacific Connector Gas Pipeline, LP to file and take action to seek approval of requests for permits, land use or limited land use decisions, and/or zoning authorizations with the City of North Bend and Coos County for approval of a new alternate alignment of the proposed Pacific Connector Gas Pipeline ("HDD Alternate Alignment") to be located within the Property.

By: 
Print Name: Brian Gould
Title: Landowner
Date: Jun 22 18

24976-0881/135548302.3

PROPERTY OWNER CERTIFICATION AND CONSENT

The undersigned hereby certifies that it is the owner of the property described as follows:

Section 6, Township 25 South, Range 12 West, APN 258711;
Section 7, Township 25 South, Range 12 West, APN 260500;
Section 7, Township 25 South, Range 12 West, APN 258709;
Section 7, Township 25 South, Range 12 West, APN 260400;
Section 7, Township 25 South, Range 12 West, APN 260700;
Section 7, Township 25 South, Range 12 West, APN 260401; and
Section 7, Township 25 South, Range 12 West, APN 261000,

all located in Coos County, Oregon ("Property"), and hereby authorizes Pacific Connector Gas Pipeline, LP ("PCGP") to file and take action to seek approval of requests for permits, land use or limited land use decisions, and/or zoning authorizations with the City of North Bend and Coos County for approval of a new alternate alignment of the proposed Pacific Connector Gas Pipeline ("HDD Alternate Alignment").

This Certification and Consent does not grant PCGP any rights to enter the Property or rights to otherwise use the Property. All such rights of entry and use will be set forth in license and/or easement agreements addressing several terms including, but not limited to, location, scope of use, compensation, insurance, indemnification, property taxes and other material terms, all of which are subject to future agreement in the sole discretion of each party.

LONE ROCK TIMBER INVESTMENTS I, LLC

By: Lone Rock Management Group, LLC

By: 

Greg Byrne, General Manager

Date: July 5, 2018

PROPERTY OWNER CERTIFICATION AND CONSENT


I hereby certify that Oregon International Port of Coos Bay, an Oregon municipal corporation (the "Port"), is or may be the owner of the following properties located in Coos County, Oregon (the "Properties"):

Tidelands located in Section 34, Township 24 South, Range 13 West, Willamette Meridian, comprising all or portions of Tax Lot 601 and more generally depicted on the attached **Figure 1**.

The Port hereby authorizes Jordan Cove Energy Project L.P. to file land use applications with Coos County (the "County") for approval under applicable land use regulations for the Trans Pacific Parkway – Highway 101 Intersection Asymmetrical Widening to be located within portions of the Properties.

Jordan Cove Energy Project L.P. acknowledges that the execution of this consent to file a land use application does not constitute or imply the conveyance of any real property interest, nor does it bind the Port to any such conveyance in the future. Any such conveyance shall occur, if at all, pursuant to binding written agreement executed by the Port in form and substance acceptable to the Port in its sole and absolute discretion. Further, it is acknowledged that the Port remains free to (i) participate in any local land use proceedings regarding the project referenced herein in any manner whatsoever, notwithstanding this consent, and (ii) withdraw this consent by written instrument signed by the Port, in its sole discretion.

Oregon International Port of Coos Bay, an Oregon municipal corporation

By: 
John Burns, Chief Executive Officer

Date: October 30, 2018

FIGURE 1

Depiction of Properties

PROPERTY OWNER CERTIFICATION AND CONSENT

I hereby certify that Oregon International Port of Coos Bay, an Oregon municipal corporation (the "Port"), is the owner of the following properties located in Coos County, Oregon (the "Properties"):

Tidelands located in Section 3, Township 25 South, Range 13 West, Willamette Meridian and more generally depicted on the attached Exhibit A.

The Port hereby authorizes Pacific Connector Gas Pipeline, LP to file land use applications with the City of North Bend (the "City") and Coos County (the "County") for approval under applicable land use regulations of a new alignment of the proposed Pacific Connector Gas Pipeline (the "HDD Alignment") to be located within portions of the Properties.

Pacific Connector Gas Pipeline, LP acknowledges that the execution of this consent to file a land use application does not constitute or imply the conveyance of any real property interest, nor does it bind the Port to any such conveyance in the future. Any such conveyance shall occur, if at all, pursuant to binding written agreement executed by the Port in form and substance acceptable to the Port in its sole and absolute discretion. Further, it is acknowledged that the Port remains free to (i) participate in any local land use proceedings regarding the project referenced herein in any manner whatsoever, notwithstanding this consent, and (ii) withdraw this consent by written instrument signed by the Port, in its sole discretion.

Oregon International Port of Coos Bay, an Oregon municipal corporation

By: 
John Burns, Chief Executive Officer

Date: October 30, 2018

Exhibit A
Depiction of Properties



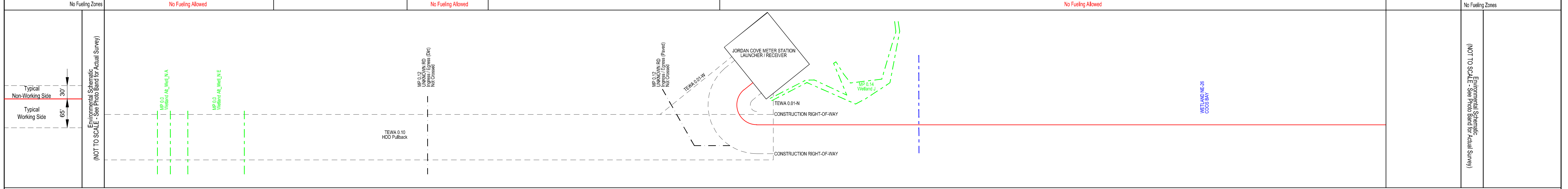
**Pacific
Connector**
GAS PIPELINE

PACIFIC CONNECTOR GAS PIPELINE, LP

PACIFIC CONNECTOR GAS PIPELINE PROJECT

ENVIRONMENTAL ALIGNMENT SHEETS

Legal Location	SEC 4, T25S, R13W (Mineral Lease No.: 25802-0G)		SEC 3, T25S, R13W		Legal Location
Ownership / Management	CO-009.000		CO-010.000	CO-010.002	Ownership / Management
Jurisdiction	COOS COUNTY				Jurisdiction
Federal Landuse Allocation					Federal Landuse Allocation
Areas of High Groundwater (Potential Trench Dewatering)					Areas of High Groundwater (Potential Trench Dewatering)
Wetland / Waterbody	Alt Wet NA		Alt Wet NE	NE-026 HDD	Wetland / Waterbody
Crossing Method / Instream Construction Window	NONE				Crossing Method / Instream Construction Window
Biological Seasonal Construction Window (as of September 2017)	PEREGRINE FALCON (JANUARY 1 - JULY 31 (No Activity))				Biological Seasonal Construction Window (as of September 2017)
Topsoil Salvage / Federal Lands Soil Risk					Topsoil Salvage / Federal Lands Soil Risk
Hydrostatic Test Water Release / Aboveground Facilities / Residential	BVA #1 JORDAN COVE METER STATION & LAUNCHER / RECEIVER AND HYDROSTATIC TEST HEADER				Hydrostatic Test Water Release / Aboveground Facilities / Residential
Survey Status (wetlands as of July 2017)					Survey Status (wetlands as of July 2017)



- NOTES:**
- In wetlands cut vegetation off at ground level, leaving existing root systems in place and remove the vegetation from the wetland for disposal.
 - In wetlands limit pulling of tree stumps and grading activities to directly over the trench line. Do not grade or remove stumps or root systems from the rest of the construction right-of-way.
 - In wetlands segregate the top one foot of topsoil from the trench line, except in areas where standing water or saturated soils are present.
 - Topsoil will be stripped from the trench line and spoil storage area only in croplands, hayfields, pastures and residential areas. Topsoil may be imported in residential areas as necessary to assure adequate reclamation.
 - If streams proposed to be open cut are flowing at the time of construction, they will be crossed using a dry open cut method (i.e., flume, dam & pump, etc.). If streams proposed to be dry open cut are not flowing at the time of construction, they will be open cut.
 - Right-of-way grading or vegetation clearing will occur as necessary.
 - Seed mixes in the ECRP or according to landowner agreements or as directed by E.I.
 - Pacific Connector understands that fisheries' construction windows only apply to those waterbodies flowing at the time of construction and that the windows do not apply to HDD crossings.

LEGEND

- Proposed Pipeline
- Tax Parcel Boundaries
- Wetland
- Stream
- Access Road
- Permanent / Temporary Access Road (PAR / TAR)
- Note: BMP type and placement to be determined by Environmental Inspector based on site-specific conditions.
- Drivable Berm or Sediment Barrier / Portable Bridge / Wetland Crossing (DB SB PB WC)
- Silt Fence (SF)
- Safety Fence (SAF)
- Slash Filter Windrow (SFH)
- Construction Entrance Pad (CE)
- Temporary Construction Right-of-Way
- Temporary Extra Work Area
- Uncleared Storage Area
- Pipe Yard
- Aboveground Facility
- Rock Source/Disposal

BLM LANDUSE - 2016 RMP

2a - District Designated Reserve (No Harvest)
2c - District Designated Reserve (No-Forest)
3a - Late-Successional Reserve (Dry Forest)
3b - Late-Successional Reserve (Moist Forest)
4a - Riparian Reserve (Dry Forest)
4b - Riparian Reserve (Moist Forest)
5 - Estabdate Management Area
6 - Harvest Land Base (Shrews-Aged Timber Area)
7 - Harvest Land Base (Low Intensity Timber Area)
8 - Harvest Land Base (Moderate Intensity Timber Area)

FEDERAL LANDS SOIL RISK SENSITIVITY RANK

1-Very Low
2-Low
3-Moderate
4-High
5-Very High

REVISIONS

NO.	DATE	BY	DESCRIPTION	CHK.	APP.
1	Sept-2017	EE	Issued for FERC Certificate Application	EE	EE

200 0 200 400 FEET

PUBLIC

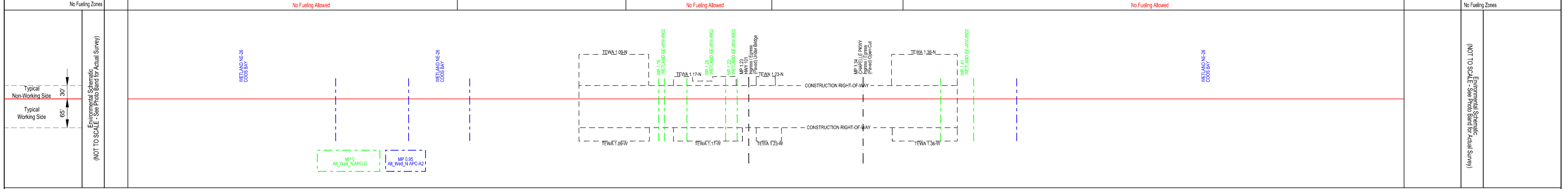
PACIFIC CONNECTOR GAS PIPELINE PROJECT
PACIFIC CONNECTOR GAS PIPELINE, LP
ENVIRONMENTAL ALIGNMENT

SPREAD #1
MP 0.00 TO 0.68
COOS COUNTY, OREGON

DRAWN BY: EE DATE: SEPT-2017 ISSUED FOR BID: 24x36 SCALE: 1 Inch = 200 Feet
CHECKED BY: EE DATE: SEPT-2017 ISSUED FOR CONSTRUCTION: 11x17 SCALE: 1 Inch = 450 Feet
APPROVED BY: EE DATE: SEPT-2017 DRAWING NUMBER: 3430.29-001 SHEET 1 OF 226

Exhibit 5, Page 2 of 6

Legal Location	SEC 10, T26S, R13W										Legal Location
Ownership / Management	CO-011.000	CO-011.059	CO-011.081	CO-011.059	CO-011.045	CO-011.058	CO-011.080	CO-011.145			Ownership / Management
Jurisdiction											Jurisdiction
Federal Landuse Allocation											Federal Landuse Allocation
Areas of High Groundwater (Potential Trench Dewatering)											Areas of High Groundwater (Potential Trench Dewatering)
Wetland / Waterbody	NE-026		NE-026	Wetland EE-WW-9902	Wetland EE-WW-9902	Wetland EE-WW-9902	Wetland EE-WW-9902		NE-026		Wetland / Waterbody
Crossing Method / Instream Construction Window	HDD		HDD						HDD		Crossing Method / Instream Construction Window
Biological Seasonal Construction Window (as of September 2017)	PEREGRINE FALCON (JANUARY 1 - JULY 31)										Biological Seasonal Construction Window (as of September 2017)
Topsoil Salvage / Federal Lands Soil Risk	NONE										Topsoil Salvage / Federal Lands Soil Risk
Hydrostatic Test Water Release / Aboveground Facilities / Residential											Hydrostatic Test Water Release / Aboveground Facilities / Residential
Survey Status (wetlands as of July 2017)											Survey Status (wetlands as of July 2017)



NOTES:

- In wetlands cut vegetation off at ground level, leaving existing root systems in place and remove the vegetation from the wetland for disposal.
- In wetlands limit pulling of tree stumps and grading activities to directly over the trench line. Do not grade or remove stumps or root systems from the rest of the construction right-of-way.
- In wetlands segregate the top one foot of topsoil from the trench line, except in areas where standing water or saturated soils are present.
- Topsoil will be stripped from the trench line and spoil storage area only in croplands, hayfields, pastures and residential areas. Topsoil may be imported in residential areas as necessary to assure adequate reclamation.
- If streams proposed to be open cut are flowing at the time of construction, they will be crossed using a dry open cut method (i.e., flume, dam & pump, etc.). If streams proposed to be dry open cut are not flowing at the time of construction, they will be open cut.
- Right-of-way grading or vegetation clearing will occur as necessary.
- Seed mixes in the ECRP or according to landowner agreements or as directed by E.I.
- Pacific Connector understands that fisheries' construction windows only apply to those waterbodies flowing at the time of construction and that the windows do not apply to HDD crossings.

LEGEND

- Proposed Pipeline
- Construction Right-of-Way
 - Temporary Construction Right-of-Way (Shown white or photography)
 - Temporary Extra Work Area
 - Uncleared Storage Area
 - Pipe Yard
 - Aboveground Facility
 - Rock Source/Disposal
- Tax Parcel Boundaries
- Wetland
- Stream
- Access Road
- Permanent / Temporary Access Road (PAR / TAR)

Note: BMP type and placement to be determined by Environmental Inspector based on site-specific conditions.

- Drivable Berm or Sediment Barrier / Portable Bridge / Wetland Crossing (DB, SB, PB, WC)
- Silt Fence (SF)
- Safety Fence (SAF)
- Slash Filter Windrow (SFH)
- Construction Entrance Pad (CE)

BLM LANDUSE - 2016 RMP

2a - District Designated Reserve (No Harvest)
2c - District Designated Reserve (No-Forest)
3a - Late-Successional Reserve (Dry Forest)
3b - Late-Successional Reserve (Moist Forest)
4a - Riparian Reserve (Dry Forest)
4b - Riparian Reserve (Moist Forest)
5 - Estate Management Area
6 - Harvest Land Base (Mature-Aged Timber Area)
7 - Harvest Land Base (Low Intensity Timber Area)
8 - Harvest Land Base (Moderate Intensity Timber Area)

FEDERAL LANDS SOIL RISK SENSITIVITY RANK

1-Very Low
2-Low
3-Moderate
4-High
5-Very High

REVISIONS

NO.	DATE	BY	DESCRIPTION	CHK.	APP.
1	Sept-2017	EE	Issued for FERC Certificate Application	EE	EE

Scale: 200 0 200 400 FEET

PUBLIC

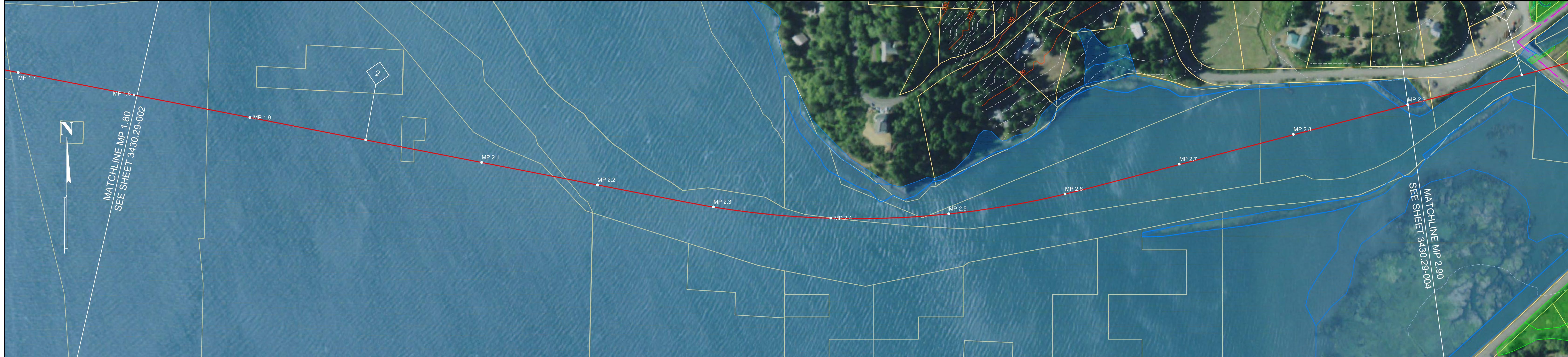
PACIFIC CONNECTOR GAS PIPELINE PROJECT
PACIFIC CONNECTOR GAS PIPELINE, LP
ENVIRONMENTAL ALIGNMENT

SPREAD #1
MP 0.68 TO 1.80
COOS COUNTY, OREGON

DRAWN BY: EE	DATE: SEPT-2017	ISSUED FOR BID:	24x36 SCALE: 1 Inch = 200 Feet
CHECKED BY: EE	DATE: SEPT-2017	ISSUED FOR CONSTRUCTION:	11x17 SCALE: 1 Inch = 450 Feet
APPROVED BY: EE	DATE: SEPT-2017	DRAWING NUMBER: 3430.29-002	SHEET 2 OF 226

Exhibit 5, Page 3 of 6

Legal Location											Legal Location
Ownership / Management	CO-011.145	CO-011.083	CO-011.084	CO-011.083	CO-011.082	CO-011.000		CO-026.105		CO-026.104	Ownership / Management
Jurisdiction											Jurisdiction
Federal Landuse Allocation											Federal Landuse Allocation
Areas of High Groundwater (Potential Trench Dewatering)											Areas of High Groundwater (Potential Trench Dewatering)
Wetland / Waterbody											Wetland / Waterbody
Crossing Method / Instream Construction Window											Crossing Method / Instream Construction Window
Biological Seasonal Construction Window (as of September 2017)	PEREGRINE FALCON (JANUARY 1 - JULY 31)										Biological Seasonal Construction Window (as of September 2017)
Topsoil Salvage / Federal Lands Soil Risk											Topsoil Salvage / Federal Lands Soil Risk
Hydrostatic Test Water Release / Aboveground Facilities / Residential											Hydrostatic Test Water Release / Aboveground Facilities / Residential
Survey Status (wetlands as of July 2017)											Survey Status (wetlands as of July 2017)



No Fueling Zones		No Fueling Allowed		No Fueling Zones
Environmental Schematic (NOT TO SCALE - See Photo Band for Actual Survey)		WETLAND NE-28 COOS SW1		Environmental Schematic (NOT TO SCALE - See Photo Band for Actual Survey)
Typical Non-Working Side: 30'				
Typical Working Side: 65'				

NOTES:

- In wetlands cut vegetation off at ground level, leaving existing root systems in place and remove the vegetation from the wetland for disposal.
- In wetlands limit pulling of tree stumps and grading activities to directly over the trench line. Do not grade or remove stumps or root systems from the rest of the construction right-of-way.
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- Topsoil will be stripped from the trench line and spoil storage area only in croplands, hayfields, pastures and residential areas. Topsoil may be imported in residential areas as necessary to assure adequate reclamation.
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<p>LEGEND</p> <p>Proposed Pipeline</p> <p>Construction Right-of-Way</p> <ul style="list-style-type: none"> Temporary Construction Right-of-Way Temporary Extra Work Area Uncleared Storage Area Pipe Yard Aboveground Facility Rock Source/Disposal <p>Other Features</p> <ul style="list-style-type: none"> Tax Parcel Boundaries Wetland Stream Access Road Permanent / Temporary Access Road (PAR / TAR) Note: BMP type and placement to be determined by Environmental Inspector based on site-specific conditions. Drivable Berm or Sediment Barrier / Portable Bridge / Wetland Crossing Silt Fence Safety Fence Slash Filter Windrow Construction Entrance Pad 	<p>BLM LANDUSE - 2016 RMP</p> <ul style="list-style-type: none"> 2a - District Designated Reserve (No Harvest) 2b - District Designated Reserve (Non-Forest) 3a - Late-Successional Reserve (Dry Forest) 3b - Late-Successional Reserve (Moist Forest) 4a - Riparian Reserve (Dry Forest) 4b - Riparian Reserve (Moist Forest) 5 - Estate Management Area 6 - Harvest Land Base (Uneven-Aged Timber Area) 7 - Harvest Land Base (Low Intensity Timber Area) 8 - Harvest Land Base (Moderate Intensity Timber Area) <p>FEDERAL LANDS SOIL RISK SENSITIVITY RANK</p> <ul style="list-style-type: none"> 1-Very Low 2-Low 3-Moderate 4-High 5-Very High
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REVISIONS				
NO.	DATE	BY	DESCRIPTION	CHK. APP.
1	Sept-2017	EE	Issued for FERC Certificate Application	EE EE

Scale: 200 0 200 400 FEET

PUBLIC

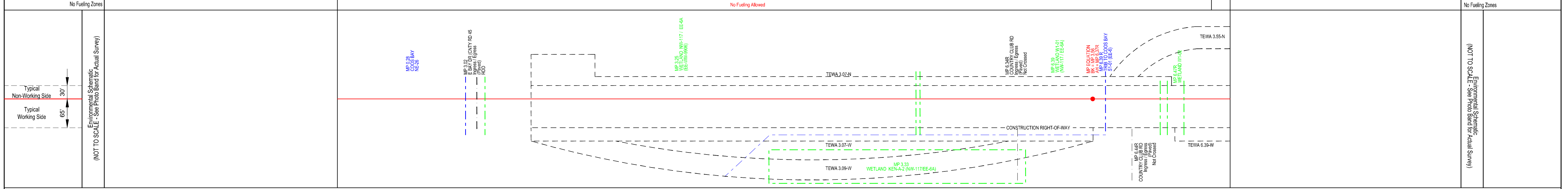
PACIFIC CONNECTOR GAS PIPELINE PROJECT
PACIFIC CONNECTOR GAS PIPELINE, LP
ENVIRONMENTAL ALIGNMENT

SPREAD #1
MP 1.80 TO 2.90
COOS COUNTY, OREGON

DRAWN BY: EE	DATE: SEPT-2017	ISSUED FOR BID:	24x36 SCALE: 1 Inch = 200 Feet
CHECKED BY: EE	DATE: SEPT-2017	ISSUED FOR CONSTRUCTION:	11x17 SCALE: 1 Inch = 450 Feet
APPROVED BY: EE	DATE: SEPT-2017	DRAWING NUMBER: 3430.29-003	SHEET 3 OF 226

Exhibit 5, Page 4 of 6

Legal Location		SEC 12, T26S, R13W	SEC 1, T26S, R13W	SEC 6, T26S, R13W	SEC 6, T26S, R12W	Legal Location
Ownership / Management	CO-026.104 CO-026.124 CO-011.000	CO-026.103	CO-026.001	CO-026.000	CO-026.000	Ownership / Management
Jurisdiction	COOS COUNTY					Jurisdiction
Federal Landuse Allocation						Federal Landuse Allocation
Areas of High Groundwater (Potential Trench Dewatering)						Areas of High Groundwater (Potential Trench Dewatering)
Wetland / Waterbody						Wetland / Waterbody
Crossing Method / Instream Construction Window						Crossing Method / Instream Construction Window
Biological Seasonal Construction Window (as of September 2017)						Biological Seasonal Construction Window (as of September 2017)
Topsoil Salvage / Federal Lands Soil Risk						Topsoil Salvage / Federal Lands Soil Risk
Hydrostatic Test / Water Release / Aboveground Facilities / Residential						Hydrostatic Test / Water Release / Aboveground Facilities / Residential
Survey Status (wetlands as of July 2017)						Survey Status (wetlands as of July 2017)



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- Stream
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FEDERAL LANDS SOIL RISK SENSITIVITY RANK

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2-Low
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REVISIONS

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1	Sept-2017	EE	Issued for FERC Certificate Application	EE	EE

Scale: 200 0 200 400 FEET

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PACIFIC CONNECTOR GAS PIPELINE PROJECT
PACIFIC CONNECTOR GAS PIPELINE, LP
ENVIRONMENTAL ALIGNMENT

SPREAD #1
MP 2.90 TO 6.54R
COOS COUNTY, OREGON

DRAWN BY: EE DATE: SEPT-2017 ISSUED FOR BID: 24x36 SCALE: 1 Inch = 200 Feet
 CHECKED BY: EE DATE: SEPT-2017 ISSUED FOR CONSTRUCTION: 11x17 SCALE: 1 Inch = 450 Feet
 APPROVED BY: EE DATE: SEPT-2017 DRAWING NUMBER: 3430.29-004 SHEET 4 OF 226

Exhibit 5, Page 5 of 6

Appendix I
Erosion Control and Revegetation Plan



**Pacific
Connector**
GAS PIPELINE

Pacific Connector Gas Pipeline, LP

**Erosion Control and Revegetation Plan
(ECRP)**

Pacific Connector Gas Pipeline Project

(During the previous NEPA process, PCGP submitted a Plan of Development to meet BLM Right-of-Way Grant requirements based on BLM regulations. These plans will be updated in consultation with the Federal land managing agencies [BLM, USFS, and Reclamation]) during the current NEPA process.)

October 2017

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Attachment B	FERC Waterbody and Wetland Construction and Mitigation Procedures
Attachment C	Typical BMP Drawings
Attachment D	Equipment Cleaning Inspection Checklist
Attachment E	Winterization Plan
Attachment F	Culvert Crossing BMP

1.0 INTRODUCTION

This Erosion Control and Revegetation Plan (“ECRP”) outlines the erosion control and revegetation procedures that PCGP Gas Pipeline, LP (“PCGP”) will utilize during construction of the Pipeline to minimize erosion, sedimentation and enhance revegetation success on all lands crossed by the Pipeline.

The goal of this ECRP is to identify and specify the Best Management Practices (“BMPs”) that will be utilized to protect soil productivity and water quality by controlling soil erosion, mass wasting, soil displacement and the loss of surface organic matter. This ECRP also describes the measures that will be implemented to minimize impacts from potential soil compaction. The revegetation measures outlined in this ECRP have been prescribed to stabilize disturbed areas and to revegetate the right-of-way to a condition which supports the preconstruction land use (i.e., forest lands, rangelands, croplands, hayfields and pasturelands) as quickly as possible following construction. Measures outlined in this ECRP have also been designed to mitigate impacts to wildlife habitat, wetlands, and riparian areas. In addition to the restoration measures outlined in this ECRP, the Aesthetics Management Plan, included as Appendix A of the Plan of Development (“POD”), provides additional restoration measures that would be implemented to minimize the Pipeline’s visual impacts at various Key Observation Points located on federal lands. The Contaminated Substances Discovery Plan (Appendix E of the POD) also provides site-specific erosion control measures that would be applied between about MPs 109 and 111 on the Umpqua National Forest, where the alignment crosses the historic Thomason cinnabar claim group. These site-specific erosion control measures have been recommended by the Forest Service, despite the low levels of mercury in recent soil samples, to prevent the potential mobilization of naturally-occurring mercury. The 2015 FERC FEIS (Appendix L - Biological Evaluation) also provides specific conservation measures to restore Bellinger’s meadowfoam habitat near MP 154.8 on the Rogue River National Forest.

The erosion control and revegetation procedures outlined in this plan were developed using the Federal Energy Regulatory Commission’s (“FERC’s”) Upland Erosion Control, Revegetation, and Maintenance Plan (“Upland Plan”) and FERC’s Wetland and Waterbody Construction and Mitigation Procedures (“Wetland and Waterbody Procedures”) which are provided in Attachments A and B of this plan. In addition, this ECRP incorporates erosion control and revegetation recommendations provided by the U.S.D.A. Forest Service (“Forest Service”) and Bureau of Land Management (“BLM”) for their respective federally-managed lands. Erosion control and revegetation guidelines provided by the Natural Resource Conservation Service (“NRCS”) have also been incorporated for use on private lands. Appendix 7B to Resource Report 7 included in PCGP’s Certificate application provides the specific erosion control and revegetation recommendations provided by the Forest Service, BLM, and NRCS. This plan has been reviewed extensively by various agencies, including the Forest Service and BLM, during the FERC pre-filing process initiated in 2006, the 2007 FERC Certificate application process, the Plan of Development process, and again during the FERC pre-filing process initiated in 2012, the 2013 FERC Certificate application process, as well as the Oregon Department of Environmental Quality’s (“ODEQ’s”) 401 Water Quality Certification and 1200-C Stormwater permit processes; agency review comments have been incorporated into this plan.

1.1 Project Description

The Pipeline will involve construction of approximately 229 miles of 36-inch diameter pipeline within Coos, Douglas, Jackson, and Klamath counties in southwestern Oregon. The Pipeline

will be capable of transporting approximately 1,200,000 dekatherms per day (Dth/d) of natural gas from interconnections with two existing interstate natural gas pipelines (Ruby Pipeline LLC's Ruby Pipeline and Gas Transmission Northwest LLC's GTN Pipeline) near Malin, Oregon, to the proposed Jordan Cove Liquefied Natural Gas ("LNG") export facility ("LNG Terminal") being developed by Jordan Cove Energy Project, L.P. ("JCEP").

Aboveground facilities associated with the Pipeline include:

- the Klamath Compressor Station with two operating compressor units totaling approximately 61,200 ISO horsepower (with one additional standby unit of 31,100 ISO horsepower) at MP 228.81;
- Three meter station locations (3 interconnects: Jordan Cove Meter Station/MP 0.00; Klamath-Beaver Meter Station [GTN]/MP 228.81; and Klamath-Eagle Meter Station [Ruby]/MP 228.81);
- five new pig launcher/receiver units (co-located with other aboveground facilities);
- 17 mainline block valves spaced along the Proposed Route (Coos, Douglas, Jackson, and Klamath counties, Oregon) according to DOT safety requirements; and
- new communications towers and equipment buildings and usage of existing communications towers and equipment buildings along the Proposed Route (Coos, Douglas, Jackson, and Klamath counties, Oregon).

Because these permanent aboveground fenced facilities will be located within PCGP's permanent operational right-of-way and will be stabilized by gravel, these facilities will not be discussed further in this ECRP.

Detailed topographic maps (USGS 7.5-minute topographic quadrangles) of the alignment and photo-based Environmental Alignment Sheets are included in the Mapping Supplement, Appendix G.1 and Appendix H.1 to Resource Report 1, respectively.. The Environmental Alignment Sheets show the proposed alignment, construction right-of-way, temporary extra work areas ("TEWAs"), and uncleared storage areas ("UCSAs") that are required for construction. The alignment sheets (1":200') provide 2016 aerial photography of the alignment and show contours, ownership, legal locations, jurisdiction, locations of wetland and waterbodies as well as other pertinent environmental information.

2.0 EXISTING SITE CONDITIONS

The topography in the Pipeline project area varies from flat to gently sloping and rolling to rugged and steep. On the west end, the topography is generally flat to gently sloping within the floodplains and terraces of narrow river and slough valleys. The topography along the eastern portion where the proposed pipeline alignment traverses the eastern footslopes of the Cascades and the Klamath Basin is also characterized as flat to gently sloping. However, the topography becomes more rugged and steep through the Southern Coast Range and Cascade foothills where there are numerous steeply dissected drainages that must be negotiated as the alignment proceeds in a southeasterly direction toward the terminus near Malin, Oregon. The topography traversed by the proposed Pipeline is shown on the topographic maps and the Environmental Alignment Sheets. Section 11.0 of this ECRP describes the routing and planning efforts that were implemented, as well as construction methods and restoration and erosion control measures that will be utilized to ensure the safety, stability, and long-term integrity of the Pipeline in areas where the alignment crosses steep and rugged terrain. These measures will

also minimize the potential for the Pipeline to increase mass wasting, erosion and subsequent direct or indirect resource impacts.

The climate across the Pipeline project area varies and influences the properties of the soils that are traversed by the alignment. For example, precipitation varies between a high of more than 100 inches/year in the Coast Range to a low of between 10 to 18 inches/year in the Klamath Basin east of the Cascades. Temperatures and the length of the growing season, which affect soil formation, also vary considerably in the Pipeline project area between the coast, the Cascades and the interior Klamath Basin. Many soils form because of the microclimates which result from the differences in elevation, air drainage, and topography, including slope gradient and aspect. In addition to climate, changes in other factors such as parent material, relief, and time further increase the number of different soils in the Pipeline project area. Soil formation or development in the Pipeline project area relates mainly to the length of time the other four soil-forming factors have interacted. As soils increase in age, significant changes occur in their chemical and physical characteristics through soil weathering. Because of these varying climatic and soil differences the erosion control and revegetation measures identified and specified in this ECRP have been developed and prescribed to ensure their effectiveness across a wide variety of conditions. Further, the erosion control and revegetation measures that have been identified and specified in this ECRP have been developed to minimize the extent and duration of Pipeline-related disturbances, as have FERC's Upland Plan and Wetland and Waterbody Procedures (see Attachments A and B) which have been specifically developed for linear pipeline projects.

The Pipeline will affect 346 waterbodies. Of the 346 waterbodies affected, 66 are perennial, 168 are intermittent, 98 are ditches, 10 are lakes or stock ponds, and 4 are estuarine (Coos Bay/2 crossings and one HDD pullback and the Coos River). Many of the intermittent streams and ditches are expected to be dry during the proposed summer construction schedule. Including waterbodies, the Pipeline will cross 6.4 miles of wetlands in 428 wetland/waterbody systems. Because of the potential for the Pipeline to directly and indirectly impact water quality, wetlands, and riparian areas, erosion control and revegetation measures outlined in this ECRP have been developed to minimize potential impacts to these resources from mass wasting, soil erosion, sedimentation, soil displacement, and compaction. The revegetation measures specified in this plan have been developed to mitigate impacts to these sensitive areas while ensuring pipeline safety standards and operational requirements.

3.0 PROPOSED CONSTRUCTION ACTIVITIES

The Pipeline will be designed, constructed, tested, operated, and maintained to conform with U.S. Department of Transportation ("DOT") requirements, 49 CFR Part 192; FERC's regulations, 18 CFR § 380.15; PHMSA's regulations; and other applicable federal and state regulations. In addition to the DOT requirements, PCGP will construct and restore areas disturbed by the Pipeline and aboveground facilities in accordance with FERC's Wetland and Waterbody Procedures and Upland Plan (see Attachments A and B).

3.1 Pipeline Routing and Design

To minimize overall impacts, PCGP employed extensive routing and design efforts to ensure that the proposed route was feasible for the construction, safety, and reliability of maintaining and operating a large-diameter high pressure natural gas pipeline. The route was selected to ensure stability by avoiding landslides and areas of potential mass wasting (see Resource Report 6/Geologic Hazards and Mineral Resources Report) and to minimize impacts to sensitive

resources. The alignment follows ridgelines and slope contours where possible to ensure stability. This ridgeline alignment minimizes waterbody crossings by following watershed boundaries and reduces grading and necessary cut and fill requirements during construction. Side slopes were avoided where feasible to minimize grading, overall clearing and disturbance, and to ensure pipeline stability. Minimizing the overall length of the alignment was also an objective during the routing process. Additional length inherently increases the overall acreage of disturbance (i.e., vegetation clearing, grading, trenching); affects more landowners during construction; requires more permanent easements; typically increases potential impacts to sensitive resources; and generally increases overall costs. Once the route was selected, PCGP designed the proposed construction footprint to minimize the area of disturbance while providing adequate space to construct safely and efficiently.

3.2 Construction Schedule

PCGP anticipates starting construction in fourth quarter 2019 when civil surveys and access road improvements will be initiated. PCGP plans to conduct clearing in some forested areas starting in 2020 prior to mainline construction in 2021. Horizontal directional drills of five waterbodies (Coos Bay Estuary/2 crossings; Coos River; Rogue River; and Klamath River) and Direct Pipe® installation technology for a sixth waterbody (South Umpqua River) are scheduled for 2021. Figure 1.3-2 in Resource Report 1 provides a general schedule for the Pipeline.

Mainline and facility construction is planned to begin spring 2021 with the in-service date scheduled for fourth quarter 2022. Restoration of construction disturbance in each given area is expected to begin once construction is completed in that area; restoration will be completed by the end of the winter season when forest, wetland, and riparian plantings will be installed. Depending on site-specific conditions, it may be necessary to continue restoration through the spring. Timber clearing in areas of northern spotted owl (“NSO”) and marbled murrelet (“MAMU”) will be conducted outside the critical breeding seasons¹. Construction activities are scheduled to take advantage of the drier periods of the year to minimize winter construction and to reduce potential environmental impacts and construction safety risks. Attachment E to the ECRP provides the winterization measures that PCGP will implement in areas where final restoration has not been completed and which will occur in the spring to ensure disturbed areas are stabilized and erosion and potential sedimentation are minimized.

PCGP plans to conduct forest clearing starting fourth quarter 2020 prior to mainline construction, to minimize overall work space and TEWA requirements. TEWA requirements have been minimized by proposing a two-year construction window because the same work areas used to stage right-of-way logging timber clearing activities and provide log storage and decking space would then be utilized for pipeline construction activities. Logging concurrently with pipeline construction would require additional space to work safely and efficiently, and potential clearing delays could force construction activities into the winter rainy season, increasing the potential for erosion and safety hazards. Therefore, scheduling clearing and mainline pipeline construction activities over a two-year period will minimize winter construction requirements resulting from seasonal and biological construction windows. The detailed schedule for clearing activities will include areas of known seasonal restrictions along the route. Temporary erosion control and stabilization measures will be installed where necessary in areas of disturbance. These measures will be maintained throughout construction until the Pipeline is in-service and disturbed areas are stable. Dividing construction into two years is a BMP that will

¹ Timber clearing in areas of active NSO sites would occur between 10/1 and 2/28 and in areas of known MAMU between 9/16 and 3/31.

minimize the area required for construction and winter/rainy season (i.e., November 1 to April 30) construction, which will significantly reduce impacts.

3.3 Pipeline Construction Sequence

To efficiently construct the 229-mile long Pipeline, PCGP proposes to use five construction spreads. Within each spread, the construction sequence will typically proceed systematically as follows:

- preconstruction survey, marking and staking;
- access road improvement;
- forest/timber clearing;
- grading;
- installation of erosion control BMPs;
- topsoiling (where required);
- trenching;
- pipe stringing;
- welding and coating pipe;
- lowering pipe and backfilling;
- strength (hydrostatic) testing; and
- restoration.

The construction activities for each spread will generally occur in sequence or in assembly-line fashion along the right-of-way with one crew following the next from clearing until final cleanup. Each spread is planned to encompass all construction activities within a specific milepost range (see Table 3.3-1). Dividing the Pipeline into five construction spreads is a BMP that will minimize winter/rainy season (i.e., November 1 to April 30) construction activities and will significantly reduce potential impacts.

**Table 3.3-1
Spread Locations**

Spread	Milepost Range
1	0.00-51.60
2	51.60-94.67
3	94.67-132.47
4	132.47-169.50
5	169.50-228.81

3.3.1 Preconstruction Survey

Prior to construction, the construction right-of-way limits including the boundaries of TEWAs shown on the Environmental Alignment Sheets will be clearly marked/staked. Details of the preconstruction survey and right-of-way marking are described in the Right-of-Way Marking Plan provided in Appendix T of the POD. Prior to the start of construction, Environmental Inspectors (“EIs”) will verify the limits of the staked construction areas. On federal lands the authorized federal agency representative may also verify the limits of the staked construction areas. The Right-of-Way Marking Plan describes the procedures that would be implemented on federal lands to identify and stake the construction limits. Consistent with Section IV.A.1 of FERC’s Upland Plan, PCGP will confine disturbance to those areas shown on the Environmental Alignment Sheets or approved through a Notice to Proceed from FERC. No disturbance will be allowed to occur outside of these areas without appropriate surveys (cultural,

threatened and endangered species, residential, etc.), other federal, state, or local permits and prior written approval from FERC.

Access roads, overhead utilities, and buried utilities will be located, marked and signed to prevent accidental damage during pipeline construction. Sensitive areas to be protected from disturbance will be marked with t-posts and brightly colored rope, flagging, or construction fence so as to be visible to equipment operators. These areas will also be located on the Environmental Alignment Sheets issued for construction and presented during preconstruction environmental training. Equipment will only be allowed to enter and operate within the delineated limits of disturbance, access roads, etc. Flagging, signs and other markings identifying the limits of disturbance will be maintained through all phases of construction and routinely checked by the EIs. Construction will primarily use a 95-foot wide construction right-of-way corridor and associated TEWAs. However, in specified areas such as wetlands, sensitive visual areas and in residential areas the construction right-of-way will be reduced to 75 feet wide to minimize disturbance. In most cases, except where topographical constraints occur, TEWAs have also been located at least 50 feet away from wetland boundaries to minimize impacts to wetland buffers and riparian areas. PCGP has proposed a 95-foot wide construction right-of-way to minimize overall disturbance where other similar diameter pipeline projects (i.e., 30-inch or greater) typically utilize a 100-foot or wider temporary construction right-of-way configuration. As an example, the 712-mile Rockies Express Pipeline (West) Project (FERC Docket CP05-31-000) used a 125-foot wide construction right-of-way to construct the 42-inch diameter pipeline across the Rocky Mountain and Plains states, and the recently completed 675-mile, 42-inch Ruby Pipeline, which extended from southwest Wyoming to Malin, Oregon and utilized a 115-foot wide construction right-of-way (FERC Docket No. CP09-54-000).

3.3.2 Forest/Timber Clearing

During forest clearing, all operations and tree falling will occur within the certificated construction work area limits. Trees within the certificated construction work area limits will be felled or sheared so as to prevent damage to adjacent trees, facilities, or structures and will also be felled away from wetlands, waterbodies, and riparian reserves. As required by OSHA regulations, PCGP will cut hazard/danger trees² on the edges of the certificated construction work limits that have been designated by PCGP's qualified representative (arborist). Any debris entering a waterbody as a result of felling and yarding of timber will be removed as soon as practical after entry into the waterbody and will be placed outside the 100-year floodplain where practical. Logs and slash will not be yarded across perennial streams unless fully suspended. During logging/clearing operations, the direction of log or slash movement will be conducted to minimize sediment delivery to waterbodies, including intermittent streams. Logs firmly embedded in the bed or bank of waterbodies that are in place prior to felling and yarding of timber will not be disturbed, unless they prevent trenching and fluming operations. Any existing logs that are removed from waterbodies to construct the pipeline crossing will be returned to the waterbody after the pipeline has been installed, backfilling is complete, and during the time the streambanks are being restored. Landings for clearing operations will not be located in wetlands or riparian reserves on federal lands, and, where feasible, logs yarded out of wetlands or riparian zones will be skidded with at least one end suspended from the ground so as to minimize soil disturbance. All timber cleared from the right-of-way will be cut and cleared in accordance with landowner and land management agency requirements, where practical. If, based on site-specific conditions, the landowner or land management agency-approved timber

² [OAR 437, Division 7 Forest Activities - Oregon OSHA](#): Danger tree – A standing tree, alive or dead, that presents a hazard to personnel due to deterioration or physical damage to the root system, trunk (stem), or limbs, and the degree and direction of lean.

harvesting method is not feasible, an alternate timber harvesting method will be utilized with approval from the landowner or land managing agency.

Merchantable timber will be cut and removed from the construction right-of-way and TEWAs to ensure that these areas are cleared prior to construction. TEWAs have been identified for log storage and decking along the alignment that are located in existing cleared areas adjacent to existing roads where feasible where log storage could occur for extended periods, if necessary. The construction right-of-way has been designed to minimize additional TEWAs which will reduce overall disturbance. The construction footprint is not large enough in many areas to accommodate both the logs cleared from the right-of-way and accomplish efficient construction activities simultaneously. Therefore, cut timber must be removed from the right-of-way to avoid delays due to right-of-way congestion. Avoiding construction and restoration delays and construction activities in the late fall and winter rainy season are important BMPs that PCGP plans to implement to avoid potential and unnecessary impacts.

PCGP expects that the use of all logging methods may be necessary during construction to efficiently remove timber from the right-of-way depending on the specific location. Ground-based skidding and cable (where feasible) logging methods will likely be the standard method; however in some isolated rugged topographic areas with poor access, helicopter logging may be utilized. At the request of the federal land-managing agencies, PCGP has developed a “desk top” analysis that details how right-of-way clearing is to be completed (see the Right-of-Way Clearing Plan - Appendix U of the POD). The purpose of the Right-of-Way Clearing Plan is to outline methods that PCGP will implement to remove the timber along the construction right-of-way and TEWAs. PCGP has identified and documented the existing timber conditions on all federal lands crossed by the Pipeline and documented the acreage of each type of forest product by land owner parcel. As part of this Plan, PCGP has also developed timber clearing scenarios and methods to remove the timber from the construction right-of-way and TEWAs. The specific logging methods will not be determined until a contractor has been selected through the bidding process for each spread. Cable and helicopter logging methods will minimize the potential for soil compaction. Where log skidding is accomplished by machine methods, the following practices will be employed where feasible to minimize detrimental soil disturbance (compaction and displacement):

- Low-ground weight (pressure) vehicles will be used as much as possible.
- Logging machinery would be restricted to the 50-foot permanent right-of-way where practical, to prevent soil compaction, subject to topographic, safety and other construction considerations.
- The removal of soil duff and surface slash layers will be minimized so that a cushion exists between equipment or logs and the mineral soil.
- Designated skid trails will be used to restrict detrimental soil disturbance (compaction and displacement) to a smaller area of the construction right-of-way (preferably over the pipeline trenching area).
- Compacted landing, yarding, and load-out areas used for timber harvesting during Year One construction will be scarified after use and prior to the rainy season where the potential for sediment delivery to waterbodies is possible. Scarification will promote infiltration, minimize run-off and the potential for sedimentation.

Any timber cleared from the right-of-way that will be used for instream or upland wildlife habitat diversity structures will be stored on the edge of the right-of-way or in TEWAs for later use during restoration efforts. Information regarding placement, size, and species of trees that will be proposed for instream large woody debris (“LWD”) will be included in the Applicant-Prepared

Draft Biological Assessment (“APDBA”). Where LWD (with root wads) is acquired for instream habitat use, this material will only be obtained from the certificated construction limits and will be collected outside riparian zones to maintain root structure within the riparian zone. The exception is where the LWD can be obtained from the trenchline or right-of-way cut areas where root systems would be removed during trench excavation or grading operations. As outlined in the Leave Tree Protection Plan (see Appendix P of the POD), prior to clearing operations, the EI or PCGP’s authorized representative will flag existing snags on the edges of the construction right-of-way or TEWAs where feasible and they are not designated as a hazard to save from clearing. These snags will be saved as mitigation to benefit primary and secondary cavity nesting birds, mammals, reptiles and amphibians. During this process other large diameter trees on the edges of the construction right-of-way and TEWAs would also be flagged to save/protect as green recruitment or habitat/shade trees, where feasible and if they do not create a hazard. Some of these trees would be girdled to create snags to augment the number of snags along the right-of-way to benefit cavity nesting birds, mammals, reptiles and amphibians. Also, as noted in the Aesthetics Management Plan (see Appendix A of the POD), some trees on the edge of the construction right-of-way and TEWAs at Key Observation Points on federal lands will be salvaged, where feasible, to aid in shaping the linear edges to blend in with the existing landscape and reduce contrast. The feasibility to salvage snags and trees on the edges of the construction right-of-way and TEWAs will be based on the ability to not hinder construction activities or the potential safety of construction personnel. This decision will ultimately be made by PCGP’s Chief Inspector if there is disagreement between inspectors.

Treatment of Forest Slash. Residual slash from timber clearing will be placed at the edge of the right-of-way and scattered/redistributed across the right-of-way during final cleanup and reclamation according to BLM and Forest Service fuel loading specifications to minimize fire hazard risks (see Section 10.2). However, much of the slash generated during timber clearing operations in 2020 construction will remain on the ground and in place to provide cover to minimize erosion over the winter of between 2020 and mainline construction in 2021. PCGP has designated UCSAs that will not be cleared of trees along the route. The UCSAs will be used to store forest slash, stumps, and dead and downed log materials generated during clearing and construction operations that will be scattered across the right-of-way after construction. These UCSAs were designed to reduce the overall Pipeline clearing and disturbance footprint which will minimize impacts to forested areas, including late successional reserves (“LSRs”). Slash will not be permanently stored in UCSAs in riparian reserves on federal lands. However, large or coarse woody debris materials that would be redistributed across the right-of-way within riparian reserves during restoration would be temporarily stored in the UCSAs to minimize the movement of this material out of and then back into the riparian reserves, which would minimize the loss of this material. Temporary storage of this material within the UCSA will also minimize overall equipment disturbance to riparian reserves by minimizing heavy equipment use and tracking. PCGP EIs would coordinate with the federal agency representative regarding temporary slash storage within riparian reserves. Section 4.0 of the Leave Tree Protection Plan (see Appendix P of the POD) provides a detailed description of the UCSAs. Minimizing overall disturbance will also reduce the potential for erosion especially on steep slopes. These UCSAs are shown on the Environmental Alignment Sheets.

Off-site disposal of slash materials is also expected, and, if feasible, burning would be the preferred disposal procedure. Where material disposal is necessary, disposal would occur in accordance with federal, state, and local regulations. In areas where slash has been concentrated, such as on landings, and cannot be evenly scattered across the right-of-way according to the fuel loading standards, the slash may be mechanically or hand piled and burned according to state burning requirements and landowner, BLM, and Forest Service

stipulations. PCGP has developed a Prescribed Burning Plan (see Appendix R of the POD) that describes the proposed burning of forest slash as a disposal method. Wood chips may also be generated during clearing operations which will be scattered across the right-of-way with the cull logs and slash. Scattering the material will enhance soil stability and revegetation success as described in Section 10.2. Further, the Forest Service has noted that wood chips can be the most effective means to protect soils from surface and fluvial erosional processes.

After timber clearing operations, the EI will determine appropriate temporary BMPs that will be installed to minimize potential erosion and sedimentation impacts. These measures may include:

- Scarification or subsoiling with a self-drafting winged subsoiler to relieve soil compaction, where practical, to promote infiltration and reduce runoff;
- Use of slash/brush piles (i.e., slash filter windrows) at appropriate locations to prevent off-site runoff and sedimentation;
- Installation of temporary slope breakers at appropriate locations and at spacings to shorten slope lengths, prevent concentrated flow and to divert runoff to stabilized areas;
- Installation of silt fences or certified weed free straw bale sediment barriers;
- Temporary seeding (using appropriate quick-germinating cover crops such as annual ryegrass or other appropriate quick-growing temporary cover species; this measure would not occur on federal lands where introduced species are restricted); and/or
- Selective mulching of areas without effective surface cover.

On federal lands, the EI would coordinate with the authorized federal agency representative to determine the appropriate temporary BMPs that would be installed.

3.3.3 Clearing and Grading

Clearing of non-forested lands and grading activities will generally occur in 2021 construction. The flagged limits of disturbance will be maintained throughout all construction phases and will be monitored by PCGP's EIs so activities are restricted to certificated limits. Grading of the construction right-of-way in upland areas will be limited to the minimum required to provide a safe working area necessary to construct the pipeline. Vegetation in wetlands will be cut off at ground level, leaving existing root systems in place. Pulling of tree stumps and grading activities will be limited to directly over the trenchline in wetlands. PCGP will not grade or remove stumps or root systems from the rest of the right-of-way in wetlands unless it is determined that safety-related construction constraints require removal of tree stumps from under the working side of the right-of-way. Minimizing stump and root system removal in wetlands will accelerate restoration efforts by allowing sprouting species to reestablish from existing root systems. In upland forests, PCGP will also limit stump removal to the trenchline and working areas where grading is necessary to construct a safe level working plane. Minimizing stump removal in upland areas, where feasible, will minimize soil disturbance and erosion potential and increase soil strength by maintaining soil root structure. Where standing stumps occur on the right-of-way, PCGP will use grinders where practical to construct a safe level working plane to minimize grading and soil disturbance.

3.3.4 Installation of Erosion Control BMPs

Temporary erosion control measures will be installed after vegetation clearing and immediately prior to/after initial soil disturbance. Installation of temporary erosion control measures prior to clearing/logging is ineffective because trees and brush must be cleared to allow proper

installation of the BMPs, and the BMPs are typically damaged or destroyed during the clearing activities and must then be re-installed. Near waterbodies and wetlands, it will be determined in the field by the EIs if it is necessary to install temporary erosion control measures (i.e., sediment barriers) prior to clearing activities to minimize the potential for runoff to enter a wetland or waterbody. On federal lands, the EI would coordinate with the authorized federal agency representative on the appropriate placement and installation timing of these BMPs. All erosion control devices will be routinely inspected and any damaged or temporarily removed structures will be replaced at the end of each working day. Temporary erosion control measures will be maintained until successful revegetation has been achieved. Section 4.0 of this ECRP describes in detail the temporary erosion control procedures or BMPs that will be implemented during construction to minimize potential impacts from erosion and sedimentation.

3.3.5 Topsoiling

Topsoil segregation will be performed over the trenchline and subsoil storage area in croplands, hayfields, pastures, and residential areas. PCGP will stockpile topsoil from the trenchline and subsoil storage area separately from all subsoil and will replace the two horizons in the proper order during backfilling and final grading. Topsoil segregation will be performed in these areas to prevent mixing of the soil horizons in order to prevent the potential loss of soil fertility or incorporation of excess rock into the topsoil. Topsoil segregation will also be performed over the trenchline in non-saturated wetlands. Implementation of proper topsoil segregation will help to ensure post-construction crop productivity and revegetation success.

PCGP requested to not salvage topsoil on all forested lands, which is a modification from Section IV.B.1.d. of FERC's Upland Plan that specifies topsoil stripping at the landowner's or land managing agency's request. However, PCGP will salvage topsoil in wetlands on all forested lands according to FERC's Wetland and Waterbody Procedures.

Areas where topsoil will be segregated are identified in Resource Report 7 and are shown on the Environmental Alignment Sheets. PCGP will also salvage topsoil in wetland areas according to FERC's Wetland and Waterbody Procedures (see Attachment B Section VI.B.2.h.).

3.3.6 Trenching

The depth of the trench will be sufficient to allow for at least three feet of cover on top of the pipe in normal soils. However, the trench depth will be greater in agricultural areas, at stream crossings, and at road crossings. Crossing depths for roads, railroads, and waterbody crossings will typically be five feet unless specified otherwise by the managing agency/owner or potential stream scour requirements.

3.3.7 Pipe Stringing

After trenching is complete, individual joints of pipe will be strung along the right-of-way adjacent to the excavated trench and arranged so they are accessible to construction personnel. A mechanical pipe-bending machine will bend individual joints of pipe to the desired angle at locations where there are significant changes in the natural ground contours or where the pipeline route changes direction.

3.3.8 Welding and Coating Pipe

After stringing and bending are complete, the sections will be aligned, welded together, and placed on temporary supports along the edge of the trench. All welds will be visually and radiographically inspected and repaired, if necessary. Line pipe, normally mill-coated prior to

stringing, will require field-applied coating at the welded joints prior to final inspection. Prior to the final installation, the entire pipeline coating will be inspected and tested to locate and repair any faults or voids.

3.3.9 Lowering Pipe and Backfilling

The pipe assembly will be lowered into the trench by side-boom tractors and backhoes. The trench will be backfilled using a backfilling machine or bladed equipment. No foreign substance, including skids, welding rods, containers, brush, trees or refuse of any kind, will be permitted in the backfill. Following backfilling, a small crown of material may be left to account for any future soil settling that might occur. A gap in crowning would occur where pre-existing cross-drainages are restored to preconstruction conditions to facilitate natural surface drainage patterns.

Trench breakers will be installed in the trench on slopes prior to backfilling to prevent water from flowing along the pipeline and eroding trench backfill materials (see Section 4.2.1). Trench breakers will be generally spaced according to the spacing in Table 4.2-1, unless directed otherwise by the EI or authorized company representative. Trench breakers will also be installed at the base of slopes adjacent to wetlands and waterbodies and where needed to avoid draining of wetlands or affecting the original wetland or waterbody hydrology and in areas where necessary to prevent potential effects to groundwater flows. PCGP will utilize sandbags (foam trench breakers may be used if approved by the authorized company representative) for trench breaker construction (see Section 4.2.1 for additional trench breaker details). Topsoil will not be used to fill the bags. Where necessary, PCGP will use trench plugs constructed of bentonite at appropriate locations to prevent flow from wetlands or streams into the trench and to preserve the original wetland, waterbody and/or groundwater hydrology. The contractor will backfill and stabilize areas as soon as possible according to FERC's Upland Plan (Section V. A. 1.) which specifies that final grading topsoil replacement and installation of permanent erosion control structures will be completed within 20 days after backfilling the trench (10 days in residential areas). However, if seasonal or other weather causes delays, temporary erosion control measures (temporary slope breakers and sediment barriers) will be maintained until conditions allow completion of cleanup.

3.3.10 Hydrostatic Testing

After backfilling, the pipeline will be strength and leak tested according to DOT 49 CFR Part 192 to ensure that the system is capable of operating at the design pressure. Should a leak or break occur, the line would be repaired and retested until the required specifications are achieved. Hydrostatic test water will be released at a rate to prevent scour, erosion, and sediment migration to sensitive resources such as wetlands and waterbodies. The test water will be released into a dewatering device such as a straw bale structure to dissipate energy of the test water flow, filter the test water, and to allow release of the test water as sheet flow back onto the ground. PCGP will follow the procedures outlined in the Hydrostatic Testing Plan (see Appendix M of the POD) and FERC's Wetland and Waterbody Procedures (Section VII. C. 4.) to minimize potential effects from these activities.

3.3.11 Restoration

After the pipeline is backfilled and tested, disturbed areas will be restored, as nearly as possible, to their original contours. Permanent erosion control measures will be installed and revegetation will occur as discussed in Sections 4.0 and 10.0 of this ECRP.

4.0 BEST MANAGEMENT PRACTICES

This ECRP will be used by contractors as a primary reference during construction on all lands crossed by the Pipeline. This ECRP provides guidelines for installing temporary and permanent BMPs to prevent or minimize erosion and to protect water quality. Attachment C provides typical BMPs that may be used during construction. BMP materials will be stored at the designated yards or staging areas along the construction right-of-way.

In exceedance of Section II.A of FERC's Upland Plan (see Attachment A.), PCGP will employ a lead EI and multiple EIs per spread for each of the five pipeline spreads. The lead EIs will be responsible for agency notifications and reporting requirements within each construction spread and will have oversight and ultimate authority over assistant EIs. The lead EIs will also conduct routine meetings and maintain communications to uphold consistencies and compliance with the appropriate federal, state, and local regulations and permit requirements. All EIs will be on-site during active construction and will have peer status with all other activity inspectors. The EIs will have authority to stop activities that violate the measures set forth in this ECRP as well as other permits and authorizations and will have the authority to order corrective action. The lead EI would coordinate with the authorized federal agency representative to ensure that they are involved in all appropriate decisions for which the EI is responsible on federal lands. PCGP will adequately staff additional EIs on each spread depending on the length and complexity of each spread. At a minimum, each EI will be responsible for:

- Ensuring compliance with the measures set forth in this ECRP, the requirements of FERC's Upland Plan and Wetland and Waterbody Procedures, and all other environmental permits and approvals, as well as environmental requirements in landowner agreements, including the federal right-of-way grant and the multiple Plans comprising the POD;
- Identifying, documenting, and overseeing corrective actions, as necessary, to bring an activity back into compliance;
- Verifying that the limits of authorized construction work areas and locations of access roads are properly marked before clearing;
- Verifying the location of signs and highly visible flagging marking the boundaries of sensitive resource areas, waterbodies, wetlands, or areas with special requirements along the construction work area;
- Verifying the location of drainage and irrigation systems;
- Identifying erosion/sediment control and stabilization needs in all areas;
- Locating dewatering structures and slope breakers to ensure they will not direct water into known cultural resource sites or locations of sensitive species;
- Verifying that trench dewatering activities are located such that water is allowed to infiltrate whenever possible, turbid water does not reach waters of the state, and dewatering does not result in the deposition of sand, silt, and/or sediment. If such deposition is occurring, the dewatering activity will be stopped and immediate corrective action taken to prevent reoccurrence;

- Testing subsoil and topsoil in agricultural, residential, and other areas where it has been requested by the land management agency or landowner to measure compaction and determine the need for corrective action;
- Advising the Chief Inspector when conditions (such as wet weather) make it advisable to restrict construction activities to avoid excessive rutting;
- Ensuring restoration of contours and topsoil;
- Approving any imported soils for use in agricultural and residential areas and verifying that the soil is certified free of noxious weeds and soil pests;
- Approving straw bales for use in dewatering structures, mulch, and/or erosion control and verifying that the straw is certified free of noxious weeds and soil pests;
- Determining the need for and ensuring that erosion controls are properly installed, as necessary, to prevent sediment flow into wetlands, waterbodies, and sensitive areas and onto roads. This would include evaluating controls prior to a predicted storm event whenever possible and installing additional measures as needed to control storm water and sediment;
- Inspecting and ensuring the maintenance of temporary erosion control measures at least daily in areas of active construction or equipment operation, on a weekly basis in areas with no construction or equipment operation and within 24 hours of each 0.5 inch or greater rainfall. Inspections will be recorded and records maintained for review upon request;
- Ensuring the repair of all ineffective temporary erosion control measures as soon as possible but not longer than 24 hours after identification;
- Keeping records of compliance with conditions of all environmental permits and approvals (including the measures set forth in this ECRP) during active construction and restoration;
- Identifying areas that should be given special attention to ensure stabilization and restoration after the construction phase; and
- Verifying that the locations for any disposal of excess construction materials for beneficial reuse comply with section III.E. of FERC's Upland Plan.

During construction and restoration, PCGP would also utilize additional personnel as needed to support the EIs to ensure that the EIs' responsibilities are appropriately addressed. Support personnel may include, among others: biologists, wetland scientists, soil scientists, agronomists, foresters, reclamation specialists, visual resource specialists, hydrologists or geologists, who have the appropriate, education, training, and expertise to effectively address the EIs responsibilities outlined in the ECRP.

4.1 Temporary Erosion Control Measures

Temporary erosion controls will be installed after vegetation clearing and immediately prior to/after soil disturbance and will be properly maintained throughout construction and reinstalled as necessary until replaced by permanent erosion controls or restoration is complete. Near

waterbodies and wetlands, it will be determined in the field by the EI if it is necessary to install temporary erosion control measures (i.e., sediment barriers) prior to initial disturbance to minimize the potential for sediment to enter a wetland or waterbody. On federal lands, the EI would coordinate with the authorized federal agency representative regarding the appropriate placement of temporary erosion control BMPs outlined in this section of the ECRP.

4.1.1 Construction Ingress and Egress

PCGP has identified ingress/egress points to the construction right-of-way using existing public and private roads. These ingress/egress points are shown on the Environmental Alignment Sheets. To the extent that PCGP can control landowner or public use of the right-of-way on BLM and National Forest System (“NFS”) Lands, access will be limited to those vehicles necessary for construction to ensure public safety (see Safety and Security Plan, Appendix V of the POD). Traffic will move along the construction right-of-way within the construction right-of-way limits.

In designated areas, as determined by the EI, PCGP will install construction entrances at right-of-way access points that intersect paved roads to reduce sediment transport onto the roadway. A typical drawing of a construction entrance access pad is provided as Drawing 3430.34-X-0001 in Attachment C.

During the detailed engineering design phase for the Pipeline, existing culverts will be investigated along all identified access roads. This investigation will determine the condition and integrity of existing culverts and identify any location that may require mitigative measures to ensure construction activities do not damage or impair the existing function of the culverts. Mitigative measures may be required prior to access road use to allow safe construction equipment travel and prevent damage to the culverts. In select locations, replacement and/or modification of a culvert may be necessary. The measures outlined in PCGP’s Culvert Crossing Best Management Practices (see Attachment F) and appropriate erosion control and revegetation measures outlined in the ECRP would be implemented during any road improvement activities. The Culvert Crossing BMP has been developed based on consultation with Oregon Department of Fish and Wildlife (“ODFW”) and includes a typical culvert replacement design that would meet ODFW fish passage criteria (OAR 635-412-0035). Implementation of PCGP’s Culvert Crossing BMP would ensure that each road crossing of a stream, that could potentially support fish, would meet ODFW fish passage standards.

4.1.2 Sediment Barriers

Sediment barriers will be used to confine sediment to the construction right-of-way and will be constructed primarily of silt fence (see Drawing 3430.34-X-0002 in Attachment C) although biobags and straw wattles (see Drawing 3430.34-X-0002 in Attachment C) may also be used. Generally, silt fence will be used where sediment barriers are required parallel to the right-of-way. Drivable berms will generally be used in locations where sediment barriers are required to cross the construction right-of-way along the travel lane such as at road, waterbody, and wetland crossings. Occasionally, straw bales may be used across the construction right-of-way travel lane based on an evaluation of site specific conditions. The straw bales utilized for sediment barriers will be clean straw that does not contain noxious weeds or other undesirable species that could interfere with the existing land use. In forested areas, during timber clearing/right-of-way grading operations slash-filter windrows may be constructed on the downhill edge of the construction right-of-way and TEWAs, as directed by the EI (see Drawing 3430.3-X-0002 in Attachment C). Slash-filter windrows will be constructed of logging slash, including cull logs, tree tops, limbs, and branches laid parallel to the right-of-way to effectively

filter sediment, reduce runoff velocities, and prevent stream sedimentation. Sediment barriers would generally be placed as follows:

- at the base of slopes adjacent to road, wetland and waterbody crossings where sediment could flow from the construction right-of-way onto the road surface or into the wetland or waterbody;
- adjacent to wetland and waterbody crossings, as necessary, to prevent sediment flow in the wetland consistent with the requirements of FERC's Wetland and Waterbody Procedures; and
- on the down slope side of the right-of-way where it traverses steep side slopes.

Drawing 3430.34-X-0003 in Attachment C shows the placement of temporary sediment barriers adjacent to road crossings. An example of sediment control in ditches and swales is shown on Drawing 3430.34-X-0004 in Attachment C. Examples of sediment barrier installations during construction at wetlands and streams are shown on Drawings 3430.34-X-0005, 3430.34-X-0006, and 0007 in Attachment C. PCGP's EI will determine where it may be necessary to provide added protection at these locations as well as at other areas along the construction right-of-way to ensure that runoff is properly treated and that sediment is properly contained on the right-of-way. The EI will also determine those areas along the construction right-of-way where silt fence installation may require additional support/reinforcement through the use of wire mesh backing or by adding straw bales behind the silt fence for added support/reinforcement. On federal lands, PCGP would treat all intermittent streams that are not flowing at the time of construction as perennial streams and would stabilize them with temporary sediment barriers.

The EI will inspect temporary erosion control structures at least on a daily basis in areas of active construction and equipment operation. In areas where active construction and equipment operation are not occurring, inspections will be made at least weekly. All structures will be inspected by the EI within 24 hours of 0.5 inch or greater of rainfall. The EI will be responsible for ensuring that ineffective temporary erosion control measures are repaired as soon as possible but no more than 24 hours after discovery. Whenever possible, the EI will inspect erosion control measures in advance of predicted storm events and take preventative measures to minimize the potential for off right-of-way sedimentation.

Temporary sediment barriers will be maintained in place until permanent revegetation measures are determined successful or until the upland areas adjacent to wetlands, waterbodies or roads are stabilized. The structures will be removed once the area has been successfully restored.

4.1.3 Temporary Slope Breakers

PCGP will install temporary slope breakers to reduce runoff velocity, concentrated flow and to divert water off the construction right-of-way to avoid excessive erosion (see Drawing 3430.34-X-0008 in Attachment C). Temporary slope breakers may be constructed of materials such as soil, silt fence, staked straw bales, straw wattles, or sand bags. The outfall of each temporary slope breaker will be to a stable, well-vegetated area or to an energy-dissipating device at the end of the slope breaker and off the construction right-of-way. The outfall of the slope breakers will be positioned to avoid sedimentation of wetlands, waterbodies and other sensitive areas. PCGP has consulted with the NRCS as well as the Forest Service and BLM regarding spacing of temporary and permanent slope breakers. While these agencies provided recommendations for the spacing of permanent slope breakers, they deferred to the spacing provided in FERC's

Upland Plan for temporary slope breakers. Therefore, PCGP will install temporary slope breakers on all slopes greater than 5 percent according to the spacing in Table 4.1-1, unless the EI determines that a closer spacing is required.

**Table 4.1-1
Temporary Slope Breaker Spacing**

Slope Percent	Spacing (feet)
0-5	None Required
>5-15	300
>15-30	200
>30	100

Temporary slope breakers will also be installed as determined necessary by PCGP's EI in skid trails or cable logging haul routes (roads) to minimize erosion potential from these areas during clearing operations in 2020 construction. Additionally, the EI will coordinate with the authorized agency representative in determining the spacing intervals of temporary slope breakers within areas of highly erosive granitic terrain, as well as on the Umpqua National Forest between about MPs 109 and 110, where the alignment crosses the historic Thomason cinnabar claim group.

4.1.4 Mulch

Consistent with FERC's Upland Plan (Section IV.F.3.) if it becomes necessary to delay final cleanup, including final grading and installation of permanent erosion control measures, beyond 20 days (10 days in residential areas) after the trench is backfilled in a specific area, PCGP will apply mulch on all disturbed slopes before seeding. Mulch (certified weed free) will also be applied if construction and restoration activities are interrupted for extended periods, such as when seeding cannot be completed due to seeding period restrictions. In these areas mulch will be applied uniformly over the area to cover the ground surface at a rate of two tons/acre of straw or hay or its equivalent. In addition, the mulch application rate will also be increased to 3 tons/acre on all slopes within 100 feet of waterbodies and wetlands. The mulch will consist of certified weed-free straw or wood fiber hydromulch. On federal lands, in the event that construction activities are extended beyond the dry season (i.e., May 1 to October 31), soil disturbance in excess of 0.5 acre will have effective ground cover provided (see Table 10.15-1) or other effective BMPs will be utilized as discussed in this ECRP to prevent sedimentation beyond the approved construction right-of-way and associated TEWAs or into wetlands and waterbodies. Effective ground cover is considered to be the amount of cover necessary for maintaining a disturbed site in a low hazard category for erosion as specified in Table 10.15-1. Depending on the location and site conditions, PCGP's EI may also determine that temporary covering of spoil stockpiles at site-specific locations may be necessary to minimize the potential of sedimentation to sensitive resources. Drawing 3430.34-X0023 in Attachment C provides examples for temporary soil stockpile coverings.

4.1.5 Dust Control

During summer construction, fugitive dust may be a potential impact along the construction right-of-way and where construction occurs near residential areas, although these areas have been significantly avoided by the Pipeline. To control dust in residential areas and other areas where the dust may be considered a safety or public nuisance, the EI will direct watering along the right-of-way, as necessary. Watering trucks will spray only enough water to control the dust or to reach the optimum soil moisture content to create a surface crust. Run-off should not be

generated during this operation. Dust will be controlled on paved roadways by sweeping, scraping, or water washing (either by machine or hand). During sweeping the EI will determine if water needs to be sprayed to control dust. Any sediment generated from sweeping or scraping will be disposed of properly. Water for dust control purposes will be obtained from an authorized, permitted, commercial or municipal source. Appendix B of the POD provides PCGP's Air, Noise and Fugitive Dust Control Plan that describes the BMPs that would be utilized to control fugitive dust in more detail.

During development of the Right-of-Way Grant, the Forest Service noted a potential safety risk where fugitive dust is generated during pipeline construction in areas where asbestos may be present on the Tiller Ranger District if serpentine rock and soil are disturbed. Naturally-occurring asbestos ("NOA") includes fibrous minerals found in certain types of rock formations (serpentine and Ultramafic rock). PCGP addressed the Forest Service's concern regarding NOA in the Air-Noise and Fugitive Dust Control Plan (see Appendix B of the POD). The Plan describes NOA, areas where potential serpentine rock and soils are crossed by the Pipeline, and regulatory requirements as well as BMPs for minimizing exposure to NOA.

4.2 Permanent Erosion Control Measures

Permanent erosion control measures that will be used to reduce stormwater discharges will be implemented after all construction phases have been completed. Post-construction BMPs consist of permanent features and operational practices designed to minimize sediment discharges from the site after construction is complete.

4.2.1 Trench Breakers

Trench breakers will be installed in the trench and keyed into trench walls on slopes prior to backfilling to slow the flow of subsurface water along the trench to prevent erosion of trench backfill materials (see Drawing 3430.34-X-0011 in Attachment C). In addition, where the pipeline trench may drain a wetland, trench breakers will be installed and/or the trench bottom sealed as necessary to maintain the original wetland or waterbody hydrology and in areas where necessary to prevent potential effects to groundwater flows. PCGP will install a trench breaker at the base of slopes near the wetland boundary between the wetland and adjacent upland area. A permanent slope breaker and a trench breaker will be installed at the base of slopes near the boundary between the wetland and adjacent upland areas. The trench breaker will be installed immediately upslope of the slope breaker and in areas where necessary to prevent potential effects to groundwater flows.

Trench breakers will be keyed into the trench sidewall and generally spaced according to the spacing in Table 4.2-1, unless directed otherwise by the EI or authorized company representative.

**Table 4.2-1
Trench Breaker Spacing**

Slope Percent	Spacing (feet)
10-15	500
15-20	300
20-30	150
>30	100

Trench breakers will consist of approved sacks filled with sand. Foam trench breakers may be used if approved by the authorized company representative.

4.2.2 Permanent Slope Breakers

Permanent slope breakers (waterbars) will be installed across the right-of-way on slopes. The purpose of these structures is to minimize erosion by reducing runoff velocities by shortening slope lengths, preventing concentrated flow, and by diverting water off the right-of-way. Slope breakers are also intended to prevent sediment deposition into sensitive resources.

Slope breakers will be constructed with a two to eight percent outslope so that water does not pool or erode behind the breaker. Outflow will be diverted to a stable area off the right-of-way consistent with FERC's Upland Plan. Slope breakers may extend slightly (about 4 feet) beyond the edge of the construction right-of-way to effectively drain water off the disturbed area. If a stable area is not present, a temporary energy-dissipating device will be installed at the end of the slope breaker.

Slope breakers will be installed along the right-of-way based on slope gradient and soil characteristics (see Table 4.2-2). The frequency of slope breakers will be installed based on a combination of FERC's Upland Plan (see Attachment A) and input from the Forest Service and BLM. Because of the range in variation between agency recommendations and because of the complex landownership pattern, a single slope breaker spacing was developed based on slope gradient and soil type to ensure installation practicality across the various private and federal lands. The permanent slope breakers will be installed in all areas except agricultural fields, hayfields, pastures, and lawns. A typical drawing of a slope breaker is provided in Attachment C as Drawing 3430.34-X-0008.

**Table 4.2-2
Permanent Slope Breaker Spacing**

Slope Percent	Spacing Based on Soil Characteristics ¹	
	Highly Erosive Granitic Soils ² (feet)	Moderate/Low Erosion Soil Types (feet)
0-5	None Required	None Required
>5-15	100	200 to 300
>15-30	50 to 75	75 to 100
>30	50	50

¹ Actual spacing will be determined at the time of installation based on site-specific topographic conditions on the right-of-way to ensure proper slope breaker construction and proper drainage to stable off-site areas. On the Umpqua National Forest between about MPs 109 and 110, where the alignment crosses the historic Thomason cinnabar claim group, waterbars are to be installed at 50-foot intervals as recommended by the Forest Service (see the Contaminated Substances Discovery Plan/Appendix E of the POD).

² Granitic formations are crossed by the alignment between about: MPs 79.1 to 80.5; 81.6 to 82.2; 87 to 88.8; 97.0 to 101.2; 103.0 to 105.4; and 114.8 to 115.

4.2.3 Soil Compaction

Resource Report 7 of PCGP's Certificate application describes the potential for the Pipeline to cause soil compaction during clearing and construction activities and identifies the specific areas of the construction right-of-way that are susceptible to potential soil compaction from these activities. PCGP will minimize rutting and compaction by scheduling the majority of the clearing and construction activities during the dry season. During forest clearing activities in 2020 construction, the potential for soil compaction will be minimized where cable and helicopter logging methods are used. Where log skidding occurs, the following practices will be employed, where feasible, to minimize the potential for soil compaction:

- Low-ground weight (pressure) vehicles will be used as much as possible.
- The removal of soil duff and surface slash layers will be minimized so that a cushion exists between equipment or logs and the mineral soil.
- Designated skid trails will be used to restrict soil compaction to a smaller area of the right-of-way (preferably the pipeline trenching zone/ permanent right-of-way).
- Compacted landing, yarding, and load-out areas used for timber harvesting during 2020 will be scarified after use and prior to the rainy season where the potential for sediment delivery to waterbodies is possible. Scarification will promote infiltration, minimize run-off and the potential for sedimentation.

Construction activities (i.e., grading, excavation, scarification, and restoration) that will occur during mainline construction in 2021 are expected to fully mitigate areas of potential compaction caused from forest clearing activities that are completed in 2020 to prevent long-term impacts. During right-of-way restoration activities to be completed in 2021, most compacted surfaces from mainline construction activities will be relieved or mitigated by typical regrading, recontouring, scarifying, and final cleanup activities. Mitigating compaction will promote infiltration, reduce surface water runoff, minimize erosion, and enhance revegetation efforts. PCGP will test for soil compaction in agricultural areas (e.g., active croplands, hayfields, and pastures), residential areas, and on NFS and BLM lands. Soil compaction testing will be conducted on the same soil type under similar moisture and surface conditions as specified in Section V.C.1 of FERC's Upland Plan. On NFS and BLM lands, detrimental compaction will not exceed 15 percent or more over adjacent undisturbed soils. On NFS lands, within 100 feet of perennial or intermittent streams, detrimental compaction will not exceed 10 percent of the activity area within 100 feet of each stream, to assure maintenance/re-establishment of 90% of pre-disturbance infiltration rates within 100 feet of streams as confirmed through compaction testing. The EI will also test for soil compaction on UCSAs on federal lands to determine appropriate measures necessary to mitigate compacted areas.

Pursuant to Section II.B.8 of FERC's Upland Plan, the EI will be responsible for conducting soil compaction testing and determining corrective measures, including localized deep scarification or ripping to an average depth of up to 18 inches where feasible utilizing appropriate winged-tipped rippers. In forested areas, deep scarification over the trenchline will be precluded for pipeline safety reasons; however, the potential for compaction in this portion of the construction right-of-way is low since the trench will be excavated and then backfilled, and there is generally limited heavy equipment traffic in this area of the right-of-way. The trench line does not receive repeated heavy equipment traffic like the working side of the right-of-way, consequently the potential for compaction to occur over the trench line is limited. Furthermore, the trench is backfilled with excavated trench material toward the end of construction activities, just before restoration activities. Backfilling is the next to last step in the construction sequence which would limit traffic and the potential for compaction to occur over the backfilled trench. These measures will ensure that compaction is mitigated; that long-term impacts to soil productivity do not occur; and that the potential for increases in surface water runoff, soil erosion, and sediment delivery from pipeline construction is minimized. On federal lands, the EI will coordinate with the authorized agency representative to determine the appropriate measures to mitigate compacted areas, where necessary, based on test results.

4.2.4 Revegetation

Revegetation will be performed as outlined in Section 10.0 of this ECRP.

5.0 WATERBODY CROSSINGS

Overall impacts to waterbodies from construction have been significantly avoided by routing efforts. Although the proposed alignment crosses large waterbodies and drainages, the cross-country route primarily follows ridgelines as it traverses the Coast, Klamath, and Cascade mountains and foothills. This ridgeline alignment provides the most stable landscape position for the pipeline and minimizes the number of waterbody and wetlands crossed as the route proceeds in a southeasterly direction from Coos Bay over these mountain ranges toward the Klamath Compressor Station near Malin, Oregon. Many of the unnamed waterbodies that are crossed by the Pipeline are intermittent headwater streams that are expected to be dry during the summer construction activities.

Waterbody crossings will generally be completed using a dry crossing method (typically flume or dam and pump) (see Drawing 3430.34-X-0006 and 3430.34-X-0007 in Attachment C) consistent with the requirements of federal, state, and local agencies with specific authority to regulate the waterbody crossings. Appendix BB of the POD provides detailed descriptions of the BMPs that will be utilized during flumed and dam and pump waterbody crossings to minimize potential water quality impacts.

Waterbody crossings will be made nearly perpendicular to the axis of the waterbody channel, where practicable, based on engineering and routing constraints to minimize parallel stream alignments and multiple stream crossings. In most cases, PCGP has been successful in designing each crossing such that TEWAs are not closer than 50 feet from waterbody boundaries, except where the adjacent upland consists of actively cultivated or rotated cropland or other disturbed land. Where TEWAs are located closer than 50 feet from a waterbody and the adjacent upland does not support cultivated or rotated cropland or other disturbed land, a modification from FERC's Wetland and Waterbody Procedures (Section V.B.2.a. & b.) has been requested.

PCGP will utilize temporary construction bridges during all phases of construction to cross waterbodies. These structures will be constructed according to FERC's Wetland and Waterbody Procedures as well as according to the U.S. Army Corps of Engineers, Oregon Department of State Lands, ODFW, BLM, and Forest Service approvals. The temporary equipment bridges will be constructed to maintain unrestricted flow and to prevent soil from entering the waterbody. Soil will not be used to stabilize equipment bridges. Bridges will be constructed to withstand and pass the highest flow expected to occur while the bridge is in place, and, where feasible, bridges will be constructed to span the entire Ordinary High Water Mark ("OHWM") of the waterbody. If it is not possible to span the OHWM with the bridge, a temporary culvert or pier may be required. The culvert or pier would have sufficient strength to support all anticipated loads. These culverts/piers would be installed to minimize flow restrictions that may deflect stream flow to banks to prevent streambank erosion or scour and would be design to not restrict fish passage. The temporary bridges may include:

- equipment mats and culvert(s);
- equipment mats or railroad car bridges without culverts;
- clean rock fill and culvert(s); and
- flexi-float or portable bridges.

PCGP Contractor's may utilize other alternatives for equipment bridges that achieve the same performance and objective where approved by PCGP. Drawing 3430.34-X-0010 in Attachment C provides a typical drawing of a temporary crossing bridge and includes the minimum

performance/design standards PCGP's contractor will follow to ensure resource damage is minimized. PCGP's contractors will be responsible to ensure that the performance standards are met and resource damage is minimized. PCGP's EI, or authorized representative, will review all bridge placements to verify bridge safety, ensure the performance standards are observed and resource damage is minimized to the extent practical based on site specific crossing conditions and engineering constraints. On federal lands, the BLM's or Forest Service's authorized officer may verify that the temporary bridge installation performance standards, as defined on Drawing 3430.34-X-0010, are observed to ensure resource damage is minimized. All stream crossings on NFS lands (whether intermittent or perennial, wet or dry) will have either: 1) a bridge; 2) a temporary culvert with temporary road fill to be removed after work is completed; or 3) a low water ford with a rock mat. Temporary bridges will be set during clearing operations in 2020 construction as well as during mainline construction in 2021. The temporary bridges set during clearing operations would be temporarily removed after clearing is complete and will not be left in place across a waterbody over the 2020/2021 winter, during the period of high seasonal flows. During mainline construction in 2021, the temporary bridges will be reset and will be removed as soon as possible after permanent seeding. If there will be more than one month between final cleanup and the beginning of permanent seeding and reasonable alternate access to the right-of-way is available, equipment bridges will be removed as soon as possible after final cleanup as required by FERC Wetland and Waterbody Procedures (Section V. B. 5. f.).

Although FERC's Wetland and Waterbody Procedures (see Section V. B. 5. a.) allow clearing equipment and equipment necessary for installation of the temporary bridges to cross waterbodies prior to bridge installation, PCGP will not allow clearing equipment to cross waterbodies prior to bridge placement. Furthermore, where feasible, PCGP's contractors will attempt to lift, span, and set the bridges from the streambanks. However, where it is not feasible to install or safely set the temporary bridges from the streambanks, only the equipment necessary to install the bridge or temporary support pier will cross the waterbody. Any equipment required to enter a waterbody to set a bridge will be inspected to ensure it is clean and free of dirt or hydrocarbons. Resource Report 3 (and the Draft BA) provides a table that lists each waterbody and whether it is potentially necessary for equipment to cross the waterbody to install a temporary bridge.

Sediment barriers will be installed immediately after clearing and prior to initial ground disturbance (i.e., grading). Sediment barriers will be properly maintained throughout construction and reinstalled as necessary (such as after backfilling of the trench) until replaced by permanent erosion controls or restoration of adjacent upland areas is complete and revegetation has stabilized the disturbed areas. The contours of the streambed, shoreline and streambanks will be restored to preconstruction configurations (i.e., contour/elevations) to restore the physical integrity/conditions of these features. At some stream crossings, steep, eroding streambanks may need to be regraded to a stable slope (3:1) to ensure physical integrity as shown on drawing 3430.34-X-0014. PCGP's Stream Crossing Risk Analysis (GeoEngineers, 2017/Appendix O.2 to Resource Report 2) provides site-specific BMPs to restore stream bed and banks for long-term stability and to restore aquatic habitat. This Risk Assessment also provides a stream crossing monitoring plan to ensure long term success of stream restoration, maintenance of fish passage, and to identify channel erosion, scour or migration that could destabilize the site or expose the pipeline. Streambank revegetation measures are outlined in Section 10.0. Appropriate restoration BMPs, outlined in the Site-Specific Stream Crossing Prescriptions for the Perennial Streams on BLM and National Forest lands (North State Resources 2014), will also be incorporated during construction and

restoration in consultation with the agency's authorized representative and PCGP's EI or authorized representative.

6.0 WETLAND CROSSINGS

All wetlands will be crossed in accordance with FERC's Wetland and Waterbody Procedures (see Attachment B). Drawing 3430.34-X-0005 in Attachment C shows the typical wetland crossing methods that will be utilized during construction. Wetlands crossed by or in close proximity to the Pipeline are shown on the Environmental Alignment Sheets. In most cases except where topographical or other constraints occur, TEWAs have been located at least 50 feet away from wetland boundaries as required by FERC's Wetland and Waterbody Procedures (V.B.2.a). Where setbacks from waterbodies or wetlands could not be achieved based on site-specific constraints, modifications have been requested.

Sediment barriers will be installed immediately after clearing and prior to initial ground disturbance (i.e., grading). Sediment barriers will be properly maintained throughout construction and reinstalled as necessary (such as after backfilling of the trench). Where necessary, sediment barriers will be installed across the entire construction right-of-way immediately upslope of the wetland boundary to prevent sediment flow into the wetland. Where wetlands are adjacent to the construction right-of-way, sediment barriers will be installed along the edge of the construction right-of-way, as necessary, to prevent sediment flow into the wetland. These sediment barriers will be removed after restoration is complete and revegetation has stabilized the disturbed areas.

In wetlands where standing water or saturated soils are present or if construction equipment causes ruts or mixing of the topsoil and subsoil in wetlands, PCGP will use low-ground-weight construction equipment or will operate normal equipment on timber riprap or standard prefabricated equipment mats. Equipment mats are comprised of wood and serve to distribute the weight of the equipment. Rocks, soil imported from outside the wetland, tree stumps, or brush riprap will not be used to support equipment on the construction right-of-way. If trees are utilized as timber riprap or equipment mats to support equipment in saturated areas on the right-of-way, they will be obtained from clearing operations and will not be cut outside of the approved construction work areas. All materials utilized to support equipment on the construction right-of-way will be removed after construction.

The duration of construction-related disturbance within wetlands will be minimized and construction equipment operating in wetland areas limited to that needed to clear the right-of-way, dig the trench, fabricate and install the pipe, backfill the trench, and restore the right-of-way. All other construction equipment will use access roads located in upland areas to the maximum extent practicable. Where access roads in upland areas do not provide reasonable access, PCGP will limit all other construction equipment to one pass through wetlands that cannot be appropriately stabilized using the right-of-way. To allow multiple passes through wetlands, PCGP will stabilize the right-of-way through wetlands as prescribed in Section VI.B.d. of FERC's Wetland and Waterbody Procedures by using timber riprap, prefabricated equipment mats, or terra mats. Stabilization will not occur where wetland soils are firm enough to avoid rutting. Wetland restoration is discussed in Section 10.

6.1 Spill Prevention and Equipment Fueling and Maintenance

PCGP has developed a Spill Prevention, Containment, and Countermeasures ("SPCC") Plan that describes measures to prevent and control any inadvertent spill of hazardous materials

such as fuels, lubricants, and solvents that could contaminate soils and affect water quality. The SPCC Plan will be updated with site-specific information prior to construction. All employees will receive SPCC training. The SPCC Plan is provided in Appendix X of the POD.

Equipment fueling and storage of oil, fuel or other materials near waterbodies or wetlands could create a soil contamination and water quality impact if a spill were to occur. Leaks from equipment and vehicles could also cause impacts to surface waters. Vehicle fueling and maintenance and equipment storage will take place along the entire construction right-of-way. However, certain areas are restricted from these activities. Hazardous materials, chemicals, fuels, and lubricating oils will be stored in upland areas at least 150 feet from waterbodies and wetlands. Restricted fuel storage and no fueling areas will be clearly marked in the field. On federal lands, the storage of hazardous substances, chemicals, fuels, or lubricating oils, including the parking of all equipment overnight or during times of non-use and refueling would be at least 150 feet from waterbodies and wetland boundaries. On federal lands, any variance would require prior approval from the federal authorized representative. Concrete coating, refueling, and equipment maintenance activities will also be conducted according to FERC's Wetland and Waterbody Procedures. Concrete trucks will not be washed on the right-of-way. All hazardous materials will be handled in accordance with the SPCC Plan. If a spill occurred during construction, PCGP would implement the procedures outlined in the SPCC Plan (see Appendix X of the POD).

6.2 Material Delivery and Storage

PCGP will use various contractor yards for material delivery and storage. Materials will be brought onto the right-of-way as they are needed and will be stored away from waterbodies and wetlands. Secondary containment will be provided for fuel, lubricating oils, and other potential contaminating liquids.

7.0 MAINTENANCE AND PERIODIC EVALUATION

Erosion control structures will be maintained in accordance with FERC's Upland Plan (see Attachment A). The EI will inspect temporary erosion control structures at least daily in areas of active construction. In areas where active construction is not occurring, inspections will be made at least weekly. All structures will be inspected by the EI within 24 hours of 0.5 inch or greater of rainfall or as required by state and local jurisdictions. Whenever possible, the EI will evaluate erosion control measures prior to a predicted storm event and implement measures needed to prevent off right-of-way sedimentation. Inspections will be documented and available for agency review upon request.

The EI will be responsible for ensuring that ineffective temporary erosion control measures are repaired within 24 hours of discovery. If poor weather conditions prevail, the EI will notify construction crews when to initiate precautionary measures. The EI will ensure that the contractor has adequate equipment, materials, and crews available to respond rapidly to storm events. It is the responsibility of the EI to advise the Chief Inspector when wet weather or other conditions make it advisable to restrict construction activities to avoid excessive rutting in sensitive areas. Section 4.0 of this ECRP contains a list of the EIs' responsibilities.

8.0 HYDROSTATIC TEST WATER AND DEWATERING

After backfilling, the pipeline will be strength and leak tested as required by DOT under 49 CFR Part 192 to ensure that the pipeline is capable of operating at design pressure. Each HDD and

Direct Pipe (“DP”) will require pre-installation and post-installation strength (hydrostatic) testing. Should a leak or break occur, the pipeline will be repaired and retested until the required specifications are achieved. All hydrostatic test water will be obtained from commercial or municipal sources, private supply wells, or surface water sources permitted through the Oregon Department of Water Resources. PCGP’s Hydrostatic Testing Plan, provided in Appendix M of the POD, provides details on hydrostatic testing methods and protective measures.

During construction there is the potential, in areas of high groundwater, that trench dewatering may be required. Generally, these areas are associated with floodplains and wetlands. However, the construction schedule will generally coincide with the period when the soils in these areas are dry, thereby minimizing the amount of trench dewatering.

Hydrostatic test water or water from trench dewatering will not be discharged directly to waterbodies. The water from these activities will be directed to a dewatering structure to dissipate energy, to prevent erosion, and to filter the release in order to avoid sedimentation (see Drawing 3430.34-X-0012 and Drawing 3430.34-X-0013 in Attachment C). Water will be released to an appropriately sized dewatering structure based on the expected quantity of water. Proposed hydrostatic test water dewatering locations are provided on the Environmental Alignment Sheets. Hydrostatic test manifolds have been located outside of wetlands and riparian areas to the maximum extent practical based on engineering and testing parameters according to FERC’s Wetland and Waterbody Procedures (Section VII.C.4.). Similarly, hydrostatic dewatering locations have been located in uplands and at an appropriate distance from wetlands and waterbodies to promote infiltration and to ensure that sedimentation of wetlands, waterbodies, or other sensitive areas does not occur. PCGP’s EIs will visually monitor the release of hydrostatic test water and trench dewatering activities to ensure that no erosion or sedimentation occurs. In addition, the EIs will ensure that turbid water is not discharged to waters of the state. If an EI or authorized agency representative determines that a discharge is occurring from trench dewatering or hydrostatic testing, the receiving water will be visually monitored for turbidity. If turbidity is observed, the trench dewatering operations would be immediately adjusted/reinstalled/maintained to ensure that the discharge to surface water is stopped and water quality standards are not exceeded.

9.0 NON-STORMWATER DEWATERING

As previously described, the only non-stormwater releases associated with construction of the pipeline are trench and hydrostatic test dewatering. All water associated with trench dewatering will be pumped to a structure similar to Drawing 3430.34-X-0013 in Attachment C that is appropriately sized for the volume. Water associated with trench dewatering and hydrostatic testing will not be directly discharged to waterbodies. Potential areas requiring trench dewatering would likely occur near wetlands and areas of shallow ground water. Wetlands crossed by the Pipeline are shown on the Environmental Alignment Sheets. Resource Report 7 of PCGP’s Certificate application also identifies soils mapping units that are crossed that have a seasonal high water table where trench dewatering may be necessary. PCGP will minimize the potential for trench dewatering by scheduling the majority of construction activities during the dry season.

10.0 RESTORATION AND REVEGETATION

Initial reclamation of disturbed areas will begin as soon as possible after construction. Waterbody crossings will be stabilized and temporary sediment barriers will be installed within 24 hours of completion of backfilling in accordance with Section V.C.2 of FERC’s Wetland and

Waterbody Procedures (see Attachment B). On dry open cut crossings (flume or dam and pump) streambed and streambank stabilization will be completed before returning flow to the waterbody channel. On federal lands, PCGP would treat all intermittent waterbodies not flowing at the time of construction as perennial streams and would stabilize them with temporary erosion control measures and reseeding. Final grading and permanent erosion control measures of upland areas will be completed within 20 days (10 days in residential areas) after the trench is backfilled, weather and soil conditions permitting. During final cleanup and initial reclamation, permanent repairs of fences, gates, drainage ditches, and other structures removed or damaged during construction will be completed. Drain tiles will be repaired before backfilling. All drain tiles crossed by the Pipeline will be probed to check for damage. Cut or damaged drain tiles will be repaired to their original or better condition. PCGP will use a qualified specialist to test tiles for damage and to conduct any necessary repairs. Filter-covered drain tiles will not be used during repairs unless the local NRCS authorities and the landowner approve its use. All repairs will restore the drain tiles to the same or better condition that existed prior to construction.

PCGP will work with individual landowners to address restoration of active agricultural areas such as croplands, orchards, nurseries, and vineyards as well as residential lawns, ornamental shrubs, gardens, and other landscaping, if affected by the Pipeline. In active agricultural areas, PCGP will encourage the landowner to complete final restoration efforts in these areas and will compensate the landowner for these efforts. In residential areas, PCGP will utilize contractors familiar with local horticultural and lawn establishment procedures for reclamation work or will compensate the landowner to restore these areas. Specific reclamation procedures will be determined during negotiations with individual landowners. As described in the Aesthetics Management Plan (see Appendix A of the POD), various visual mitigation measures will also be incorporated into the restoration efforts to minimize visual impacts at Key Observation Points on federal lands.

10.1 Recontouring

All graded areas associated with construction will be regraded and recontoured as feasible to blend into the surrounding landscape and to reestablish natural drainage patterns. The emphasis during recontouring will be to return the entire right-of-way to its approximate original contours, to stabilize slopes, control surface drainage, and to aesthetically blend into the adjacent contours. Ruts and other scars will be regraded and all drainage ditches will be returned to their preconstruction condition. Recontouring to the original grade in disturbed wetlands is especially critical so that the wetland hydrology is not altered. Existing culverts that are damaged or removed during construction will be replaced to their original or better condition. No other culverts will be installed except those permitted or required by the appropriate federal, state, and local agencies. Consistent with FERC's Wetland and Waterbody Procedures (Section V.C.3.), during streambank restoration/recontouring the streambanks will be returned to their preconstruction contours or to a stable configuration with slopes that do not exceed 3H:1V (Horizontal:Vertical) as shown on Drawing 3430.34-X-0014 in Attachment C, or as specified by site-specific streambank stabilization design measures outlined in the Stream Crossing Risk Analysis (GeoEngineers, 2017/Appendix O.2 to Resource Report 2). PCGP will install erosion control fabric (such as jute or excelsior) on streambanks at the time of recontouring (see Drawing 3430.34-X-0009 in Attachment C). The fabric will be anchored using staples or other appropriate devices. The erosion control fabric to be used on streambanks will be designed for the proposed use and will be approved by the EI(s). On federal lands the EI would coordinate with the authorized agency representative regarding the erosion control fabric to use on streambanks. Additionally, as described in Section 11.0 of this ECRP, where the

alignment traverses steep, sharp and narrow ridgelines, the contours will be regraded to ensure stability as well as to reestablish preconstruction drainage patterns.

10.2 Construction Debris Disposal

During final cleanup, all construction debris (e.g., mats, garbage, drilling fluids) will be cleared from the right-of-way and disposed of in accordance with state and local regulations. Excess rock and spoil materials will be distributed along the construction right-of-way or disposed of in existing quarries and in permanent disposal sites that have been identified along the construction right-of-way. Appendix Q of the POD provides PCGP's Overburden and Excess Material Disposal Plan which describes how these materials would be stored and disposed of on federal lands. Resource Report 8 of PCGP's Certificate application also identifies the permanent disposal areas that would be located on private lands. Non-merchantable logs/stumps may be utilized along the construction right-of-way, within the certificated construction limits, as off-highway vehicle ("OHV") barriers or scattered/piled on the right-of-way as wildlife habitat diversity features, where approved by the EI or PCGP's authorized representative and the landowner or land management agency. PCGP's Recreation Management Plan (see Appendix S of the POD) provides the measures and examples of OHV barriers that would be used to prevent unauthorized OHV access to the right-of-way.

Treatment of Forest Slash. PCGP has determined that the quantity of slash material that will be generated during forest clearing operations will be significant. The typical size of the trees that will be cut and cleared from the construction right-of-way and TEWAs are too large to conduct whole tree yarding and, therefore, require the trees to be cut, topped, limbed, and bucked on site where the trees are fallen. Generally, only the logs will be yarded to a landing for decking, loadout, and transport and the slash (tree tops and limbs) will remain on the construction right-of-way where the tree was initially cut. During grading and trenching, stumps would also be generated which are also considered slash. The timber clearing and grading processes are expected to generate a significant quantity of slash that will be impractical to completely remove. During logging, limbs and tops will also be broken/crushed during tree falling and yarding operations, creating a large volume of smaller slash material that is impractical to remove because of the expected large quantity, size and distribution of this material. Further, the slash generated during timber clearing operations will remain on the ground and in place to provide important cover to minimize erosion over the winter prior to main line construction. The retained slash that will be stored on the edges of the construction right-of-way, TEWAs, and UCSAs will then be pulled back and redistributed/scattered across the right-of-way after construction during final cleanup after seeding during reclamation (according to BLM and Forest Service fuel loading limits) to minimize fire hazard risks. If during redistribution significant disturbance occurs to the seeded areas, the EI will ensure that supplemental hand broadcast seeding occurs to ensure adequate seed coverage for erosion control.

Where it is not feasible to pull the slash back onto the right-of-way after seeding, seeding in these areas (broadcast or hydroseeding) will occur with specifications to ensure adequate seed coverage. Scattering the slash across the right-of-way will return organic materials back to the right-of-way soil and provide effective ground cover for erosion control to minimize erosion. The scattered slash will also discourage OHV traffic on the right-of-way.

On NFS Lands the maximum amount of slash that will be scattered across the right-of-way will be 12 tons per acre, which will be distributed over the following fuel loading size classes:

Fuel Loading by Size Class	
Size Class (Diameter)	Tons/Acre
0-1/4"	< 1
1/4– 3"	4-8
3-8"	7-12
Maximum Total Loading	12

On BLM and private lands the fuel load specifications will be:

Fuel Loading by Size Class	
Size Class (Diameter)	Tons/Acre
0-1/4"	< 1 ¹
1/4 -8"	5-8 ¹
>8"	10-15
¹ Adapted from Forest Service Fuel Loading Standards	

As provided by the Forest Service, dead and downed woody debris greater than 16 inches in diameter does not contribute to fire hazard and will be maintained on site. Slash may also be chipped and scattered across the right-of-way provided that the average depth of wood chips covering the area does not exceed one inch following application. This chip depth will be sufficient to stabilize the soil surface from erosion while allowing grass seed to germinate and seedlings to develop and is not expected to significantly increase fuel hazards as long as the maximum tonnage for fuel loading does not exceed 12 tons per acre. The Forest Service has also noted that wood chips can be the most effective means to protect soils from surface and fluvial erosional processes. PCGP has requested a modification from Section IV.F.4.e. of FERC's Upland Plan because the BLM and Forest Service fuel loading standards differ from FERC's Upland Plan.

In areas where the fuel loading exceeds these standards, PCGP will machine or hand pile and burn the excess material depending on the site location. Burning will occur during the appropriate burning season and according to the permits issued by the BLM, Forest Service, and Oregon Department of Forestry (OAR 629-615-300). A Prescribed Burning Plan is included as Appendix R of the POD that describes these activities during the construction phase. Off-site disposal of slash materials may also occur in accordance with federal, state, and local regulations.

10.3 Soil Compaction

PCGP will mitigate and test for potential soil compaction as described in Section 4.2.3.

10.4 Scarification

Prior to respreading the topsoil, the right-of-way will be scarified (where necessary as determined by the EI) by disking, ripping, or chiseling to loosen compacted areas from equipment traffic. Scarifying the subsoil will also promote water infiltration and improve soil aeration and root penetration. Brush blades, rippers, chisel plows, agricultural disks, or other appropriate equipment will be used to reduce shallow soil compaction.

Scarification will occur in areas where the EI determines that the soil compaction is unacceptable. Disturbed areas that may require scarification primarily include the work lane and may also include portions of the passing lane or some TEWAs. Scarification will occur on average to a depth of up to 18 inches deep where feasible with rippers spaced not more than 16

inches apart. Ripping and chisel plowing will also occur when materials are dry enough to promote shattering of compacted layers. Ripper shanks with wing attachments will be used in areas where ripping with normal equipment does not adequately reduce the amount of soil compaction. Other subsoiling equipment, such as multipurpose subsoiling excavator attachments (i.e., subsoiling grappling rake or subsoiling excavator bucket) (Monk, B. 2009), may also be used to mitigate compaction in appropriate areas along the construction right-of-way.

In wetlands, scarification is not anticipated because traffic will be limited in these areas to that needed to clear the right-of-way, dig the trench, fabricate and install the pipeline, backfill the trench, and restore the right-of-way. All other equipment will be limited to one pass through the wetland using the right-of-way. Equipment mats will be utilized in wetlands where soils are saturated or where standing water is present to further minimize compaction. The need for scarification in wetland areas will be determined by the EI. Scarification will not be conducted in wetlands where it may adversely affect the wetland hydrology. On federal lands, the EI would consult with the authorized agency representative to determine areas requiring scarification as noted in Section 4.2.3.

10.5 Soil Replacement

All salvaged topsoil will be uniformly spread over the portions of the right-of-way from where the soil was salvaged. If compaction occurs during this operation that might not be relieved during seedbed preparation, all compacted areas will be scarified. Topsoil spreading will not occur during wet periods when soils are easily compacted and all travel over re-topsoiled areas will be restricted. The EI will be responsible for ensuring that topsoil imported into residential and cropland areas for replacement is free of noxious weeds or other deleterious materials (such as rock). If for an unforeseen reason topsoil replacement is required on federal lands, the EI would consult with the authorized agency representative to ensure the topsoil is suitable for use.

10.6 Rock Removal

FERC's Upland Plan requires the removal of excess rock from the top 12 inches of soil to the extent practicable in all rotated and permanent croplands, hayfields, pastures, residential areas, and other areas upon landowner request. In these areas, PCGP will clean up excess rock to a condition similar to adjacent portions of the construction right-of-way (e.g., size, density, and distribution of rock) unless the landowner and PCGP negotiate different stipulations. Excess rock and spoil materials will be distributed along the construction right-of-way or disposed of in existing quarries and in permanent disposal sites that have been identified along the construction right-of-way. Appendix Q of the POD provides PCGP's Overburden and Excess Material Disposal Plan which describes how these materials would be stored and disposed of on federal lands. Resource Report 8 of PCGP's Certificate application also identifies the permanent disposal areas that would be located on private lands. Any other new disposal location will require approval of the landowner or land managing agency. Large rocks and boulders may be used as OHV barriers along the right-of-way and at road crossings to block access at OHV points to restrict traffic on the right-of-way (see Appendix S of the POD/Recreation Management Plan). Additionally, large rocks and boulders may be piled in upland areas along the right-of-way to create habitat diversity features where approved by the EI or PCGP's authorized representative and the landowner or land management agency. The use of alternate disposal locations will be approved by FERC, and, if on federal lands, the respective land-managing agency.

10.7 Seedbed Preparation

Seedbed preparation will be conducted, where necessary, immediately prior to seeding to prepare a firm seedbed conducive to proper seed placement and moisture retention. Seedbed preparation will also be performed to break up surface crusts and to eliminate weeds which may have developed between initial reclamation and seeding.

A seedbed will be prepared in disturbed areas, where necessary, to a depth of three to four inches using appropriate equipment to provide a seedbed that is firm, yet rough. A rough seedbed is conducive to capturing or lodging seed when broadcasted or hydroseeded, and it reduces runoff and erosion potential. The rough seedbed will retain soil moisture for seedling germination and establishment.

In most areas, final right-of-way cleanup procedures are sufficient because they leave a surface smooth enough to accommodate a drill seeder pulled by a farm tractor and rough enough to catch broadcasted seed and trap moisture and runoff. However, additional preparation such as chisel plowing or disking may be necessary to prepare an adequate seedbed. Where residential and cropland areas are disturbed, more intensive ground and seedbed preparations may be required including rock collection, grading, and soil preparation/amending. The EI will be responsible to determine where seedbed preparation measures are required prior to seeding. On federal lands, the EI would coordinate with the authorized federal agency representative to determine where seedbed preparation measures are required.

10.8 Fertilization

Based on the Oregon State University Extension Service recommended fertilization rate for nitrogen fertilizer on new pasture seedlings (OSUES 2000), PCGP will use a standard fertilization rate of 200 pounds per acre bulk triple-16 fertilizer (16:16:16 - nitrogen, potassium and phosphorus) on all disturbed areas to be reseeded. This fertilization rate will apply 32 pounds per acre of elemental nitrogen, potassium, and phosphorus. The elemental nitrogen rate will also satisfy FERC's requirement to add nitrogen where wood chips are used as mulch (see Section IV.F.4.e.). Where fertilizer is applied by mechanical broadcast methods, the fertilizer will be incorporated into the top two inches of soil, where feasible. PCGP does not anticipate using aerial broadcast methods to apply fertilizers. However, if this application method is used, application would only occur with the approval of the appropriate federal land-managing agency. Where fertilizer is applied by hydroseeding, the fertilizer will be applied with the hydroseeding slurry. The NRCS did not recommend the addition of lime or other soil pH modifiers. Fertilizers would not be applied in wetlands, unless required in writing by the appropriate land management or state agency pursuant to FERC's Wetland and Waterbody Procedures (Section VI.C.4.) and would not be applied within 100 feet of flowing streams that have domestic use or support fisheries. Application would be avoided during heavy rain or when wind speed could cause drift. All fertilizers would be stored and equipment loaded away from streams and outside Riparian Reserves.

10.9 Seed Mixtures

As required by FERC's Upland Plan, PCGP has consulted with the NRCS and land management agencies regarding recommended seed mixtures for the Pipeline project area. The seed mixtures developed for the Pipeline are based on these agency recommendations and are provided in Tables 10.9-1, 10.9-2, and 10.9-3 and include Seed Mixtures 1 through 17. The seed mixtures were developed with the primary intent to stabilize disturbed areas and control erosion and were based on precipitation ranges and landownership (i.e., federal – BLM and NFS lands and private lands). Seed mixtures have also been developed for hayfield, pasture, and rangeland areas crossed by the Pipeline so that these areas are returned to their preconstruction land uses as quickly as possible. During right-of-way negotiations, private landowners may also request other seed mixtures than those proposed in Table 10.9-1. These specific landowner requested/specified seed mixtures will be documented in landowner right-of-way agreements. Seed mixtures have also been developed as mitigation measures for site-specific areas where federally listed plants or other special status plants (Kincaid's Lupine, Applegate's, Milk-vetch, Gentner's Fritillary as well as Cox's Mariposa Lily) have been identified along the right-of-way. These seed mixtures are included in the PCGP's Federally-Listed Plant Conservation Plan (see Appendix J of the POD). The BLM seed mixtures have been developed based on the BLM's Instruction Memo-2001-014 (Native Seed Policy) which states:

Native species shall be used unless, through the NEPA process, it is determined that: (1) Suitable native species are not available; (2) The natural biological diversity of the proposed management area will not be diminished; (3) Exotic and naturalized species can be confined within the proposed management area; (4) Analysis of ecological site inventory information indicates that a site will not support reestablishment of a species that historically was part of the natural environment; (5) Resource management objectives cannot be met with native species (See BLM Manual 1745.06).

While BLM Districts have prescribed native seed mixes for erosion control, there may be instances in highly erosive soils on steep slopes where mixing sterile perennials like sterile wheatgrass species or non-persistent annual grasses like annual ryegrass could be appropriate.

The seed mixture seeding rates are based on Pure Live Seed (PLS). All seed will be used within one year from testing date. The seed will be free of noxious weeds, and the quantity of total weed seed will be low or within the limits allowed by Oregon seed laws and labeling. The EI will review all seed tags prior to use to ensure that these procedures are implemented. The seeding rates specified in Tables 10.9-1, 10.9-2, and 10.9-3 are based on drilling rates (unless specified otherwise). If broadcast seeding methods are used, the seeding rate will be doubled. If hydroseeding is used, the broadcast seeding rate will be used plus any adjustment the hydroseeding company recommends based on their equipment specifications. The total quantities of Seed Mixtures 1 through 17 have been estimated and provided in Tables 10.9-1, 10.9-2 and 10.9-3. These estimates were based on GIS analysis considering the disturbed area (acres) where each seed mixture would be applied, landowner jurisdiction, vegetation type, county, milepost range, and other conditions specified for each seed mixture. Areas of roads and industrial areas, that are located within the construction right-of-way and TEWAs which would not be seeded were not included in the seed mixture estimates; nor were aboveground facilities that would be graveled and not seeded or UCSAs that would not be disturbed. Pipe yards, which are existing industrial areas that would not be reseeded, were also not included in the seeding acreage estimates.

PCGP would acquire the seed through commercial source where available and would contract with vendors to collect native species where these species are not commercially available. The

BLM and Forest Service will specify genetically appropriate seed sources/seed zones for all species to be planted/seeded on their managed lands. Native seed would be collected during the two years prior to construction as well as during the two years of construction to ensure that an adequate quantity of seed is available for reseeding efforts. Seed collected in the years prior to construction would be dried, stored in labeled, sealed bags and appropriately stored to preserve viability. It is anticipated that adequate seed will be collected to allow for direct re-seeding without the need for farm-increasing, however, some vendors may choose to grow out a quantity of the seed they have collected for PCGP's use to minimize collection efforts and to ensure appropriate quantities of seed are available.

**Table 10.9-1
Recommended Seed Mixtures for Private Lands**

Seed Mixture 1 – Erosion Control – Upland Right-of-Way Areas for Coos, Douglas, and Jackson Counties¹						
Common Name	Scientific Name	lbs/ac (PLS)				
Perennial Grasses						
Bentgrass	<i>Agrostis spp.</i>	0.5				
Red Fescue	<i>Festuca rubra</i>	6.0				
Fescue, Tall (endophyte free)	<i>Festuca arundinacea</i>	6.0				
Orchardgrass	<i>Dactylis glomerata</i>	6.0				
Ryegrass, Annual or Italian	<i>Lolium multiflorum</i>	6.0 ²				
Ryegrass, Perennial	<i>Lolium perenne</i>	4.0				
Timothy	<i>Phleum pretense</i>	2.0				
Legumes						
Clover, Red	<i>Trifolium pretense</i>	3.0				
Clover, White	<i>Trifolium repens</i>	2.0				
Trefoil, Birdsfoot	<i>Lotus corniculatus</i>	3.0				
Total PLS lb/acre		38.5				
Total Acres Estimated for Seed Mixture: 1435 acres		Total lbs (PLS) 55,248.0				
¹ Mountain or California brome (<i>Bromus marginatus</i> or <i>B. carinatus</i>) and Blue Wildrye (<i>Elymus glaucus</i>) to be added to the mixture at 5 lbs/acre PLS each in substitute for Timothy between MPs 65.6 – 88.3.						
² On slopes greater than 20 percent or where seeding occurs after September 30 th annual ryegrass will be increased to 10 lbs/acre.						
Seed Mixture 2 – Pasture and Hayland Mixes (Coos, Douglas, and Jackson Counties)						
Common Name	Scientific Name	lbs/ac (PLS)				
Perennial Grasses		Mix A¹	Mix B¹	Mix C¹	Mix D¹	
Fescue, Tall (endophyte free)	<i>Festuca arundinacea</i>		20.0			
Orchardgrass	<i>Dactylis glomerata</i>	10.0			16.0	
Ryegrass, Perennial or English	<i>Lolium perenne</i>	10.0		25.0		
Ryegrass, Annual or Italian	<i>Lolium multiflorum</i>	3.0	3.0	3.0	3.0	
Legumes						
Clover, Red	<i>Trifolium pratense</i>	2.0	2.0	2.0	2.0	
Clover, ladino ²	<i>Trifolium repens</i>	2.0	2.0	2.0	2.0	
Total PLS lb/acre		27.0	27.0	32.0	23.0	
Total Acres Estimated for Seed Mixtures: 176 acres		Total lbs (PLS) @ 27 lbs/ac = 4,743.0				
¹ Seed Mix 2-A will be utilized as the primary pasture mixture unless landowners request other specific mixtures or a single species pasture mixture is requested such as Mix 2-B, 2-C, or 2-D.						
² In Coos County, substitute New Zealand white clover for ladino white clover at 3 lbs/acre. New Zealand white clover is more slug resistance than Ladino white clover. Big trefoil can also be substituted or supplemented in the mixture (6-10 lbs/acre) on poorly drained, strongly acidic soils. Lundin, F. 1996. Pasture Management Guide. Coastal Pastures in Oregon and Washington. Oregon State University Extension Service. EM8645.						

Seed Mixture 3 – Irrigated Pasture and Hayland Mixes (Klamath County) ¹					
Common Name	Scientific Name	lbs/ac (PLS)			
Perennial Grasses		Mix A	Mix B	Mix C	Mix D
Orchardgrass	<i>Dactylis glomerata</i>		8.0		
Tall fescue (endophyte free)	Festuca arundinacea	15.0			15.0
Ryegrass, Perennial	<i>Lolium multiflorum</i>		8.0		
Intermediate Wheatgrass	<i>Elytrigia intermedia</i> ssp. <i>Intermedia</i>			12.0	
Ryegrass, Annual or Italian	<i>Lolium multiflorum</i>	2.0	2.0	2.0	2.0
Legumes					
Alfalfa	<i>Medicago L.</i>			2.0	
Clover, ladino	<i>Trifolium repens</i>	2.0	2.0	2.0	2.0
Clover, Red	<i>Trifolium pratense</i>	2.0	2.0		
Strawberry clover	<i>Trifolium fragiferum</i>				1.0
Trefoil, Birdsfoot	<i>Lotus corniculatus</i>				1.0
Total Bulk lb/acre		21.0	22.0	18.0	21.0
Total Acres Estimated for Seed Mixtures: 445 acres		Total lbs (PLS) @ 21 lbs/ac = 9,350.0			
¹ University of California Division of Agriculture and Natural Resources. 1993. Intermountain Irrigated Pastures and Mountain Meadows. Intermountain Workgroup, University of California Cooperative Extension. Mix A – Recommended for pastures that receive winter feeding operations (high yield forage with reasonable quality and a strong sod). Recommended for horse pastures. Mix B – High yield, high quality pasture mixture. Mix C – Recommended on irrigated pastures with marginal water supply. Mix D – Recommended on alkaline irrigated pastures (use Fawn tall fescue)					
Seed Mixture 4 – Erosion Control – Upland Right-of-Way Areas for Jackson County (non-federal land) MPs 113.2 to 150.45, precipitation ranges between 24 and 36 inches					
Common Name	Scientific Name	lbs/ac (PLS)			
Perennial Grasses					
Mountain or California brome	<i>Bromus marginatus</i> or <i>B. carinatus</i>	4.0			
Blue Wildrye	<i>Elymus glaucus</i>	4.0			
Red fescue	<i>Festuca rubra</i>	3.0			
Orchardgrass	<i>Dactylis glomerata</i>	6.0			
Ryegrass, Annual or Italian	<i>Lolium multiflorum</i>	6.0			
Legumes					
Pine or Sickle-Keel Lupine ¹	<i>Lupinus albicalus</i>	4.0			
Clover, White	<i>Trifolium repens</i>	2.0			
Subclover	<i>Trifolium subterranean</i>	1.0			
Total PLS lb/acre		30.0			
Total Acres Estimated for Seed Mixture: 323 acres		Total lbs (PLS) 9,688.0			
¹ To be applied if readily available from commercial sources.					
Seed Mixture 5 – Erosion Control – Upland Right-of-Way Areas for Jackson and Klamath Counties (non-federal land) MPs 169.4 to 181.0 precipitation ranges between 20 and 36 inches					
Common Name	Scientific Name	lbs/ac (PLS)			
Perennial Grasses					
Mountain or California brome	<i>Bromus marginatus</i> or <i>B. carinatus</i>	5.0			
Orchardgrass	<i>Dactylis glomerata</i>	6.0			
Timothy	<i>Lolium multiflorum</i>	4.0			
Red fescue	<i>Festuca rubra</i>	3.0			
Ryegrass, Annual or Italian	<i>Lolium multiflorum</i>	4.0			
Legumes					
Clover, White	<i>Trifolium repens</i>	2.0			
Subclover	<i>Trifolium subterranean</i>	2.0			
Total PLS lb/acre		26.0			
Total Acres Estimated for Seed Mixture: 92 acres		Total lbs (PLS) 2,397.0			

Seed Mixture 6 – Erosion Control – Upland Right-of-Way Areas Control for Klamath County (non-federal land) MPs 181.0 to 198.0 precipitation ranges between 16 and 20 and inches			
Common Name	Scientific Name	lbs/ac (PLS)	
Perennial Grasses			
Bluebunch wheatgrass	<i>Pseudoroegneria spicata</i>	4.0	
Slender wheatgrass	<i>Elymus trachycaulus</i>	4.0	
Blue wildrye	<i>Elymus glaucus</i>	4.0	
Idaho fescue	<i>Festuca idahoensis</i>	3.0	
Orchardgrass	<i>Dactylis glomerata</i>	3.0	
Legumes			
Clover, White	<i>Trifolium repens</i>	2.0	
Shrubs			
Antelope bitterbrush	<i>Purshia tridentata</i>	1.0	
Birchleaf mountain mahogany	<i>Cercocarpus montanus</i>	1.0	
Total PLS lb/acre		22.0	
Total Acres Estimated for Seed Mixture: 58 acres		Total lbs (PLS) 1,269.0	
Seed Mixture 7 – Rangeland Mixture for Klamath County MPs 198 to 228 precipitation ranges between 10 and 16 inches			
Common Name	Scientific Name	lbs/ac (PLS)	
Perennial Grasses			
Bluebunch wheatgrass	<i>Pseudoroegneria spicata</i>	6.0	
Canby bluegrass	<i>Poa canbyi</i>	1.0	
Sheep fescue	<i>Festuca ovina</i>	1.0	
Legumes			
Alfalfa	<i>Medicago L.</i>	1.0	
Shrubs			
Antelope bitterbrush	<i>Purshia tridentata</i>	2.0	
Total PLS lb/acre		11.0	
Total Acres Estimated for Seed Mixture: 143 acres		Total lbs (PLS) 1,571.0	
Seed Mixture 8 – Ditch and Canal Banks < 16 inches precipitation – Klamath County			
Common Name	Scientific Name	lbs/ac (PLS)	
Perennial Grasses			
Streambank wheatgrass	<i>Elymus lanceolatus ssp.</i>	20.0	5.0
	<i>Psammophilus</i>		
Tall wheatgrass	<i>Elytrigia elongata</i>		15.0
Sheep fescue	<i>Festuca ovina</i>	4.0	4.0
Total PLS lb/acre		24.0	24.0
Total Acres Estimated for Seed Mixture: 7.7 acres		Total lbs (PLS) 185.0	
¹ moist or subirrigated, saline areas			
Seed Mixture 9 – Seed Mixture for Disturbed Emergent Wetlands (Pastures) – Coos County			
Common Name	Scientific Name	lbs/ac (PLS)	
Perennial Grasses			
Ryegrass, Annual	<i>Lolium multiflorum</i>	10.0	
Bentgrass, Colonial	<i>Agrostis tenuis (Agrostis capillaries)</i>	6.0	
Legumes			
Trefoil, Birdsfoot	<i>Lotus corniculatus</i>	8.0	
New Zealand White Clover	<i>Trifolium repens</i>	2.0	
Total PLS lb/acre		26.0	
Total Acres Estimated for Seed Mixture: 38.6 acres		Total lbs (PLS) 1,004.0	

Seed Mixture 10 – Seed Mixture for Disturbed Emergent Wetlands Klamath County		
Common Name	Scientific Name	lbs/ac (PLS)
Perennial Grasses		
Ryegrass, Annual	<i>Lolium multiflorum</i>	10.0
Hairgrass, Tufted	<i>Deschampsia caespitosa</i>	3.0
Barley, Meadow ¹	<i>Hordeum brachyantherum</i>	5.0
Creeping bentgrass	<i>Agrostis stolonifera</i>	0.4
Garrison creeping foxtail	<i>Alopercurus arundianceus</i>	2.0
Total PLS lb/acre		20.4
Total Acres Estimated for Seed Mixture: 1.5 acres		Total lbs (PLS) 31.0

Seed Mixture 11 – Seed Mixture for Disturbed Emergent Wetlands (Pastures) – Douglas, Jackson, and Klamath Counties		
Common Name	Scientific Name	lbs/ac (PLS)
Perennial Grasses		
Ryegrass, Annual	<i>Lolium multiflorum</i>	10.0
Meadow foxtail	<i>Alopercurus pratensis</i>	8.0
Creeping bentgrass	<i>Agrostis stolonifera</i>	1.0
Legumes		
Trefoil, Birdsfoot	<i>Lotus corniculatus</i>	2.0
Total PLS lb/acre		21.0
Total Acres Estimated for Seed Mixture: 87 acres		Total lbs (PLS) 1,827.0

Seed Mixture 12 – Wetland Seed Mixture		
Common Name	Scientific Name	lbs/ac (PLS) (broadcast seeding rate)
Perennial Grasses		
Ryegrass, Annual	<i>Lolium multiflorum</i>	10
Quick Guard		40
Fescue, Fine or Creeping Red	<i>Festuca rubra</i>	2.0
Hairgrass, Tufted	<i>Deschampsia caespitosa</i>	2.0
Mannagrass, Reed ¹	<i>Glyceria grandis</i>	2.0
American sloughgrass ¹	<i>Beckmannia syzigachne</i>	2.0
Barley, Meadow ¹	<i>Hordeum brachyantherum</i>	5.0
Western Mannagrass ¹	<i>Glyceria occidentalis</i>	2.0
Fowl bluegrass ¹	<i>Poa palustris</i>	1.0
Total PLS lb/acre		66.0
Total Acres Estimated for Seed Mixture: 39.6 acres		@ 58 lbs/ac 2,297.0

¹ These species may be included in the seed mixture if they are readily available from a commercial seed supplier.

Table 10.9-2

Bureau of Land Management Coos Bay, Roseburg, Medford, and Lakeview Districts Seed Mixtures
Seed Mixture 13 – Coos Bay BLM Lands - Erosion Control - Upland Right-of-Way Areas

Californian brome	<i>Bromus carinatus</i>	8
Blue Wildrye	<i>Elymus glaucus</i>	12
Regreen or Quickguard ¹		
Total PLS lb/acre		40
Total Acres Estimated for Seed Mixture: 143 acres		Total lbs (PLS) 5,723

¹ The use of native seed mix is preferred; however, there may be instances in highly erosive soils on steep slopes, where mixing sterile perennials such as sterile wheatgrass species or non-persistent annual grasses like Annual Rye could be appropriate. In these areas the PCGP will include Regreen, Quickguard or annual ryegrass in the seeding mixture at 20 lbs/acre for erosion control, if approved, or at a rate specified by the BLM.

Seed Mixture 14 – Roseburg BLM Lands

The seeding rate will be 30 seeds Pure Live Seed per square foot (30 seeds PLS/ft²). The seed mix must include at least two species of grasses and at least two species of forbs. Species may include any of those listed below or a different species upon approval by the Roseburg BLM. The seed mix ratio will consist of 60% grasses and 40% forbs. Dominant species proposed by PCGP are footnoted (¹). The other species listed will be utilized where the proposed species are not available. Other species may also be used upon approval by the BLM.

Common Name	Scientific Name	Variety	Mixture Percentage
Grasses			
California brome	<i>Bromus carinatus</i>	Native ¹	25%
Blue wildrye	<i>Elymus glaucus</i>	Native ¹	35%
California fescue	<i>Festuca californica</i>	Native	
Roemer's fescue	<i>Festuca roemerii</i>	Native	
Harford's onion-grass	<i>Melica harfordii</i>	Native	
Forbs			
big deervetch	<i>Lotus crassifolius</i>	Native	
sickle-keeled lupine	<i>Lupinus albicaulis</i>	Native ¹	20%
silver lupine	<i>Lupinus albifrons</i> var. <i>eminens</i>	Native	
miniature lupine	<i>Lupinus bicolor</i>	Native	
slender goldenbanner	<i>Thermopsis gracilis</i> var. <i>gracilis</i>	Native	
tomcat clover	<i>Trifolium willdenowii</i>	Native	
grassy tarweed	<i>Madia gracilis</i>	Native ¹	20%
woodland tarweed	<i>Madia madioides</i>	Native	
Regreen or Quickguard ²			20 lbs/acre
Total Acres Estimated for Seed Mixture: 219 acres			Total lbs (PLS) 4,643

Note: where slopes exceed 25 percent, PCGP proposes to include Regreen or Quickguard in the seeding mixture at 20 lbs/acre for erosion control. Prior to application of Regreen or Quickguard, PCGP would receive approval from the Roseburg BLM.

Seed Mixture 15a–Medford BLM Lands – Oak woodland, Grasslands, Chaparral Types

Common Name	Scientific Name	Variety
Grasses²		
Roemer's fescue	<i>Festuca roemerii</i>	Native ¹
California Oatgrass	<i>Danthonia californica</i>	Native
Prairie Junegrass	<i>Koeleria macrantha</i>	Native
Pine bluegrass	<i>Poa secuda</i>	Native
California brome	<i>Bromus carinatus</i>	Native ¹
Blue wildrye	<i>Elymus glaucus</i>	Native ¹
Total Acres Estimated for Seed Mixture: 77 acres		Total lbs (PLS) 517.0 total lbs

Seed Mixture 15b – Medford BLM Lands - Conifer stands		
Common Name	Scientific Name	Variety
California fescue	<i>Festuca californica</i>	Native
Western fescue	<i>Festuca occidentalis</i>	Native
Harford's onion-grass	<i>Melica hardfordii</i>	Native
Blue wildrye	<i>Elymus glaucus</i>	Native ¹
Total Acres Estimated for Seed Mixture: 157.5 acres		Total lbs (PLS) 666.0 total lbs
Regreen/Quickguard or annual ryegrass ²		20 lbs/acre
Seed Mixture 15c – Medford BLM Lands – Wet Sites		
Slender hairgrass	<i>Deschampsia elongate</i>	Native
Note: Seeding rates – The seeding rate will be 10-20 seeds Pure Live Seed per square foot (10-20 seeds PLS/ft ²). Other species may also be used upon approval by the BLM. The BLM will specify genetically appropriate seed sources/seed zones for all species to be planted/seeded.		
¹ Dominant species proposed by PCGP are footnoted (¹).		
² The use of native seed mix is preferred; however, there may be instances in highly erosive soils on steep slopes, where mixing sterile perennials like sterile wheatgrass species or non-persistent annual grasses like Annual Rye could be appropriate. In these areas the PCGP will include Regreen, Quickguard or annual ryegrass in the seeding mixture at 20 lbs/acre for erosion control, if approved, or at a rate specified by the BLM.		

Seed Mixture 16a – Lakeview BLM Lands¹ (MPs 176 – 181)			
Common Name	Scientific Name	Variety	lbs/ac (PLS)
Perennial Grasses			
Blue wildrye	<i>Elymus glaucus</i>	Native	4.5
California fescue	<i>Festuca californica</i>	Native	4.5
California Brome	<i>Bromus carinatus</i>	Native	4
Total PLS lb/acre			13.0
Total Acres Estimated for Seed Mixture: 14.83 acres			193 Total lbs
Seed Mixture 16b – Lakeview BLM Lands¹ (MPs 215 – 220)			
Perennial Grasses			
Idaho Fescue	<i>Festuca idahoensis</i>	Native	2.0
Bluebunch wheat grass	<i>Pseudoroegneria spicata</i>	Native	3.0
Sandberg bluegrass	<i>Poa secunda</i>	Native	2.0
Basin Wildrye	<i>Leymus cinereus</i>	Native	1.0
Thurber's needlegrass	<i>Achnatherum thurberianum</i>	Native	1.0
Ross sedge	<i>Carex rossii</i>	Native	1.0
Squirreltail	<i>Elymus elymoides</i>	Native	1.0
Prairie junegrass	<i>Koeleria macrantha</i>	Native	1.0
Total PLS lb/acre			12.0
Total Acres Estimated for Seed Mixture: 3.57 acres			43 Total lbs
¹ The BLM will specify genetically appropriate seed sources/seed zones for all species to be planted/seeded. Native substitutions would be acceptable in consultation with the BLM.			

**Table 10.9-3
National Forest Seed Mixture**

Seed Mixture 17 ¹			Umpqua NF, Rogue River-Siskiyou NF Rate (lbs/ac)	Fremont-Winema NF Rate (lbs/ac)
Common Name	Scientific Name	Variety	lbs/ac (PLS)	
Perennial Grasses				
Blue wildrye	<i>Elymus glaucus</i>	Native	4	4.5
California fescue	<i>Festuca californica</i>	Native	4	4.5
California Brome	<i>Bromus carinatus</i>	Native	4	4
Legumes ²				
Big deervetch ²	<i>Lotus crassifolius</i>	Native	1 (one or more of these listed species)	0
California tea ²	<i>Psoralea physodes</i>	Native		0
Woodland milkvetch ²	<i>Astragalus umbraticus</i>	Native		0
Total PLS lb/acre			13.0	13.0
Regreen or Quickguard ³			20	20
Total Acres Estimated for Seed Mixture: 433 acres			357 acres/ 5,629 Total lbs	76.2 acres/991.0 Total lbs
¹ The Forest Service will specify genetically appropriate seed sources/seed zones for all species to be planted/seeded. Native substitutions would be acceptable in consultation with the Forest Service. ² Do not use these species on the Rogue River-Siskiyou NF ³ Where slopes are > 25 percent, include Regreen or Quickguard in the seeding mixture at 20 lbs/acre for erosion control.				

10.10 Seeding Timing

Disturbed areas will be seeded within six working days of final grading, weather and soil conditions permitting, consistent with FERC's Upland Plan (Section V. D. 3. d.). It is expected that seeding of restored right-of-way areas may begin as early as mid-August and will proceed until all areas have been reseeded which may extend into the winter months. Seeding and other restoration work in high elevation areas will receive top priority for completion prior to the onset of winter conditions.

10.11 Seeding Methods

Seeding will be conducted using a mechanical broadcast seeder, hydroseeder, or seed drill according to the guidelines in FERC's Upland Plan. The seed application rates will be as specified for drilling rates and doubled if using broadcast seeding. Fertilizer, lime, or mulch will not be used in wetlands.

Broadcast Seeding

Broadcast seeding will be the preferred seeding method on steep slopes or other areas that cannot be accessed with other seeding equipment; areas that will be covered with erosion control fabric; and other areas determined appropriate for broadcast seeding by the EI and the authorized federal agency representative on federal lands. Seed will be broadcast with a mechanical seeder immediately after the seedbed has been prepared and the soil is loose. This will allow the seeds to be lightly covered as the soil settles. The seeding will be lightly dragged with chains or other appropriate harrows to lightly cover the seed in areas where it is possible, as determined by the EI. Broadcast seeding will occur immediately prior to installation of erosion control fabric or application of mulch (straw or wood).

Hydroseeding

Hydroseeding will be used in upland areas that can be safely accessed with hydroseeding equipment and other areas that are determined appropriate by the EI. Hydroseeding equipment will be equipped with sufficient tanks, pumps, nozzles, and other devices required for mixing and hydraulically applying the seed, wood fiber mulch, and tackifier mix in slurry form onto the prepared ground. The hydroseeding equipment will have built-in agitators which will keep the seed, mulch, tackifier, and water mixed homogeneously until pumped from the tank. Fertilizer may be included in the hydroseeder slurry for hydroseeded areas that are difficult to access for fertilizer application and incorporation, as determined by the EI and the authorized federal agency representative on federal lands. Hydroseeding and hydromulching will occur in one application unless PCGP's authorized representative specifies that they occur as two separate applications.

Where hydroseeding and hydromulching occur as two applications, the hydroseeding slurry will contain tackifier at 25 percent of the manufacturer's recommended rate and 300 pounds of wood fiber mulch to mark the seeded locations and the evenness of the application. The hydromulching will occur immediately following hydroseeding on the same day, where feasible. Hydroseeding and hydromulching will be done from two directions (e.g., left and right or up and down), where possible, to ensure maximum coverage of the soil.

Hydroseeding rates will be at the rates specified for broadcast seeding plus any adjustment the hydroseeding company recommends based on their equipment specifications.

Drill Seeding

Drill seeding will be used as an alternative to broadcast seeding in gently sloping areas such as pastures where PCGP is completing the revegetation work at the landowner's request. The drill seeding equipment will be a type that is appropriate for the location being seeded. The quantity of seed applied by drill seeding will be as specified for each seed mixture.

10.12 Supplemental Wetland and Riparian Plantings

To mitigate impacts in wetland and riparian areas, PCGP will plant native shrubs and trees in areas where these species existed prior to construction. Table 10.12-1 provides a list of suggested native trees and shrubs that are common in the Pipeline project area in these habitats and which would be planted after final restoration and cleanup during appropriate planting periods (during the winter and late spring after 2021 construction). To complete these restoration plantings, PCGP will select a local restoration contractor that is knowledgeable of wetland and riparian ecosystems as well as with the species' characteristics and site growth requirements for those species listed in Table 10.12-1. The shrubs and trees planted at each site will be determined at the time of planting based on the moisture regimes and site-specific conditions at each planting location and based on the plant spacing provided in Table 10.12-1. On federal lands, PCGP's restoration contractor will coordinate with the authorized agency representative and/or the agency botanists to determine appropriate planting species. Disturbed wetland and riparian areas will be replanted with tree and shrubs according to FERC's Wetland and Waterbody Procedures (Section V.C.7. and VI.C.5) provided in Attachment B. Shrubs will be planted and allowed to grow within 5 feet of the centerline and trees will not be planted within 15 feet of either side of the centerline to facilitate corrosion and leak surveys and to prevent roots from damaging pipe coatings.

**Table 10.12-1
Native Shrub and Tree Plantings for Restoring Wetland and Riparian Areas ¹**

Common Name	Scientific Name	Planting size ²	Plant Spacing ³
Shrubs			
Wet Sites			
Red-osier dogwood	<i>Cornus stolonifera</i>	36" cuttings	3'
Willow spp	<i>Salix spp.</i>	36" cuttings	3'
Moist Sites			
Pacific ninebark	<i>Physocarpus capitatus</i>	1 gal	8'
Red elderberry	<i>Sambucus racemosa</i>	1 gal	8'
Blue elderberry	<i>Sambucus cerulean</i>	1 gal	8'
Vine maple ⁴	<i>Acer circinatum</i>	1 gal	6'
Salmonberry	<i>Rubus spectabilis</i>	1 gal	4'
Nootka rose/woods rose	<i>Rosa nutkana/ Rosa woodsii</i>	1 gal	4'
Golden Currant	<i>Ribes aureum</i>	1 gal	6'
Dry Sites			
Snowberry	<i>Symphoricarpos albus</i>	1 gal	4'
Serviceberry ⁴	<i>Amelanchier alnifolia</i>	1 gal	8'
Oceanspray ⁴	<i>Holodiscus discolor</i>	1 gal	8'
Beaked hazelnut	<i>Corylus cornuta</i>	1 gal	8'
Lewis' mock orange	<i>Philadelphus lewisii</i>	1 gal	8'
Redstem Ceanothus ⁴	<i>Ceanothus sanguineus</i>	1 gal	8'
Deerbrush ⁴	<i>Ceanothus integerrimus</i>	1 gal	8'
Wedge-leaf ceanothus ⁴	<i>Ceanothus cuneatus</i>	1 gal	8'
Oregon Grape	<i>Mahonia aquifolium</i>	1 gal	4'
Salal	<i>Gaultheria shallon</i>	1 gal	4'
Kinnikinnik	<i>Arcostaphylos uva-ursi</i>	1 gal	6'
Hairy manzanita ⁴	<i>Arcostaphylos columbiana</i>	1 gal	8'
Trees			
Wet Sites			
Oregon ash	<i>Fraxinus latifolia</i>	1 gal	10'
Red alder	<i>Alnus rubra</i>	1 gal	10'
Sitka spruce	<i>Picea sitchensis</i>	2 gal or bare root	15'
Western red cedar ⁵	<i>Thuja plicata</i>	2 gal or bare root	12'
Oregon crabapple	<i>Malus fusca</i>	1 gal	10'
Black cottonwood	<i>Populus balsamifera ssp. trichocarp</i>	36" cuttings or poles	10'
Moist Sites			
Cascara buckthorn	<i>Frangula purshiana</i>	1 gal	8'
Western hemlock ⁵	<i>Tsuga heterophylla</i>	1 gal	12'
Dry Sites			
Douglas' fir ⁵	<i>Pseudotsuga menziesii</i>	1 gal or bare root	12'
Big-leaf maple	<i>Acer macrophyllum</i>	2 gal	15'
¹ The Forest Service and BLM will specify genetically appropriate seed sources/seed zones for all species to be planted. ² Planting stock sizes may include bare root equivalents. ³ Shrubs will be installed in clusters of 5 to 10, while trees will be individual specimens. ⁴ Shrubs to be planted on NFS Lands 15 feet each side of the centerline and the outer edge of the construction limits (see Table 10.13-1). ⁵ Riparian areas on the BLM's Coos Bay District lands will be replanted with a coniferous mixture of 50% Douglas-fir, 25% western hemlock, and 25% western red cedar on a 15 ft x 15 ft spacing. Note: The Umpqua NF requested the following species be planted to provide additional habitat elements: <i>Asclepias cordifolia</i> (heartleaf milkweed) for monarch butterflies, and <i>Lonicera ciliosa</i> (orange honeysuckle) for humming birds. These species will be included in the shrub clusters, or planted separately in appropriate habitats scattered along the construction right-of-way. Heartleaf milkweed will primarily be planted by seed or rhizome cuttings. Orange honeysuckle will be planted as containerized stock or bare root specimens.			

In riparian areas on private lands, shrubs and trees will be planted across the right-of-way for a width based on Oregon Department of Forestry's Riparian Management Area (RMA)¹ widths, which are based on stream size and type, subject to the 15-foot (trees) restrictions on either side of the centerline. The riparian planting area on private lands will occur to specific RMA buffer widths¹, or to the limit of the existing riparian vegetation where the riparian vegetation does not extend to 100 feet.

Riparian Management Area Widths for Streams of Various Sizes and Type¹

	Type F	Type D	Type N
Large	100 feet	70 feet	70 feet
Medium	70 feet	50 feet	50 feet
Small	50 feet	20 feet	Apply specified water quality protection measures, and see OAR 629-640-0200

¹ OAR 629-635-0000: http://arcweb.sos.state.or.us/pages/rules/oars_600/oar_629/629_635.html

Drawing 3430.34-X-0015 and Drawing 3430.34-X-0016 in Attachment C provide schematics of the planting and maintenance areas within wetlands and riparian areas. On federal lands, PCGP has committed to extending the riparian strip plantings along all streams (perennial or intermittent) within federally-designated Riparian Reserves to 100 feet from the OHWM (subject to the 15-foot (trees) restrictions on either side of the centerline). The extended riparian planting area within Riparian Reserves will occur to 100 feet or to the limit of the existing riparian vegetation where the riparian vegetation does not extend to 100 feet. Appropriate restoration BMPs as outlined in the Site-Specific Stream Crossing Prescriptions for the Perennial Streams on BLM and National Forest lands (North State Resources 2014) will be incorporated during construction and restoration in consultation with the federal agency's authorized representative and PCGP's EI or authorized representative.

Additionally, as specified in PCGP's Gas Pipeline Project Technical Memo for Water Temperature Impacts Assessment (April 3, 2009), PCGP would install supplemental transplanted trees that are root pruned a year in advance of restoration/replanting on the Umpqua National Forest within the riparian areas of East Fork Cow Creek and tributaries including: Hydrofeatures C (WW-111-001 - GW014 - MP 109.17), G (GSP019 - MP 109.47), J (MP 109.69), K (MP 109.78), and N (ESI069 – MP 110.96) as well as on the South Fork Little Butte Creek on the Rogue River-Siskiyou National Forest (ASP 165 - MP 162.45). Root pruning a year in advance of replanting is expected to increase the survival success rate of the transplanted stock. Trees that would be root pruned would be selected from areas along the edge of the construction right-of-way or TEWAs that can remain in place without disturbance until the restoration phase. Tree species type and diversity will be the same as what is presently growing at each site. The EI or PCGP's representative and the authorized agency representative will identify and flag the appropriate trees to be used for transplanting purposes. PCGP contracted with North State Resources to conduct the modeling efforts for the April 3, 2009 water temperature impact assessment. Based on these modeling efforts North State Resources developed Table 10.12-2 which provides the planting distance for the 15-20-foot tall root-pruned trees that would be planted on each streambank.

**Table 10.12-2
Optimal Planting Distance of 15-20-foot Transplanted Root-Pruned Trees**

Site Identifier	Waterbody	Milepost	Jurisdiction	Proposed Planting Distance (feet) from Stream Channel High Water Mark	
				Left Bank ¹	Right Bank ¹
WW-111-001 (GW014/ FS-HF-C)	Trib. to East Fork Cow Creek	109.17	Umpqua National Forest	12	12
GSP019/ FSHF-G	East Fork Cow Creek	109.47	Umpqua National Forest	15	12
FS-HF-J	Trib. to East Fork Cow Creek	109.69	Umpqua National Forest	18	25
FS-HF-K	Trib. to East Fork Cow Creek	109.78	Umpqua National Forest	19	26
ESI068/ FS-HF-N	Trib. to East Fork Cow Creek	110.96	Umpqua National Forest	12	12
ASP 165	South Fork Little Butte Creek	162.45	Rogue River-Siskiyou National Forest	18	12

¹ Looking downstream

These optimal distances were calculated based on site-specific topography and aspect conditions. In order to achieve maximum effective shade to the stream course and to avoid further impacts to impacted riparian areas, specific criteria were used to calculate planting distances as follows:

- 15-foot tall deciduous tree used for vegetation type;
- At a minimum during the first year, the transplanted trees would provide effective shade between the tree base and the wetted channel at all daylight hours on August 5 except between the hours of 10 am and 2 pm. This method assumes that on August 5 the maximum stream temperature is achieved and effective shade would be cast on the riparian area during all but four hours of daylight;
- Planting distances from the waters edge are maximized to avoid further impacts to the affected riparian zone using the physical features of each water course; and
- Tree planting density was estimated from the existing site data and spacing will likely be 15 to 20 feet.

Effective shade was determined along both stream banks at each hydrofeature using the methods described in *Determining Individual Tree Shade Length: A Guide for Silviculturalists*. (Geier-Hayes, Hayes, and Basford, 1995). The guide provides a method for determining shadow length from the tree base to shadow tip during the hottest portion of the year (May 10 - October 11) for differing slopes, aspects, and northern latitudes. Using the aforementioned referenced techniques, individual tree shade length was calculated at each hydrofeature using the following data:

- **Stand Variables**
 - *Latitude*: 42 degrees north used for all sites;

- *Aspect of Topography (Azimuth)*: determined for each hydrofeature using aspect derived in GIS from 10 meter DEM data;
 - *Percent Slope*: determined for each hydrofeature using slope derived in GIS from 10 meter DEM data; and
 - *Target Date*: August 5 (assumed date of maximum water temperature) for all hydrofeatures.
- **Tree Variables**
 - Tree Height: total height of tree. Assumed 15 foot tree height for all hydrofeatures;
 - Cone Length: vertical length of tree that contains branches and leaves. Assumed a 10 foot crown length at all hydrofeatures; and
 - Crown Radius: the distance from trunk to edge of crown. Assumed that crown had a diameter equal to one-third of tree height, 5 feet, and radius was 2.5 feet for all hydrofeatures.
 - **Determine Tree Length Factor**: using the stand and tree variables, an adjustment coefficient is determined for each stand (Geier-Hayes, Hayes, and Basford, 1995).

The techniques described above were used to calculate the shade length created on each bank of a given hydrofeature. The calculated shade length was used to determine the minimum planting distances required to meet the aforementioned planting criteria. These planting distances were calculated for each hydrofeature and are generally too close to a stream course to allow mechanized equipment work without entering the stream channel. Minimum planting distances were modified to account for flow regime and to provide working space for mechanized equipment along the pipeline corridor.

The transplanted root-pruned trees will be monitored annually according to FERC's Wetland and Waterbody Procedures. If the success rate drops below 80 percent, a Forest Service authorized representative will be informed and a plan will be developed between the Forest Service and PCGP to restock these sites.

10.13 Supplemental Forest Plantings

In forest lands disturbed by the Pipeline, PCGP will replant according to state and federal (BLM and Forest Service) reforestation requirements. Reforestation planting prescriptions provided by the BLM and Forest Service were used to develop the reforestation prescriptions provided in Table 10.13-1. Reforestation efforts will occur in the first winter/spring after 2021 construction between about December and April. On all forest lands crossed by the Pipeline, trees will be replanted across the construction right-of-way and permanent easement up to 15 feet from either side of the centerline, allowing a 30-foot strip centered over the centerline to be void of trees to facilitate corrosion and leak surveys and protect the pipeline from root damage. The permanent (operational) easement will be maintained in a condition where trees or shrubs will be controlled (cut or trimmed) within 15 feet either side of the centerline (for a total of 30 feet cleared of trees). Trees will be allowed to mature within the remainder of the permanent pipeline easement. Drawing 3430.34-X-0017 in Attachment C provides a schematic of the areas of the construction right-of-way that will be reforested.

**Table 10.13-1
Reforestation Planting Prescriptions**

Landowner/ Jurisdiction	BLM District Recommended Planting Prescriptions				Forest Service Prescriptions ¹	Private ²
	Coos Bay District ⁴	Roseburg District	Medford District ³	Lakeview District	Umpqua, Rogue River-Siskiyou, and Fremont-Winema National Forests	
Upland Tree Species and age (bare root) All planting stock to be from genetically appropriate source material⁵	Plant 1+1 or P-1 Douglas fir	Plant mixture of 1+1 Douglas-fir, plug +1 ponderosa pine, and plug + 1 incense-cedar seedlings appropriate to site-specific areas (80%-10%-10%, respectively)	1+1 Douglas-fir, Ponderosa pine, and plug+1 incense cedar planting ratios based on elevation and aspect. ³	Plant mixture of 60% 2+1 Ponderosa pine, 20% 2+1 Incense cedar and 20% 2+1 Douglas fir.	1+1 Douglas fir, white fir, ponderosa pine incense cedar, rust-resistant sugar pine, Shasta red fir and oak, depending on site conditions. ¹ Shrubs noted in Table 10.12-1 to be planted from 15 feet each side of the pipeline centerline to the outer edge of the construction limits. In addition, the Umpqua NF requests the following species be planted to provide additional habitat elements: <i>Asclepias cordifolia</i> (heartleaf milkweed) and <i>Lonicera ciliosa</i> (orange honeysuckle) ⁶	Plant mixture of 1+1 Douglas-fir, plug + 1 ponderosa pine, and plug + 1 incense-cedar seedlings appropriate to site-specific areas.
Plant Spacing	10 ft X 10 ft spacing (about 400 - 435 seedlings per acre).				15 ft X 15 ft spacing (about 200 seedlings per acre).	10 ft X 10 ft spacing (about 400 - 435 seedlings per acre).
Plant Protection	Install vexar plastic mesh tubing (26"X3.5") on each seedling with 36" bamboo stake.		None			
Fertilizers		Slow release in-hole fertilizer packets should be used on serpentine, decomposed granite, or other poor soils.	Slow release in-hole fertilizer packets should be used on serpentine, decomposed granite, or other poor soils.	Slow release in-hole fertilizer packets should be used on serpentine, decomposed granite, or other poor soils		
Monitoring	Monitor seedling growth/survival the first fall following planting. Replant/interplant areas where tree stocking falls below minimum acceptable levels (300 trees per acre)			Monitor seedling growth/survival the first and third fall following planting. Replant/interplant areas where tree stocking falls below minimum acceptable levels (300 trees per acre).	Monitor seedling growth/survival the first fall and third growing seasons following construction to ensure target stocking of 100-150 trees per acre.	Monitor seedling growth/survival the first fall following planting. Replant/interplant areas where tree stocking falls below minimum acceptable levels according to (ODA 629-610-00200)

¹ Silvicultural prescriptions will be developed in accordance with the Forest Service Silvicultural Practices Handbook (FSH 2409.17) and the Reforestation Handbook (2409.26b-92-5), and approved by a Forest Service Certified Silviculturist.
² Silvicultural prescriptions will be developed in accordance with Oregon Department of Forestry Forest Practice Administrative Rules and Forest Practice Act, Chapter 629.
³ Lower elevation sites (<2500 ft) with S, SW, W aspects should contain proportionally more PP (i.e., - 50% PP, 25% DF, 25% IC); Mid-elevation sites (2500 – 4000') with S, SW, and W aspects should still contain a strong proportion of PP (i.e., - 25%PP, 50DF, 25 IC); Lower elevation sites (<2500') with more favorable aspects (E, NE, N, and NW) should be targeted toward a higher percentage of DF (i.e., - 60% DF, 25% PP, 15% IC); Mid-elevation sites with favorable aspects should contain progressively more DF and eliminate the pine component (i.e., - 85% DF, 15% IC). DF=Douglas Fir, PP=Ponderosa Pine, and IC=Incense Cedar. Between approximately MPs 152.32 and 152.39 plant primarily IC within PP Plantation and seasonally saturated soils.
⁴ Upland reforested Planting Prescriptions within Late-Successional Reserve land use designations on Coos Bay District: replant with a coniferous mixture of 50% Douglas-fir, 25% western hemlock, and 25% western red cedar on a 15 ft x 15 ft spacing.
⁵ The Forest Service and BLM will specify genetically appropriate seed sources/seed zones for all species to the planted/seeded.
⁶ On the Umpqua National Forest the following species will be planted with the supplemental shrub plantings: *Asclepias cordifolia* (heartleaf milkweed) for monarch butterflies and *Lonicera ciliosa* (orange honeysuckle) for humming birds. These species will be included in the planted shrub clusters, or planted separately in appropriate habitats scattered along the right-of-way. Heartleaf milkweed maybe planted as seed.

10.14 Other Habitat Diversity Features

As indicated in Sections 10.2 and 10.6, downed logs, unmerchantable woody debris, and slash (greater than 16-inches in diameter) including large rocks and boulders may also be stacked/piled along the right-of-way to provide habitat diversity features. These habitat diversity features would be created within the certificated construction limits where approved by the EI or PCGP's authorized representative and the landowner or land management agency. The Forest Service and BLM will specify habitat diversity features to be created within the right-of-way using downed logs, unmerchantable woody debris, slash > 16" in diameter, and large rocks/boulders.

10.15 Mulch

Mulch will be applied on all slopes where necessary to stabilize the soil. The source of mulch will be native wood mulch, straw, or hydromulch. It is anticipated that native wood mulch and manufactured wood fiber mulch will be the major sources of mulch used on the construction right-of-way. These wood mulch materials are also preferred by the Forest Service and will be used on NFS lands, unless other mulch materials are approved by the authorized agency representative.

Native Wood Mulch

The majority of the native wood mulch used for restoration work will be slash, brush, chips, and non-merchantable timber cleared from the construction right-of-way during the timber clearing phase. This material will be stored on the edge of the construction right-of-way, within TEWAs and UCSAs. This material will be lopped and scattered across the right-of-way after seeding to act as mulch to reduce erosion and enhance revegetation success. This slash material will be redistributed according to BLM and Forest Service fuel loading requirements as provided in Section 10.2 (Treatment of Forest Slash). In addition, the Forest Service has Effective Ground Cover standards (see Table 10.15-1) to minimize surface soil loss resulting from gravity, water, or wind action. According to these standards, a minimum amount of effective ground cover is to be established within the first year following the end of ground-disturbing activity. PCGP proposes to use these standards in all forested areas along the alignment where slash is to be returned to the construction right-of-way.

**Table 10.15-1
Effective Ground Cover Requirements**

Erosion Hazard Class	Minimum Percent of Effective Ground Cover^{1, 2}
Low	25%
Moderate	45%
High	65%
Very High	85%

¹ Effective ground cover is considered to be all living or dead herbaceous or woody materials, synthetic materials, and rock fragments greater than 3/4" in diameter that is in contact with ground surface and considered to be stable and resistant to downslope movement.

² As recommended by the Forest Service on the Umpqua National Forest, between about MPs 109 and 110 provide 100% post-construction ground cover on all disturbed areas in the area where the alignment crosses the Thomason cinnabar claim group (see Contaminated Substances Discovery Plan/Appendix E of the POD).

PCGP will assume that all areas along the construction right-of-way where slash is redistributed will have a high to very high erosion hazard class, and therefore PCGP will apply slash (including wood chips, where available) at a minimum percent effective cover of 65 to 85 percent of the right-of-way (see Table 10.15-1). PCGP assumes that the soils within the construction right-of-way will be categorized within the high to very high erosion hazard classes because all vegetation within the right-of-way will be removed and soils will be disturbed during grading, trenching, backfilling, and restoration activities.

Native wood mulch will be applied to a depth not exceeding one inch. The wood mulch will not be mixed into the soil. The Forest Service has noted that wood chips can be the most effective means to protect soils from surface and fluvial erosional processes.

Wood Fiber Mulch

Manufactured wood fiber mulch will be applied as hydromulch at 2,000 pounds per acre during hydroseeding. A tackifier or bonding agent recommended by the manufacturer will be used to bond the wood fiber mulch to the soil surface.

The wood fiber mulch will consist of pure wood fibers manufactured expressly from virgin wood chips. The chips will be processed in such a manner as to contain no trace of lead paint, varnish, printing ink, petroleum-based compounds, or seed germination inhibitors. Fiber will not be produced from unknown origin recycled material such as sawdust, paper, cardboard, or residue from chlorine bleached paper mills.

Wood fibers of mulch must maintain uniform suspension in water under agitation. The wood fiber mulch will blend with seed and tackifier to form homogenous slurry. Upon application, the mulch will form a blotter-like mat covering the ground. This mat will have the characteristics of water absorption and percolation and will cover and bond grass seed in contact with the soil. The wood fiber mulch will be dyed green to aid in visual metering during application. The dye will be non-toxic, biodegradable and not inhibit plant growth.

Bonded Fiber Matrix

PCGP will use a bonded fiber matrix ("BFM"), or similar product, on slopes greater than 2.5 to 1 (i.e., 40 percent), where prescribed by the EI or PCGP's authorized representative. BFM is similar to wood fiber mulch, but it has properties that allow it to remain strong and insoluble after its initial drying. BFM reduces erosion by a) absorbing the impact of rainfall while still allowing water to filter through, and b) absorbing water like a sponge to prevent overland water flow and rilling (Mat, Inc, 2017). It creates a strong and durable mat of interlocking fiber strands held together by a bonding agent which is water resistant and which will withstand re-exposure to moisture without re-dissolving or losing its adhesive quality. Once dry, it forms a water-absorbent protective mat which is porous and breathable and secures soil and seed until vegetation is established (Mat, Inc, 2017).

BFM is designed to mix and flow easily when wet and yet remain strong and insoluble once dry, protecting the soil surface from repeated rains and sheet flows. BFM can be applied prior to a rainy season or late in the year as it is formulated to endure the harsh conditions of heavy rains and snow (Mat, Inc, 2017). In time, BFM biodegrades completely into natural organic compounds which are beneficial to plant life. It is safe to use in riparian zones and watersheds. Because BFM is sprayed on, the site remains relatively undisturbed, further reducing the risk of erosion (Mat, Inc, 2017).

Straw Mulch

Straw mulch will be certified weed-free by the appropriate state certification program. In 2009, Oregon established a voluntary pilot Weed Free Forage Program³ which certifies both grass and alfalfa hay and straw. The contractor will deliver weed-free certification documents from this program to the EI prior to applying any straw mulch. However, if the certification program is not in place at the time of construction, or if there are not sufficient quantities of certified weed free straw available, the contractor will request review/inspection of the straw by the local soil and water conservation district, county agent, or other appropriate official or authorized agency representative on federal lands. Any straw that is found to contain noxious weeds during application will be immediately removed from the construction right-of-way and staging areas and properly disposed of in a public landfill.

The mulch will be uniformly applied at a rate of 2 tons/acre to cover the ground surface. Mulching will occur immediately after seeding where broadcast or drill seeding occurs. Anchoring the mulch is not expected to be necessary because strong winds, which could dislodge the mulch, typically occur during the winter rainy season when the moist conditions will bind the straw to the soils. Liquid mulch binders are not expected to be utilized unless hydromulch is applied. Liquid binders will not be used in wetlands or waterbodies.

10.16 Erosion Control Fabric

PCGP will install erosion control fabric (such as jute or excelsior) on streambanks at the time of recontouring (see Drawing 3430.34-X-0009 in Attachment C). The fabric will be anchored using staples or other appropriate devices. The erosion control fabric to be used on streambanks and steep slopes will be designed for the proposed use and will be approved by the EI, and authorized agency representative on federal lands. The EI or authorized company representative and authorized agency representative on federal lands will also determine other appropriate areas along the construction right-of-way where erosion control fabric will be applied based on site-specific conditions, such as steep slopes or reestablished ditches or drainages.

11.0 STEEP AND RUGGED TERRAIN

A significant portion of the Pipeline crosses rugged topography as it traverses the Coast and Cascade Mountain Ranges and foothills. Where the Pipeline passes through the dissected Coast Range and foothills between the Coos River and Myrtle Creek (MPs 9.00 to 81.00) most of the ridgelines run in the opposite direction of the proposed alignment. The orientation of the ridges requires the Pipeline, in numerous areas, to descend and ascend steep ridge slopes to cross stream drainages so that the alignment can proceed in a southeasterly direction toward Myrtle Creek and ultimately the terminus of the pipeline near Malin, Oregon. This similar condition also occurs between MPs 81.00 and 121.00 where the Pipeline traverses the Cascade Range and foothills. During routing, PCGP optimized the alignment along ridgelines, where feasible, to minimize crossing steep slopes and potential geologic hazards, to minimize waterbody crossings, and to minimize the amount of cuts and fill slopes that would be required which reduces the erosion hazard. Areas of steep side slopes (greater than 50% grade) were also avoided as much as practical during routing to minimize the complications associated with construction in these areas as well as potential long-term slope instability hazards.

³ <http://www.oregon.gov/ODA/programs/MarketAccess/MACertification/Pages/WeedFreeForage.aspx>

The Geohazards and Mineral Resources Report (see Resource Report 6) provides a geotechnical hazards review that was conducted during routing and describes the avoidance mitigation measures that were implemented (i.e., minor reroutes) to avoid potential high risk geological hazards areas. Resource Report 7 of PCGP's FERC Certificate application also identifies the miles of soils crossed by the Pipeline which are associated with steep slopes and high erosion hazards. PCGP has noted areas where the proposed route traverses steep, narrow ridges and where it will be infeasible to return these ridges to their original preconstruction contours during final grading. Drawing 3430.34-X-0018 in Attachment C provides a typical construction right-of-way configuration in these sharp ridgeline areas. This drawing shows the construction techniques that will be utilized to ensure safe and feasible construction; minimize overall construction disturbance; and ensure the long-term safety, stability, and integrity of the pipeline. Avoidance of these areas is not feasible because stable alternate pipeline routes were not present along the alignment, except for other similar ridgeline features that would have the same conditions.

During construction across rugged topography, PCGP will utilize the same construction procedures outlined in this ECRP to minimize construction, geologic, and erosion hazards as well as to ensure the integrity of the pipeline. In summary these procedures include:

- routing the pipeline to ensure safety and integrity of the pipeline;
- identifying adequate work areas to safely construct the pipeline;
- utilizing appropriate construction techniques to minimize disturbance and to provide a safe working plane during construction (i.e., two-tone construction; see Drawing 3430.34-X-0019 in Attachment C);
- Spoil storage during trench operations on steep slopes (greater than the angle of repose) will be completed using appropriate BMPs to minimize loss of material outside the construction right-of-way and TEWAs. Examples of BMPs that may be used include the use of temporary cribbing to store material on the slope or temporarily end-hauling the material to a stable upslope area and then hauling and replacing the material during backfilling;
- optimizing construction during the dry season, as much as practicable;
- utilizing temporary erosion control measures during construction (i.e., slope breakers/waterbars);
- installing trench breakers in the pipeline trench to minimize groundwater flow down the trench which can cause in-trench erosion;
- backfilling the trench according to PCGP's construction specifications;
- restoring the right-of-way promptly to approximate original contours or to stable contours after pipe installation and backfilling;
- installing properly designed and spaced permanent waterbars;
- revegetating the slope with appropriate and quickly germinating seed mixtures;
- providing effective ground cover from redistributing slash materials, mulching, or installing erosion control fabric on slopes, as necessary; and
- monitoring and maintaining right-of-way as necessary to ensure stability.

In addition to these typical construction methods, where PCGP identifies steep sideslopes requiring restoration, the fill-slope specifications outlined below will be followed to ensure slope stability:

Fill slopes will be constructed in order to return the site to the approximate pre-construction topography. Fill slopes which exceed a gradient of 3H:1V (Horizontal:Vertical), will be

constructed in accordance with the following specifications under the supervision of PCGP's qualified representative:

Materials

1. Fill materials used for constructing slopes exceeding 3H:1V will be considered structural fill.
2. Materials used as structural fill should be free of roots, organic matter, and other deleterious materials.
3. Fill materials will be at a moisture content suitable for compaction.
4. If on-site soils are unsuitable for use as structural fill, imported structural fill will consist of pit or quarry run rock, crushed rock, crushed gravel and sand, or sand that is fairly well graded between coarse and fine, contains no clay balls, roots, organic matter or other deleterious materials, and has less than 5 percent passing the U.S. No. 200 Sieve.

Slope Preparation

1. Slopes to receive fills will be prepared by stripping the existing organic material and topsoil.
2. Construct steps or benches on existing slopes to receive fills that exceed 3H:1V. The bench height to width ratio will be adjusted to match the existing slope gradient.

Fill Placement and Compaction

1. Fill soils will be compacted at a moisture content that is suitable for compaction. The maximum allowable moisture content varies with the soil gradation, and will be evaluated during construction. Silt and clay and other fine granular soils may be difficult or impossible to compact during persistent wet conditions.
2. Fill material will be placed in uniform, horizontal lifts. Minimum lift thickness will vary based on material compacted and the type of compaction equipment used.
3. Compact each lift by operating, hauling, and spreading equipment uniformly over the full width of each layer until there is no visible deflection under the load of the hauling and spreading equipment. If each lift of fill cannot be accessed by the hauling and spreading equipment to achieve compaction, then other suitable compaction equipment will be used to obtain the required compaction. Alternative compaction equipment and methods may include tamping with a trackhoe bucket, vibratory plate compactors (hoe-pack) or rollers.

12.0 NOXIOUS WEEDS, SOIL PESTS, AND FOREST PATHOGENS CONTROL PLAN

The Oregon Department of Agriculture ("ODA") (Butler 2006), BLM, and Forest Service have been consulted for recommendations to prevent the introduction, establishment, or spread of noxious weeds, soil pests, and forest pathogens. In general, these agencies have recommended that reconnaissance surveys be conducted along the alignment to determine the presence of noxious weeds and forest pathogens so that appropriate BMPs can be developed and applied prior to and during construction to prevent the introduction, establishment, or spread of noxious weeds and forest pathogens. Additionally, these agencies have recommended that construction equipment and vehicles be cleaned prior to moving them onto the construction right-of-way to prevent the import and spread of weeds and that vegetation clearing and grading equipment be cleaned if they pass through known noxious weed infestations. Disturbed areas will be promptly replanted as described in Section 10.9 with

appropriate seed mixtures to help prevent noxious weed germination. The right-of-way will be monitored after construction, and any noxious weed infestations will be controlled in accordance with permit and landowner stipulations. The following section describes in more detail the measures that will be implemented by PCGP during construction to minimize the potential spread of noxious weeds, soil pests, and forest pathogens. These sections of the ECRP were also utilized as the basis for PCGP's Integrated Pest Management Plan (see Appendix N of the POD).

12.1 Reconnaissance Surveys

PCGP conducted initial reconnaissance weed surveys concurrently with wetland and waterbody inventories during the summer and fall of 2006 and 2007. Additional reconnaissance weed surveys were conducted during biological surveys in 2007 and 2008 and various supplemental surveys through 2017. These surveys were conducted by local biologists who were familiar with priority listed noxious weeds. The results of these inventories are provided in the Integrated Pest Management Plan (see Appendix N of the POD), which also provides the state classifications. The reconnaissance surveys will assist in determining where management or pretreatment may be necessary prior to construction to prevent the spread of noxious weeds. As indicated in the Integrated Pest Management Plan, PCGP will also complete preconstruction weed surveys to determine potential pretreatment requirements and construction practices that would be implemented during clearing and grading to minimize and avoid the potential spread of weeds and forest pathogens.

12.2 Pretreatment

Pretreatment will primarily be accomplished by mechanical operations by mowing to the ground level, if appropriate for the targeted weed species. Other appropriate mechanical methods may include disking, ripping, or chopping. Hand pulling methods may also be utilized if the area of infestation is small or where mechanical methods are not feasible. Infested areas will be cleared in a manner to minimize transport of weed seed, roots, and rhizomes or other vegetative materials and soil from the site down the construction right-of-way. Spot treatments with appropriate herbicides will also be conducted where applicable depending on the specific weed and site-specific conditions using integrated weed management principles. Spot herbicide treatment would only be utilized when it could be effective (i.e., plant phenology and effective herbicide treatment windows coincide) prior to construction. Any herbicide treatment would be conducted by a licensed applicator using herbicides labeled for the targeted species and registered for the use. Herbicides would be used where approved by the land-managing agency or landowner. Permits for use of herbicides on federal lands would be obtained prior to use/treatment (see Integrated Pest Management Plan/Appendix N of the POD).

12.3 Equipment Inspection

Prior to transporting construction equipment to the construction right-of-way, all equipment will be inspected to ensure that it is clean and free of potential weed seed or sources (i.e., soil roots or rhizomes) and power washed, if necessary, as determined by the EI or authorized agency representative on federal lands. In addition, initial inspections of all inspector vehicles and construction contractor vehicles will also be performed prior to being allowed on the construction right-of-way. This does not apply to local service vehicles that will stay on the existing roadway, traveling frequently in and out of the Pipeline project area. The EI or PCGP's authorized representative will be responsible for performing inspections and registering or tagging the equipment prior to being transported or moved to the right-of-way. To ensure the equipment is

thoroughly inspected, the EI or authorized representative will use the inspection checklist provided in Attachment D.

12.4 Clearing and Grading

In areas where infestations have been identified or noted in the field, the contractor will stockpile cleared vegetation and salvage topsoil or graded material adjacent to the area from which they are stripped to eliminate the transport of soil-borne noxious weed seeds, roots, or rhizomes. Where practical and feasible, right-of-way grading activities will occur toward any known areas of infestation to minimize the potential spread of noxious weeds or forest pathogens. During reclamation, the contractor will return any graded materials and vegetative material from the infestation sites to the areas from which they were stripped or moved. Any clearing equipment used in areas of priority A and T as well as selected B listed weeds will be cleaned by hand, blown down with air, or pressure washed prior to leaving the site. Equipment cleaning on the right-of-way will occur in an approved cleaning station such as that shown on Drawing 3430.34-X-0020 in Attachment C. The EI will approve the appropriate cleaning station location(s) and will be responsible for determining the effective cleaning method for the grading/clearing equipment (including power washing, if necessary). Infested areas and cleaning station locations will be mapped to ensure that these areas are monitored during construction and to ensure that these weeds are controlled and not spread.

NFS and BLM Lands. Because of the contiguous pattern of NFS Lands crossed by the Pipeline, equipment will be inspected and cleaned at cleaning stations located at the borders of each National Forest prior to clearing and grading activities in addition to being cleaned at cleaning locations adjacent to mapped noxious weed infestation areas that were identified during preconstruction surveys on federal lands and where a treatment plan has been developed in consultation with the authorized agency representative. The cleaning station(s) will be located and approved by the EIs and the authorized agency representative on federal lands. The cleaning station location(s) will also be mapped for future monitoring efforts to determine if potential infestations occur at these sites and, if they do, to ensure that appropriate control treatments are applied.

Because the BLM managed lands are not contiguous and are spread out in a checkerboard pattern, it is not practical to set up inspection and cleaning stations at each entry point. However, where BLM lands are contiguous to NFS Lands, the cleaning station will be located to include the adjacent BLM lands.

12.5 Weed-Free Materials

PCGP will use certified weed-free seed during seeding operations as indicated in Section 10.9 of this ECRP. In addition, PCGP will use certified weed-free straw for mulch and sediment barriers, dewatering structures, or other uses along the right-of-way. The EI or PCGP's authorized representative will be responsible for ensuring that all straw hauled to the construction yards will be certified weed-free⁴. Where straw is to be used on federal lands, the BLM's or Forest Service's authorized officer may also inspect and approve straw materials to verify that the straw is weed-free. Depending on the source of the straw, it is generally advisable to have the straw certified in the county where it was produced prior to shipping. If gravel or other materials are used on NFS Lands, they will be from a weed-free source and approved by the Forest Service's authorized representative.

⁴ <http://www.oregon.gov/ODA/programs/MarketAccess/MACertification/Pages/WeedFreeForage.aspx>

12.6 Weed Control

Where weed control is necessary, PCGP will employ hand and mechanical methods (pulling, mowing, disking, etc.) to prevent the spread of potential weed infestations. To determine if an herbicide is to be used over other control methods, PCGP will base the decision on integrated weed management principles (USDA, 2005). Decisions will be made based on whether other methods or combinations of methods are known to be effective on the species in similar habitats. The choice of herbicides will be based on the invasive species, how it reproduces, its seed viability, the size of its population, site conditions, known effectiveness under similar site conditions, and the ability to mitigate effects on non-target species.

In most cases, if an herbicide is used for control, it would be used in combination with other methods. For example, initial treatment of an invasive species may be done with an herbicide, but then manual or mechanical methods may be implemented as maintenance treatments over the long-term. If herbicides are used to control noxious weed infestations, PCGP will employ a state or federally-licensed herbicide applicator to ensure that the appropriate herbicides are utilized for the targeted weed species during its proper phenological period and at the specified rate. The applicator will ensure that the herbicides are used according to the labeling restrictions and according to all applicable laws and restrictions and according to the appropriate land managing agency decision documents. Permits for the use of herbicides on federal lands would be obtained prior to use/treatment (see Integrated Pest Management Plan/Appendix N of the POD).

The applicator will confirm that the herbicides are used under the proper seasonal and weather conditions to ensure effectiveness and to minimize drift to non-targeted areas. Herbicides will not be applied during precipitation events or when precipitation is expected within 24 hours or as specified on the label. Prior to herbicide application, PCGP and/or their contractor will obtain all required permits from the local jurisdictions/authorities and land-managing agency. The licensed applicator will complete a Herbicide Application Record (see Integrated Pest Management Plan/Appendix N of the POD) when herbicides are applied on federal lands. PCGP will not utilize herbicides on the right-of-way without landowner consent/approval and will use wicking, wiping, injection, or spot spraying as permitted by product labels. PCGP will not use aerial herbicide applications and will not use herbicides for general brush/tree control within the 30-foot maintained operational easement.

Weed Control near Sensitive Areas and Habitats. Herbicides will not be used within 100 feet of a wetland or waterbody, unless allowed by the appropriate agency. PCGP and their applicators will ensure that herbicide use does not impact sensitive species identified during PCGP's biological surveys. To ensure sensitive species/habitats are not adversely impacted by the weed control activities, the Integrated Pest Management Plan (see Appendix 7 to Appendix N of the POD) provides the various sensitive species and/or associated buffers that are crossed or that are in the vicinity of the Pipeline. If noxious weed infestations occur in the vicinity of sensitive sites, the proper treatment buffers will be applied to avoid potential adverse impacts to non-targeted species. In these areas site-specific control will be designed (e.g., application rate and method, timing, wind speed and direction, nozzle type and size, buffers, etc.) to mitigate the potential for adverse disturbance and/or contaminant exposure.

12.7 Soil Pests

In the Klamath Basin there are two organisms of regulatory concern. These include *Verticillium* (fungus), which is a concern in mint and potato fields, and *Meloidogyne chitwoodii* (nematode), which is a concern in potatoes. Both of these organisms inhabit the soil and can be easily

spread on tires, boots, or other soil-moving mechanisms. To minimize the potential spread of these organisms, PCGP will wash all equipment and vehicles before leaving any mint or potato field crossed by the Pipeline.

12.8 Forest Pathogens

Refer to Section 5.0 of PCGP's Integrated Pest Management Plan (see Appendix N).

12.9 Monitoring

After construction PCGP will monitor the right-of-way for infestation of noxious weeds. Monitoring will occur in the areas where noxious weeds were identified prior to construction and were previously mapped to ensure that potential infestations do not reestablish and spread. Monitoring will also occur in areas along the right-of-way where equipment cleaning stations and hydrostatic dewatering sites were located to ensure that infestations at these locations do not occur. Monitoring in these areas will occur for a period of 3 to 5 years on federal lands, and monitoring will also occur in areas where rock, soil and straw was used on federal Lands. PCGP's operational staff or their contractors will be responsible for these monitoring efforts. On NFS lands, PCGP may also develop a fund to support the agency in monitoring weeds on the right-of-way. If infestations occur along the right-of-way, PCGP would make an assessment of the source of the infestation, the potential of the infestation to spread to other adjacent areas, and develop a treatment plan to control the infestation. Where infestations occur on federal lands, this assessment and treatment plan would be developed cooperatively with these agencies. The treatment plan would be developed using integrated weed management principles, and if herbicides are used, all applicable approvals would be obtained prior to their use including landowner approvals. PCGP would consult with the Oregon Department of Agriculture Noxious Weed Control Program/ or local County Weed Program for additional support regarding noxious weed control issues that may occur during operation of the pipeline. PCGP may also contract with local conservation districts to conduct any necessary weed treatment programs that may arise after construction.

Monitoring other areas of the right-of-way where noxious weeds were not known to occur prior to construction will occur as an ongoing function of PCGP's operational personnel during the life of the Pipeline. PCGP's operational staff would also investigate noxious weed issues raised by landowners during operation of the pipeline.

13.0 MAINTENANCE

PCGP will conduct follow-up inspections of all disturbed areas after the first and second growing seasons to determine the success of revegetation. PCGP will monitor crops for at least two years to determine the need for additional restoration, unless the easement agreement specifies otherwise. Revegetation will be considered successful in upland areas, if upon visual survey the density and cover of non-nuisance vegetation are similar in density and cover to adjacent undisturbed lands. If vegetative cover and density are not similar or there are excessive weeds after two full growing seasons, PCGP will continue revegetation efforts until revegetation is successful. Repair of erosion control structures will occur until the right-of-way has successfully revegetated and has stabilized. Once the site is stabilized, temporary erosion control measures will be removed.

In wetland areas, revegetation will be considered successful if the affected wetland satisfies the current federal definition for a wetland (i.e., soils, hydrology, and vegetation); vegetation is at

least 80 percent of either the cover documented for the wetland prior to construction, or at least 80 percent of the cover in adjacent wetland areas that were not disturbed by construction; and invasive species and noxious weeds are absent, unless they are abundant in adjacent areas that were not disturbed by construction. If revegetation is not successful at the end of 3 years, PCGP will develop and implement (in consultation with a professional wetland ecologist) a remedial revegetation plan to actively revegetate the wetland and will continue revegetation efforts until wetland revegetation is successful.

PCGP will monitor and correct problems with drainage and irrigation systems resulting from pipeline construction in agricultural areas until restoration is deemed successful.

Routine vegetation mowing or clearing will not be done more frequently than every 3 years. However, to facilitate periodic corrosion and leak surveys, a corridor not exceeding 10 feet in width centered on the pipeline may be cleared at a frequency necessary to maintain the corridor in an herbaceous state. In no case will routine vegetation, mowing, or clearing occur between April 15 and August 1 of any year, during the migratory bird nesting season, unless approved by U.S. Fish and Wildlife Service or the land management agency.

PCGP will not conduct vegetation maintenance over the full width of the permanent right-of-way in wetland and waterbody riparian areas. Where necessary, to facilitate periodic corrosion and leak surveys, a corridor not exceeding 10 feet in width centered on the pipeline may be cleared at a frequency necessary to maintain the corridor in a herbaceous state. Trees that are within 15 feet of the pipeline centerline will also be selectively removed to protect the pipeline and to facilitate corrosion and leak surveys. Vegetation maintenance adjacent to waterbodies will allow a riparian strip, as measured from the waterbody's OHWM, to permanently revegetate with native plant species across the entire construction right-of-way (subject to the 15-foot [trees] restrictions on either side of the centerline). Drawing 3430.34-X-0016 in Attachment C provides a schematic of the right-of-way maintenance areas within wetlands and riparian areas. On federal lands, PCGP has committed to extending the riparian strip plantings along all fish-bearing streams within federally-designated Riparian Reserves to 100 feet beyond the OHWM (subject to the 15-foot [trees] restrictions on either side of the centerline). On private lands the riparian strip will be planted and allowed to establish based to a width based on ODF RMA buffer widths (see Section 10.12). PCGP's Stream Crossing Risk Analysis (GeoEngineers 2017) provides the stream crossing monitoring plan that will be implemented to ensure long-term success of the stream crossing restoration.

PCGP will test, operate, and maintain the proposed facilities in accordance with 49 CFR Part 192 and other applicable federal and state regulations. The pipeline right-of-way will be clearly marked where it crosses public roads, railroads, rivers, fenced property lines, and other locations as necessary. All pipeline facilities will be marked and identified in accordance with applicable regulations to avoid accidental excavation.

During the operational life of the Pipeline, PCGP's personnel will be responsible for any unforeseen erosion or potential mass movement that may occur.

14.0 REFERENCES

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ATTACHMENT A

FERC Upland Erosion Control, Revegetation and Maintenance Plan

**UPLAND EROSION CONTROL, REVEGETATION, AND
MAINTENANCE PLAN**

**UPLAND EROSION CONTROL, REVEGETATION, AND
MAINTENANCE PLAN**

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UPLAND EROSION CONTROL, REVEGETATION, AND MAINTENANCE PLAN (PLAN)

I. APPLICABILITY

- A. The intent of this Plan is to assist project sponsors by identifying baseline mitigation measures for minimizing erosion and enhancing revegetation. Project sponsors shall specify in their applications for a new FERC authorization and in prior notice and advance notice filings, any individual measures in this Plan they consider unnecessary, technically infeasible, or unsuitable due to local conditions and fully describe any alternative measures they would use. Project sponsors shall also explain how those alternative measures would achieve a comparable level of mitigation.

Once a project is authorized, project sponsors can request further changes as variances to the measures in this Plan (or the applicant's approved plan). The Director of the Office of Energy Projects (Director) will consider approval of variances upon the project sponsor's written request, if the Director agrees that a variance:

1. provides equal or better environmental protection;
2. is necessary because a portion of this Plan is infeasible or unworkable based on project-specific conditions; or
3. is specifically required in writing by another federal, state, or Native American land management agency for the portion of the project on its land or under its jurisdiction.

Sponsors of projects planned for construction under the automatic authorization provisions in the FERC's regulations must receive written approval for any variances in advance of construction.

Project-related impacts on wetland and waterbody systems are addressed in the staff's Wetland and Waterbody Construction and Mitigation Procedures (Procedures).

II. SUPERVISION AND INSPECTION

A. ENVIRONMENTAL INSPECTION

1. At least one Environmental Inspector is required for each construction spread during construction and restoration (as defined by section V). The number and experience of Environmental Inspectors assigned to each construction spread shall be appropriate for the length of the construction spread and the number/significance of resources affected.
2. Environmental Inspectors shall have peer status with all other activity inspectors.
3. Environmental Inspectors shall have the authority to stop activities that violate the environmental conditions of the FERC's Orders, stipulations of other environmental permits or approvals, or landowner easement agreements; and to order appropriate corrective action.

B. RESPONSIBILITIES OF ENVIRONMENTAL INSPECTORS

At a minimum, the Environmental Inspector(s) shall be responsible for:

1. Inspecting construction activities for compliance with the requirements of this Plan, the Procedures, the environmental conditions of the FERC's Orders, the mitigation measures proposed by the project sponsor (as approved and/or modified by the Order), other environmental permits and approvals, and environmental requirements in landowner easement agreements.
2. Identifying, documenting, and overseeing corrective actions, as necessary to bring an activity back into compliance;
3. Verifying that the limits of authorized construction work areas and locations of access roads are visibly marked before clearing, and maintained throughout construction;
4. Verifying the location of signs and highly visible flagging marking the boundaries of sensitive resource areas, waterbodies, wetlands, or areas with special requirements along the construction work area;
5. Identifying erosion/sediment control and soil stabilization needs in all areas;
6. Ensuring that the design of slope breakers will not cause erosion or direct water into sensitive environmental resource areas, including cultural resource sites, wetlands, waterbodies, and sensitive species habitats;

7. Verifying that dewatering activities are properly monitored and do not result in the deposition of sand, silt, and/or sediment into sensitive environmental resource areas, including wetlands, waterbodies, cultural resource sites, and sensitive species habitats; stopping dewatering activities if such deposition is occurring and ensuring the design of the discharge is changed to prevent reoccurrence; and verifying that dewatering structures are removed after completion of dewatering activities;
8. Ensuring that subsoil and topsoil are tested in agricultural and residential areas to measure compaction and determine the need for corrective action;
9. Advising the Chief Construction Inspector when environmental conditions (such as wet weather or frozen soils) make it advisable to restrict or delay construction activities to avoid topsoil mixing or excessive compaction;
10. Ensuring restoration of contours and topsoil;
11. Verifying that the soils imported for agricultural or residential use are certified as free of noxious weeds and soil pests, unless otherwise approved by the landowner;
12. Ensuring that erosion control devices are properly installed to prevent sediment flow into sensitive environmental resource areas (e.g., wetlands, waterbodies, cultural resource sites, and sensitive species habitats) and onto roads, and determining the need for additional erosion control devices;
13. Inspecting and ensuring the maintenance of temporary erosion control measures at least:
 - a. on a daily basis in areas of active construction or equipment operation;
 - b. on a weekly basis in areas with no construction or equipment operation; and
 - c. within 24 hours of each 0.5 inch of rainfall;
14. Ensuring the repair of all ineffective temporary erosion control measures within 24 hours of identification, or as soon as conditions allow if compliance with this time frame would result in greater environmental impacts;
15. Keeping records of compliance with the environmental conditions of the FERC's Orders, and the mitigation measures proposed by the project sponsor in the application submitted to the FERC, and other federal or state environmental permits during active construction and restoration;

16. Identifying areas that should be given special attention to ensure stabilization and restoration after the construction phase; and
17. Verifying that locations for any disposal of excess construction materials for beneficial reuse comply with section III.E.

III. PRECONSTRUCTION PLANNING

The project sponsor shall do the following before construction:

A. CONSTRUCTION WORK AREAS

1. Identify all construction work areas (e.g., construction right-of-way, extra work space areas, pipe storage and contractor yards, borrow and disposal areas, access roads) that would be needed for safe construction. The project sponsor must ensure that appropriate cultural resources and biological surveys are conducted, as determined necessary by the appropriate federal and state agencies.
2. Project sponsors are encouraged to consider expanding any required cultural resources and endangered species surveys in anticipation of the need for activities outside of authorized work areas.
3. Plan construction sequencing to limit the amount and duration of open trench sections, as necessary, to prevent excessive erosion or sediment flow into sensitive environmental resource areas.

B. DRAIN TILE AND IRRIGATION SYSTEMS

1. Attempt to locate existing drain tiles and irrigation systems.
2. Contact landowners and local soil conservation authorities to determine the locations of future drain tiles that are likely to be installed within 3 years of the authorized construction.
3. Develop procedures for constructing through drain-tiled areas, maintaining irrigation systems during construction, and repairing drain tiles and irrigation systems after construction.
4. Engage qualified drain tile specialists, as needed to conduct or monitor repairs to drain tile systems affected by construction. Use drain tile specialists from the project area, if available.

C. GRAZING DEFERMENT

Develop grazing deferment plans with willing landowners, grazing permittees, and land management agencies to minimize grazing disturbance of revegetation efforts.

D. ROAD CROSSINGS AND ACCESS POINTS

Plan for safe and accessible conditions at all roadway crossings and access points during construction and restoration.

E. DISPOSAL PLANNING

Determine methods and locations for the regular collection, containment, and disposal of excess construction materials and debris (e.g., timber, slash, mats, garbage, drill cuttings and fluids, excess rock) throughout the construction process. Disposal of materials for beneficial reuse must not result in adverse environmental impact and is subject to compliance with all applicable survey, landowner or land management agency approval, and permit requirements.

F. AGENCY COORDINATION

The project sponsor must coordinate with the appropriate local, state, and federal agencies as outlined in this Plan and/or required by the FERC's Orders.

1. Obtain written recommendations from the local soil conservation authorities or land management agencies regarding permanent erosion control and revegetation specifications.
2. Develop specific procedures in coordination with the appropriate agencies to prevent the introduction or spread of invasive species, noxious weeds, and soil pests resulting from construction and restoration activities.
3. Develop specific procedures in coordination with the appropriate agencies and landowners, as necessary, to allow for livestock and wildlife movement and protection during construction.
4. Develop specific blasting procedures in coordination with the appropriate agencies that address pre- and post-blast inspections; advanced public notification; and mitigation measures for building foundations, groundwater wells, and springs. Use appropriate methods (e.g., blasting mats) to prevent damage to nearby structures and to prevent debris from entering sensitive environmental resource areas.

G. SPILL PREVENTION AND RESPONSE PROCEDURES

The project sponsor shall develop project-specific Spill Prevention and Response Procedures, as specified in section IV of the staff's Procedures. A copy must be filed with the Secretary of the FERC (Secretary) prior to construction and made available in the field on each construction spread. The filing requirement does not apply to projects constructed under the automatic authorization provisions in the FERC's regulations.

H. RESIDENTIAL CONSTRUCTION

For all properties with residences located within 50 feet of construction work areas, project sponsors shall: avoid removal of mature trees and landscaping within the construction work area unless necessary for safe operation of construction equipment, or as specified in landowner agreements; fence the edge of the construction work area for a distance of 100 feet on either side of the residence; and restore all lawn areas and landscaping immediately following clean up operations, or as specified in landowner agreements. If seasonal or other weather conditions prevent compliance with these time frames, maintain and monitor temporary erosion controls (sediment barriers and mulch) until conditions allow completion of restoration.

I. WINTER CONSTRUCTION PLANS

If construction is planned to occur during winter weather conditions, project sponsors shall develop and file a project-specific winter construction plan with the FERC application. This filing requirement does not apply to projects constructed under the automatic authorization provisions of the FERC's regulations.

The plan shall address:

1. winter construction procedures (e.g., snow handling and removal, access road construction and maintenance, soil handling under saturated or frozen conditions, topsoil stripping);
2. stabilization and monitoring procedures if ground conditions will delay restoration until the following spring (e.g., mulching and erosion controls, inspection and reporting, stormwater control during spring thaw conditions); and
3. final restoration procedures (e.g., subsidence and compaction repair, topsoil replacement, seeding).

IV. INSTALLATION

A. APPROVED AREAS OF DISTURBANCE

1. Project-related ground disturbance shall be limited to the construction right-of-way, extra work space areas, pipe storage yards, borrow and disposal areas, access roads, and other areas approved in the FERC's Orders. Any project-related ground disturbing activities outside these areas will require prior Director approval. This requirement does not apply to activities needed to comply with the Plan and Procedures (i.e., slope breakers, energy-dissipating devices, dewatering structures, drain tile system repairs) or minor field realignments and workspace shifts per landowner needs and requirements that do not affect other landowners or sensitive environmental resource areas. All construction or restoration activities outside of authorized areas are subject to all applicable survey and permit requirements, and landowner easement agreements.
2. The construction right-of-way width for a project shall not exceed 75 feet or that described in the FERC application unless otherwise modified by a FERC Order. However, in limited, non-wetland areas, this construction right-of-way width may be expanded by up to 25 feet without Director approval to accommodate full construction right-of-way topsoil segregation and to ensure safe construction where topographic conditions (e.g., side-slopes) or soil limitations require it. Twenty-five feet of extra construction right-of-way width may also be used in limited, non-wetland or non-forested areas for truck turn-arounds where no reasonable alternative access exists.

Project use of these additional limited areas is subject to landowner or land management agency approval and compliance with all applicable survey and permit requirements. When additional areas are used, each one shall be identified and the need explained in the weekly or biweekly construction reports to the FERC, if required. The following material shall be included in the reports:

- a. the location of each additional area by station number and reference to previously filed alignment sheets, or updated alignment sheets showing the additional areas;
- b. identification of the filing at FERC containing evidence that the additional areas were previously surveyed; and

- c. a statement that landowner approval has been obtained and is available in project files.

Prior written approval of the Director is required when the authorized construction right-of-way width would be expanded by more than 25 feet.

B. TOPSOIL SEGREGATION

1. Unless the landowner or land management agency specifically approves otherwise, prevent the mixing of topsoil with subsoil by stripping topsoil from either the full work area or from the trench and subsoil storage area (ditch plus spoil side method) in:
 - a. cultivated or rotated croplands, and managed pastures;
 - b. residential areas;
 - c. hayfields; and
 - d. other areas at the landowner's or land managing agency's request.
2. In residential areas, importation of topsoil is an acceptable alternative to topsoil segregation.
3. Where topsoil segregation is required, the project sponsor must:
 - a. segregate at least 12 inches of topsoil in deep soils (more than 12 inches of topsoil); and
 - b. make every effort to segregate the entire topsoil layer in soils with less than 12 inches of topsoil.
4. Maintain separation of salvaged topsoil and subsoil throughout all construction activities.
5. Segregated topsoil may not be used for padding the pipe, constructing temporary slope breakers or trench plugs, improving or maintaining roads, or as a fill material.
6. Stabilize topsoil piles and minimize loss due to wind and water erosion with use of sediment barriers, mulch, temporary seeding, tackifiers, or functional equivalents, where necessary.

C. DRAIN TILES

1. Mark locations of drain tiles damaged during construction.
2. Probe all drainage tile systems within the area of disturbance to check for damage.
3. Repair damaged drain tiles to their original or better condition. Do not use filter-covered drain tiles unless the local soil conservation authorities and the landowner agree. Use qualified specialists for testing and repairs.
4. For new pipelines in areas where drain tiles exist or are planned, ensure that the depth of cover over the pipeline is sufficient to avoid interference with drain tile systems. For adjacent pipeline loops in agricultural areas, install the new pipeline with at least the same depth of cover as the existing pipeline(s).

D. IRRIGATION

Maintain water flow in crop irrigation systems, unless shutoff is coordinated with affected parties.

E. ROAD CROSSINGS AND ACCESS POINTS

1. Maintain safe and accessible conditions at all road crossings and access points during construction.
2. If crushed stone access pads are used in residential or agricultural areas, place the stone on synthetic fabric to facilitate removal.
3. Minimize the use of tracked equipment on public roadways. Remove any soil or gravel spilled or tracked onto roadways daily or more frequent as necessary to maintain safe road conditions. Repair any damages to roadway surfaces, shoulders, and bar ditches.

F. TEMPORARY EROSION CONTROL

Install temporary erosion controls immediately after initial disturbance of the soil. Temporary erosion controls must be properly maintained throughout construction (on a daily basis) and reinstalled as necessary (such as after backfilling of the trench) until replaced by permanent erosion controls or restoration is complete.

1. Temporary Slope Breakers
 - a. Temporary slope breakers are intended to reduce runoff velocity and divert water off the construction right-of-way. Temporary slope

breakers may be constructed of materials such as soil, silt fence, staked hay or straw bales, or sand bags.

- b. Install temporary slope breakers on all disturbed areas, as necessary to avoid excessive erosion. Temporary slope breakers must be installed on slopes greater than 5 percent where the base of the slope is less than 50 feet from waterbody, wetland, and road crossings at the following spacing (closer spacing shall be used if necessary):

<u>Slope (%)</u>	<u>Spacing (feet)</u>
5 - 15	300
>15 - 30	200
>30	100

- c. Direct the outfall of each temporary slope breaker to a stable, well vegetated area or construct an energy-dissipating device at the end of the slope breaker and off the construction right-of-way.
- d. Position the outfall of each temporary slope breaker to prevent sediment discharge into wetlands, waterbodies, or other sensitive environmental resource areas.

2. Temporary Trench Plugs

Temporary trench plugs are intended to segment a continuous open trench prior to backfill.

- a. Temporary trench plugs may consist of unexcavated portions of the trench, compacted subsoil, sandbags, or some functional equivalent.
- b. Position temporary trench plugs, as necessary, to reduce trenchline erosion and minimize the volume and velocity of trench water flow at the base of slopes.

3. Sediment Barriers

Sediment barriers are intended to stop the flow of sediments and to prevent the deposition of sediments beyond approved workspaces or into sensitive resources.

- a. Sediment barriers may be constructed of materials such as silt fence, staked hay or straw bales, compacted earth (e.g., driveable berms across travelways), sand bags, or other appropriate materials.

- b. At a minimum, install and maintain temporary sediment barriers across the entire construction right-of-way at the base of slopes greater than 5 percent where the base of the slope is less than 50 feet from a waterbody, wetland, or road crossing until revegetation is successful as defined in this Plan. Leave adequate room between the base of the slope and the sediment barrier to accommodate ponding of water and sediment deposition.
- c. Where wetlands or waterbodies are adjacent to and downslope of construction work areas, install sediment barriers along the edge of these areas, as necessary to prevent sediment flow into the wetland or waterbody.

4. Mulch

- a. Apply mulch on all slopes (except in cultivated cropland) concurrent with or immediately after seeding, where necessary to stabilize the soil surface and to reduce wind and water erosion. Spread mulch uniformly over the area to cover at least 75 percent of the ground surface at a rate of 2 tons/acre of straw or its equivalent, unless the local soil conservation authority, landowner, or land managing agency approves otherwise in writing.
- b. Mulch can consist of weed-free straw or hay, wood fiber hydromulch, erosion control fabric, or some functional equivalent.
- c. Mulch all disturbed upland areas (except cultivated cropland) before seeding if:
 - (1) final grading and installation of permanent erosion control measures will not be completed in an area within 20 days after the trench in that area is backfilled (10 days in residential areas), as required in section V.A.1; or
 - (2) construction or restoration activity is interrupted for extended periods, such as when seeding cannot be completed due to seeding period restrictions.
- d. If mulching before seeding, increase mulch application on all slopes within 100 feet of waterbodies and wetlands to a rate of 3 tons/acre of straw or equivalent.
- e. If wood chips are used as mulch, do not use more than 1 ton/acre and add the equivalent of 11 lbs/acre available nitrogen (at least 50 percent of which is slow release).

- f. Ensure that mulch is adequately anchored to minimize loss due to wind and water.
- g. When anchoring with liquid mulch binders, use rates recommended by the manufacturer. Do not use liquid mulch binders within 100 feet of wetlands or waterbodies, except where the product is certified environmentally non-toxic by the appropriate state or federal agency or independent standards-setting organization.
- h. Do not use synthetic monofilament mesh/netted erosion control materials in areas designated as sensitive wildlife habitat, unless the product is specifically designed to minimize harm to wildlife. Anchor erosion control fabric with staples or other appropriate devices.

V. RESTORATION

A. CLEANUP

1. Commence cleanup operations immediately following backfill operations. Complete final grading, topsoil replacement, and installation of permanent erosion control structures within 20 days after backfilling the trench (10 days in residential areas). If seasonal or other weather conditions prevent compliance with these time frames, maintain temporary erosion controls (i.e., temporary slope breakers, sediment barriers, and mulch) until conditions allow completion of cleanup.

If construction or restoration unexpectedly continues into the winter season when conditions could delay successful decompaction, topsoil replacement, or seeding until the following spring, file with the Secretary for the review and written approval of the Director, a winter construction plan (as specified in section III.I). This filing requirement does not apply to projects constructed under the automatic authorization provisions of the FERC's regulations.

2. A travel lane may be left open temporarily to allow access by construction traffic if the temporary erosion control structures are installed as specified in section IV.F. and inspected and maintained as specified in sections II.B.12 through 14. When access is no longer required the travel lane must be removed and the right-of-way restored.
3. Rock excavated from the trench may be used to backfill the trench only to the top of the existing bedrock profile. Rock that is not returned to the trench shall be considered construction debris, unless approved for use as mulch or for some other use on the construction work areas by the landowner or land managing agency.

4. Remove excess rock from at least the top 12 inches of soil in all cultivated or rotated cropland, managed pastures, hayfields, and residential areas, as well as other areas at the landowner's request. The size, density, and distribution of rock on the construction work area shall be similar to adjacent areas not disturbed by construction. The landowner or land management agency may approve other provisions in writing.
5. Grade the construction right-of-way to restore pre-construction contours and leave the soil in the proper condition for planting.
6. Remove construction debris from all construction work areas unless the landowner or land managing agency approves leaving materials onsite for beneficial reuse, stabilization, or habitat restoration.
7. Remove temporary sediment barriers when replaced by permanent erosion control measures or when revegetation is successful.

B. PERMANENT EROSION CONTROL DEVICES

1. Trench Breakers
 - a. Trench breakers are intended to slow the flow of subsurface water along the trench. Trench breakers may be constructed of materials such as sand bags or polyurethane foam. Do not use topsoil in trench breakers.
 - b. An engineer or similarly qualified professional shall determine the need for and spacing of trench breakers. Otherwise, trench breakers shall be installed at the same spacing as and upslope of permanent slope breakers.
 - c. In agricultural fields and residential areas where slope breakers are not typically required, install trench breakers at the same spacing as if permanent slope breakers were required.
 - d. At a minimum, install a trench breaker at the base of slopes greater than 5 percent where the base of the slope is less than 50 feet from a waterbody or wetland and where needed to avoid draining a waterbody or wetland. Install trench breakers at wetland boundaries, as specified in the Procedures. Do not install trench breakers within a wetland.

2. Permanent Slope Breakers

- a. Permanent slope breakers are intended to reduce runoff velocity, divert water off the construction right-of-way, and prevent sediment deposition into sensitive resources. Permanent slope breakers may be constructed of materials such as soil, stone, or some functional equivalent.
- b. Construct and maintain permanent slope breakers in all areas, except cultivated areas and lawns, unless requested by the landowner, using spacing recommendations obtained from the local soil conservation authority or land managing agency.

In the absence of written recommendations, use the following spacing unless closer spacing is necessary to avoid excessive erosion on the construction right-of-way:

<u>Slope (%)</u>	<u>Spacing (feet)</u>
5 - 15	300
>15 - 30	200
>30	100

- c. Construct slope breakers to divert surface flow to a stable area without causing water to pool or erode behind the breaker. In the absence of a stable area, construct appropriate energy-dissipating devices at the end of the breaker.
- d. Slope breakers may extend slightly (about 4 feet) beyond the edge of the construction right-of-way to effectively drain water off the disturbed area. Where slope breakers extend beyond the edge of the construction right-of-way, they are subject to compliance with all applicable survey requirements.

C. SOIL COMPACTION MITIGATION

- 1. Test topsoil and subsoil for compaction at regular intervals in agricultural and residential areas disturbed by construction activities. Conduct tests on the same soil type under similar moisture conditions in undisturbed areas to approximate preconstruction conditions. Use penetrometers or other appropriate devices to conduct tests.
- 2. Plow severely compacted agricultural areas with a paraplow or other deep tillage implement. In areas where topsoil has been segregated, plow the subsoil before replacing the segregated topsoil.

If subsequent construction and cleanup activities result in further compaction, conduct additional tilling.

3. Perform appropriate soil compaction mitigation in severely compacted residential areas.

D. REVEGETATION

1. General

- a. The project sponsor is responsible for ensuring successful revegetation of soils disturbed by project-related activities, except as noted in section V.D.1.b.
- b. Restore all turf, ornamental shrubs, and specialized landscaping in accordance with the landowner's request, or compensate the landowner. Restoration work must be performed by personnel familiar with local horticultural and turf establishment practices.

2. Soil Additives

Fertilize and add soil pH modifiers in accordance with written recommendations obtained from the local soil conservation authority, land management agencies, or landowner. Incorporate recommended soil pH modifier and fertilizer into the top 2 inches of soil as soon as practicable after application.

3. Seeding Requirements

- a. Prepare a seedbed in disturbed areas to a depth of 3 to 4 inches using appropriate equipment to provide a firm seedbed. When hydroseeding, scarify the seedbed to facilitate lodging and germination of seed.
- b. Seed disturbed areas in accordance with written recommendations for seed mixes, rates, and dates obtained from the local soil conservation authority or the request of the landowner or land management agency. Seeding is not required in cultivated croplands unless requested by the landowner.
- c. Perform seeding of permanent vegetation within the recommended seeding dates. If seeding cannot be done within those dates, use appropriate temporary erosion control measures discussed in section IV.F and perform seeding of permanent vegetation at the beginning of the next recommended seeding season. Dormant seeding or temporary

seeding of annual species may also be used, if necessary, to establish cover, as approved by the Environmental Inspector. Lawns may be seeded on a schedule established with the landowner.

- d. In the absence of written recommendations from the local soil conservation authorities, seed all disturbed soils within 6 working days of final grading, weather and soil conditions permitting, subject to the specifications in section V.D.3.a through V.D.3.c.
- e. Base seeding rates on Pure Live Seed. Use seed within 12 months of seed testing.
- f. Treat legume seed with an inoculant specific to the species using the manufacturer's recommended rate of inoculant appropriate for the seeding method (broadcast, drill, or hydro).
- g. In the absence of written recommendations from the local soil conservation authorities, landowner, or land managing agency to the contrary, a seed drill equipped with a cultipacker is preferred for seed application.

Broadcast or hydroseeding can be used in lieu of drilling at double the recommended seeding rates. Where seed is broadcast, firm the seedbed with a cultipacker or roller after seeding. In rocky soils or where site conditions may limit the effectiveness of this equipment, other alternatives may be appropriate (e.g., use of a chain drag) to lightly cover seed after application, as approved by the Environmental Inspector.

VI. OFF-ROAD VEHICLE CONTROL

To each owner or manager of forested lands, offer to install and maintain measures to control unauthorized vehicle access to the right-of-way. These measures may include:

- A. signs;
- B. fences with locking gates;
- C. slash and timber barriers, pipe barriers, or a line of boulders across the right-of-way; and
- D. conifers or other appropriate trees or shrubs across the right-of-way.

VII. POST-CONSTRUCTION ACTIVITIES AND REPORTING

A. MONITORING AND MAINTENANCE

1. Conduct follow-up inspections of all disturbed areas, as necessary, to determine the success of revegetation and address landowner concerns. At a minimum, conduct inspections after the first and second growing seasons.
2. Revegetation in non-agricultural areas shall be considered successful if upon visual survey the density and cover of non-nuisance vegetation are similar in density and cover to adjacent undisturbed lands. In agricultural areas, revegetation shall be considered successful when upon visual survey, crop growth and vigor are similar to adjacent undisturbed portions of the same field, unless the easement agreement specifies otherwise.

Continue revegetation efforts until revegetation is successful.

3. Monitor and correct problems with drainage and irrigation systems resulting from pipeline construction in agricultural areas until restoration is successful.
4. Restoration shall be considered successful if the right-of-way surface condition is similar to adjacent undisturbed lands, construction debris is removed (unless otherwise approved by the landowner or land managing agency per section V.A.6), revegetation is successful, and proper drainage has been restored.
5. Routine vegetation mowing or clearing over the full width of the permanent right-of-way in uplands shall not be done more frequently than every 3 years. However, to facilitate periodic corrosion/leak surveys, a corridor not exceeding 10 feet in width centered on the pipeline may be cleared at a frequency necessary to maintain the 10-foot corridor in an herbaceous state. In no case shall routine vegetation mowing or clearing occur during the migratory bird nesting season between April 15 and August 1 of any year unless specifically approved in writing by the responsible land management agency or the U.S. Fish and Wildlife Service.
6. Efforts to control unauthorized off-road vehicle use, in cooperation with the landowner, shall continue throughout the life of the project. Maintain signs, gates, and permanent access roads as necessary.

B. REPORTING

1. The project sponsor shall maintain records that identify by milepost:
 - a. method of application, application rate, and type of fertilizer, pH modifying agent, seed, and mulch used;
 - b. acreage treated;
 - c. dates of backfilling and seeding;
 - d. names of landowners requesting special seeding treatment and a description of the follow-up actions;
 - e. the location of any subsurface drainage repairs or improvements made during restoration; and
 - f. any problem areas and how they were addressed.

2. The project sponsor shall file with the Secretary quarterly activity reports documenting the results of follow-up inspections required by section VII.A.1; any problem areas, including those identified by the landowner; and corrective actions taken for at least 2 years following construction.

The requirement to file quarterly activity reports with the Secretary does not apply to projects constructed under the automatic authorization, prior notice, or advanced notice provisions in the FERC's regulations.

ATTACHMENT B

FERC Waterbody and Wetland Construction and Mitigation Procedures

**WETLAND AND WATERBODY CONSTRUCTION AND
MITIGATION PROCEDURES**

MAY 2013 VERSION

Exhibit 6
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**WETLAND AND WATERBODY CONSTRUCTION AND
MITIGATION PROCEDURES**

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**WETLAND AND WATERBODY
CONSTRUCTION AND MITIGATION PROCEDURES (PROCEDURES)**

I. APPLICABILITY

- A. The intent of these Procedures is to assist project sponsors by identifying baseline mitigation measures for minimizing the extent and duration of project-related disturbance on wetlands and waterbodies. Project sponsors shall specify in their applications for a new FERC authorization, and in prior notice and advance notice filings, any individual measures in these Procedures they consider unnecessary, technically infeasible, or unsuitable due to local conditions and fully describe any alternative measures they would use. Project sponsors shall also explain how those alternative measures would achieve a comparable level of mitigation.

Once a project is authorized, project sponsors can request further changes as variances to the measures in these Procedures (or the applicant's approved procedures). The Director of the Office of Energy Projects (Director) will consider approval of variances upon the project sponsor's written request, if the Director agrees that a variance:

1. provides equal or better environmental protection;
2. is necessary because a portion of these Procedures is infeasible or unworkable based on project-specific conditions; or
3. is specifically required in writing by another federal, state, or Native American land management agency for the portion of the project on its land or under its jurisdiction.

Sponsors of projects planned for construction under the automatic authorization provisions in the FERC's regulations must receive written approval for any variances in advance of construction.

Project-related impacts on non-wetland areas are addressed in the staff's Upland Erosion Control, Revegetation, and Maintenance Plan (Plan).

B. DEFINITIONS

1. “Waterbody” includes any natural or artificial stream, river, or drainage with perceptible flow at the time of crossing, and other permanent waterbodies such as ponds and lakes:
 - a. “minor waterbody” includes all waterbodies less than or equal to 10 feet wide at the water’s edge at the time of crossing;
 - b. “intermediate waterbody” includes all waterbodies greater than 10 feet wide but less than or equal to 100 feet wide at the water’s edge at the time of crossing; and
 - c. “major waterbody” includes all waterbodies greater than 100 feet wide at the water’s edge at the time of crossing.
2. “Wetland” includes any area that is not in actively cultivated or rotated cropland and that satisfies the requirements of the current federal methodology for identifying and delineating wetlands.

II. PRECONSTRUCTION FILING

- A. The following information must be filed with the Secretary of the FERC (Secretary) prior to the beginning of construction, for the review and written approval by the Director:
 1. site-specific justifications for extra work areas that would be closer than 50 feet from a waterbody or wetland; and
 2. site-specific justifications for the use of a construction right-of-way greater than 75-feet-wide in wetlands.
- B. The following information must be filed with the Secretary prior to the beginning of construction. These filing requirements do not apply to projects constructed under the automatic authorization provisions in the FERC’s regulations:
 1. Spill Prevention and Response Procedures specified in section IV.A;
 2. a schedule identifying when trenching or blasting will occur within each waterbody greater than 10 feet wide, within any designated coldwater fishery, and within any waterbody identified as habitat for federally-listed threatened or endangered species. The project sponsor will revise the schedule as necessary to provide FERC staff at least 14 days advance notice. Changes within this last 14-day period must provide for at least 48 hours advance notice;

3. plans for horizontal directional drills (HDD) under wetlands or waterbodies, specified in section V.B.6.d;
4. site-specific plans for major waterbody crossings, described in section V.B.9;
5. a wetland delineation report as described in section VI.A.1, if applicable; and
6. the hydrostatic testing information specified in section VII.B.3.

III. ENVIRONMENTAL INSPECTORS

- A. At least one Environmental Inspector having knowledge of the wetland and waterbody conditions in the project area is required for each construction spread. The number and experience of Environmental Inspectors assigned to each construction spread shall be appropriate for the length of the construction spread and the number/significance of resources affected.
- B. The Environmental Inspector's responsibilities are outlined in the Upland Erosion Control, Revegetation, and Maintenance Plan (Plan).

IV. PRECONSTRUCTION PLANNING

- A. The project sponsor shall develop project-specific Spill Prevention and Response Procedures that meet applicable requirements of state and federal agencies. A copy must be filed with the Secretary prior to construction and made available in the field on each construction spread. This filing requirement does not apply to projects constructed under the automatic authorization provisions in the FERC's regulations.
 1. It shall be the responsibility of the project sponsor and its contractors to structure their operations in a manner that reduces the risk of spills or the accidental exposure of fuels or hazardous materials to waterbodies or wetlands. The project sponsor and its contractors must, at a minimum, ensure that:
 - a. all employees handling fuels and other hazardous materials are properly trained;
 - b. all equipment is in good operating order and inspected on a regular basis;
 - c. fuel trucks transporting fuel to on-site equipment travel only on approved access roads;
 - d. all equipment is parked overnight and/or fueled at least 100 feet from a waterbody or in an upland area at least 100 feet from a wetland boundary. These activities can occur closer only if the Environmental Inspector determines that there is no reasonable alternative, and the

project sponsor and its contractors have taken appropriate steps (including secondary containment structures) to prevent spills and provide for prompt cleanup in the event of a spill;

- e. hazardous materials, including chemicals, fuels, and lubricating oils, are not stored within 100 feet of a wetland, waterbody, or designated municipal watershed area, unless the location is designated for such use by an appropriate governmental authority. This applies to storage of these materials and does not apply to normal operation or use of equipment in these areas;
 - f. concrete coating activities are not performed within 100 feet of a wetland or waterbody boundary, unless the location is an existing industrial site designated for such use. These activities can occur closer only if the Environmental Inspector determines that there is no reasonable alternative, and the project sponsor and its contractors have taken appropriate steps (including secondary containment structures) to prevent spills and provide for prompt cleanup in the event of a spill;
 - g. pumps operating within 100 feet of a waterbody or wetland boundary utilize appropriate secondary containment systems to prevent spills; and
 - h. bulk storage of hazardous materials, including chemicals, fuels, and lubricating oils have appropriate secondary containment systems to prevent spills.
2. The project sponsor and its contractors must structure their operations in a manner that provides for the prompt and effective cleanup of spills of fuel and other hazardous materials. At a minimum, the project sponsor and its contractors must:
- a. ensure that each construction crew (including cleanup crews) has on hand sufficient supplies of absorbent and barrier materials to allow the rapid containment and recovery of spilled materials and knows the procedure for reporting spills and unanticipated discoveries of contamination;
 - b. ensure that each construction crew has on hand sufficient tools and material to stop leaks;
 - c. know the contact names and telephone numbers for all local, state, and federal agencies (including, if necessary, the U. S. Coast Guard and the National Response Center) that must be notified of a spill; and

- d. follow the requirements of those agencies in cleaning up the spill, in excavating and disposing of soils or other materials contaminated by a spill, and in collecting and disposing of waste generated during spill cleanup.

B. AGENCY COORDINATION

The project sponsor must coordinate with the appropriate local, state, and federal agencies as outlined in these Procedures and in the FERC's Orders.

V. WATERBODY CROSSINGS

A. NOTIFICATION PROCEDURES AND PERMITS

1. Apply to the U.S. Army Corps of Engineers (COE), or its delegated agency, for the appropriate wetland and waterbody crossing permits.
2. Provide written notification to authorities responsible for potable surface water supply intakes located within 3 miles downstream of the crossing at least 1 week before beginning work in the waterbody, or as otherwise specified by that authority.
3. Apply for state-issued waterbody crossing permits and obtain individual or generic section 401 water quality certification or waiver.
4. Notify appropriate federal and state authorities at least 48 hours before beginning trenching or blasting within the waterbody, or as specified in applicable permits.

B. INSTALLATION

1. Time Window for Construction

Unless expressly permitted or further restricted by the appropriate federal or state agency in writing on a site-specific basis, instream work, except that required to install or remove equipment bridges, must occur during the following time windows:

- a. coldwater fisheries - June 1 through September 30; and
- b. coolwater and warmwater fisheries - June 1 through November 30.

2. Extra Work Areas

- a. Locate all extra work areas (such as staging areas and additional spoil storage areas) at least 50 feet away from water's edge, except where

the adjacent upland consists of cultivated or rotated cropland or other disturbed land.

- b. The project sponsor shall file with the Secretary for review and written approval by the Director, site-specific justification for each extra work area with a less than 50-foot setback from the water's edge, except where the adjacent upland consists of cultivated or rotated cropland or other disturbed land. The justification must specify the conditions that will not permit a 50-foot setback and measures to ensure the waterbody is adequately protected.
- c. Limit the size of extra work areas to the minimum needed to construct the waterbody crossing.

3. General Crossing Procedures

- a. Comply with the COE, or its delegated agency, permit terms and conditions.
- b. Construct crossings as close to perpendicular to the axis of the waterbody channel as engineering and routing conditions permit.
- c. Where pipelines parallel a waterbody, maintain at least 15 feet of undisturbed vegetation between the waterbody (and any adjacent wetland) and the construction right-of-way, except where maintaining this offset will result in greater environmental impact.
- d. Where waterbodies meander or have multiple channels, route the pipeline to minimize the number of waterbody crossings.
- e. Maintain adequate waterbody flow rates to protect aquatic life, and prevent the interruption of existing downstream uses.
- f. Waterbody buffers (e.g., extra work area setbacks, refueling restrictions) must be clearly marked in the field with signs and/or highly visible flagging until construction-related ground disturbing activities are complete.
- g. Crossing of waterbodies when they are dry or frozen and not flowing may proceed using standard upland construction techniques in accordance with the Plan, provided that the Environmental Inspector verifies that water is unlikely to flow between initial disturbance and final stabilization of the feature. In the event of perceptible flow, the project sponsor must comply with all applicable Procedure requirements for "waterbodies" as defined in section I.B.1.

4. Spoil Pile Placement and Control

- a. All spoil from minor and intermediate waterbody crossings, and upland spoil from major waterbody crossings, must be placed in the construction right-of-way at least 10 feet from the water's edge or in additional extra work areas as described in section V.B.2.
- b. Use sediment barriers to prevent the flow of spoil or silt-laden water into any waterbody.

5. Equipment Bridges

- a. Only clearing equipment and equipment necessary for installation of equipment bridges may cross waterbodies prior to bridge installation. Limit the number of such crossings of each waterbody to one per piece of clearing equipment.
- b. Construct and maintain equipment bridges to allow unrestricted flow and to prevent soil from entering the waterbody. Examples of such bridges include:
 - (1) equipment pads and culvert(s);
 - (2) equipment pads or railroad car bridges without culverts;
 - (3) clean rock fill and culvert(s); and
 - (4) flexi-float or portable bridges.

Additional options for equipment bridges may be utilized that achieve the performance objectives noted above. Do not use soil to construct or stabilize equipment bridges.

- c. Design and maintain each equipment bridge to withstand and pass the highest flow expected to occur while the bridge is in place. Align culverts to prevent bank erosion or streambed scour. If necessary, install energy dissipating devices downstream of the culverts.
- d. Design and maintain equipment bridges to prevent soil from entering the waterbody.
- e. Remove temporary equipment bridges as soon as practicable after permanent seeding.
- f. If there will be more than 1 month between final cleanup and the beginning of permanent seeding and reasonable alternative access to the right-of-way is available, remove temporary equipment bridges as soon as practicable after final cleanup.

- g. Obtain any necessary approval from the COE, or the appropriate state agency for permanent bridges.

6. Dry-Ditch Crossing Methods

- a. Unless approved otherwise by the appropriate federal or state agency, install the pipeline using one of the dry-ditch methods outlined below for crossings of waterbodies up to 30 feet wide (at the water's edge at the time of construction) that are state-designated as either coldwater or significant coolwater or warmwater fisheries, or federally-designated as critical habitat.

- b. Dam and Pump

- (1) The dam-and-pump method may be used without prior approval for crossings of waterbodies where pumps can adequately transfer streamflow volumes around the work area, and there are no concerns about sensitive species passage.
- (2) Implementation of the dam-and-pump crossing method must meet the following performance criteria:
 - (i) use sufficient pumps, including on-site backup pumps, to maintain downstream flows;
 - (ii) construct dams with materials that prevent sediment and other pollutants from entering the waterbody (e.g., sandbags or clean gravel with plastic liner);
 - (iii) screen pump intakes to minimize entrainment of fish;
 - (iv) prevent streambed scour at pump discharge; and
 - (v) continuously monitor the dam and pumps to ensure proper operation throughout the waterbody crossing.

- c. Flume Crossing

The flume crossing method requires implementation of the following steps:

- (1) install flume pipe after blasting (if necessary), but before any trenching;
- (2) use sand bag or sand bag and plastic sheeting diversion structure or equivalent to develop an effective seal and to divert stream flow through the flume pipe (some modifications to the stream bottom may be required to achieve an effective seal);

- (3) properly align flume pipe(s) to prevent bank erosion and streambed scour;
- (4) do not remove flume pipe during trenching, pipelaying, or backfilling activities, or initial streambed restoration efforts; and
- (5) remove all flume pipes and dams that are not also part of the equipment bridge as soon as final cleanup of the stream bed and bank is complete.

d. Horizontal Directional Drill

For each waterbody or wetland that would be crossed using the HDD method, file with the Secretary for the review and written approval by the Director, a plan that includes:

- (1) site-specific construction diagrams that show the location of mud pits, pipe assembly areas, and all areas to be disturbed or cleared for construction;
- (2) justification that disturbed areas are limited to the minimum needed to construct the crossing;
- (3) identification of any aboveground disturbance or clearing between the HDD entry and exit workspaces during construction;
- (4) a description of how an inadvertent release of drilling mud would be contained and cleaned up; and
- (5) a contingency plan for crossing the waterbody or wetland in the event the HDD is unsuccessful and how the abandoned drill hole would be sealed, if necessary.

The requirement to file HDD plans does not apply to projects constructed under the automatic authorization provisions in the FERC's regulations.

7. Crossings of Minor Waterbodies

Where a dry-ditch crossing is not required, minor waterbodies may be crossed using the open-cut crossing method, with the following restrictions:

- a. except for blasting and other rock breaking measures, complete instream construction activities (including trenching, pipe installation, backfill, and restoration of the streambed contours) within 24 hours.

Streambanks and unconsolidated streambeds may require additional restoration after this period;

- b. limit use of equipment operating in the waterbody to that needed to construct the crossing; and
- c. equipment bridges are not required at minor waterbodies that do not have a state-designated fishery classification or protected status (e.g., agricultural or intermittent drainage ditches). However, if an equipment bridge is used it must be constructed as described in section V.B.5.

8. Crossings of Intermediate Waterbodies

Where a dry-ditch crossing is not required, intermediate waterbodies may be crossed using the open-cut crossing method, with the following restrictions:

- a. complete instream construction activities (not including blasting and other rock breaking measures) within 48 hours, unless site-specific conditions make completion within 48 hours infeasible;
- b. limit use of equipment operating in the waterbody to that needed to construct the crossing; and
- c. all other construction equipment must cross on an equipment bridge as specified in section V.B.5.

9. Crossings of Major Waterbodies

Before construction, the project sponsor shall file with the Secretary for the review and written approval by the Director a detailed, site-specific construction plan and scaled drawings identifying all areas to be disturbed by construction for each major waterbody crossing (the scaled drawings are not required for any offshore portions of pipeline projects). This plan must be developed in consultation with the appropriate state and federal agencies and shall include extra work areas, spoil storage areas, sediment control structures, etc., as well as mitigation for navigational issues. The requirement to file major waterbody crossing plans does not apply to projects constructed under the automatic authorization provisions of the FERC's regulations.

The Environmental Inspector may adjust the final placement of the erosion and sediment control structures in the field to maximize effectiveness.

10. Temporary Erosion and Sediment Control

Install sediment barriers (as defined in section IV.F.3.a of the Plan) immediately after initial disturbance of the waterbody or adjacent upland.

Sediment barriers must be properly maintained throughout construction and reinstalled as necessary (such as after backfilling of the trench) until replaced by permanent erosion controls or restoration of adjacent upland areas is complete. Temporary erosion and sediment control measures are addressed in more detail in the Plan; however, the following specific measures must be implemented at stream crossings:

- a. install sediment barriers across the entire construction right-of-way at all waterbody crossings, where necessary to prevent the flow of sediments into the waterbody. Removable sediment barriers (or driveable berms) must be installed across the travel lane. These removable sediment barriers can be removed during the construction day, but must be re-installed after construction has stopped for the day and/or when heavy precipitation is imminent;
- b. where waterbodies are adjacent to the construction right-of-way and the right-of-way slopes toward the waterbody, install sediment barriers along the edge of the construction right-of-way as necessary to contain spoil within the construction right-of-way and prevent sediment flow into the waterbody; and
- c. use temporary trench plugs at all waterbody crossings, as necessary, to prevent diversion of water into upland portions of the pipeline trench and to keep any accumulated trench water out of the waterbody.

11. Trench Dewatering

Dewater the trench (either on or off the construction right-of-way) in a manner that does not cause erosion and does not result in silt-laden water flowing into any waterbody. Remove the dewatering structures as soon as practicable after the completion of dewatering activities.

C. RESTORATION

1. Use clean gravel or native cobbles for the upper 1 foot of trench backfill in all waterbodies that contain coldwater fisheries.
2. For open-cut crossings, stabilize waterbody banks and install temporary sediment barriers within 24 hours of completing instream construction activities. For dry-ditch crossings, complete streambed and bank stabilization before returning flow to the waterbody channel.
3. Return all waterbody banks to preconstruction contours or to a stable angle of repose as approved by the Environmental Inspector.
4. Install erosion control fabric or a functional equivalent on waterbody banks at the time of final bank recontouring. Do not use synthetic monofilament

mesh/netted erosion control materials in areas designated as sensitive wildlife habitat unless the product is specifically designed to minimize harm to wildlife. Anchor erosion control fabric with staples or other appropriate devices.

5. Application of riprap for bank stabilization must comply with COE, or its delegated agency, permit terms and conditions.
6. Unless otherwise specified by state permit, limit the use of riprap to areas where flow conditions preclude effective vegetative stabilization techniques such as seeding and erosion control fabric.
7. Revegetate disturbed riparian areas with native species of conservation grasses, legumes, and woody species, similar in density to adjacent undisturbed lands.
8. Install a permanent slope breaker across the construction right-of-way at the base of slopes greater than 5 percent that are less than 50 feet from the waterbody, or as needed to prevent sediment transport into the waterbody. In addition, install sediment barriers as outlined in the Plan.

In some areas, with the approval of the Environmental Inspector, an earthen berm may be suitable as a sediment barrier adjacent to the waterbody.

9. Sections V.C.3 through V.C.7 above also apply to those perennial or intermittent streams not flowing at the time of construction.

D. POST-CONSTRUCTION MAINTENANCE

1. Limit routine vegetation mowing or clearing adjacent to waterbodies to allow a riparian strip at least 25 feet wide, as measured from the waterbody's mean high water mark, to permanently revegetate with native plant species across the entire construction right-of-way. However, to facilitate periodic corrosion/leak surveys, a corridor centered on the pipeline and up to 10 feet wide may be cleared at a frequency necessary to maintain the 10-foot corridor in an herbaceous state. In addition, trees that are located within 15 feet of the pipeline that have roots that could compromise the integrity of the pipeline coating may be cut and removed from the permanent right-of-way. Do not conduct any routine vegetation mowing or clearing in riparian areas that are between HDD entry and exit points.
2. Do not use herbicides or pesticides in or within 100 feet of a waterbody except as allowed by the appropriate land management or state agency.
3. Time of year restrictions specified in section VII.A.5 of the Plan (April 15 – August 1 of any year) apply to routine mowing and clearing of riparian areas.

VI. WETLAND CROSSINGS

A. GENERAL

1. The project sponsor shall conduct a wetland delineation using the current federal methodology and file a wetland delineation report with the Secretary before construction. The requirement to file a wetland delineation report does not apply to projects constructed under the automatic authorization provisions in the FERC's regulations.

This report shall identify:

- a. by milepost all wetlands that would be affected;
- b. the National Wetlands Inventory (NWI) classification for each wetland;
- c. the crossing length of each wetland in feet; and
- d. the area of permanent and temporary disturbance that would occur in each wetland by NWI classification type.

The requirements outlined in this section do not apply to wetlands in actively cultivated or rotated cropland. Standard upland protective measures, including workspace and topsoiling requirements, apply to these agricultural wetlands.

2. Route the pipeline to avoid wetland areas to the maximum extent possible. If a wetland cannot be avoided or crossed by following an existing right-of-way, route the new pipeline in a manner that minimizes disturbance to wetlands. Where looping an existing pipeline, overlap the existing pipeline right-of-way with the new construction right-of-way. In addition, locate the loop line no more than 25 feet away from the existing pipeline unless site-specific constraints would adversely affect the stability of the existing pipeline.
3. Limit the width of the construction right-of-way to 75 feet or less. Prior written approval of the Director is required where topographic conditions or soil limitations require that the construction right-of-way width within the boundaries of a federally delineated wetland be expanded beyond 75 feet. Early in the planning process the project sponsor is encouraged to identify site-specific areas where excessively wide trenches could occur and/or where spoil piles could be difficult to maintain because existing soils lack adequate unconfined compressive strength.
4. Wetland boundaries and buffers must be clearly marked in the field with signs and/or highly visible flagging until construction-related ground disturbing activities are complete.

5. Implement the measures of sections V and VI in the event a waterbody crossing is located within or adjacent to a wetland crossing. If all measures of sections V and VI cannot be met, the project sponsor must file with the Secretary a site-specific crossing plan for review and written approval by the Director before construction. This crossing plan shall address at a minimum:
 - a. spoil control;
 - b. equipment bridges;
 - c. restoration of waterbody banks and wetland hydrology;
 - d. timing of the waterbody crossing;
 - e. method of crossing; and
 - f. size and location of all extra work areas.
6. Do not locate aboveground facilities in any wetland, except where the location of such facilities outside of wetlands would prohibit compliance with U.S. Department of Transportation regulations.

B. INSTALLATION

1. Extra Work Areas and Access Roads
 - a. Locate all extra work areas (such as staging areas and additional spoil storage areas) at least 50 feet away from wetland boundaries, except where the adjacent upland consists of cultivated or rotated cropland or other disturbed land.
 - b. The project sponsor shall file with the Secretary for review and written approval by the Director, site-specific justification for each extra work area with a less than 50-foot setback from wetland boundaries, except where adjacent upland consists of cultivated or rotated cropland or other disturbed land. The justification must specify the site-specific conditions that will not permit a 50-foot setback and measures to ensure the wetland is adequately protected.
 - c. The construction right-of-way may be used for access when the wetland soil is firm enough to avoid rutting or the construction right-of-way has been appropriately stabilized to avoid rutting (e.g., with timber riprap, prefabricated equipment mats, or terra mats).

In wetlands that cannot be appropriately stabilized, all construction equipment other than that needed to install the wetland crossing shall

use access roads located in upland areas. Where access roads in upland areas do not provide reasonable access, limit all other construction equipment to one pass through the wetland using the construction right-of-way.

- d. The only access roads, other than the construction right-of-way, that can be used in wetlands are those existing roads that can be used with no modifications or improvements, other than routine repair, and no impact on the wetland.

2. Crossing Procedures

- a. Comply with COE, or its delegated agency, permit terms and conditions.
- b. Assemble the pipeline in an upland area unless the wetland is dry enough to adequately support skids and pipe.
- c. Use “push-pull” or “float” techniques to place the pipe in the trench where water and other site conditions allow.
- d. Minimize the length of time that topsoil is segregated and the trench is open. Do not trench the wetland until the pipeline is assembled and ready for lowering in.
- e. Limit construction equipment operating in wetland areas to that needed to clear the construction right-of-way, dig the trench, fabricate and install the pipeline, backfill the trench, and restore the construction right-of-way.
- f. Cut vegetation just above ground level, leaving existing root systems in place, and remove it from the wetland for disposal.

The project sponsor can burn woody debris in wetlands, if approved by the COE and in accordance with state and local regulations, ensuring that all remaining woody debris is removed for disposal.

- g. Limit pulling of tree stumps and grading activities to directly over the trenchline. Do not grade or remove stumps or root systems from the rest of the construction right-of-way in wetlands unless the Chief Inspector and Environmental Inspector determine that safety-related construction constraints require grading or the removal of tree stumps from under the working side of the construction right-of-way.
- h. Segregate the top 1 foot of topsoil from the area disturbed by trenching, except in areas where standing water is present or soils are

saturated. Immediately after backfilling is complete, restore the segregated topsoil to its original location.

- i. Do not use rock, soil imported from outside the wetland, tree stumps, or brush riprap to support equipment on the construction right-of-way.
- j. If standing water or saturated soils are present, or if construction equipment causes ruts or mixing of the topsoil and subsoil in wetlands, use low-ground-weight construction equipment, or operate normal equipment on timber riprap, prefabricated equipment mats, or terra mats.
- k. Remove all project-related material used to support equipment on the construction right-of-way upon completion of construction.

3. Temporary Sediment Control

Install sediment barriers (as defined in section IV.F.3.a of the Plan) immediately after initial disturbance of the wetland or adjacent upland. Sediment barriers must be properly maintained throughout construction and reinstalled as necessary (such as after backfilling of the trench). Except as noted below in section VI.B.3.c, maintain sediment barriers until replaced by permanent erosion controls or restoration of adjacent upland areas is complete. Temporary erosion and sediment control measures are addressed in more detail in the Plan.

- a. Install sediment barriers across the entire construction right-of-way immediately upslope of the wetland boundary at all wetland crossings where necessary to prevent sediment flow into the wetland.
- b. Where wetlands are adjacent to the construction right-of-way and the right-of-way slopes toward the wetland, install sediment barriers along the edge of the construction right-of-way as necessary to contain spoil within the construction right-of-way and prevent sediment flow into the wetland.
- c. Install sediment barriers along the edge of the construction right-of-way as necessary to contain spoil and sediment within the construction right-of-way through wetlands. Remove these sediment barriers during right-of-way cleanup.

4. Trench Dewatering

Dewater the trench (either on or off the construction right-of-way) in a manner that does not cause erosion and does not result in silt-laden water flowing into any wetland. Remove the dewatering structures as soon as practicable after the completion of dewatering activities.

C. RESTORATION

1. Where the pipeline trench may drain a wetland, construct trench breakers at the wetland boundaries and/or seal the trench bottom as necessary to maintain the original wetland hydrology.
2. Restore pre-construction wetland contours to maintain the original wetland hydrology.
3. For each wetland crossed, install a trench breaker at the base of slopes near the boundary between the wetland and adjacent upland areas. Install a permanent slope breaker across the construction right-of-way at the base of slopes greater than 5 percent where the base of the slope is less than 50 feet from the wetland, or as needed to prevent sediment transport into the wetland. In addition, install sediment barriers as outlined in the Plan. In some areas, with the approval of the Environmental Inspector, an earthen berm may be suitable as a sediment barrier adjacent to the wetland.
4. Do not use fertilizer, lime, or mulch unless required in writing by the appropriate federal or state agency.
5. Consult with the appropriate federal or state agencies to develop a project-specific wetland restoration plan. The restoration plan shall include measures for re-establishing herbaceous and/or woody species, controlling the invasion and spread of invasive species and noxious weeds (e.g., purple loosestrife and phragmites), and monitoring the success of the revegetation and weed control efforts. Provide this plan to the FERC staff upon request.
6. Until a project-specific wetland restoration plan is developed and/or implemented, temporarily revegetate the construction right-of-way with annual ryegrass at a rate of 40 pounds/acre (unless standing water is present).
7. Ensure that all disturbed areas successfully revegetate with wetland herbaceous and/or woody plant species.
8. Remove temporary sediment barriers located at the boundary between wetland and adjacent upland areas after revegetation and stabilization of adjacent upland areas are judged to be successful as specified in section VII.A.4 of the Plan.

D. POST-CONSTRUCTION MAINTENANCE AND REPORTING

1. Do not conduct routine vegetation mowing or clearing over the full width of the permanent right-of-way in wetlands. However, to facilitate periodic corrosion/leak surveys, a corridor centered on the pipeline and up to 10 feet wide may be cleared at a frequency necessary to maintain the 10-foot corridor in an herbaceous state. In addition, trees within 15 feet of the pipeline with roots that could compromise the integrity of pipeline coating may be selectively cut and removed from the permanent right-of-way. Do not conduct any routine vegetation mowing or clearing in wetlands that are between HDD entry and exit points.
2. Do not use herbicides or pesticides in or within 100 feet of a wetland, except as allowed by the appropriate federal or state agency.
3. Time of year restrictions specified in section VII.A.5 of the Plan (April 15 – August 1 of any year) apply to routine mowing and clearing of wetland areas.
4. Monitor and record the success of wetland revegetation annually until wetland revegetation is successful.
5. Wetland revegetation shall be considered successful if all of the following criteria are satisfied:
 - a. the affected wetland satisfies the current federal definition for a wetland (i.e., soils, hydrology, and vegetation);
 - b. vegetation is at least 80 percent of either the cover documented for the wetland prior to construction, or at least 80 percent of the cover in adjacent wetland areas that were not disturbed by construction;
 - c. if natural rather than active revegetation was used, the plant species composition is consistent with early successional wetland plant communities in the affected ecoregion; and
 - d. invasive species and noxious weeds are absent, unless they are abundant in adjacent areas that were not disturbed by construction.
6. Within 3 years after construction, file a report with the Secretary identifying the status of the wetland revegetation efforts and documenting success as defined in section VI.D.5, above. The requirement to file wetland restoration reports with the Secretary does not apply to projects constructed under the automatic authorization, prior notice, or advance notice provisions in the FERC's regulations.

For any wetland where revegetation is not successful at the end of 3 years after construction, develop and implement (in consultation with a

professional wetland ecologist) a remedial revegetation plan to actively revegetate wetlands. Continue revegetation efforts and file a report annually documenting progress in these wetlands until wetland revegetation is successful.

VII. HYDROSTATIC TESTING

A. NOTIFICATION PROCEDURES AND PERMITS

1. Apply for state-issued water withdrawal permits, as required.
2. Apply for National Pollutant Discharge Elimination System (NPDES) or state-issued discharge permits, as required.
3. Notify appropriate state agencies of intent to use specific sources at least 48 hours before testing activities unless they waive this requirement in writing.

B. GENERAL

1. Perform 100 percent radiographic inspection of all pipeline section welds or hydrotest the pipeline sections, before installation under waterbodies or wetlands.
2. If pumps used for hydrostatic testing are within 100 feet of any waterbody or wetland, address secondary containment and refueling of these pumps in the project's Spill Prevention and Response Procedures.
3. The project sponsor shall file with the Secretary before construction a list identifying the location of all waterbodies proposed for use as a hydrostatic test water source or discharge location. This filing requirement does not apply to projects constructed under the automatic authorization provisions of the FERC's regulations.

C. INTAKE SOURCE AND RATE

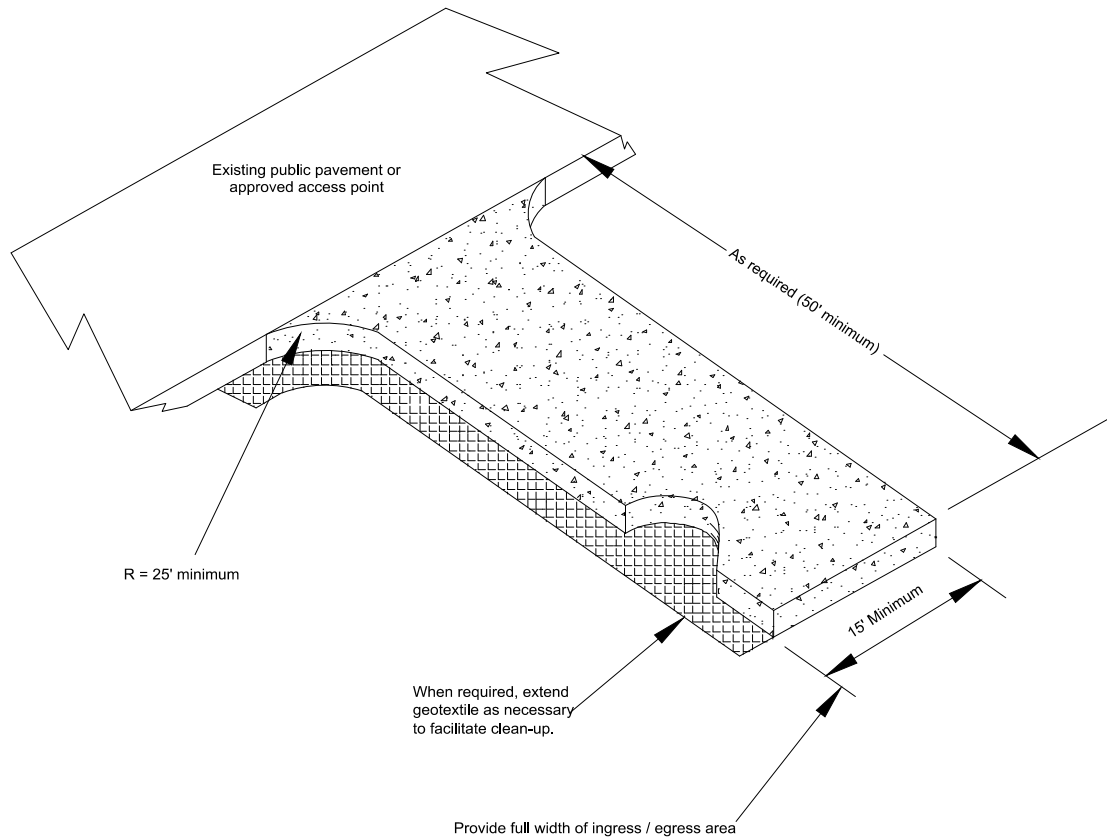
1. Screen the intake hose to minimize the potential for entrainment of fish.
2. Do not use state-designated exceptional value waters, waterbodies which provide habitat for federally listed threatened or endangered species, or waterbodies designated as public water supplies, unless appropriate federal, state, and/or local permitting agencies grant written permission.
3. Maintain adequate flow rates to protect aquatic life, provide for all waterbody uses, and provide for downstream withdrawals of water by existing users.
4. Locate hydrostatic test manifolds outside wetlands and riparian areas to the maximum extent practicable.

D. DISCHARGE LOCATION, METHOD, AND RATE

1. Regulate discharge rate, use energy dissipation device(s), and install sediment barriers, as necessary, to prevent erosion, streambed scour, suspension of sediments, or excessive streamflow.
2. Do not discharge into state-designated exceptional value waters, waterbodies which provide habitat for federally listed threatened or endangered species, or waterbodies designated as public water supplies, unless appropriate federal, state, and local permitting agencies grant written permission.

ATTACHMENT C

Typical BMP Drawings



Notes:

Equipment mats or their equivalent may be used as a substitute for the graveled apron if approved by the Company.

Install construction entrances at right-of-way access points that intersect paved roads to reduce sediment transport onto roadway.

Install culverts in road ditches as necessary.


Crushed stone access pads shall be placed on synthetic fabric in residential or active agricultural areas to facilitate stone removal. Use Synthetic Industries style 22TEX, Light Stabilization Fabric, or equivalent (3 oz/yd woven geotextile).

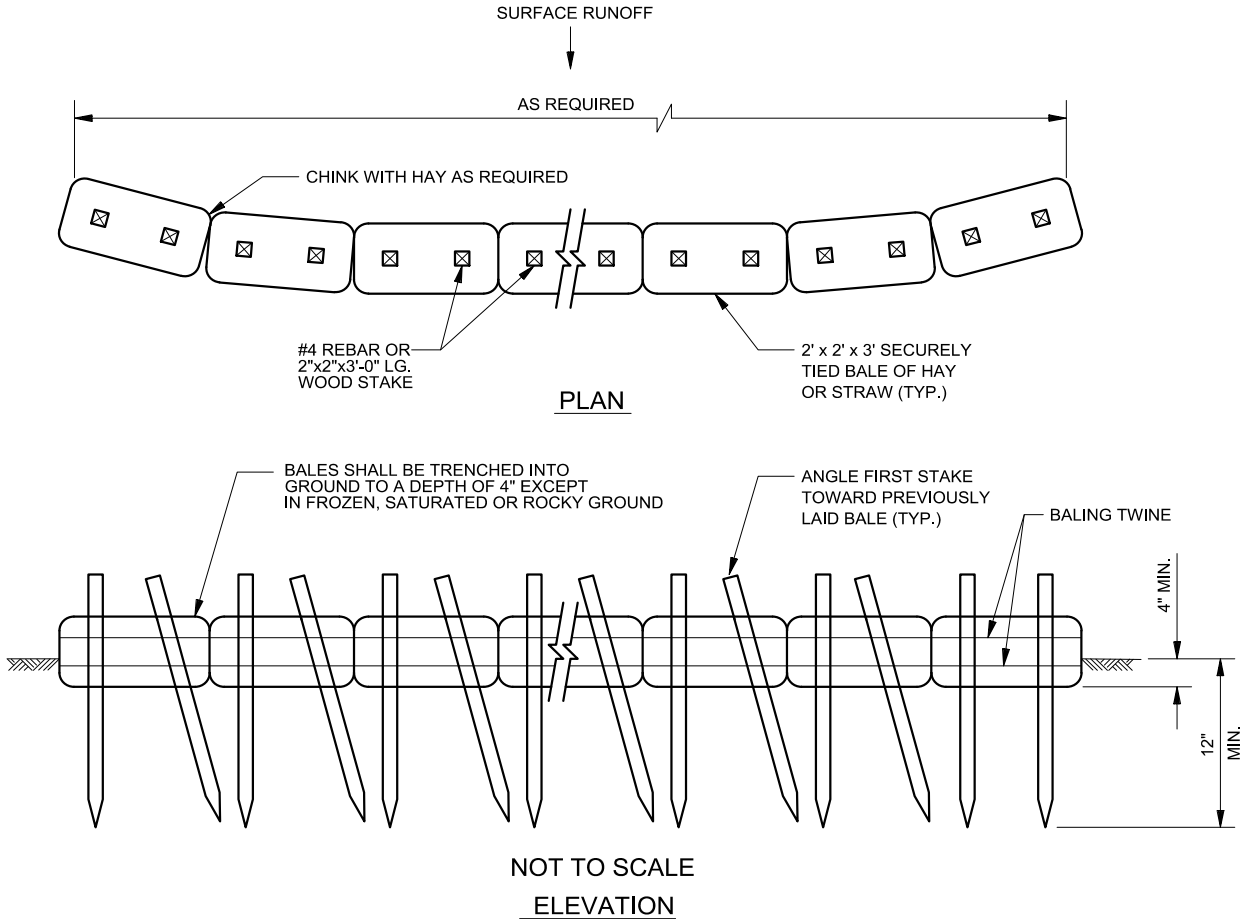
INSTALLATION: The area of the entrance should be cleared of all vegetation, roots and other objectionable material. The gravel shall be placed to the specified dimensions. Any drainage facilities required because of washing should be constructed according to specifications in the plan. If wash racks are used, they should be installed according to manufacturer's specifications.

AGGREGATE: 2" to 6" crushed Ballast Rock.

ENTRANCE DIMENSIONS: The aggregate layer must be at least 6 inches thick. It must extend the full width of the vehicular ingress and egress area. The length of the entrance must be at least 50 feet.

MAINTENANCE: The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 2-inch stone, as conditions demand, and repair and/or clean out any structures used to trap sediment. All materials spilled, dropped, washed or tracked from vehicles onto roadway or into storm drains must be removed immediately.

DRAWING NO.		REFERENCE TITLE		PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL CONSTRUCTION ENTRANCE ACCESS PAD <div style="text-align: center;">(CE)</div>						
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: JST	DATE: JUNE 2007	ISSUED FOR BID:	SCALE: NONE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0001	SHEET OF
									%TIME%	
									%PATH%	




NOTES:

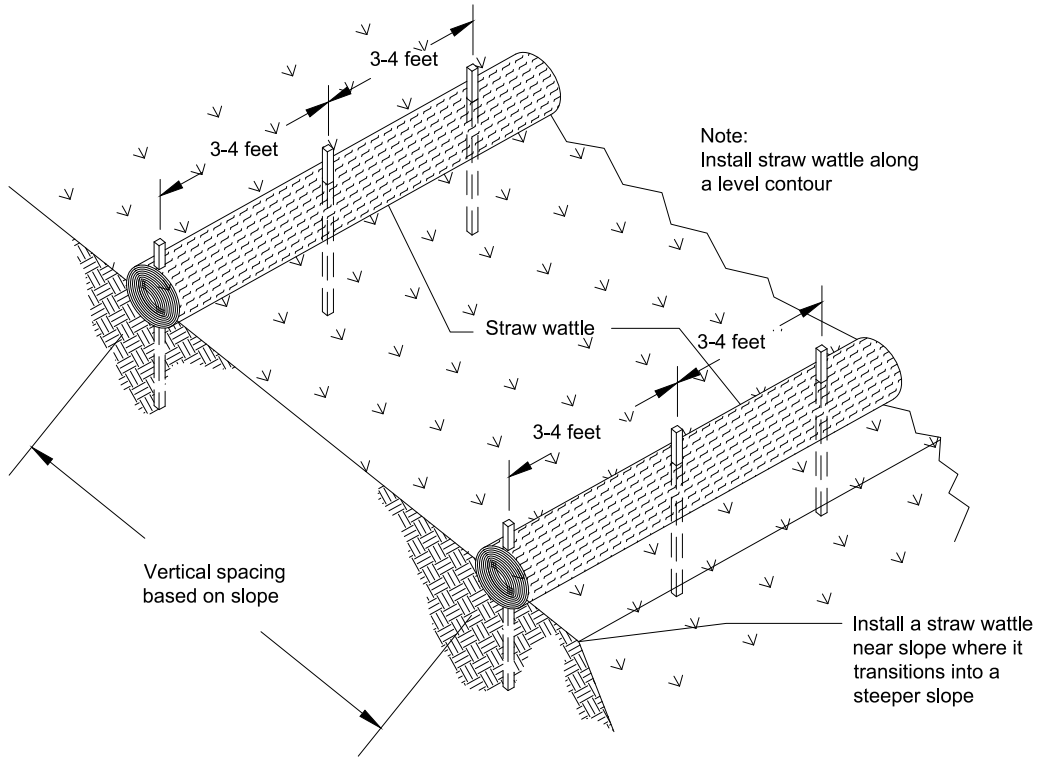
Straw bales will not be used as a primary sediment barrier. They may be used at road crossings and waterbodies where equipment will be moved up and down the right-of-way or at the end of the work day to allow traffic to leave the right-of-way. They may be used to reinforce other sediment barriers (i.e., silt fence).

1. BALE BARRIERS SHALL BE PLACED TO FOLLOW (RUN PARALLEL TO) THE CONTOURS AND SHALL NOT BE LOCATED IN AREAS OF CONCENTRATED FLOW.
2. INSTALLATIONS SHALL BE CHECKED AFTER EACH 0.5 INCHES OF RAINFALL AND IF FLOW IS OBSTRUCTED, THE SEDIMENT SHALL BE REMOVED.
3. BALE BARRIERS SHALL BE LEFT IN PLACE UNTIL PERMANENT VEGETATION COVER IS ESTABLISHED. MATERIAL FROM BALE BARRIERS MAY THEN BE USED AS MULCH AND SCATTERED OVER THE SURROUNDING AREA AS DIRECTED BY COMPANY REPRESENTATIVE.
4. ON UPSLOPE INSTALLATIONS, BOTH ENDS OF THE BALE BARRIER SHALL BE TURNED AND EXTENDED UPSLOPE.
5. AREA DISTURBED AS A RESULT OF REMOVING THE BALE BARRIER SHALL BE RESTABILIZED BY SEEDING ACCORDING TO THE REVEGETATION SPECIFICATIONS.
6. CONTRACTOR SHALL USE CERTIFIED NOXIOUS WEED FREE HAY OR STRAW.
7. BALES SHALL BE PLACED SUCH THAT TIES OR BALING TWINE IS NOT IN CONTACT WITH THE GROUND.

SEDIMENT BARRIER - STRAW BALE

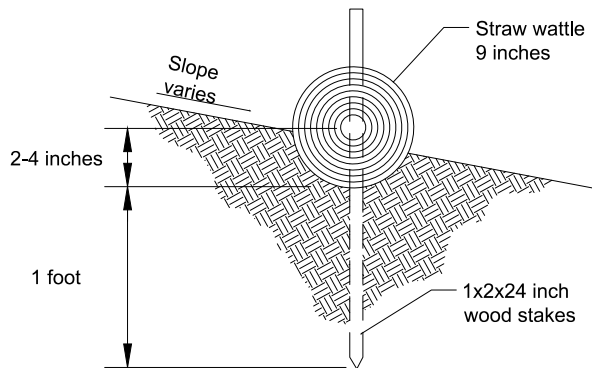
TEMPORARY EROSION CONTROL MEASURE

DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL SEDIMENT BARRIER - STRAW BALE OPTION SB				 Pacific Connector <small>GAS PIPELINE</small>	
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0002	SHEET 2
									%TIME% %PATH%	OF 2




TYPICAL STRAW WATTLE INSTALLATION

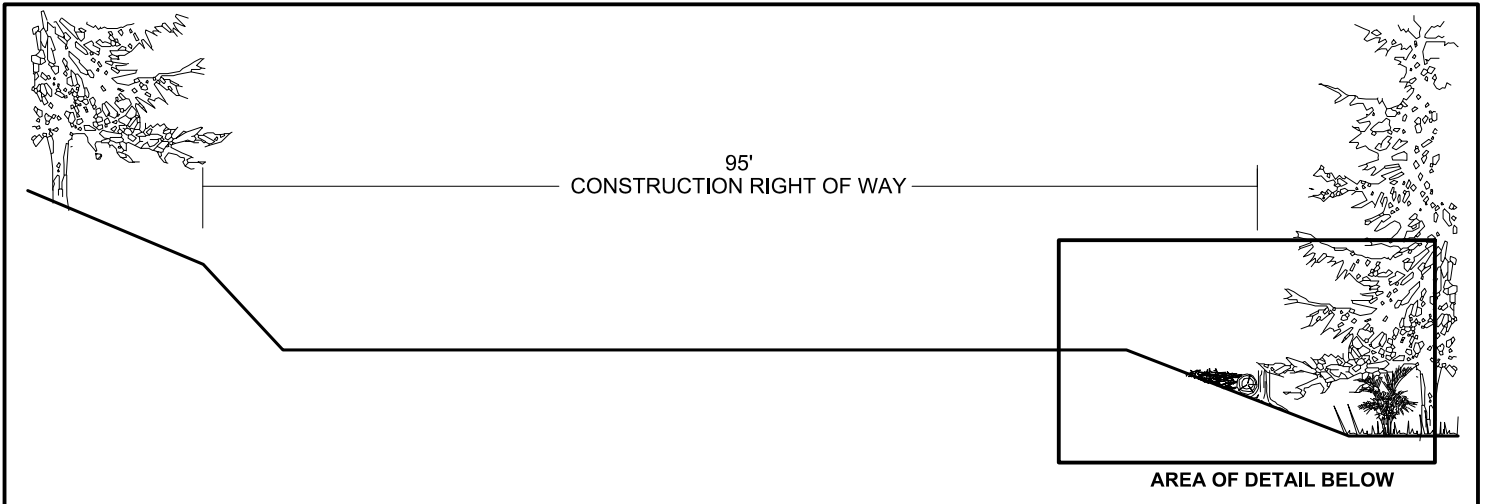
N.T.S.



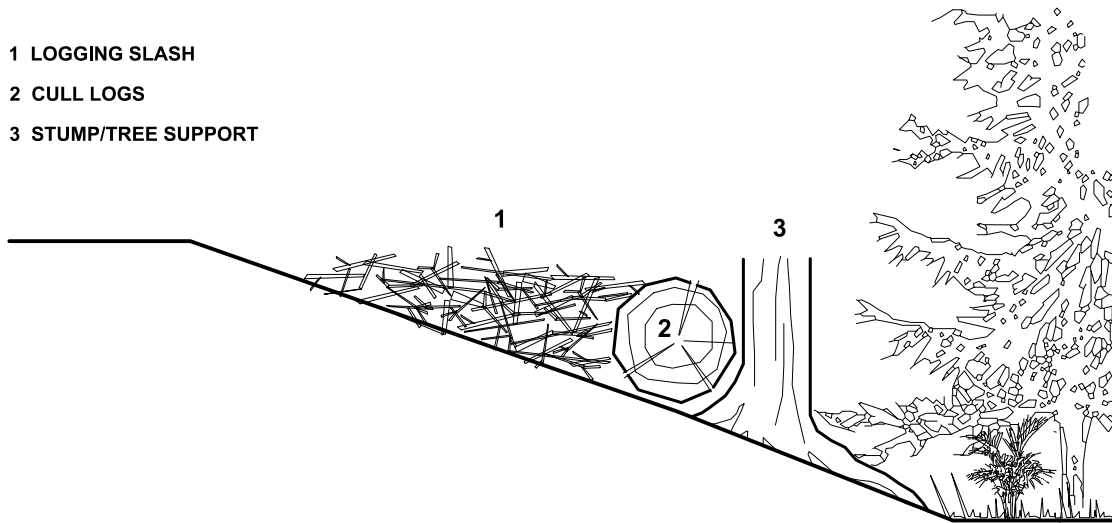
ENTRENCHMENT DETAIL

N.T.S.

DRAWING NO.			REFERENCE TITLE				PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL SEDIMENT BARRIER - STRAW WATTLE OPTION (SW)				
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE	
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:		
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0002	SHEET 3	
									%TIME%	OF 4	
									%PATH%		




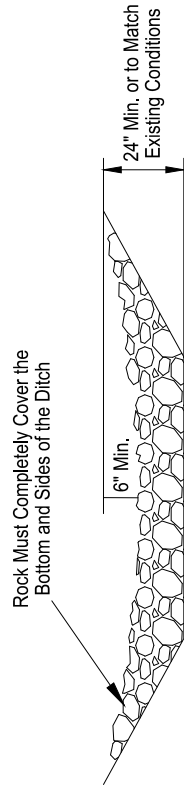
- 1 LOGGING SLASH
- 2 CULL LOGS
- 3 STUMP/TREE SUPPORT



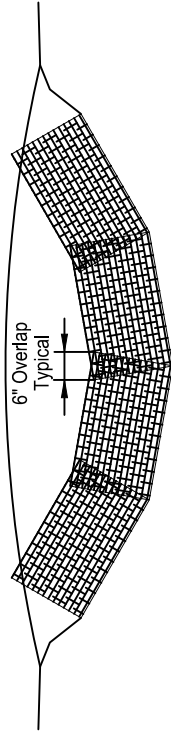
Slash-Filter Windrows

1. In forested areas during timber clearing/right-of-way grading operations slash-filter windrows will be constructed on the downhill edge of the Construction Right-of-Way and Temporary Extra Work Areas (TEWAs), as directed by the Environmental Inspector.
2. Slash-filter windrows will be constructed of logging slash including cull logs, tree tops, limbs and branches. The windrow may be supported at the base by cull logs or rocks, which may be supported by stumps, rocks or trees parallel to the right-of-way.
3. Material in the windrow would be constructed (packed/tamped) to form a compact windrow that will be effective in filtering sediment, reducing water velocities and preventing stream sedimentation.
4. Windrows shall be placed so that they do not interfere with functioning drainage structures or stream channels.

DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP SLASH-FILTER WINDROW					
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0002	SHEET 4 OF 4



PROFILE (ROCK)



PROFILE (BIO BAG)

Notes:

Use wood stakes whenever possible. Steel rebar may be used when soil is frozen or rocky.

Biobags, straw wattles, or other approved materials may be used.

Sediment control structures can be placed off the construction right-of-way by hand if the location has been approved by the Environmental Inspector.

Contractor shall use certified noxious weed free hay or straw.

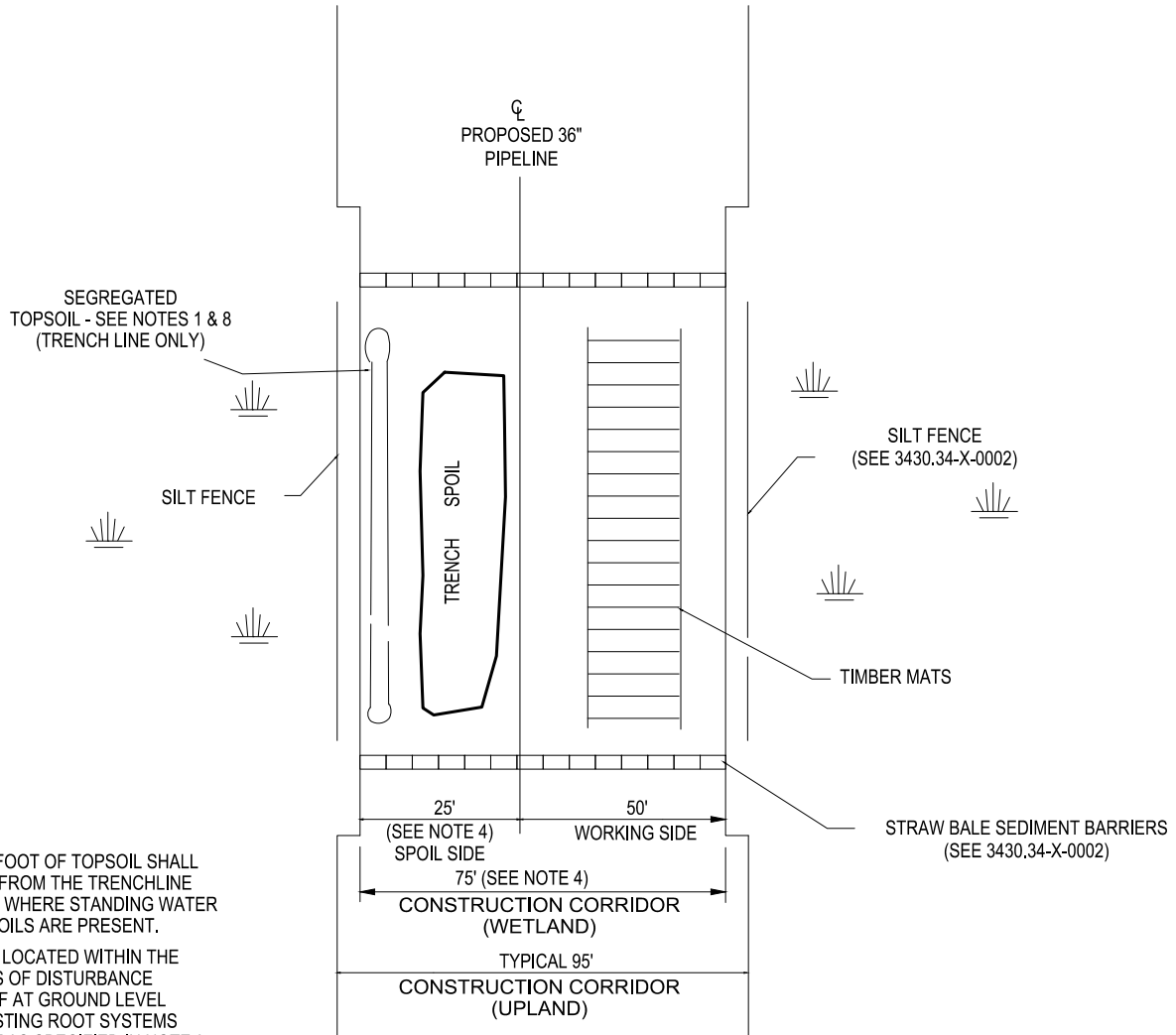
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		APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0004		SHEET OF
				%TIME: %		
				%PATH: %		



PACIFIC CONNECTOR GAS PIPELINE PROJECT
PACIFIC CONNECTOR GAS PIPELINE, LP
SEDIMENT CONTROL IN DITCHES AND SWALES

SC

WETLAND CROSSING DETAIL

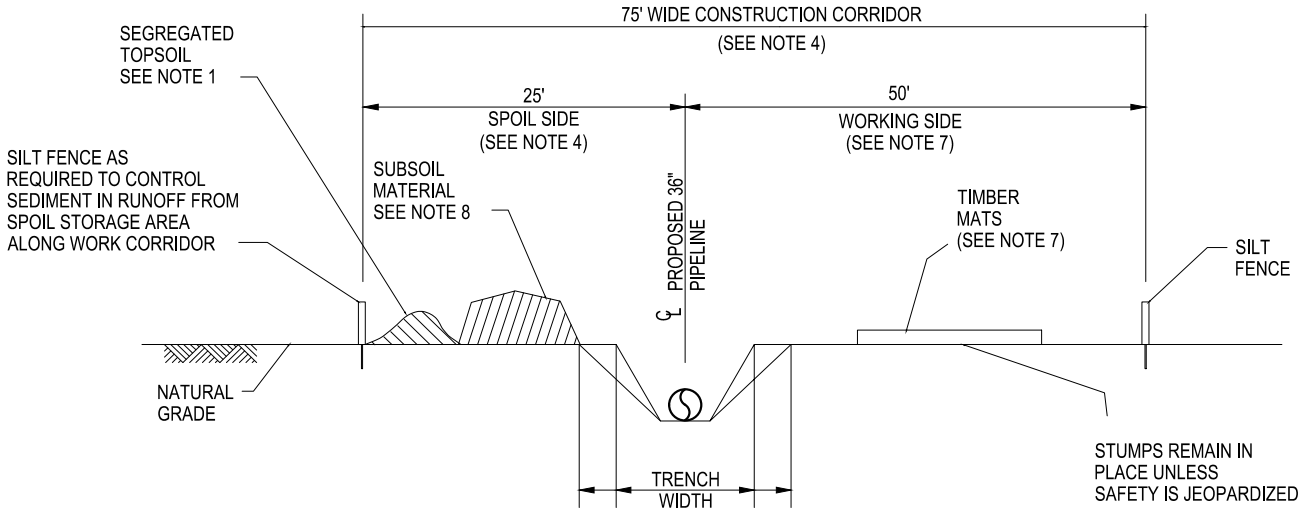


PLAN VIEW

NOTES:

1. THE TOP ONE (1) FOOT OF TOPSOIL SHALL BE SEGREGATED FROM THE TRENCHLINE EXCEPT IN AREAS WHERE STANDING WATER OR SATURATED SOILS ARE PRESENT.
2. THE VEGETATION LOCATED WITHIN THE PROPOSED LIMITS OF DISTURBANCE SHALL BE CUT OFF AT GROUND LEVEL LEAVING THE EXISTING ROOT SYSTEMS IN PLACE, EXCEPT AS SPECIFIED IN NOTE 3.
3. PULLING OF TREE STUMPS AND GRADING ACTIVITIES SHALL BE LIMITED TO THE AREA DIRECTLY OVER THE TRENCHLINE UNLESS SAFETY CONDITIONS REQUIRE THE REMOVAL OF TREE STUMPS FROM UNDER THE WORKING SIDE OF THE WORK CORRIDOR.
4. CONSTRUCTION CORRIDOR THROUGH WETLANDS WILL BE 75 FEET WIDE UNLESS A MODIFICATION IS GRANTED. CONFIGURATION OF RIGHT-OF-WAY MAY VARY.

DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP CROSSING DETAIL FOR WETLANDS (WC)				
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	
							CHECKED BY:	DATE:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0005
									SHEET 1 OF 2

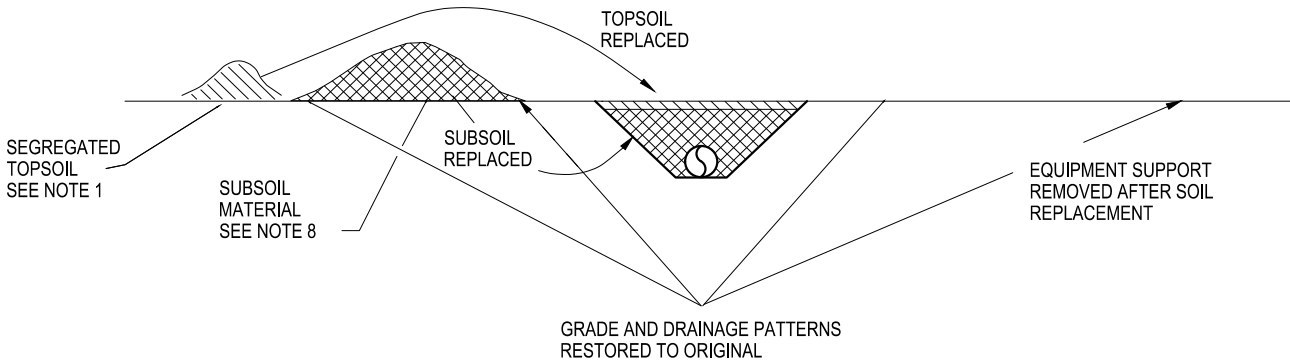


TRENCH WIDTH VARIES DEPENDING ON SOILS
ENCOUNTERED DURING CONSTRUCTION

NOTES CONTINUED:

5. SILT FENCE OR STRAW BALES WILL BE USED WHERE APPROPRIATE TO PREVENT SILTATION INTO WATER BODIES OR WETLANDS.
6. SILT FENCES OR STRAW BALES WILL ALSO BE USED TO PREVENT STOCKPILED SOIL OR SPOIL FROM LEAVING THE CONSTRUCTION RIGHT-OF-WAY OR WORKSPACES.
7. TIMBER MATS MAY BE USED OVER SPOIL STORAGE WHERE STANDING WATER OR SATURATED SOILS ARE PRESENT.
8. IF STANDING WATER OR SATURATED SOILS ARE PRESENT, OR IF CONSTRUCTION EQUIPMENT CAUSES RUTS OR MIXING OF TOPSOIL AND SUBSOIL IN WETLANDS, USE LOW-GROUND WEIGHT EQUIPMENT, OR OPERATE NORMAL EQUIPMENT ON TIMBER RIPRAP, PREFABRICATED EQUIPMENT MATS OR TERRA MATS.

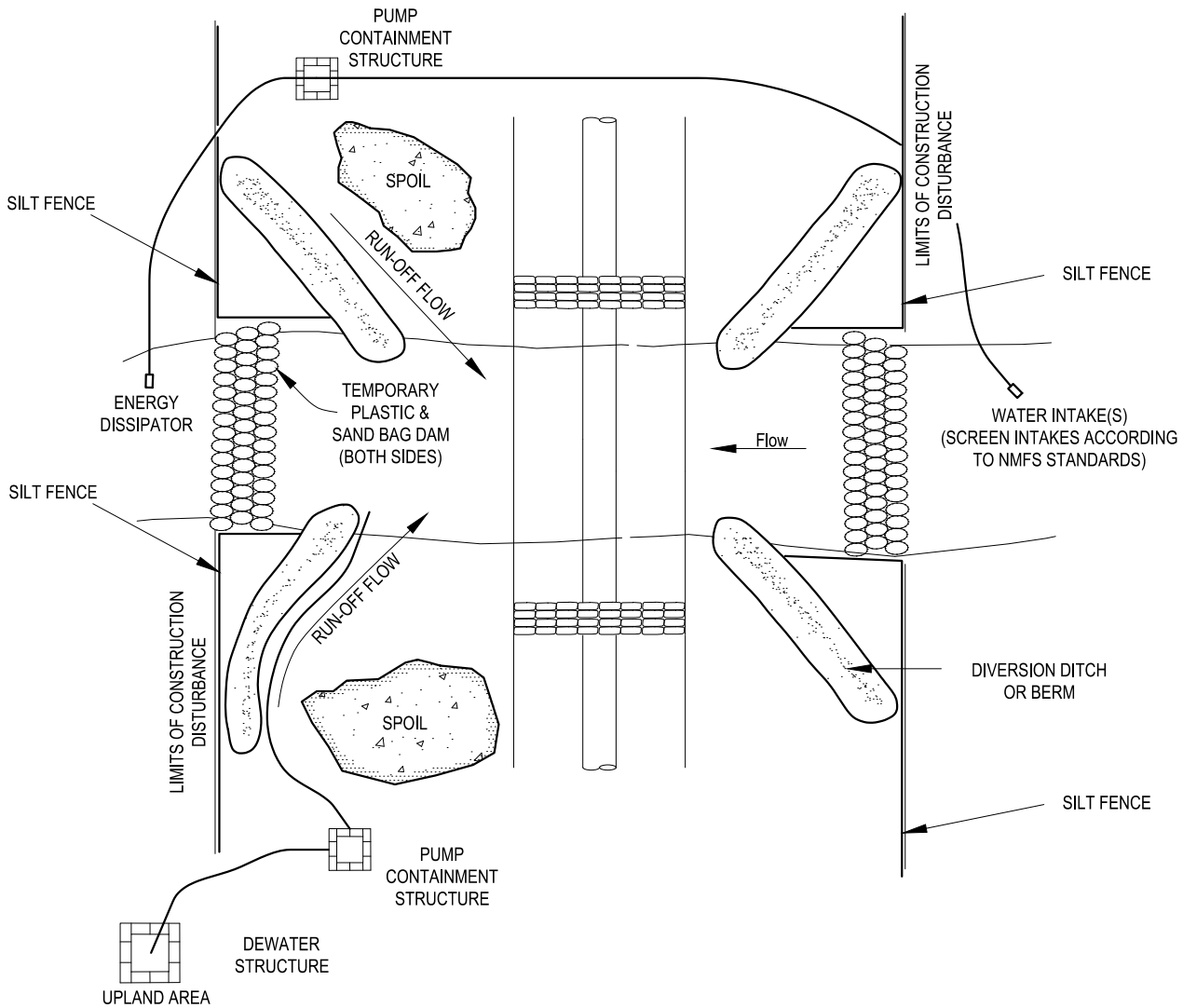
CROSS SECTION



WETLAND RESTORATION

DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS OPERATOR, LP PACIFIC CONNECTOR GAS PIPELINE PROJECT CROSSING DETAIL FOR WETLANDS				 Pacific Connector <small>GAS PIPELINE</small>	
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	DRAWING NUMBER: 3430.34-X-0005 SHEET 2 OF 2	
							CHECKED BY:	DATE:		
							APPROVED BY:	DATE:		

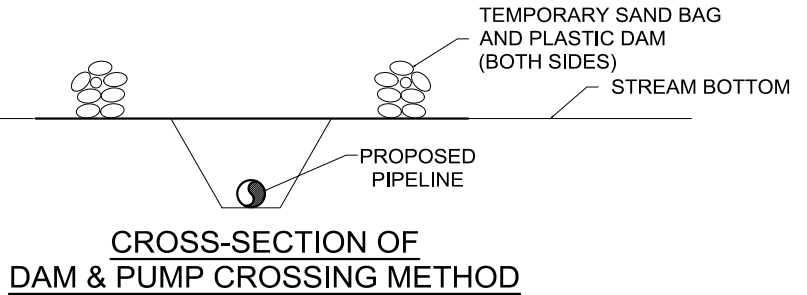
CONFIGURATION THROUGH WATERBODIES WITH ASSOCIATED WETLANDS IS VARIABLE
BUT WILL NOT EXCEED 75 FEET IN WIDTH UNLESS A VARIANCE IS GRANTED



PLAN VIEW OF DAM & PUMP CROSSING METHOD

NOTES:

- TRENCH WIDTH WILL VARY DUE TO SOIL CONDITIONS WHICH ARE NOT KNOWN UNTIL ACTUAL CONSTRUCTION TAKES PLACE.
- EXTRA WORKSPACE WILL BE LOCATED 50 FEET FROM EDGE OF WATERBODY UNLESS A MODIFICATION IS GRANTED.
 - FOR EXTRAWORKSPACE LOCATIONS AND DIMENSIONS SEE ENVIRONMENTAL ALIGNMENT SHEETS.
- TEMPORARY EROSION CONTROL MEASURES MUST BE REPLACED AT THE END OF EACH WORKING DAY.



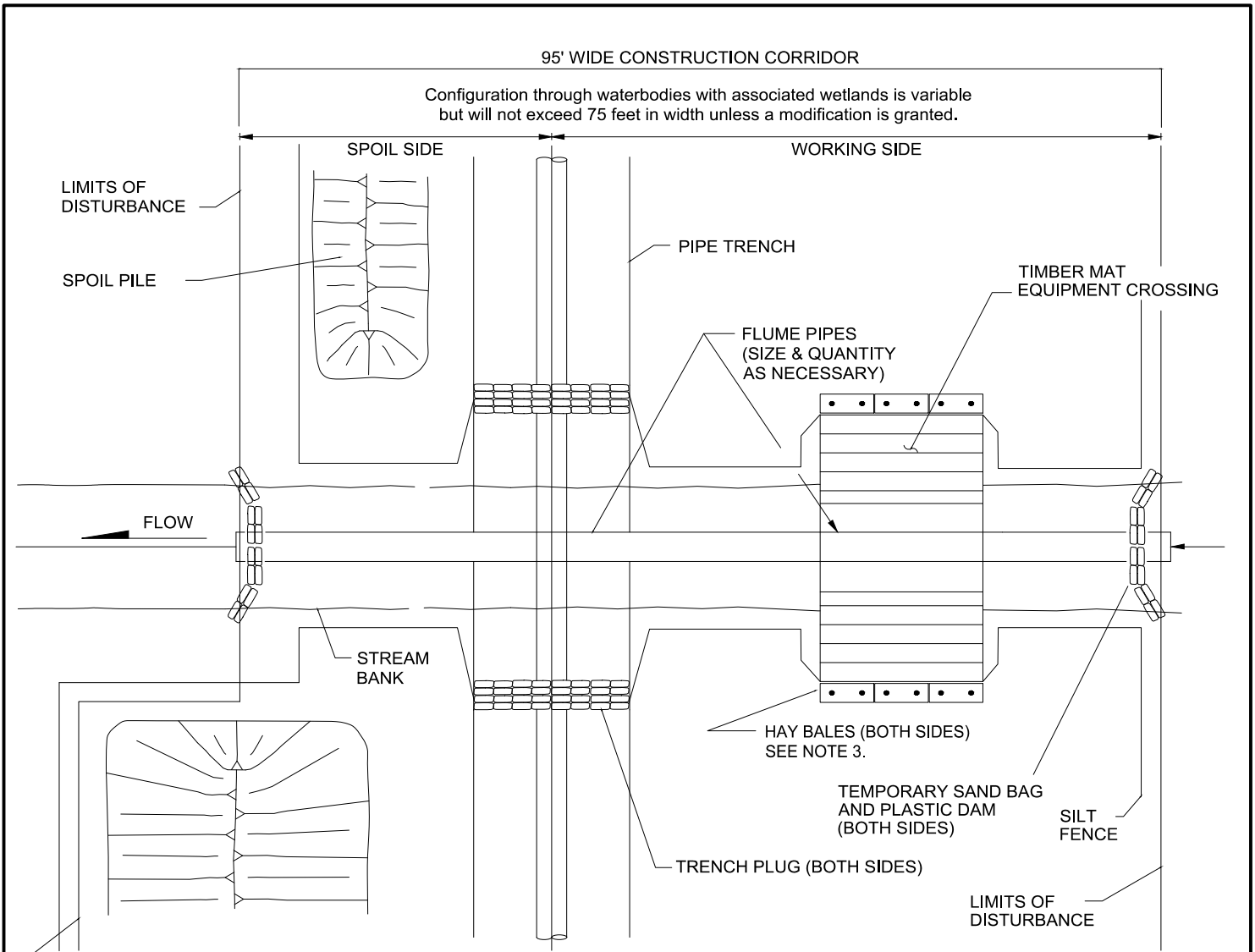
**CROSS-SECTION OF
DAM & PUMP CROSSING METHOD**

3.	DRAWING NO.	REFERENCE TITLE

PACIFIC CONNECTOR GAS PIPELINE PROJECT
PACIFIC CONNECTOR GAS PIPELINE, LP
WATERBODY CROSSING DETAIL
DAM & PUMP CROSSING METHOD

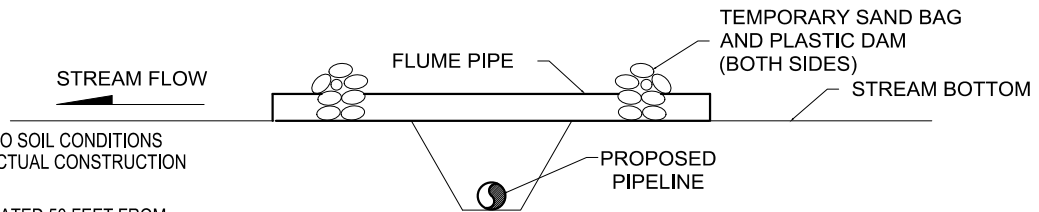


NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	DRAWING NUMBER: 3430.34-X-0006	SHEET 1 OF 1
							CHECKED BY:	DATE:		
							APPROVED BY:	DATE:		



PLAN VIEW OF FLUMED CROSSING METHOD

EXTRA WORKSPACE. SEE NOTE 2.

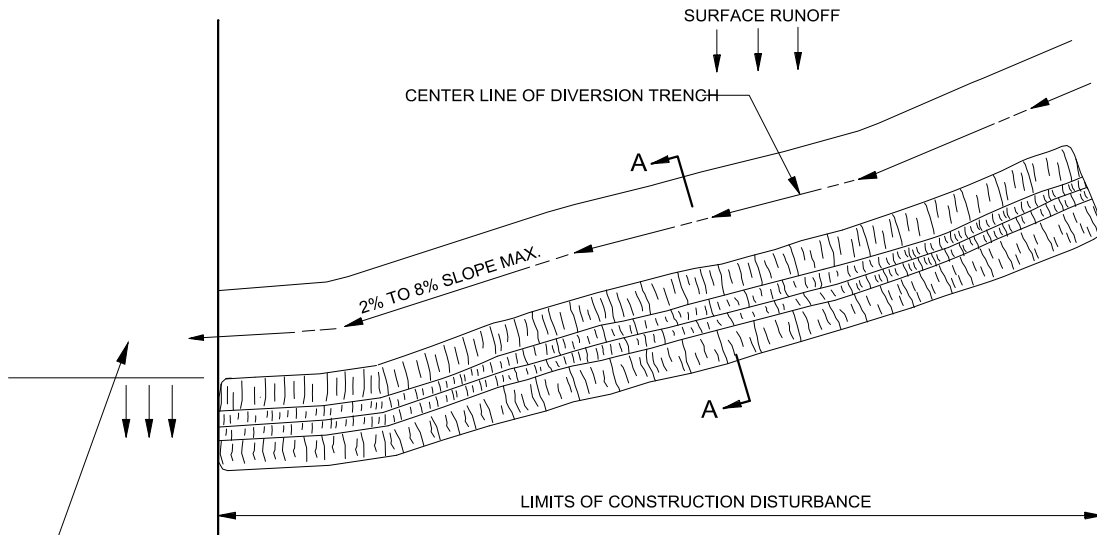


CROSS-SECTION OF FLUMED CROSSING METHOD

NOTES:

1. TRENCH WIDTH WILL VARY DUE TO SOIL CONDITIONS WHICH ARE NOT KNOWN UNTIL ACTUAL CONSTRUCTION TAKES PLACE.
2. EXTRA WORKSPACE WILL BE LOCATED 50 FEET FROM EDGE OF WATERBODY UNLESS A MODIFICATION IS GRANTED. FOR EXTRA WORKSPACE LOCATIONS AND DIMENSIONS SEE ENVIRONMENTAL ALIGNMENT SHEETS.
3. TEMPORARY EROSION CONTROL MEASURES MUST BE REPLACED AT THE END OF EACH WORKING DAY.

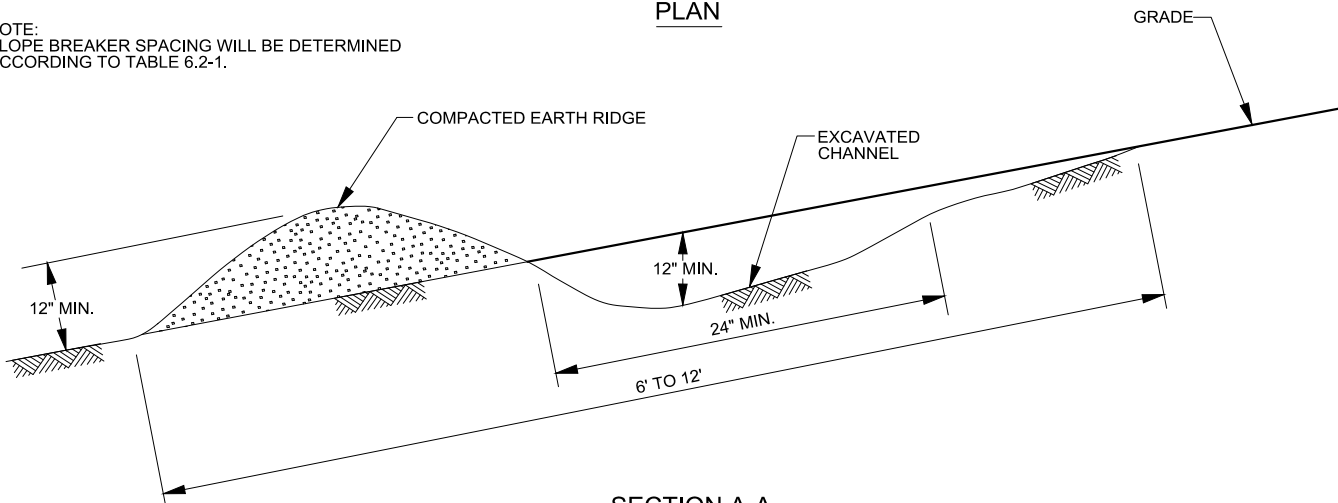
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NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-05-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0007	SHEET OF



DIVERSION TRENCH OUTLET SHALL BE PLACED WHERE RUNOFF WILL BE RELEASED ONTO STABLE WELL-VEGETATED GROUND. INSTALL GEO-JUTE AT OUTLET AS AN ENERGY-DISSIPATOR AT THE END OF THE BREAKER IF NEEDED.

PLAN

NOTE:
SLOPE BREAKER SPACING WILL BE DETERMINED ACCORDING TO TABLE 6.2-1.




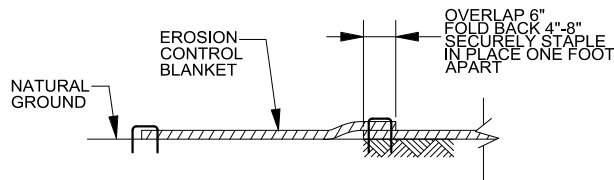
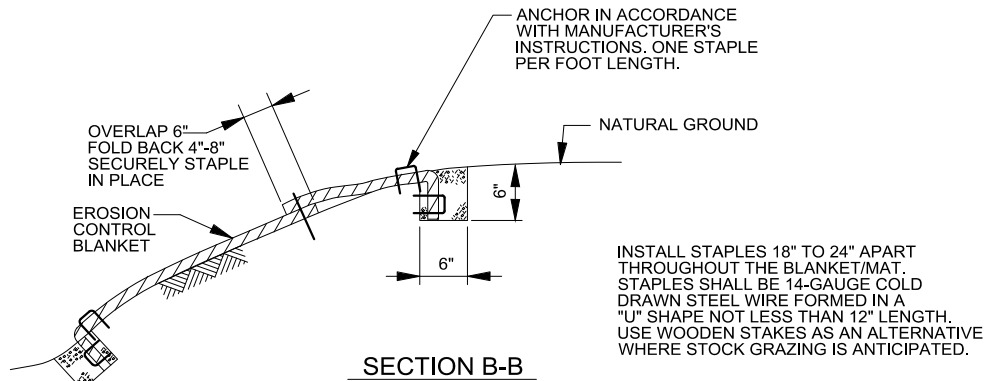
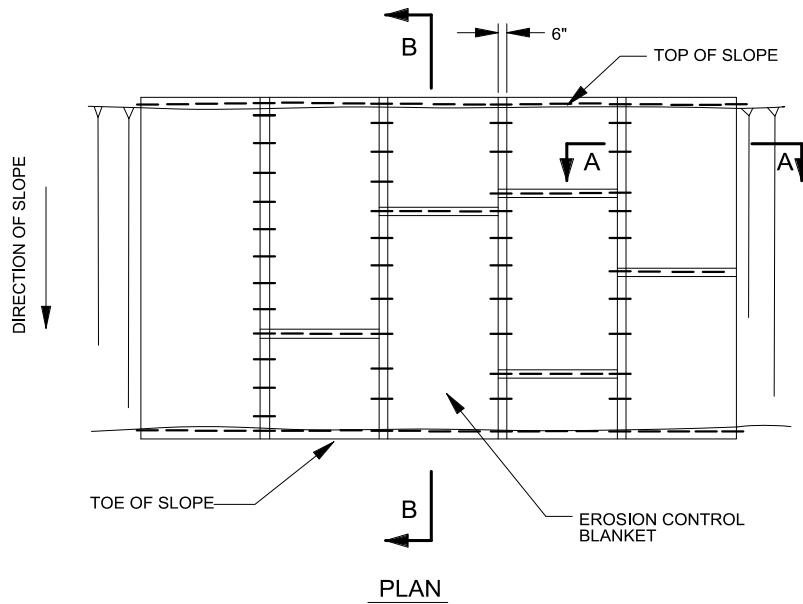
SECTION A-A

NOTE:
SLOPE BREAKERS MAY EXTEND SLIGHTLY (ABOUT 4 FEET) BEYOND THE EDGE OF THE CONSTRUCTION RIGHT-OF-WAY TO EFFECTIVELY DRAIN WATER OFF THE DISTURBED AREA.

TEMPORARY AND PERMANENT SLOPE BREAKERS


TEMPORARY & PERMANENT EROSION CONTROL MEASURE

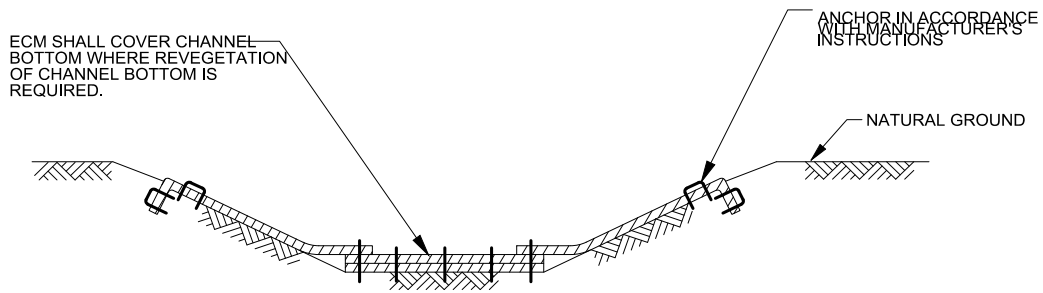
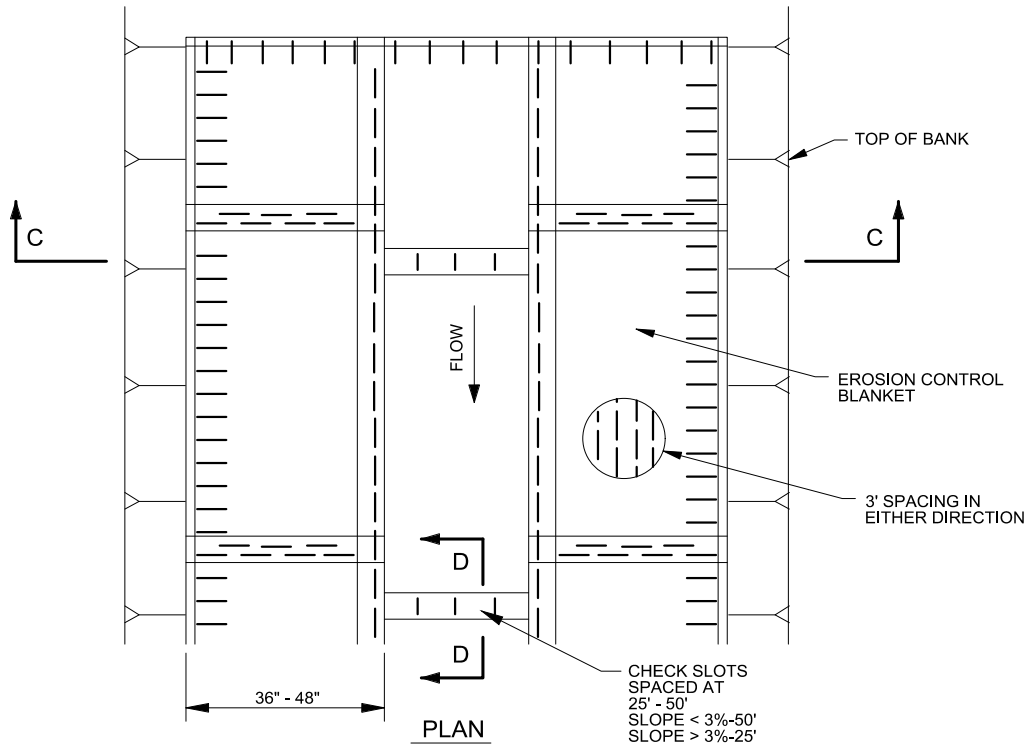
DRAWING NO.			REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL TEMPORARY AND PERMANENT SLOPE BREAKERS (TPSB)				
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-05-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0008	SHEET OF



EMBANKMENT INSTALLATION

EROSION CONTROL MATTING
PERMANENT EROSION CONTROL MEASURE


DRAWING NO.		REFERENCE TITLE		PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL EROSION CONTROL MATTING (ECM)						
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0009	SHEET 1 OF 4

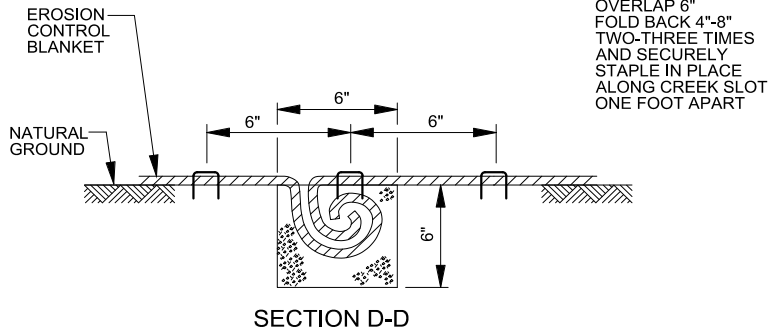


SECTION C-C

CHANNEL INSTALLATION

EROSION CONTROL MATTING
PERMANENT EROSION CONTROL MEASURE

DRAWING NO.		REFERENCE TITLE		PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL EROSION CONTROL MATTING (ECM)						
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0009	SHEET 2 OF 4




MATERIAL
NORTH AMERICAN GREEN SC150 (OR EQUIVALENT)

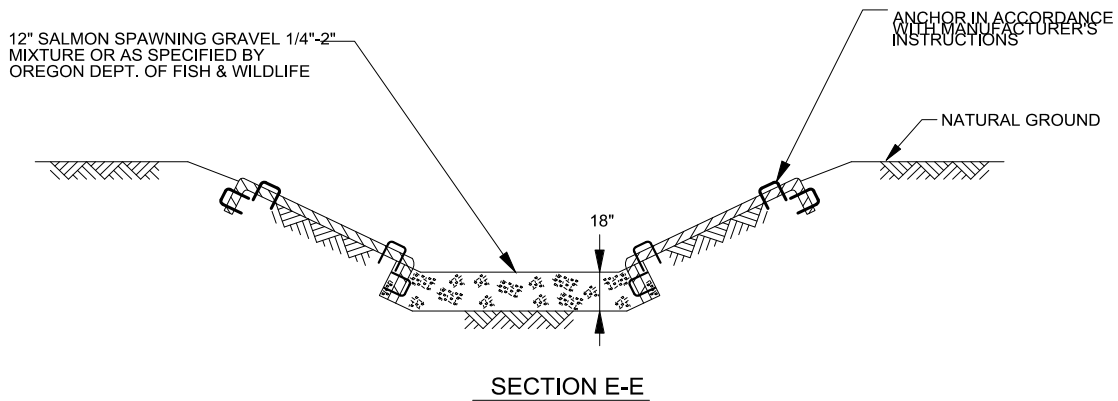
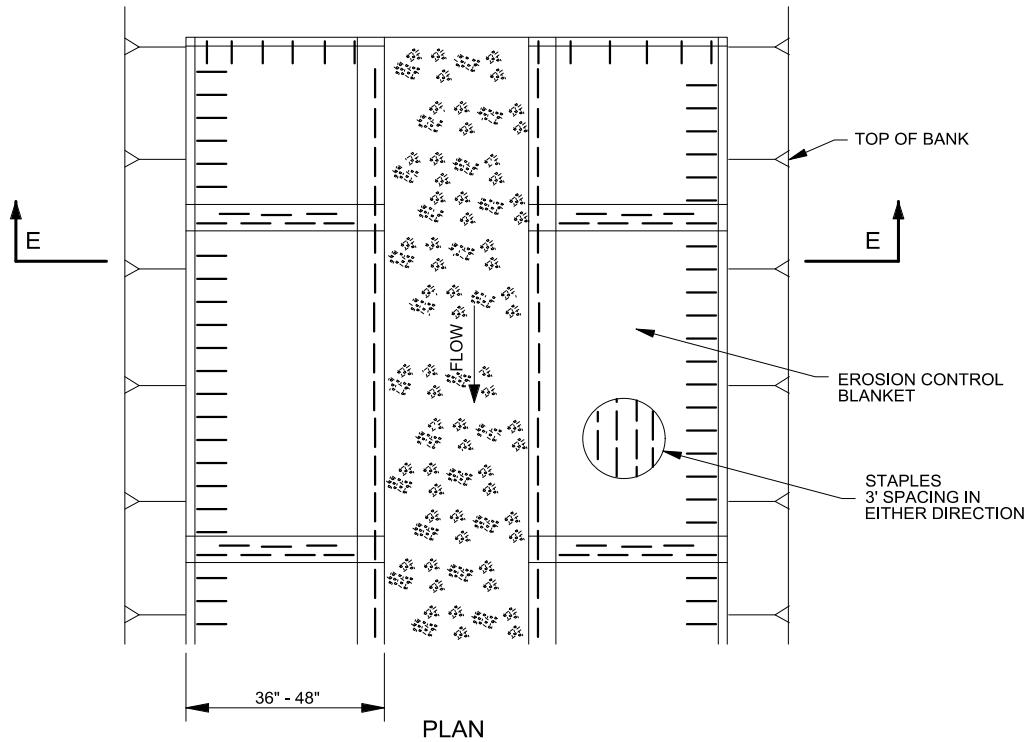
NOTES:

1. EROSION CONTROL BLANKETS SHALL EXTEND COMPLETELY ACROSS DISTURBED AREA TO PROTECT ERODIBLE SURFACES. THE SOIL SHALL BE PROPERLY PREPARED, SEEDED AND MULCHED PRIOR TO INSTALLATION.
2. INSTALL EROSION CONTROL BLANKETS ON FRESHLY GRADED EMBANKMENTS ON SLOPES IN EXCESS OF 3:1 (H:V) TO SUPPORT VEGETATION OR AS DIRECTED TO DO SO BY A COMPANY REPRESENTATIVE.
3. INSTALL BLANKETS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
4. BLANKET SHALL BE LOOSELY INSTALLED AND TAMPED OR ROLLED IN PLACE AFTER INSTALLATION. STAPLES SHALL BE DRIVEN FLUSH WITH THE GROUND.

EROSION CONTROL MATTING


PERMANENT EROSION CONTROL MEASURE

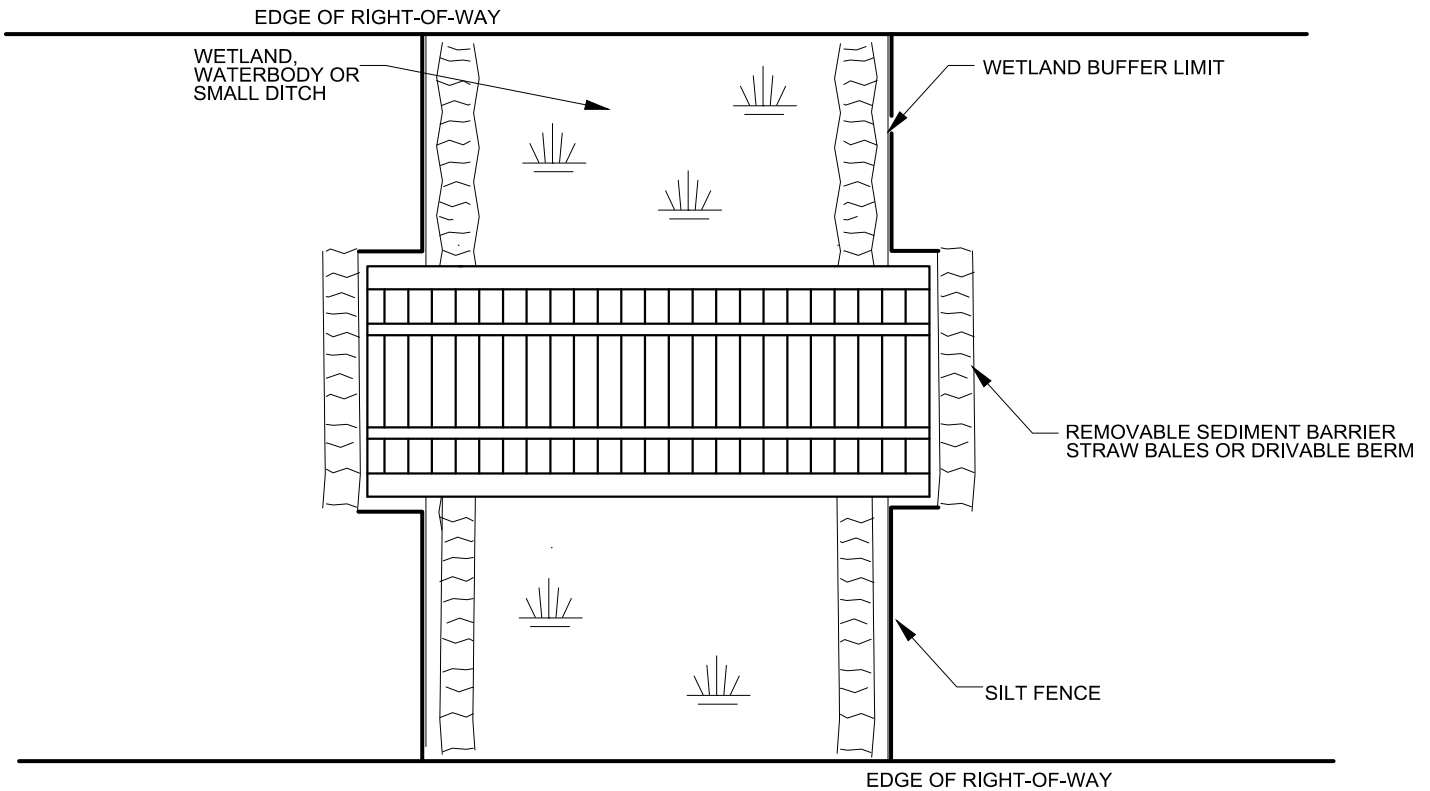
DRAWING NO.	REFERENCE TITLE	PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL EROSION CONTROL MATTING (ECM)		 Pacific Connector <small>GAS PIPELINE</small>						
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
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							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0009	
										SHEET 3 OF 4



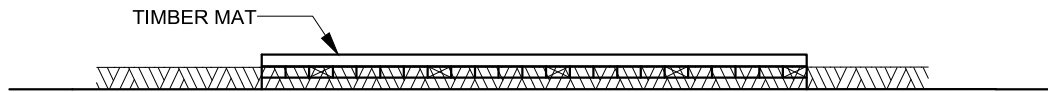
SALMON STREAM RESTORATION ALTERNATIVE

**EROSION CONTROL MATTING
PERMANENT EROSION CONTROL MEASURE**

DRAWING NO.		REFERENCE TITLE		PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL EROSION CONTROL MATTING (ECM)						
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0009	SHEET 4 OF 4



PLAN




PROFILE

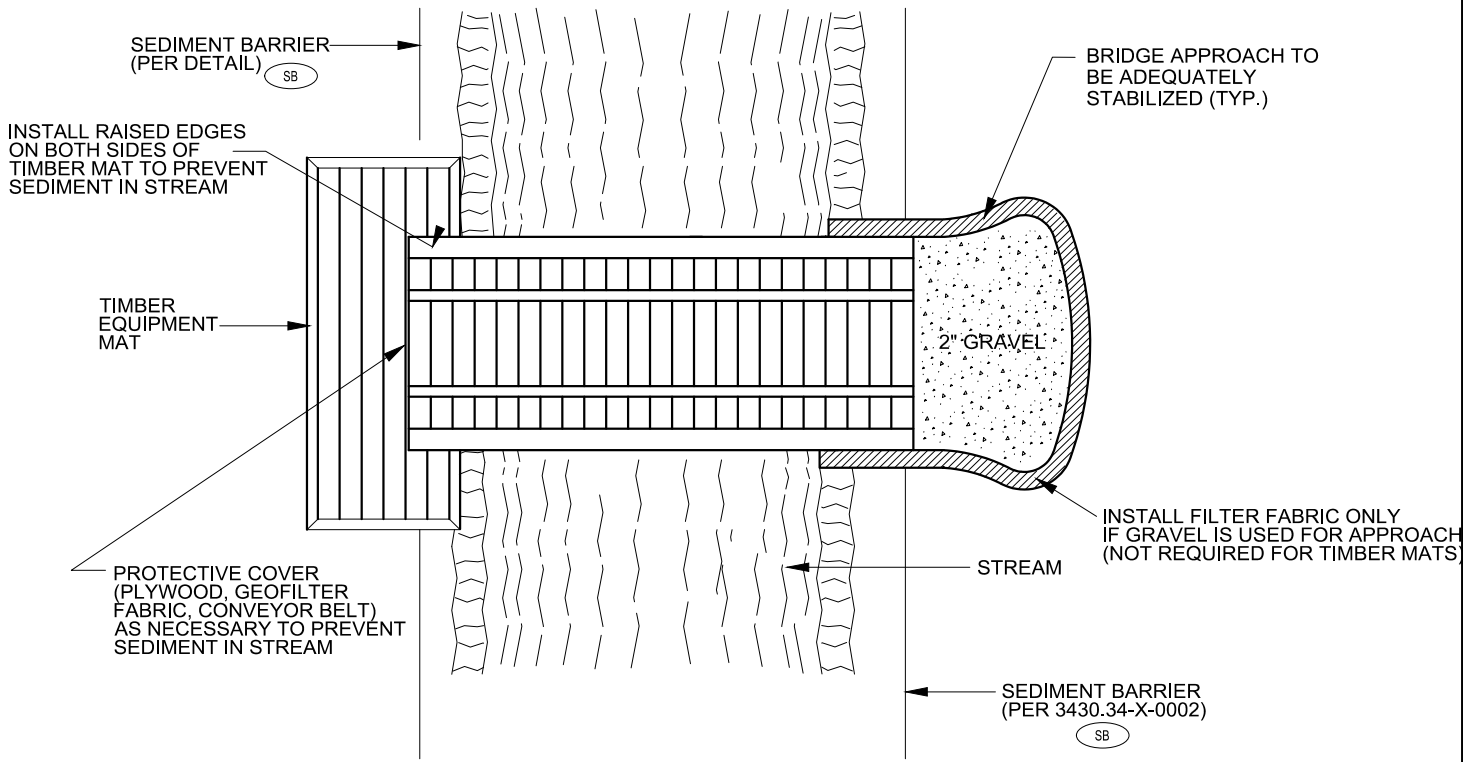
NOTES:

1. PERIODICALLY CHECK INSTALLATION AND REMOVE BUILD-UP OF SEDIMENT OR DEBRIS.
2. MATERIALS PLACED IN WETLANDS SHALL BE COMPLETELY REMOVED DURING FINAL CLEAN-UP. REMOVAL OF THIS STRUCTURE IS NOT CONTINGENT UPON ESTABLISHMENT OF PERMANENT VEGETATION.
3. EXTEND TIMBER MATS TO EQUIPMENT CROSSING AT WATERBODY. CONTINUE EQUIPMENT MATS THROUGH THE WETLAND AND WATERBODY AREA.
4. USE ADDITIONAL TIMBER MAT LAYERS TO RAISE CROSSING ABOVE GRADE WHERE POOR SOIL CONDITIONS EXIST.

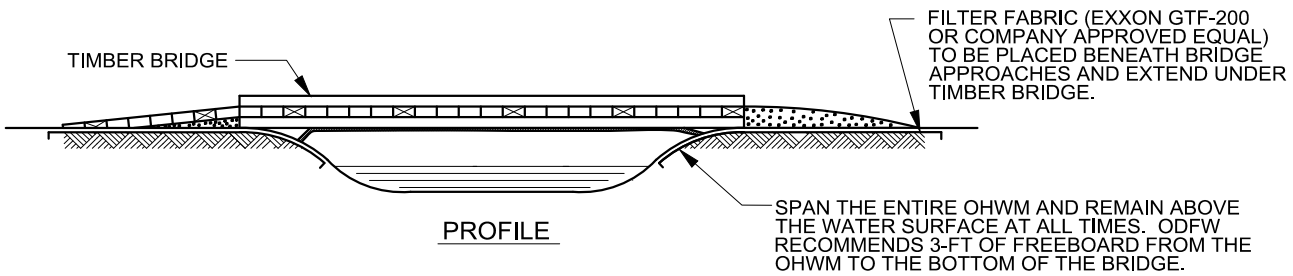
PORTABLE BRIDGE CROSSING

TEMPORARY EROSION CONTROL MEASURE

DRAWING NO.			REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL PORTABLE BRIDGE CROSSING (PB)			 Pacific Connector <small>GAS PIPELINE</small>	
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
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							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0010	SHEET 1 OF 2




PLAN

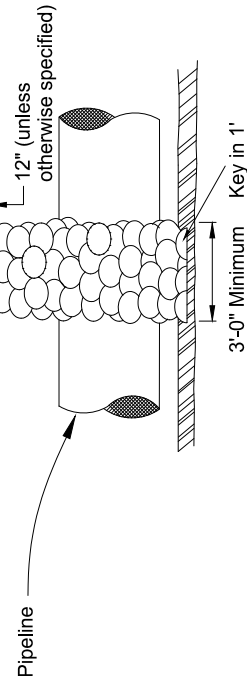
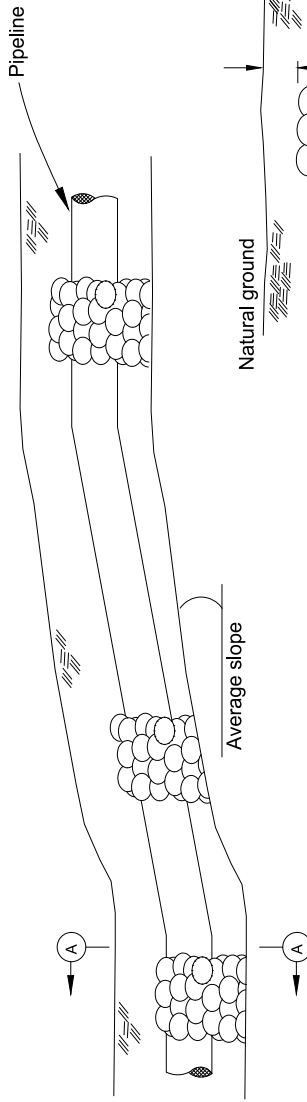


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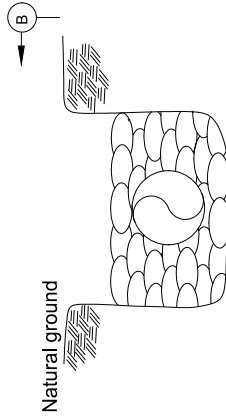
MINIMUM PERFORMANCE/DESIGN STANDARDS:

1. TIMBER BRIDGES SHALL BE ADEQUATELY ANCHORED AT ONE END.
2. BRIDGE APPROACHES SHALL BE EITHER COARSE AGGREGATE OR TIMBER EQUIPMENT MATS.
3. SEDIMENT AND DEBRIS SHALL NOT ENTER WATERBODY. PROVIDE RAISED EDGES ON BOTH BRIDGE EDGES AND PROTECTIVE COVER (PLYWOOD, GEOFILTER FABRIC, CONVEYOR BELT), AS NECESSARY, TO PREVENT SEDIMENT IN STREAM.
4. PERIODICALLY CHECK BRIDGE INSTALLATION AND REMOVE BUILD-UP OF SEDIMENT OR DEBRIS ON BRIDGE.
5. MATERIALS PLACED ALONG STREAM CHANNEL SHALL BE COMPLETELY REMOVED DURING FINAL CLEAN-UP. REMOVAL OF THIS STRUCTURE IS NOT CONTINGENT UPON ESTABLISHMENT OF PERMANENT VEGETATION.
6. THE TIMBER BRIDGE SHALL BE DESIGNED TO SPAN THE ENTIRE OHWM OF THE WATERBODIES AND REMAIN ABOVE THE WATER SURFACE ELEVATION AT ALL TIMES. ODFW RECOMMENDS 3-FT OF FREEBOARD FROM THE OHWM/ACTIVE CHANNEL TO THE BOTTOM OF THE BRIDGE.
7. CONTRACTOR MAY USE MANUFACTURED PORTABLE BRIDGES OR RAIL CAR BRIDGES AS SUBSTITUTES FOR THE MEASURES SHOWN, IF APPROVED BY COMPANY REPRESENTATIVE.
8. MID-STREAM BRIDGE SUPPORTS PIERS OR CULVERTS SHALL BE USED TO PREVENT SETTLEMENT OF THE BRIDGE, IF NECESSARY. WHERE PIERS/CULVERTS ARE USED TO SUPPORT BRIDGES THEY SHALL NOT RESTRICT FLOW AND SHALL BE DESIGNED TO WITHSTAND AND PASS THE HIGHEST FLOW THAT WOULD OCCUR WHILE THE BRIDGE IS IN PLACE.
9. USE OF MID-STREAM BRIDGE SUPPORTS PIERS/CULVERTS WILL TRIGGER ODFW FISH PASSAGE PERMIT REQUIREMENTS AND APROVALS BEFORE INSTATALATION.

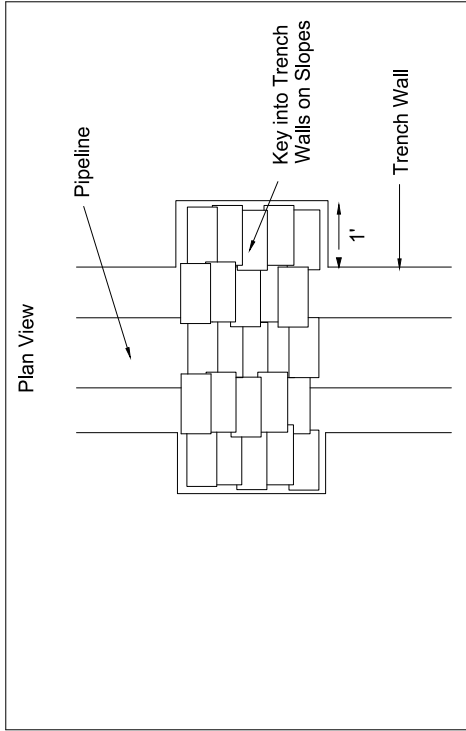
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NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0010	SHEET 2 OF 2



SECTION "A-A"



SECTION "B-B"



Plan View

Notes:

Topsoil shall not be used in trench breakers.

Spacing of trench breakers shall be installed base on slope or as directed by Pacific Connector Gas Pipeline, LP authorized representative. Soft plugs (unexcavated sections along the pipeline trench line) may be left in place to perform function of permanent breakers prior to pipe placement.

SLOPE PERCENT	SPACING (feet)
10-15	500
15-20	300
20-30	150
>30	100

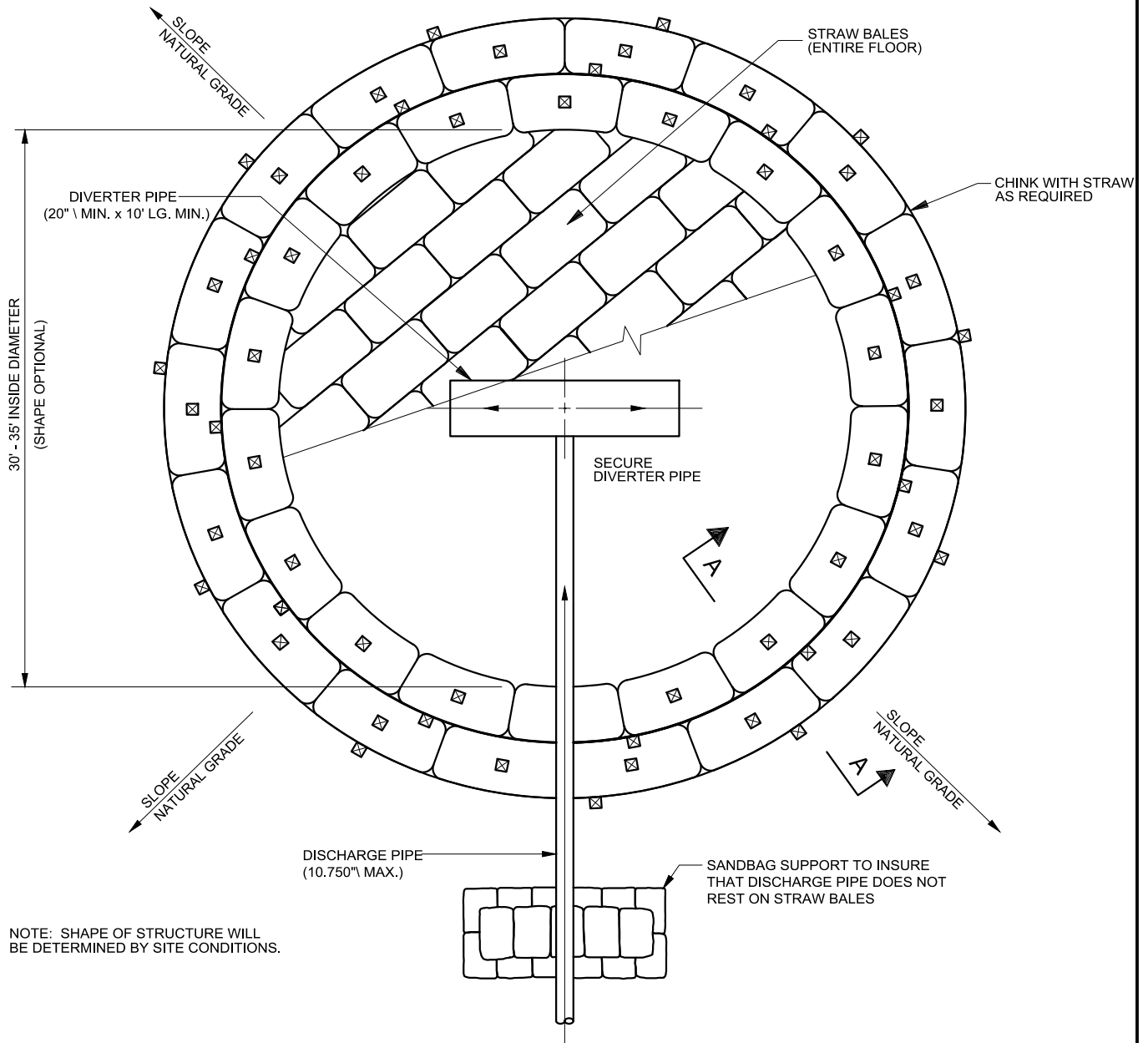
DRAWING NO. _____ REFERENCE TITLE _____

**PACIFIC CONNECTOR GAS PIPELINE PROJECT
PACIFIC CONNECTOR GAS PIPELINE, LP
TRENCH BREAKER INSTALLATION**

TB




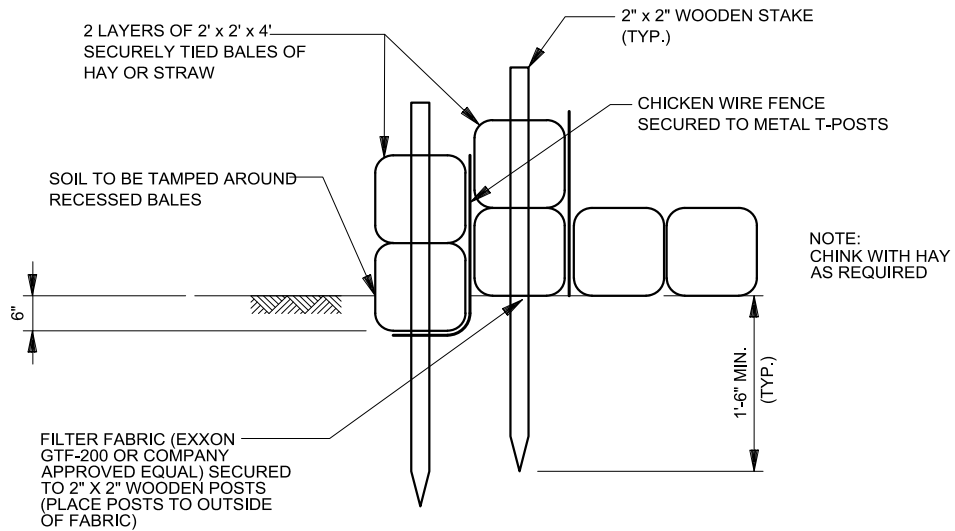
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							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0011	SHEET OF



HYDROSTATIC TEST DEWATERING STRUCTURE

TEMPORARY EROSION CONTROL MEASURE

DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL HYDROSTATIC TEST DEWATERING STRUCTURE (HDW)					
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0012	SHEET 1 OF 4



SECTION A-A


NOTE:
STAKES SECURING FILTER FABRIC AND CHICKEN WIRE FENCE ARE NOT SHOWN FOR CLARITY

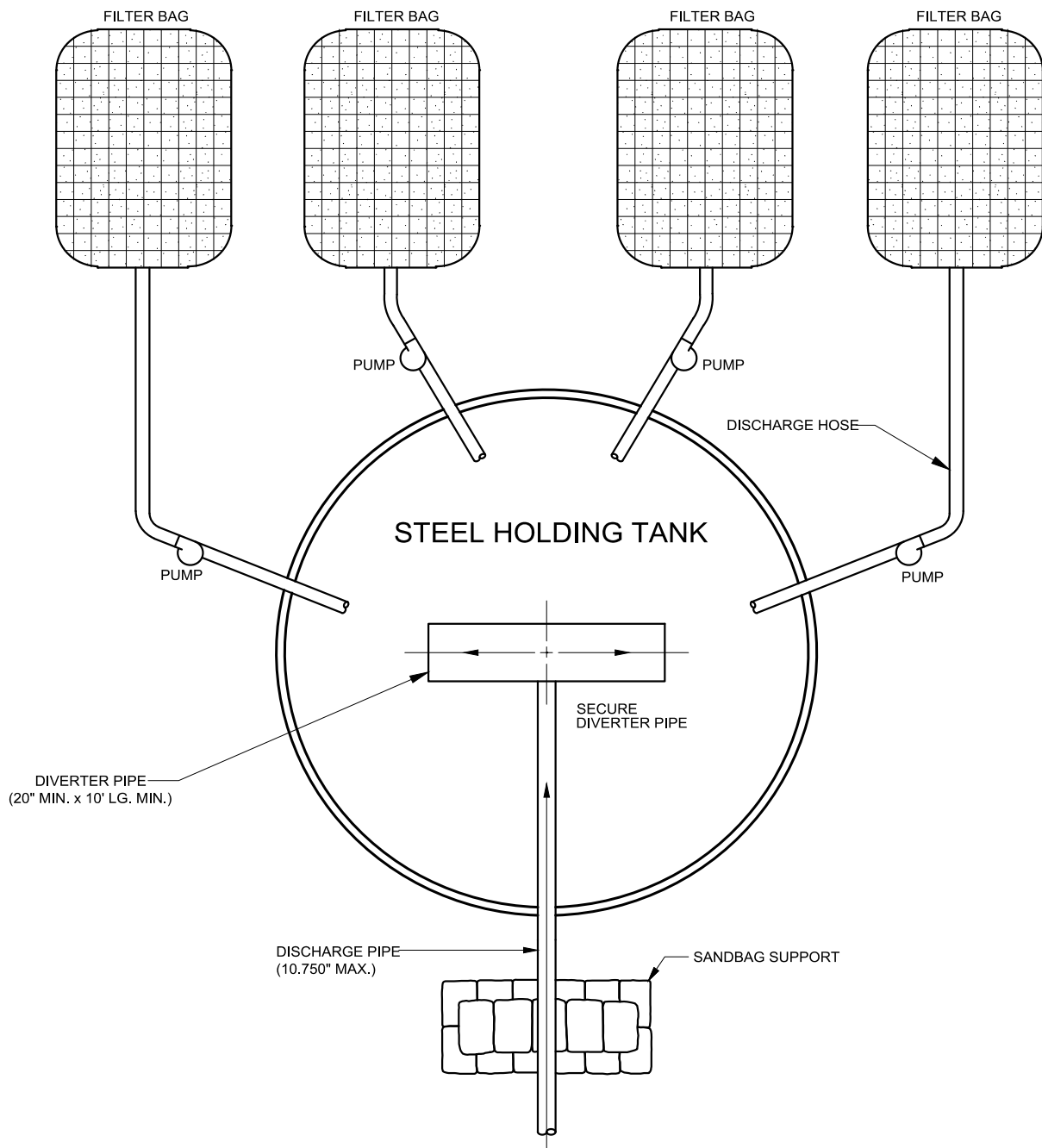
NOTES:

1. STRUCTURE SHALL BE PLACED ON A LEVEL WELL VEGETATED SITE SUCH THAT WATER WILL FLOW AWAY FROM STRUCTURE AND ANY WORK AREAS.
2. FLOW RATES THROUGH DISCHARGE AND DIVERTER PIPES SHALL BE SUCH THAT STRUCTURE WILL NOT OVERFLOW.
3. WHERE CONDITIONS WARRANT A 30' x 30' RECTANGULAR STRUCTURE MAY BE SUBSTITUTED FOR THE CIRCULAR CONFIGURATION SHOWN.
4. DIMENSIONS SHOWN ARE THE MINIMUM ACCEPTABLE VALUES AND MAY BE VARIED DEPENDING UPON SPECIFIC LOCATION.
5. CONTRACTOR SHALL USE CERTIFIED NOXIOUS WEED FREE HAY OR STRAW FOR STRUCTURE.

HYDROSTATIC TEST DEWATERING STRUCTURE


TEMPORARY EROSION CONTROL MEASURE

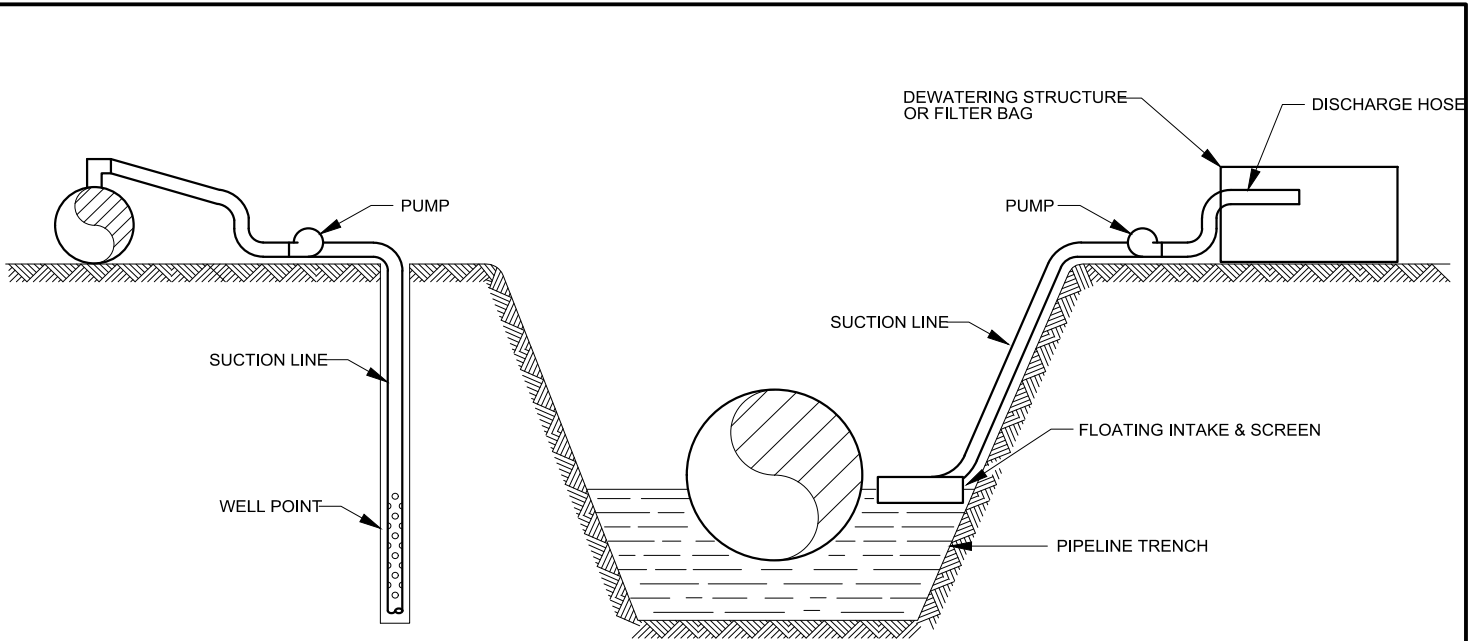
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NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0012	SHEET 2 OF 4



HYDROSTATIC TEST DEWATERING STRUCTURE

TEMPORARY EROSION CONTROL MEASURE

DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL HYDROSTATIC TEST DEWATERING STRUCTURE (HDW)					
DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE	
						CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:		
						APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0012	SHEET 3 OF 3	




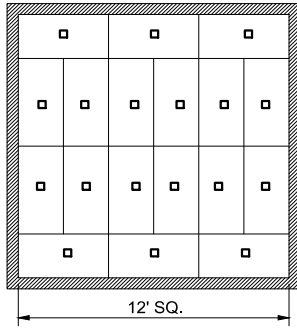
NOTES:

1. DEWATERING MEASURE/METHODS
 - A. PUMP WATER TO A FILTERING STRUCTURE TYPICALLY CONSTRUCTED WITH HAY BALES OR GEOTEXTILE AND DISCHARGE AS "SHEET FLOW" OUT OF STRUCTURE. (SEE SHT. 3)
 - B. PUMP WATER INTO A FILTER BAG. (SEE SHT. 1)
 - C. PUMP WATER TO A SETTLING TANK AND HAUL TO A DISPOSAL SITE.
 - D. PUMP WATER TO A SETTLING TANK AND DISCHARGE OVERLAND.
 - E. TRANSFER WATER TO NEXT SECTION OF TRENCH.
 - F. INSTALL WELL POINTS AND PUMP TO FILTERING STRUCTURE AND DISCHARGE TO DRAINAGE, CHANNEL OR SHEET FLOW IF WATER IS SEDIMENT FREE.
 - G. INSTALL WELL POINTS AND DISCHARGE SHEET FLOW.
 - H. DISPOSE OF WATER COLLECTED IN TANK OR FILTRATION STRUCTURE BY AERATION THROUGH A SPRINKLER SYSTEM.
2. WATER PUMPED OUT OF TRENCH SHALL NOT BE DISCHARGED INTO WATERBODIES OR WETLANDS.
3. PUMP SHALL BE CONTROLLED SO THAT DISCHARGE DOES NOT OVERFLOW DEWATERING STRUCTURE.
4. PUMP SUCTION HOSE MUST NOT BE ALLOWED TO SETTLE THE TRENCH BOTTOM. PROVISIONS MUST BE MADE TO ELEVATE THE SUCTION HOSE TO AT LEAST ONE FOOT ABOVE THE BOTTOM UNTIL BOTTOM DEWATERING IS NECESSARY.

TRENCH DEWATERING

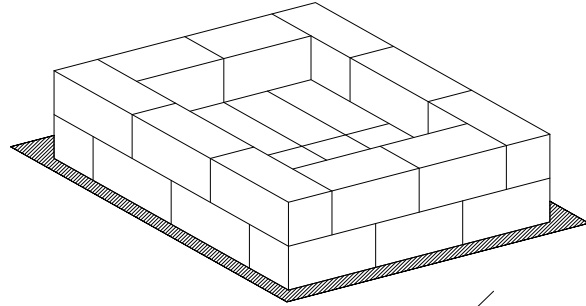
TEMPORARY EROSION CONTROL MEASURE

DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL TRENCH DEWATERING (TDW)					
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
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							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0013	SHEET 1 OF 3



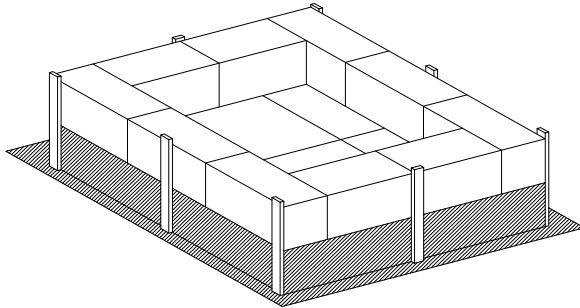
STEP 1

ARRANGE HAY BALES OVER FILTER FABRIC ON LEVEL LAND TIGHTLY PACKED AS SHOWN TO COVER AN AREA APPROXIMATELY 12' x 12'. SECURE EACH HAYBALE IN PLACE BY DRIVING REBAR OR A WOODEN STAKE THROUGH EACH OF THE HAY BALES



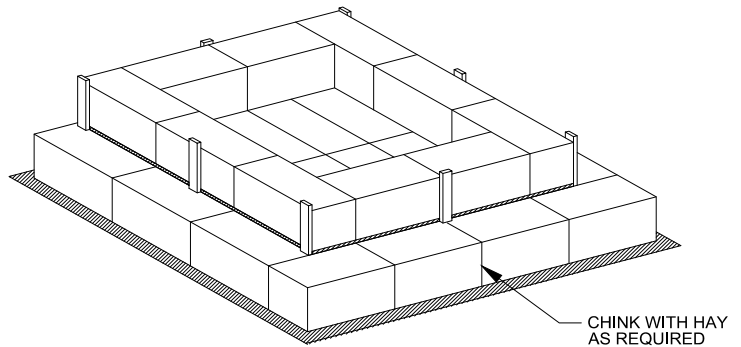
STEP 2

INSTALL ANOTHER LAYER OF HAY BALES ON THE OUTER EDGE AS SHOWN



STEP 3

INSTALL FILTER FABRIC ALL AROUND HAY BALE STRUCTURE AS SHOWN



STEP 4


INSTALL ANOTHER LAYER OF HAY BALES ON THE OUTSIDE OF THE FILTER FABRIC AND SECURE IN PLACE BY DRIVING REBAR OR A WOODEN STAKE THROUGH EACH OF THE OUTER HAY BALES

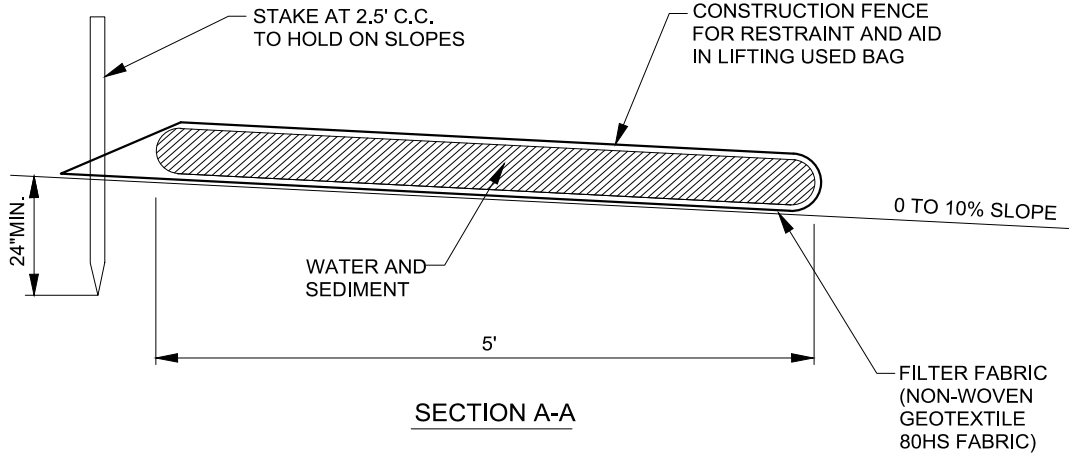
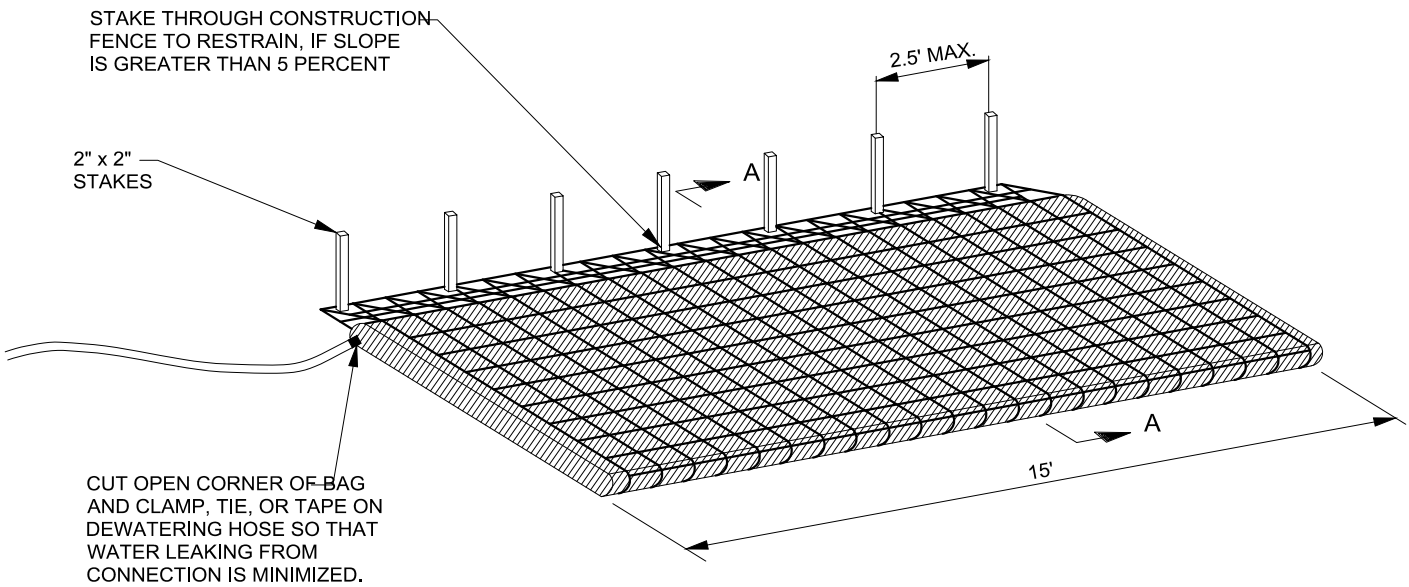
NOTES:

1. WHERE POSSIBLE STRUCTURE SHALL BE PLACED ON A LEVEL, WELL VEGETATED SITE SUCH THAT WATER WILL FLOW AWAY FROM STRUCTURE AND ANY WORK AREAS, WATERBODIES OR WETLANDS.
2. THIS MEASURE SHALL BE REMOVED UPON COMPLETION OF THE PROJECT. REMOVAL IS NOT CONTINGENT UPON ESTABLISHMENT OF PERMANENT VEGETATION. MATERIAL FROM BALES MAY BE SCATTERED ON RIGHT-OF-WAY.
3. CONTRACTOR SHALL USE CERTIFIED NOXIOUS WEED FREE HAY OR STRAW FOR STRUCTURE.

TRENCH DEWATERING

TEMPORARY EROSION CONTROL MEASURE


DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL TRENCH DEWATERING (TDW)				 Pacific Connector GAS PIPELINE	
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0013	SHEET 2 OF 3



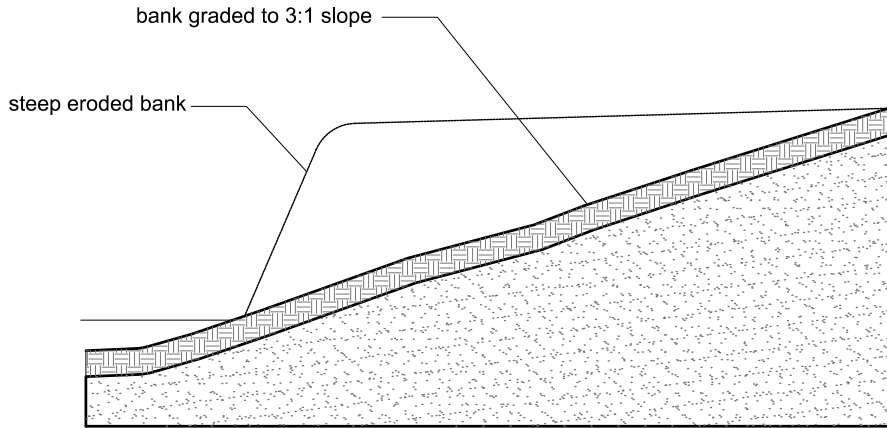
- NOTES:
1. FILTER BAG SHALL BE PLACED ON A GENTLY SLOPING OR LEVEL, WELL GRADED VEGETATED SITE SUCH THAT WATER WILL FLOW AWAY FROM DEVICE, ANY WORK AREAS, WATERBODIES OR WETLANDS.
 2. THE FILTER BAG MUST BE STAKED IN PLACE AND SECURED TO THE PUMP DISCHARGE LINE.
 3. FILTER BAG SHALL NOT BE USED FOR DISCHARGE FLOWS GREATER THAN 300 GPM.
 4. DEVICE SHALL BE REMOVED AND DISPOSED OF AFTER BAG IS FILLED WITH SEDIMENT. SEDIMENT FROM BAG SHALL BE SPREAD IN AN UPLAND AREA.

TRENCH DEWATERING - FILTER BAG

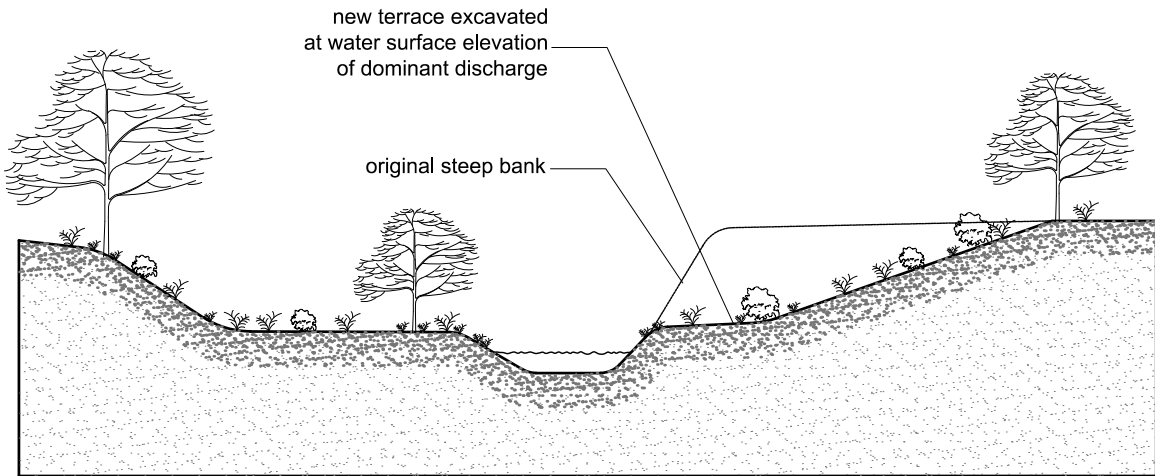
TEMPORARY EROSION CONTROL MEASURE


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NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0013	SHEET 3 OF 3

Stable Gradient

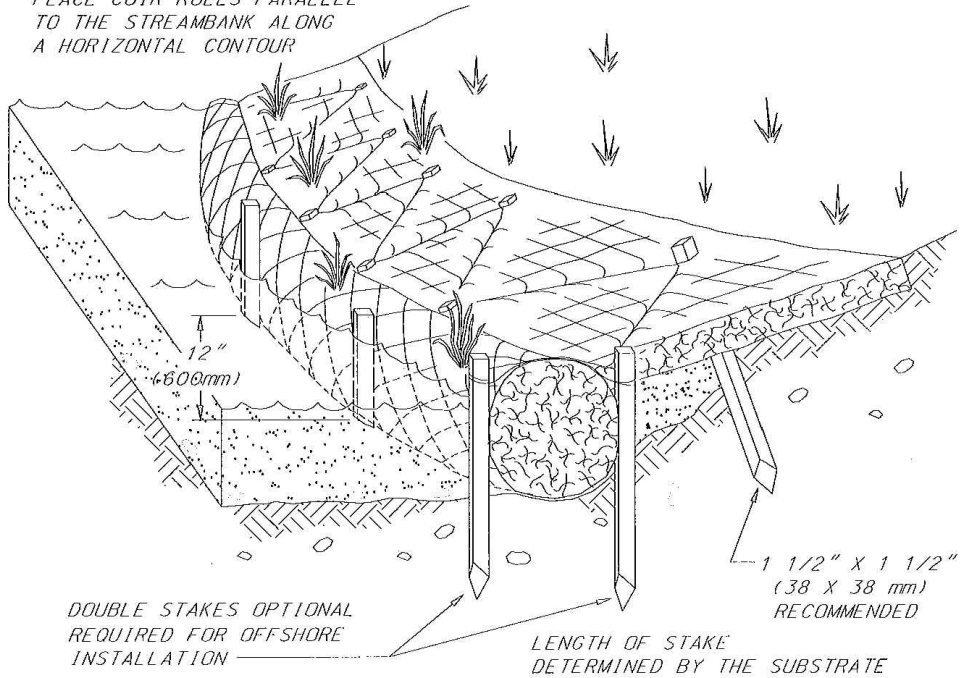


Terraced Bank

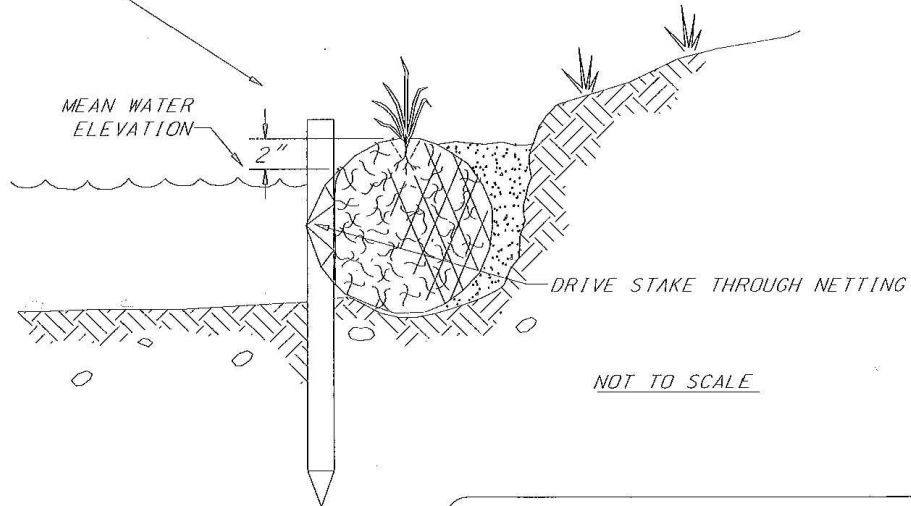


DRAWING NO.			REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP STREAMBANK RESTORATION / RECONTOURING				
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0014	SHEET 1 OF 2


PLACE COIR ROLLS PARALLEL TO THE STREAMBANK ALONG A HORIZONTAL CONTOUR

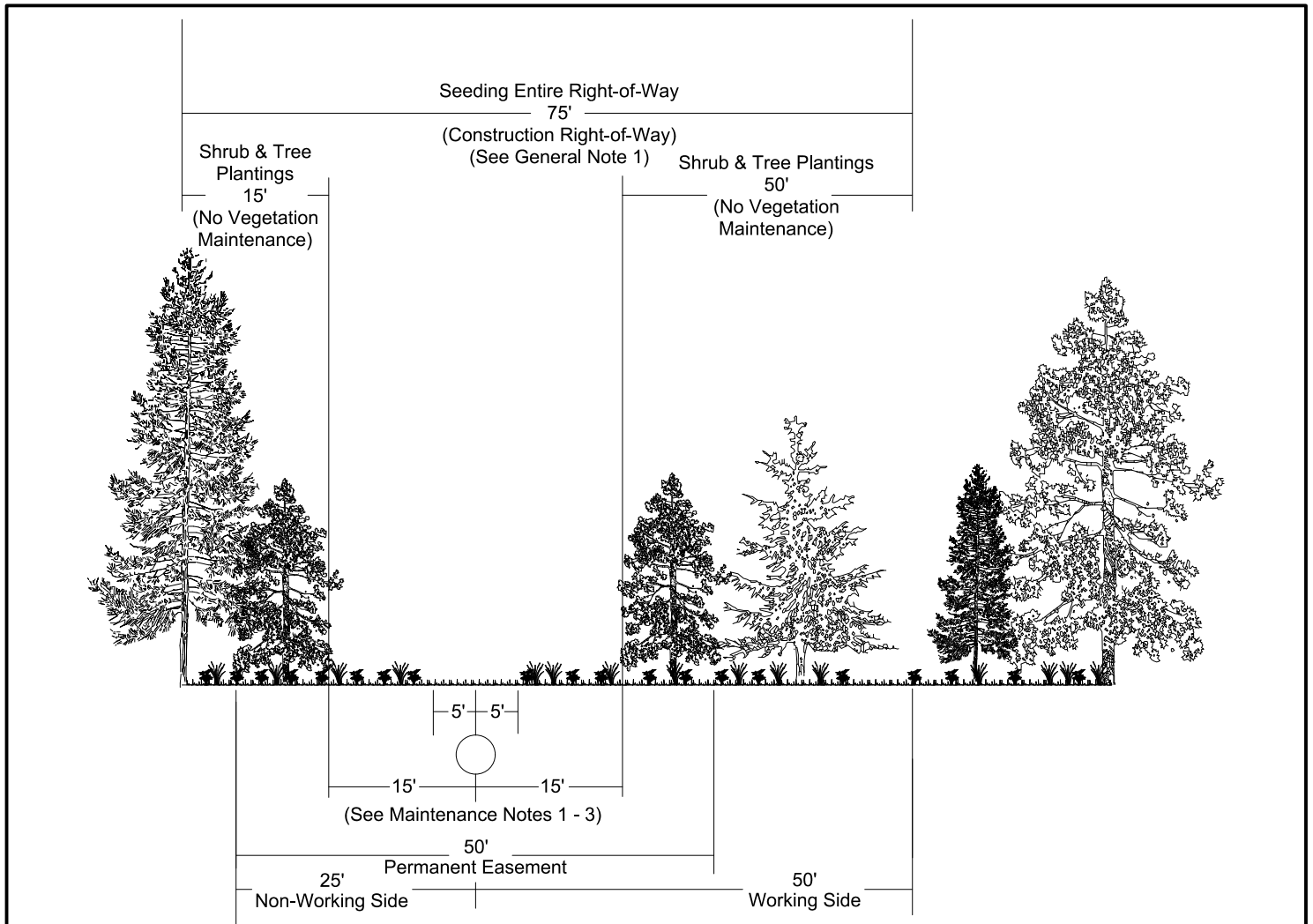


PLACE COIR ROLL SUCH THAT THE ROLL EXTENDS 2" (50 mm) ABOVE MEAN WATER ELEVATION





COIR ROLL COIR MATS

DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP DURING STREAM RESTORATION TYPICAL COIR ROLL					
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
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							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0014	SHEET 2
									%TIME% %PATH%	OF 2



General Notes:

1. Construction right-of-way through wetlands will be 75 feet wide unless a modification is granted. Configuration of Right-of-Way may vary.


-  Shrubs
-  Herbaceous vegetation/seed mixture

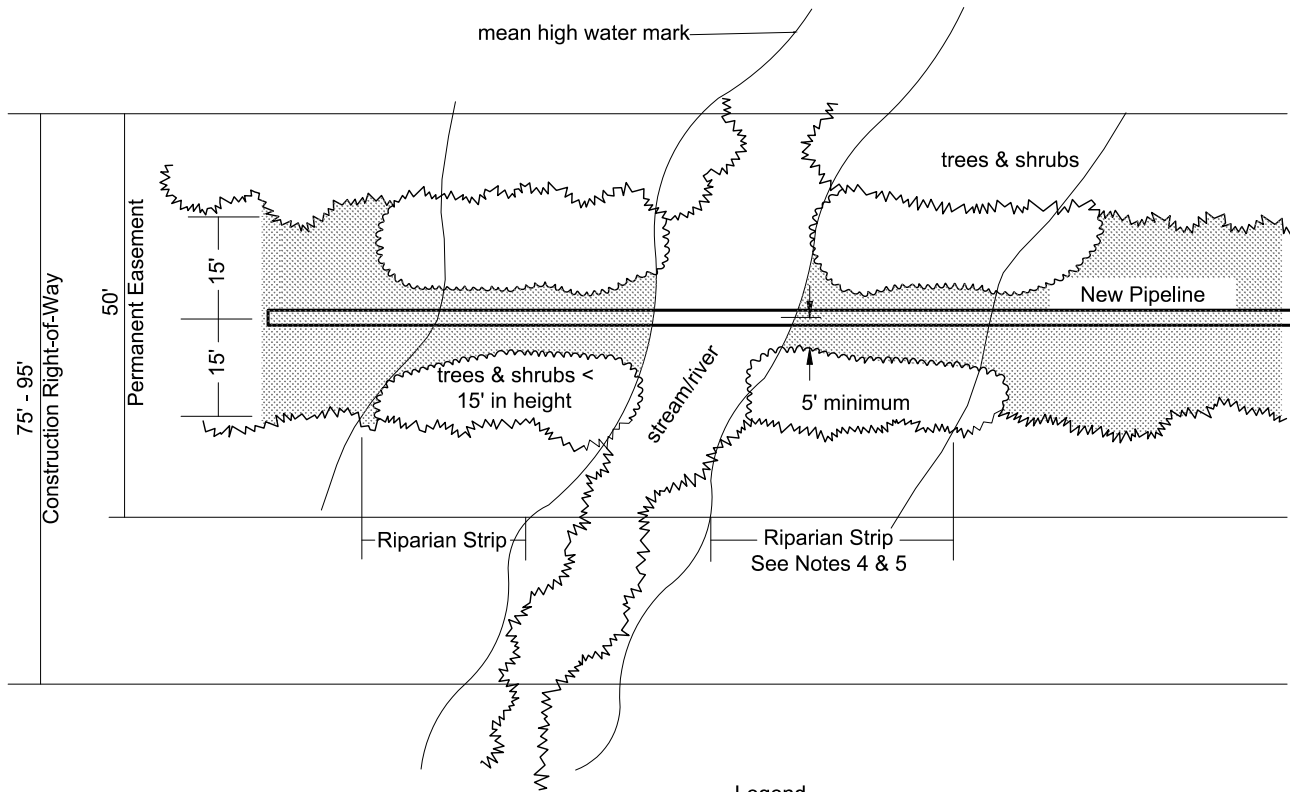
Planting Notes:

1. Entire right-of-way to be seeded with appropriate wetland seed mixture (see Section 10.9).
2. Shrubs not to be planted within 5' of the pipeline centerline.
3. Trees not to be planted within 15' of the pipeline.
4. Trees and shrubs will be planted in all disturbed forested and shrub wetland areas beyond 15' of pipeline centerline (see Table 10.12-1).




Maintenance Notes:

1. Maintenance of right-of-way in herbaceous state permitted in a 10' corridor centered on the pipeline.
2. Selective cutting of trees within 15' of the pipeline.
3. No vegetation maintenance proposed beyond 15' of the pipeline centerline.

DRAWING NO.		REFERENCE TITLE		PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP FOREST & SHRUB WETLAND REVEGETATION & MAINTENANCE PLAN						
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
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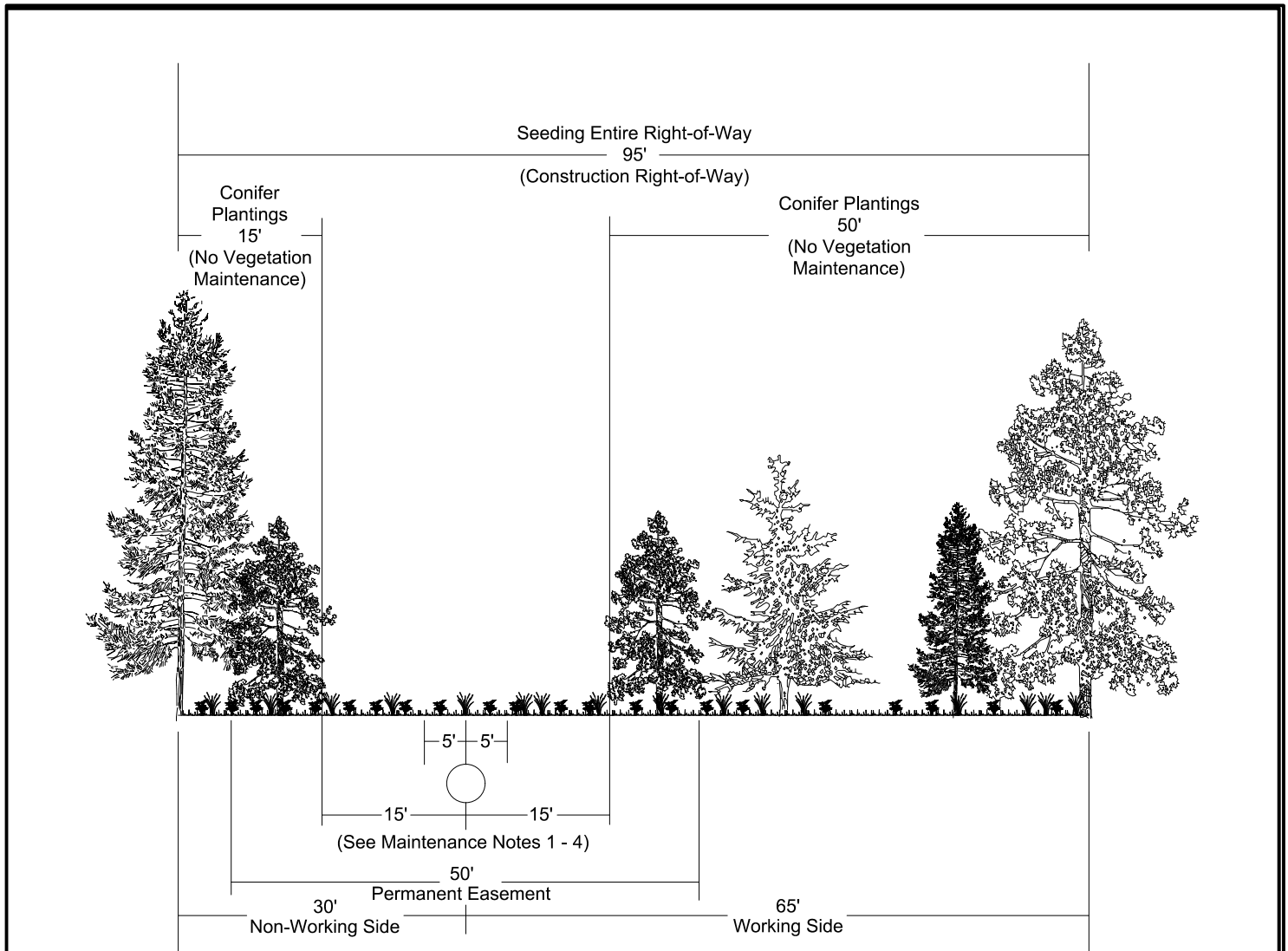
Legend

-  Herbaceous seeding & periodic maintenance
-  Shrub planting & selective cutting
(trees <15' in height permitted within 15' of pipeline)
-  No vegetative maintenance

Notes:

1. Maintenance of right-of-way in herbaceous state permitted in a 10' corridor centered on the pipeline.
2. Selective hand cutting of trees within 15' of the pipeline.
3. No vegetation maintenance permitted beyond 15' of the pipeline centerline.
4. On private lands riparian planting will occur across the ROW based on ODF RMA buffer widths (see ECRP), subject to the 15-foot (trees) restriction on either side of centerline. The riparian planting area will occur to the RMA buffer width, or to the limit of existing riparian vegetation where the riparian vegetation does not exceed the RMA buffer width.
5. On federal lands extend riparian strip planting along all perennial & intermittent streams within federally-designated riparian reserves to 100' or to limit of existing riparian vegetation.

DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP WATERBODY / RIPARIAN REVEGETATION & MAINTENANCE PLAN					
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0016	SHEET 1 OF 1



Planting Notes:

1. Entire right-of-way to be seeded with appropriate seed mixture (see Section 10.9).
2. Trees will be planted in all disturbed forested areas beyond 15' of pipeline centerline.
3. On National Forest System lands, shrubs to be planted from 15' each side of pipeline centerline to the outer edge of the construction limits (see Table 10.13-11).




Volunteer Shrubs

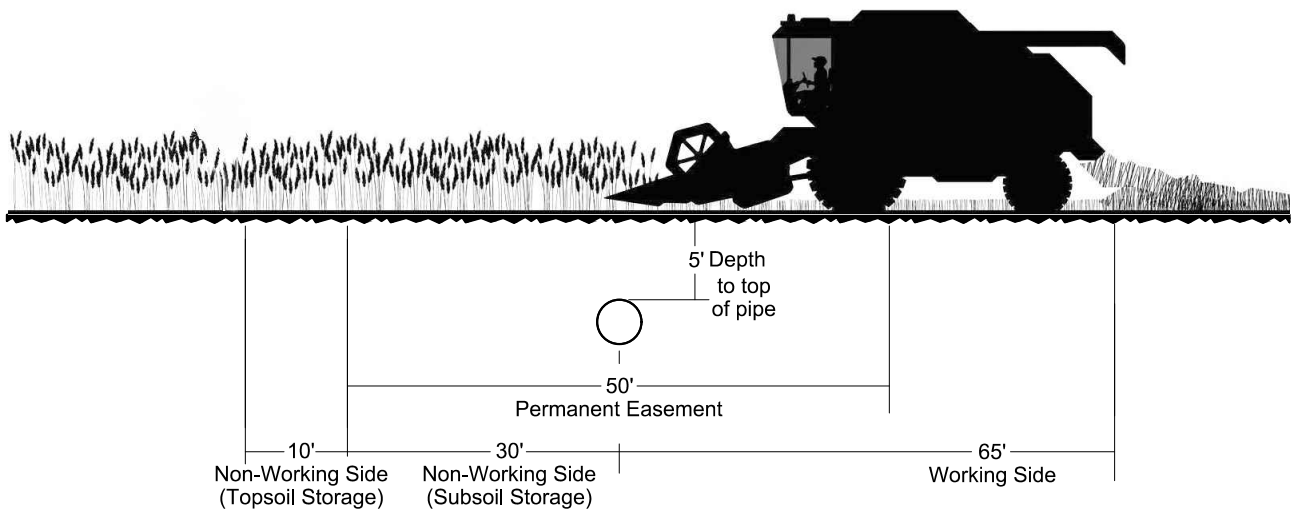


Herbaceous vegetation/
seed mixture

Maintenance Notes:

1. Selective cutting of trees within 15' of the pipeline
2. No vegetation maintenance proposed beyond 15' of the pipeline centerline.
3. Routine vegetation mowing or clearing shall not be done more frequently than every 3 years. However to facilitate periodic corrosion/leak surveys, a corridor not exceeding 10 feet in width centered on the pipeline may be cleared at a frequency necessary to maintain the 10-foot corridor in an herbaceous state.
4. In no case shall routine vegetation mowing or clearing occur during the migratory bird nesting season between April 15 and August 1 of any year unless approved in writing by responsible land management agency or the U.S. Fish and Wildlife Service.

DRAWING NO.		REFERENCE TITLE		PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP FOREST REVEGETATION & MAINTENANCE PLAN						
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
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									%TIME% %PATH%	OF 2




General Note:

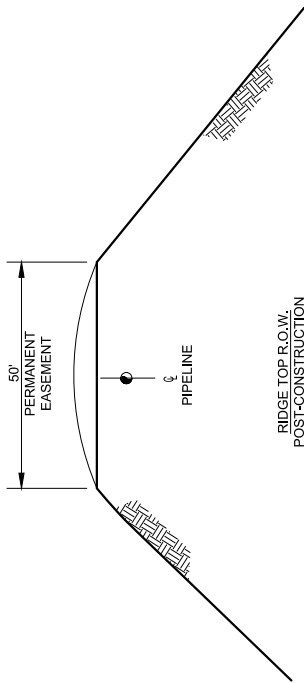
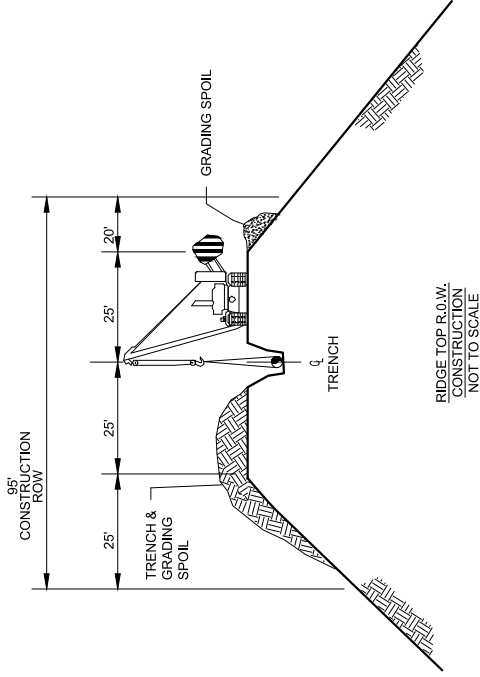
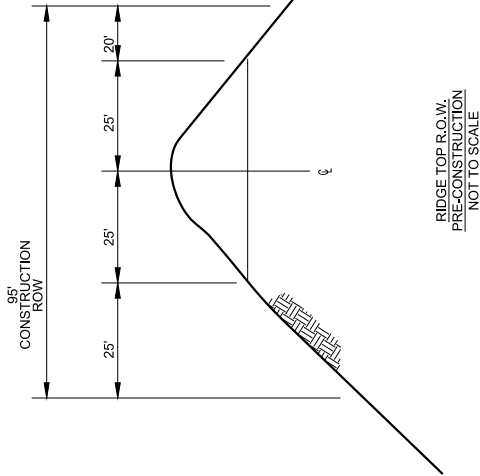
Topsoil segregation will be performed over the trenchline in croplands, hayfields, pastures, and residential areas. Pacific Connector will stockpile topsoil from the trenchline separately from all subsoil and will replace the two horizons in the proper order during backfilling and final grading.

Soil compaction test will be completed in agricultural (e.g., active croplands, hayfields, and pastures), and residential areas during restoration.

Excess rock from the top 12 inches of soil will be removed to the extent practicable in all rotated and permanent croplands, hayfields, managed pastures, residential areas, and other areas upon landowner request. Clean up of excess rock will be to a condition similar to adjacent portions of the construction right-of-way (e.g., size, density, and distribution of rock) unless the landowner and Pacific Connector negotiate different stipulations.

Pacific Connector will work with landowners to address restoration of active agricultural areas such as croplands (e.g., hayfields, alfalfa, cereal grains, row crops, etc.), orchards, nurseries, and vineyards as well as residential lawns, ornamental shrubs, gardens, and other landscaping, if affected by the project. In active agricultural areas, Pacific Connector will encourage the landowner to complete final restoration efforts in these areas and will compensate the landowner for these efforts.

DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP AGRICULTURAL / CROPLAND RESTORATION					
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: EE	DATE: 03-06-2017	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0017	SHEET 2
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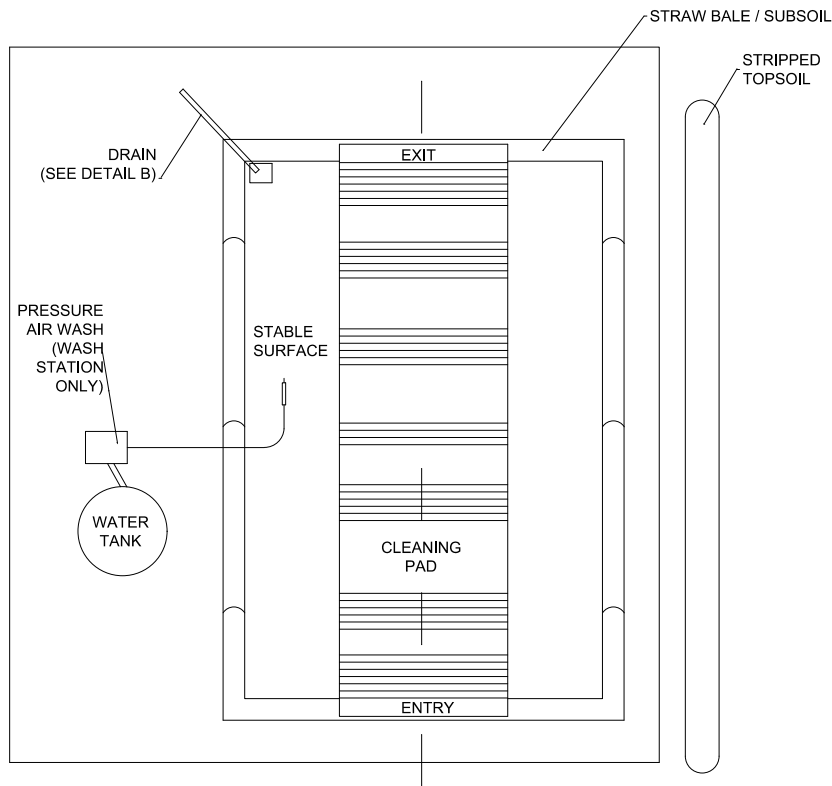


NOTES:

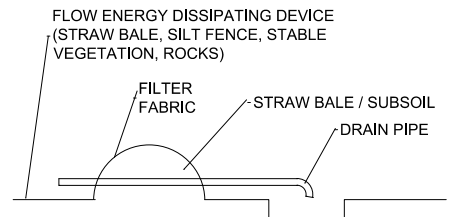
1. LEAVE GAPS IN SPOIL PILES AT OBVIOUS DRAINAGES AND EMPLOY BMP'S WHERE NECESSARY. DO NOT PUSH SPOIL INTO CREEKS OR WETLANDS.
2. WHERE RIDGE TOP SECTION IS NARROW OR OF SEVERE GRADE, ONLY A SINGLE COMBINED WORKING AND TRAVEL LANE MAY BE CONSTRUCTED. PIPE LINE-UP, WELDING AND JOINT COATING SHALL BE PERFORMED AT AN ADJACENT AREA AND THE LINE INSTALLED AS A "DRAG SECTION."
3. SURFACE MAY BE RESTORED TO NEAR ORIGINAL LINE GRADE AND CROSS SLOPE UPON COMPLETION OF CONSTRUCTION. THE FINISHED SURFACE SHALL HAVE WATER BARS INSTALLED, SLOPE MATTING PLACED, RESEEDING AND RE-VEGETATION WORK DONE AS STATED IN THE EROSION CONTROL & RE-VEGETATION PLAN, OR WHEN ORDERED BY THE ENVIRONMENTAL INSPECTOR.
4. UCSA'S (UNCLEARED STORAGE AREAS) AND TEWA'S ARE SITE SPECIFIC AND ARE SHOWN ON ENVIRONMENTAL CONSTRUCTION ALIGNMENTS.

DRAWING NO.	REFERENCE TITLE			
	<p style="text-align: center;">PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP RIGHT-OF-WAY SECTIONS</p>			
NO.	DATE	BY	REVISION DESCRIPTION	W.C. NOCHK. APP.
			CHECKED BY:	ISSUED FOR CONSTRUCTION:
			APPROVED BY:	DRAWING NUMBER: 3430.34-X-0018
			ISSUED FOR BID:	SCALE: NONE
			DATE: 1-15-2007	
			DATE:	
			DATE:	
				SHEET OF

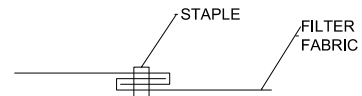




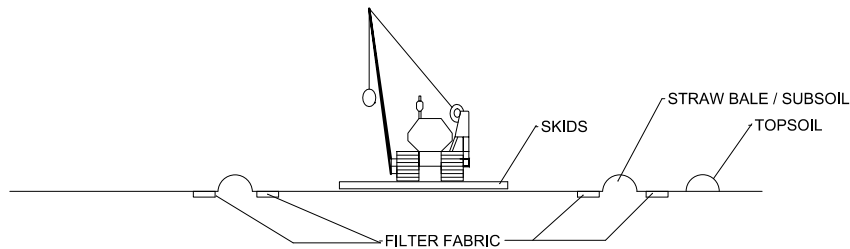
PLAN




DETAIL "B"
(NOT TO SCALE)



DETAIL "A"
(NOT TO SCALE)




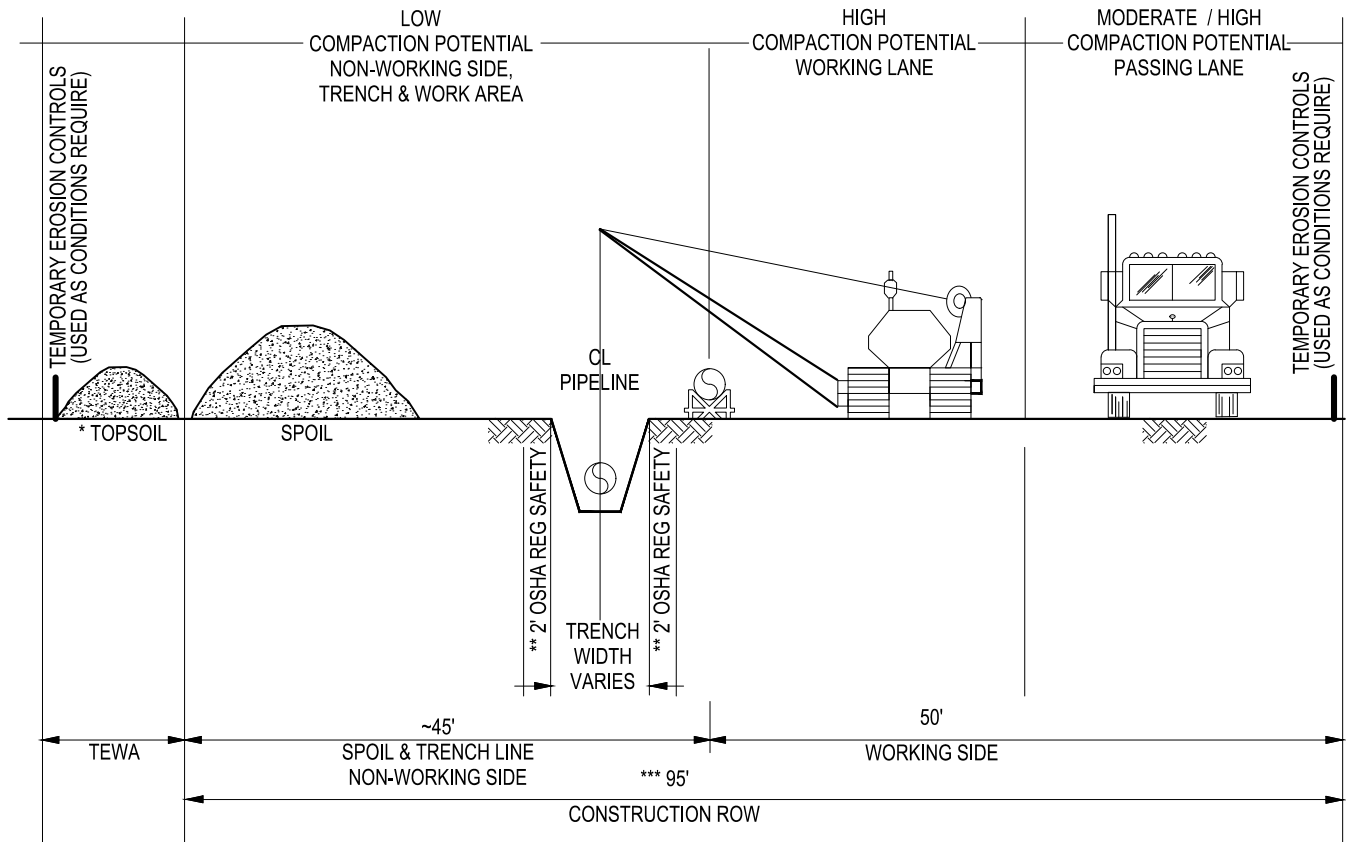
ELEVATION

DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP EQUIPMENT CLEANING STATION					
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0020	SHEET 1 OF 2

Equipment Cleaning Station Notes:

1. Equipment moved from a weed infested area as determined by weed inventory must be washed or otherwise cleaned prior to mobilization.
2. During non -frozen soil conditions, construct cleaning stations for high pressure water cleaning at approved locations by stripping topsoil and construction containment berms out of subsoil.
3. Containment berms will not be required when cleaning will be done using compressed air and shovels instead of high pressure water.
4. Cleaning shall be carried out under the supervision and to satisfaction of the environmental inspector.
5. Station to be equipped with timber mats, skid pads, or racks to elevate equipment tracks / tires so that soil and weeds will be contained in the station basin.
5. Filter fabric to be installed as a continuous piece and placed over the top and to the outside edge of the berm and firmly fastened in place. the edges of parallel pieces shall be overlapped a minimum of 12 inches (shingle style), and folded over (see detail A). Staple through the overlapped area every 12 inches.
7. Filter fabric shall be non-woven polypropylene, with an apparent opening size of 70 to 100 (U.S. sieve), 200-pound grab strength, and 8 ounces per yard unit weight, or better in areas that are not rocky. Contractor may choose to use non-woven polypropylene, 160-pound grab strength, and 6 ounces per yard unit weight.
8. Water used for cleaning shall not be allowed to flow into any waterbody, wetland or irrigation canal/ditch.
9. Size of station shall be adequate to accommodate the maximum size of equipment expected.
10. Equipment is to consistently enter at one end and exit at another.
11. Skids are to be cleaned between washing independent pieces of equipment.
12. Filter fabric will be removed to an acceptable landfill when the wash station is dismantled.
13. The depression will be backfilled with bermed material and soils contaminated by petroleum based or other undesirable materials from clean off stations shall be removed in accordance with applicable requirements. Topsoil will be returned and the area reclaimed.
14. Cleaning sites will be monitored during the post construction monitoring program and weeds controlled as required.

DRAWING NO.		REFERENCE TITLE				PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP EQUIPMENT CLEANING STATION					
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE	
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:		
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0020		
										SHEET 2 OF 2	




* Topsoil and subsoil segregated within unsaturated wetlands, residential, agricultural, pasture lands, hayfields and areas of landowner requests

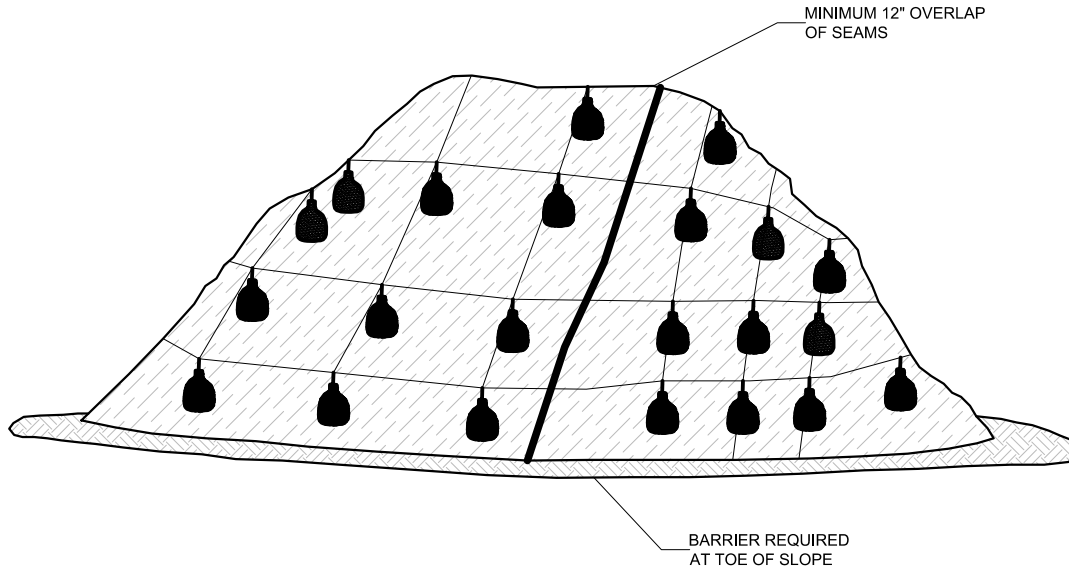
** Rev 29 CFR CH.XVII Part 1926, subpart WSEC 1926 550 (A) (15) (iii)

*** Where topsoil and subsoil segregation occur, a minimum of an additional 10 feet of temporary extra work area will be added to the construction right-of-way

Notes:

The dimensions shown on this figure are typical; however, some variations exist due to site-specific terrain features and alignment location. The maximum width of the construction right-of-way will be 95 feet; where topsoil and subsoil segregation occur, the construction right-of-way and TEWAs will be a minimum of 105 feet (see Environmental Alignment Sheets).

DRAWING NO.		REFERENCE TITLE		PACIFIC CONNECTOR GAS PIPELINE PROJECT POTENTIAL FOR SOIL COMPACTION ON CONSTRUCTION RIGHT-OF-WAY						
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY:	DATE:	ISSUED FOR BID:	SCALE: NOT TO SCALE
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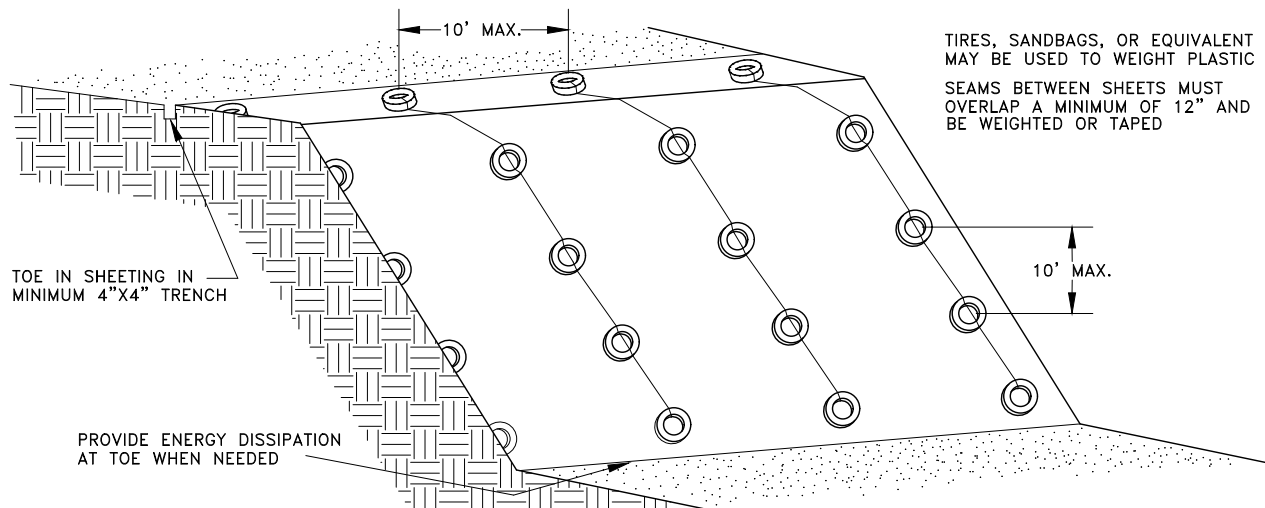
NOTES

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. BARRIER REQUIRED AT TOE OF SLOPE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.
4. PLASTIC (VISQUEEN) SHEETING CAN BE USED TO COVER SOIL STOCKPILES WHERE EROSION PROBLEMS OCCUR IN THE WET SEASON AND ARE UNABLE, DUE TO THE SOFT SOIL CONDITIONS, TO BE ACCESSED BY EQUIPMENT TO MAKE A PERMANENT REPAIR OR PLACEMENT OF OTHER APPROPRIATE BMPs. UNDER THESE CONDITIONS NORTHWEST WILL CONSIDER A TEMPORARY PLACEMENT OF PLASTIC SHEETING TO PROTECT THE AREA AND DIVERT RUNOFF AWAY FROM THE AREA OF CONCERN UNTIL A MORE PERMANENT SOLUTION CAN BE APPLIED.

SOIL STOCKPILE COVER


TEMPORARY EROSION CONTROL MEASURE

DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL SOIL STOCKPILE COVER					
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0023	SHEET 1
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SOIL STOCKPILE COVER

TEMPORARY EROSION CONTROL MEASURE

DRAWING NO.			REFERENCE TITLE				PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL SOIL STOCKPILE COVER				
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE	
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:		
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0023	SHEET 2	
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ATTACHMENT D

Equipment Cleaning Inspection Checklist

EQUIPMENT CLEANING CHECKLIST

The purpose of this checklist is to provide guidance to appropriate District staff in the cleaning of equipment, as stipulated in contract provisions, to control or prevent the spread of invasive plants, noxious weeds and *Phytophthora lateralis* (PL). This is a guide to direct attention to specific areas on equipment that are likely to accumulate soil and organic material. On-site judgments still need to be made about overall equipment cleanliness.

- 1) Does the equipment appear to have been cleaned?
- 2) Is the equipment clean of clumps of soil and organic matter?

Rubber-Tired Vehicles:

- Tires
- Wheel Rims (underside and outside)
- Axles
- Fenders/wheel wells/trim
- Bumpers

Track-Laying Vehicles:

- Tracks
- Road Wheels
- Drive Gears
- Sprockets
- Roller Frame
- Track Rollers/Idlers

All Vehicles as Appropriate:

- Frame
- Belly Pan (inside)
- Stabilizers (jack pads)
- Grapple and Arms
- Dozer Blade or Bucket and Arms
- Ripper
- Brush Rake
- Winch
- Shear Head
- Log Loader
- Water Tenders (empty or with treated water)
- Trailers (Low-boys)
- Radiator/grill
- Air filter/pre-cleaner
- Struts/Spring/Shocks
- Body seams

Other Materials

- Equipment Mats / Temporary Bridge Materials

ATTACHMENT E

Winterization Plan

Winterization Plan

1.0 Introduction

As outlined in Section 3.2 of the ECRP, the Pipeline's mainline and facility construction is planned for the spring of Year Two and continuing through fall of Year Two with the in-service date scheduled for the fourth quarter of Year Two. Restoration of construction disturbance is expected to begin in the fall of Year Two and be completed by the end of the winter season the following year when forest, wetland, and riparian plantings would be completed. Depending on site-specific conditions, it may be necessary to continue restoration through the spring of the next year. This Plan provides the winterization measures that PCGP would implement in areas where final restoration has not been completed and which would occur in the spring to ensure disturbed areas are stabilized and erosion and potential sedimentation is minimized over the winter. This Plan would also be implemented in areas where construction has been initiated in Year One but has not been completed prior to the onset of the wet season when ground conditions become wet/saturated and no longer practical to complete. During the time this Plan is being implemented, PCGP's contractor will be available to address erosion issues and landowner concerns that may arise.

During the winterization period PCGP will have a minimum of one EI assigned to each Construction Spread to monitor the right-of-way for erosion, the effectiveness of erosion and sediment control measures, and compliance with permit conditions and plans. PCGP will have additional personnel to support the EI as conditions required. The EI or PCGP's authorized representative will coordinate with the agencies, as necessary, regarding spring cleanup and/or restoration activities.

2.0 Notification

In areas where final restoration has not been completed and winterization measures will be implemented, PCGP will notify affected landowners, as necessary according to landowner agreements, to inform them of the measures that will be implemented to stabilize the right-of-way and when restoration activities will most likely resume. During these notifications, PCGP will determine if any day-to-day activities/travel on the properties will be necessary so that potential effects can be mitigated. The landowners will be provided with contact information in the event of a problem or questions arise. PCGP will coordinate with affected landowners, as necessary, regarding spring cleanup and/restoration activities.

3.0 Grading Practices

During the wet season PCGP will implement the following the construction practices during earthmoving activities:

- In areas where PCGP's Chief Inspector and EI determine that soil conditions are favorable, the contractor may continue with final cleanup and/or restoration activities.
- In areas where PCGP's Chief Inspector and EI determine that soil conditions are unfavorable for achieving final grade contours, final grading will be limited. At a minimum, the contractor will provide positive drainage across the right-of-way and implement effective long-term soil stabilization measures, such as erosion control devices, mulch, and temporary seeding, as outlined in Section 4.0.

- Where topsoil or spoil stockpiles remain in place during the winter, openings in the topsoil or spoil pile at drainage crossings will be present to allow runoff to be diverted off the work area and minimize interference with runoff.
- No open trench or bell-holes will be left over winter.
- The work area will be left in a significantly roughened condition to reduce potential for erosion during snowmelt until final cleanup and restoration efforts are completed.

4.0 Erosion Control Measures

Temporary and permanent erosion control measures will be installed and maintained as outlined in PCGP's ECRP (see Appendix I to the POD), to the extent possible, in all areas where final clean-up and reclamation efforts have not been completed. Temporary erosion and sediment control measures may include installation of sediment barriers (such as silt fence, straw bale barriers, or straw wattles), temporary slope breakers (waterbars), interceptor dikes or swales, application of mulch or installation of erosion control matting, temporary seeding, and/or installation of other sediment control measures where necessary and where identified by PCGP. The following erosion control measures/practices will be implemented as soon as practical prior to onset of the wet season when ground conditions become wet/saturated and no longer practical to attempt final cleanup and/or restoration activities.

- All temporary erosion controls will be properly maintained during construction and reinstalled as necessary until permanent erosion controls are constructed, unless the control measures are buried under snowpack or inaccessible. Temporary erosion control measures will be inspected and installed with the intent to be operational for the duration of winter and to withstand periods of snowmelt and thawing conditions.
- Temporary slope breakers will be installed as described in the ECRP. In the event that soils are saturated and prevent construction of slope breakers, other temporary erosion control measures would be utilized (i.e., silt fence, straw bales, sandbags, straw wattles/coir rolls, mulched or erosion control fabric).
- Subsoil and topsoil piles will be stabilized, where necessary as determined by the EI, using appropriate erosion controls. Silt fences or staked straw bales will be installed where the disturbed right-of-way intersects wetlands and waterbodies, other sensitive areas, or steep slopes. Silt fences will be installed on the edges of the disturbed right-of-way, perpendicular to wetlands/waterbodies or sensitive areas. Water flow direction and volumes expected during spring melt and heavy spring rains will be taken into account when installing erosion control measures.
- Mulching will be used where necessary to stabilize soil surfaces where reclamation has not been completed. If site conditions require, soil tackifiers would be used to help stabilize soil surfaces. During mulching operations temporary seeding will also be considered using annual ryegrass and white clover, winter-active species, to help stabilize disturbed areas. Mulch will be applied using a minimum mulch application rate of two tons per acre. The mulch application rate will be increased to 3 tons per acre on all slopes within 100 feet of waterbodies and wetlands.

- Timber mats may be left in the wetlands to allow for travel during final restoration activities. Mats will be removed from areas prone to flooding.
- Depending on the schedule and field conditions, temporary bridges and mats may be removed before the contractor leaves the right-of-way for the winter. Temporary bridges may need to be reinstalled before construction resumes. Temporary bridges that are removed may be stored on the right-of-way or in a temporary extra work area (“TEWAs”) in a secure upland area near the crossing. Any equipment crossings remaining in place would be designed to allow passage of predicted high flows and would be approved by the U.S. Army Corps of Engineers, FERC, BLM, Forest Service, and private landowners, depending on jurisdiction. Immediately following the removal of equipment bridges, stream banks will be restored and stabilized in accordance with the ECRP.
- Construction access pads will be left in place and will be removed as part of final restoration activities.

5.0 Winter Inspection and Monitoring Procedures

During the wet season when the ground is wet/saturated and there are periods of snow melt and thawing conditions, there is a substantial increased potential for erosion and sedimentation. During these conditions the EIs will conduct inspections to determine if maintenance or erosion/sediment control measures are necessary.

Right-of-way and access road inspections will be prioritized based on weather conditions and precipitation amounts which could generate runoff. Inspection frequency will increase, as necessary, based on site conditions, weather patterns, and proximity to sensitive resources. In areas where the contractor has completed work and demobilized for the winter and after necessary erosion controls have been installed and approved by the EI, the right-of-way and associated access roads may only be inspected monthly, when the potential for erosion and sedimentation is low. In areas where the soil becomes frozen and snow-covered, the need for frequent inspection is reduced because the disturbed areas of the right-of-way would be stabilized in a frozen state. When inspections are conducted, they would consist primarily of ground inspections; however, periodic aerial surveys may also be utilized. Inspections will primarily focus on waterbody crossings, road crossings, wetlands, steep slopes, or other sensitive areas and would identify:

- Erosion control structures requiring maintenance and/or repair;
- Roads needing repair or maintenance;
- Areas where erosion and offsite sedimentation is occurring; and
- Areas of slope instability.

The EI and Chief Inspector would determine the most effective means of dealing with identified problems, taking into consideration the suitability of the construction right-of-way for access by equipment, potential damage that could occur by equipment accessing the construction work area, and the urgency/significance of the problem. Corrective actions may be deferred until spring where no sensitive resources would be impacted, where access is not feasible, or where damage from accessing the site would outweigh the benefits of correcting the issue during the winter.

ATTACHMENT F

Culvert Crossing BMP



**Pacific
Connector**
GAS PIPELINE

Pacific Connector Gas Pipeline, LP

Culvert Crossing Best Management Practices

Pacific Connector Gas Pipeline Project

September 2017

Culvert Crossing Best Management Practices

Prior to construction, existing culverts will be investigated along all private roads and federally authorized roads (i.e., BLM and Forest Service) identified for access to the construction right-of-way. These investigations would occur on access roads where PCGP is authorized to be and/or where PCGP has negotiated an access use agreement or easement. The investigation will determine the condition and integrity of existing culverts and identify any location that may require mitigative measures to ensure construction activities do not damage or impair the existing function of the culverts. Mitigative measures may be required prior to access road use to allow safe construction equipment travel and prevent damage to the culverts. In select locations, replacement and/or modification of a culvert may be necessary. PCGP will not assume responsibility for repairing previously damaged, impaired, inadequately sized fish barriers or non-functioning culverts unless negotiated otherwise with the landowner who has responsibility/jurisdiction for such culverts.

Mitigative measures for protecting existing culverts may include placing thick metal plates, construction timber mats, additional fill/aggregate, or temporary bridges across culvert locations requiring protection during construction activities. A typical drawing of these mitigation measures is included as Attachment 1. Any mitigative measures implemented to protect existing culverts would be temporarily placed and maintained throughout timber and construction activities where access is needed.

A culvert replacement/reconstruction may be necessary only if the above mitigation measures cannot be applied to a specific culvert location or if determined to be required through landowner negotiations. Culvert replacements/reconstruction that may be required along existing access roads will be completed according to the exemptions specified under OAR 141-085-0530 (see Attachment 2). Where culvert replacement or reconstruction activities trigger Oregon fish passage rules and regulations (OAR 635-412-0005(9)), PCGP will follow the fish passage criteria as specified in OAR 635-412-0035. Attachment 3 provides a typical culvert replacement design which includes the design criteria according to OAR 635-412-0035. PCGP would submit a Fish Passage Plan with a Road-Stream Crossing application to ODFW and receive approval prior to conducting culvert replacement or installation activities.

PCGP will use the following BMPs to ensure potential resource impacts are minimized during any culvert replacement or removal allowed under the exemptions provided in OAR 141-085-0530 or Oregon fish passage rules and regulations found in OAR 635-412-0005(9). The BMPs will mitigate the potential impacts of proposed culvert maintenance, repair, replacement, or removal activities on protected, endangered, threatened, or sensitive species and habitats:

1. Any work, which must be performed in flowing water, will be completed during the ODFW in-water work period for that system, or as negotiated with ODFW if fish are present at the time of replacement. Some culvert locations may require temporary mitigative measures be installed (i.e., timber mats, steel plating, additional cover or a temporary bridge – see Attachment 1), to allow road use to occur prior to the ODFW in-water work window. Culvert replacement or repair activities would then be completed during the ODFW in-water work period.
2. Culvert installation/replacement or culvert extension on fish barrier streams are required to meet provisions for fish passage as required by OAR 635-412-0035.. Culvert replacement for culverts identified as requiring fish passage will occur in accordance with guidelines outlined in the ODFW Guidelines: Oregon Road/Stream Crossing Restoration Guide: Advanced Fish Passage Training Version. Oregon Department of

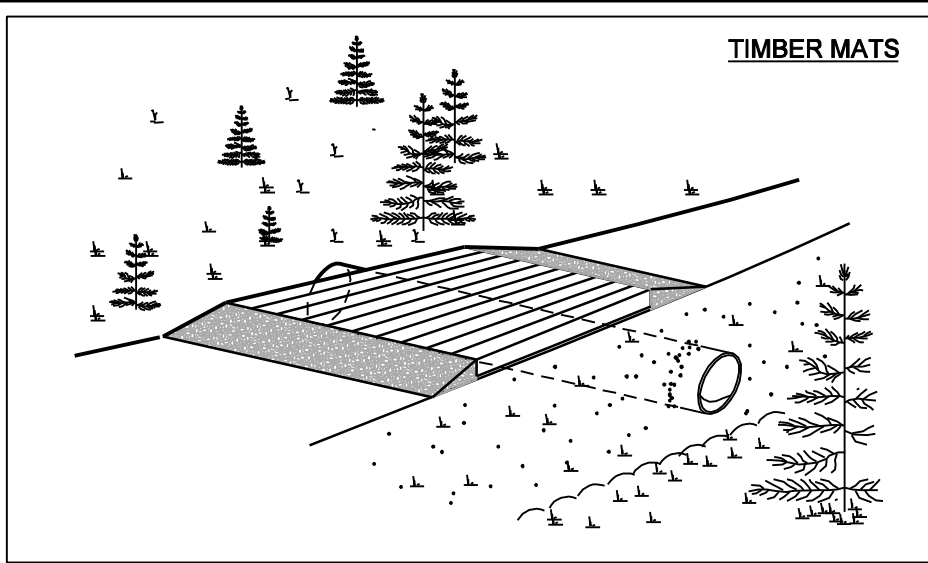
Forestry (1999)¹ and Fish Passage Guidelines for New and Replacement Stream Crossings Structures. Forest Practices Technical Note Number 4 (Version 1.0 May 2002)². Attachment 3 is a typical culvert replacement design which meets the ODFW Fish Passage Criteria specified in OAR 635-412-0035.

3. Disturbance and vegetation removal will be minimized to the greatest extent possible.
4. Excavated materials will be kept out of live streams unless designed to be placed there (i.e., riprap, etc.).
5. The culvert bed on streams must conform to the natural streambed and the bed should be either rock free or gravel. Clean gravel will be used where appropriate. Bedding should provide even distribution of the load over the length of the pipe.
6. Sediment producing materials will not be left within the 100-year floodplain any longer than necessary to replace the culvert. Once the construction is complete, fill material will be removed and properly disposed of in upland areas.
7. All disturbed areas will be restored as closely as possible to pre-disturbance contours upon construction completion of culvert replacements or where temporary mitigative measures (plates, mats, etc.) are implemented. In areas where additional cover (i.e., aggregate or approved fill as determined by the landowner and PCGP) is applied, PCGP will leave the additional cover in place as a permanent culvert protection, unless directed otherwise by the landowner.
8. Any vegetation removed as part of construction will be left on-site at disturbed areas to aid in sediment retention.
9. All equipment used during construction will be inspected and determined to be free of any fluid leakage prior to use.
10. All equipment refueling and maintenance will occur outside of the riparian habitat conservation areas.
11. The Spill Prevention, Containment, and Countermeasures (SPCC) Plan will be followed during any culvert replacement/reconstruction repair. The SPCC Plan describes measures to prevent and control any inadvertent spill of hazardous materials such as fuels, lubricants, and solvents that could contaminate soils and affect water quality.
12. All equipment will remain on the road's prism at all times or within the approved work space limits necessary for construction.
13. Construction activities will be conducted in a manner to ensure that turbidity levels do not exceed ten percent of the pre-activity levels on perennial streams or as specified in the Pipeline's 401 Water Quality Certification.

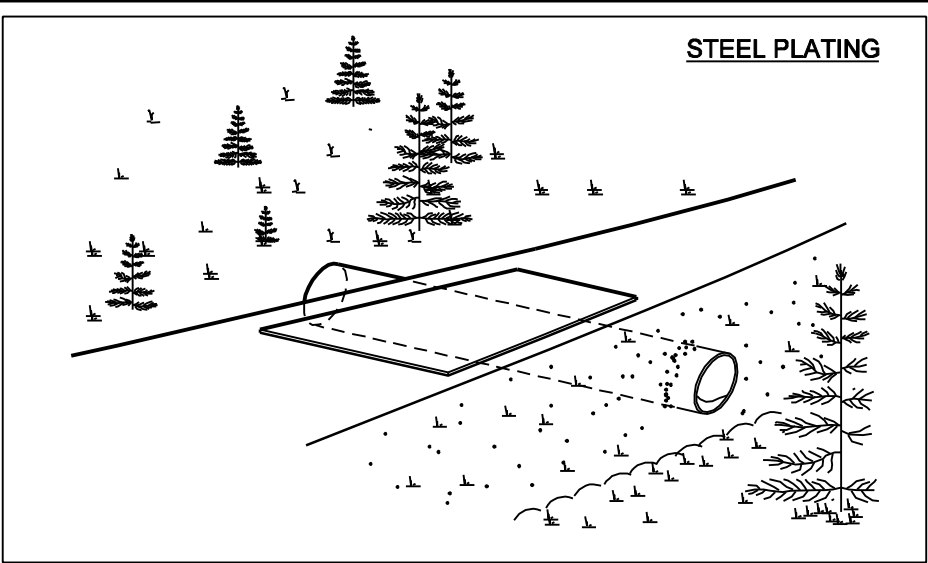
¹ http://arcweb.sos.state.or.us/pages/rules/oars_100/oar_141/141_085.html

² <http://www.oregon.gov/odf/privateforests/docs/fishpassguidelines.pdf>

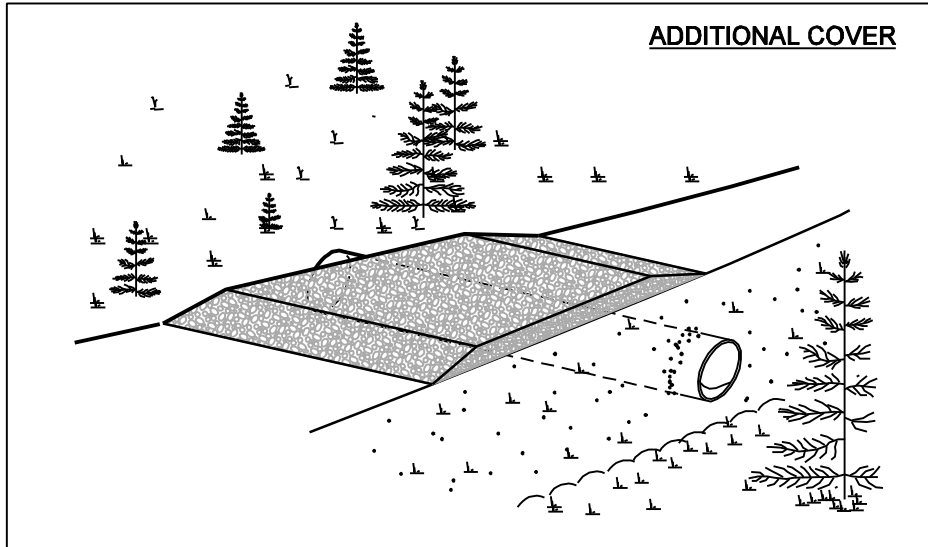
Attachment 1
Typical Drawings



TIMBER MATS



STEEL PLATING



ADDITIONAL COVER


NOTES

1. Mitigation measures to protect existing culverts from project traffic would be installed as necessary, as determined by Pacific Connector and their construction contractors, and as negotiated with the landowner.
2. All temporary culvert crossings will be removed at the completion of construction activities, unless negotiated otherwise with the landowner.
3. Pacific Connector will ensure all temporary culvert crossings are designed to protect the buried culvert and handle the load requirements.
4. All temporary culvert crossings will meet landowner requirements.
5. Temporary protective matting, plating or cover will be appropriately designed to ensure protection of the existing culvert or drainage feature.
6. Measures implemented to protect existing culverts would be temporary and maintained throughout timber and pipeline construction activities. Where additional cover (i.e., aggregate or approved fill) is required for culvert protection, Pacific Connector would leave the added material as a permanent protective measure, unless negotiated otherwise with the landowner.
7. Sediment control measures (i.e., Silt fences, hay bales, etc.) will be used where appropriate, as determined necessary by Pacific Connectors Environmental Inspector, to prevent potential sedimentation of area waters, wetlands or other sensitive resources.

DRAWING NO.		REFERENCE TITLE		

**PACIFIC CONNECTOR GAS OPERATOR, LP
PACIFIC CONNECTOR GAS PIPELINE PROJECT**

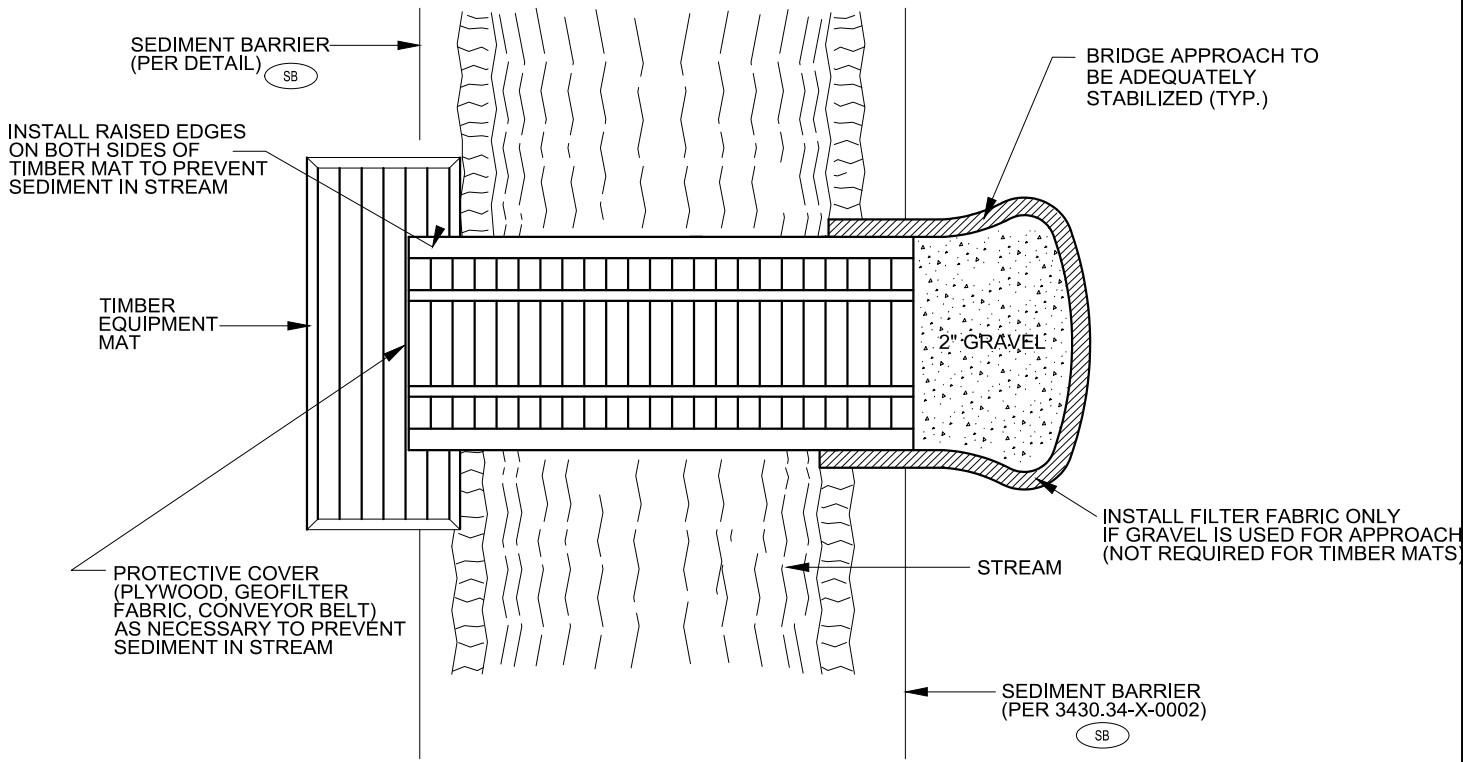
**TYPICAL MITIGATION MEASURE
TO PROTECT EXISTING CULVERTS**



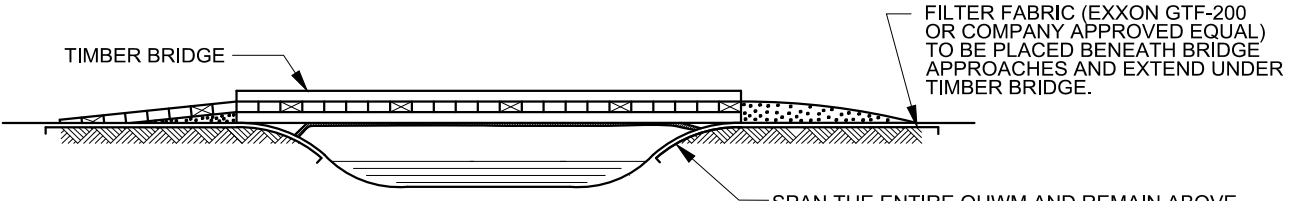
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.

DRAWN BY: JST	DATE: 07-15-2008	ISSUED FOR BID:	SCALE: NOT TO SCALE
CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
APPROVED BY:	DATE:	DRAWING NUMBER: 7/21/2008 Q:\Oregon_gas\Mapping\Typicals\Culvert.dgn	SHEET 1 OF 1

Exhibit 6




PLAN



PROFILE

MINIMUM PERFORMANCE/DESIGN STANDARDS:

1. TIMBER BRIDGES SHALL BE ADEQUATELY ANCHORED AT ONE END.
2. BRIDGE APPROACHES SHALL BE EITHER COARSE AGGREGATE OR TIMBER EQUIPMENT MATS.
3. SEDIMENT AND DEBRIS SHALL NOT ENTER WATERBODY. PROVIDE RAISED EDGES ON BOTH BRIDGE EDGES AND PROTECTIVE COVER (PLYWOOD, GEOFILTER FABRIC, CONVEYOR BELT), AS NECESSARY, TO PREVENT SEDIMENT IN STREAM.
4. PERIODICALLY CHECK BRIDGE INSTALLATION AND REMOVE BUILD-UP OF SEDIMENT OR DEBRIS ON BRIDGE.
5. MATERIALS PLACED ALONG STREAM CHANNEL SHALL BE COMPLETELY REMOVED DURING FINAL CLEAN-UP. REMOVAL OF THIS STRUCTURE IS NOT CONTINGENT UPON ESTABLISHMENT OF PERMANENT VEGETATION.
6. THE TIMBER BRIDGE SHALL BE DESIGNED TO SPAN THE ENTIRE OHWM OF THE WATERBODIES AND REMAIN ABOVE THE WATER SURFACE ELEVATION AT ALL TIMES. ODFW RECOMMENDS 3-FT OF FREEBOARD FROM THE OHWM/ACTIVE CHANNEL TO THE BOTTOM OF THE BRIDGE.
7. CONTRACTOR MAY USE MANUFACTURED PORTABLE BRIDGES OR RAIL CAR BRIDGES AS SUBSTITUTES FOR THE MEASURES SHOWN, IF APPROVED BY COMPANY REPRESENTATIVE.
8. MID-STREAM BRIDGE SUPPORTS PIERS OR CULVERTS SHALL BE USED TO PREVENT SETTLEMENT OF THE BRIDGE, IF NECESSARY. WHERE PIERS/CULVERTS ARE USED TO SUPPORT BRIDGES THEY SHALL NOT RESTRICT FLOW AND SHALL BE DESIGNED TO WITHSTAND AND PASS THE HIGHEST FLOW THAT WOULD OCCUR WHILE THE BRIDGE IS IN PLACE.
9. USE OF MID-STREAM BRIDGE SUPPORTS PIERS/CULVERTS WILL TRIGGER ODFW FISH PASSAGE PERMIT REQUIREMENTS AND APROVALS BEFORE INSTALATION.

DRAWING NO.		REFERENCE TITLE			PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP TYPICAL PORTABLE BRIDGE CROSSING PB				 Pacific Connector <small>GAS PIPELINE</small>	
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY: KLL	DATE: 02-02-2001	ISSUED FOR BID:	SCALE: NOT TO SCALE
							CHECKED BY:	DATE:	ISSUED FOR CONSTRUCTION:	
							APPROVED BY:	DATE:	DRAWING NUMBER: 3430.34-X-0010	SHEET 2 OF 2

Attachment 2**Excerpts from OAR 141-085****Excerpts from OAR 141-085-0530¹****Exemptions for Certain Activities and Structures**

These exemptions apply in all waters of this state except State Scenic Waterways.

(4) Maintenance or Reconstruction of Water Control Structures. Fill or removal or both for maintenance or reconstruction of water control structures such as culverts, dikes, dams, levees, groins, riprap, tidegates, drainage ditches, irrigation ditches, and tile drain systems are exempt if:

(a) The project meets the definition of maintenance under OAR 141-085-0510; or

(b) The project meets the definition of reconstruction under OAR 141-085-0510;

(c) The structure was serviceable within the past five years; and

(d) The maintenance or reconstruction would not significantly adversely affect wetlands or other waters of this state to a greater extent than the wetlands or waters of this state were affected as a result of the original construction of those structures.

(7) Fish Passage and Fish Screening Structures in Essential Indigenous Anadromous Salmonid Habitat (ESH). Less than 50 cubic yards of removal-fill for construction or maintenance of fish passage and fish screening structures that are constructed, operated or maintained under ORS 498.306, 498.316, 498.326 or 509.600 to 509.645. This exemption includes removal of material that inhibits fish passage or prevents fish screens from functioning properly.

Excerpts from 141-085-0510**Definitions**

(34) "Essential Indigenous Anadromous Salmonid Habitat (ESH)" means the streams designated pursuant to ORS 196.810 that are necessary to prevent the depletion of indigenous anadromous salmonid species during their life history stages of spawning and rearing, and any adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to an ESH stream.

(52) "Maintenance" means the periodic repair or upkeep of a structure in order to maintain its original use. "Maintenance" includes a structure being widened by no more than twenty percent of its original footprint at any specific location in waters of this state if necessary to maintain its serviceability. "Maintenance" also includes removal of the minimum amount of sediment either within, on top of or immediately adjacent to a structure that is necessary to restore its serviceability, provided that the spoil is placed on upland.

(80) "Reconstruction" means to rebuild or to replace the existing structure in-kind. "Reconstruction" includes a structure being widened by no more than twenty percent of its original footprint at any specific location in waters of this state.

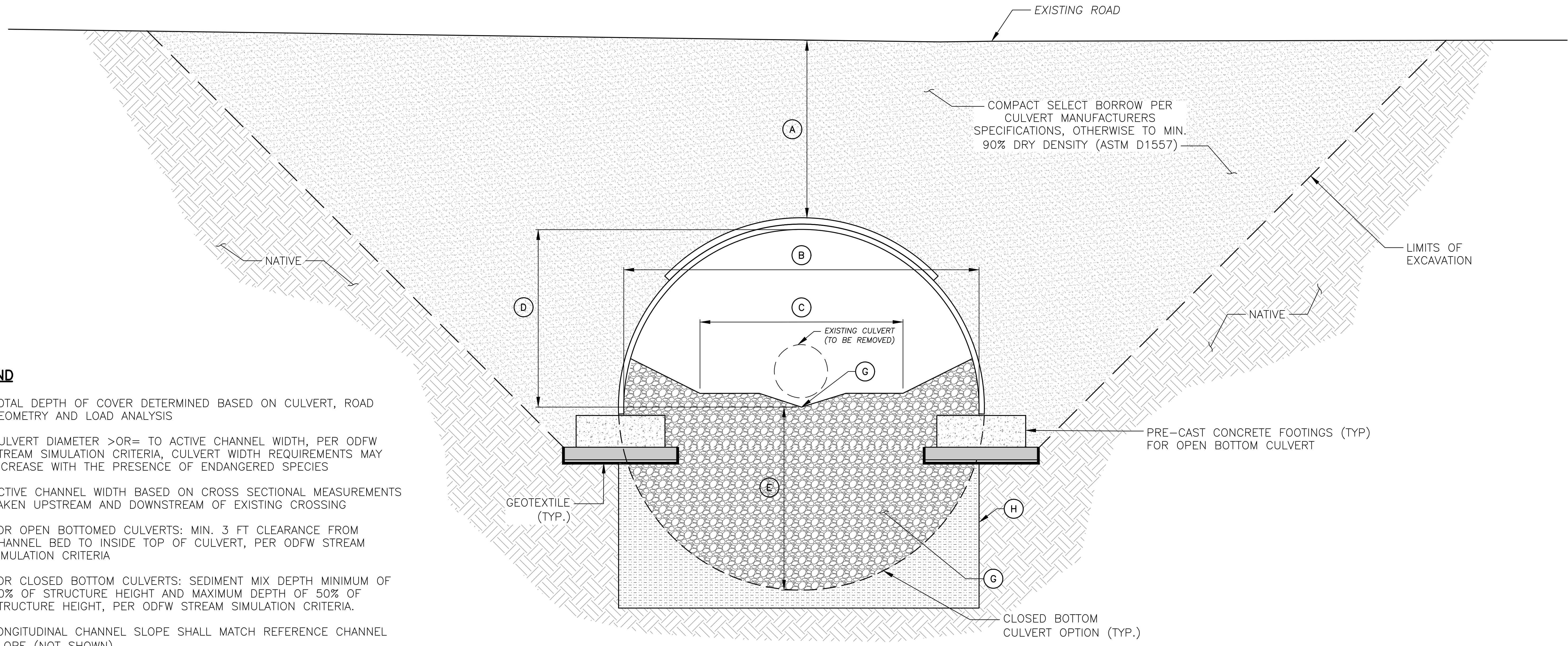
(88) "State Scenic Waterway (SSW)" means a river or segment of river or lake that has been designated as such in accordance with Oregon Scenic Waterway Law (ORS 390.805 to 390.995).

¹ http://arcweb.sos.state.or.us/pages/rules/oars_100/oar_141/141_085.html

Attachment 3

Typical Culvert Replacement Design

C:\USERS\JOEY.SMITH\DESKTOP\WILLIAM_CULVERT_STUFF\EXAMPLE_CULVERT_DETAIL.dwg TAB LAYOUT MODIFIED BY JOEY SMITH ON AUG 25, 2017 10:00



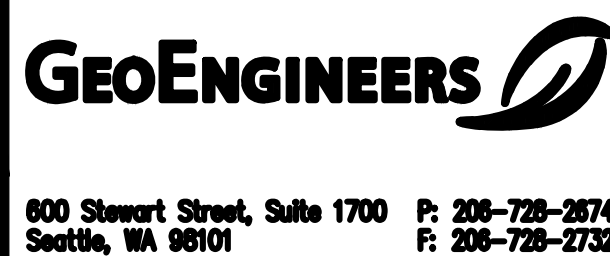
LEGEND

- (A) TOTAL DEPTH OF COVER DETERMINED BASED ON CULVERT, ROAD GEOMETRY AND LOAD ANALYSIS
- (B) CULVERT DIAMETER \geq TO ACTIVE CHANNEL WIDTH, PER ODFW STREAM SIMULATION CRITERIA, CULVERT WIDTH REQUIREMENTS MAY INCREASE WITH THE PRESENCE OF ENDANGERED SPECIES
- (C) ACTIVE CHANNEL WIDTH BASED ON CROSS SECTIONAL MEASUREMENTS TAKEN UPSTREAM AND DOWNSTREAM OF EXISTING CROSSING
- (D) FOR OPEN BOTTOMED CULVERTS: MIN. 3 FT CLEARANCE FROM CHANNEL BED TO INSIDE TOP OF CULVERT, PER ODFW STREAM SIMULATION CRITERIA
- (E) FOR CLOSED BOTTOM CULVERTS: SEDIMENT MIX DEPTH MINIMUM OF 20% OF STRUCTURE HEIGHT AND MAXIMUM DEPTH OF 50% OF STRUCTURE HEIGHT, PER ODFW STREAM SIMULATION CRITERIA.
- (F) LONGITUDINAL CHANNEL SLOPE SHALL MATCH REFERENCE CHANNEL SLOPE (NOT SHOWN)
- (G) SEDIMENT MIX OF SIMILAR COMPOSITION TO SURROUNDING STREAM CHANNEL, OR SUPPLEMENTED, PER ODFW STREAM SIMULATION CRITERIA. FOR CULVERTS LONGER THAN 40- FEET, SEDIMENT MIX SHALL CONTAIN PARTIALLY-BURIED OVER-SIZED ROCK.
- (H) PIPE BEDDING PER MANUFACTURER'S RECOMMENDATIONS

NOTES:

1. THE PURPOSE OF THE DRAWING IS TO PRESENT A GENERAL AND CONCEPTUAL CULVERT REPLACEMENT PLAN FOR DISCUSSION PURPOSES USING STREAM SIMULATION CRITERIA.
2. DRAWING NOT TO SCALE (NTS).
3. FISH PASSAGE CRITERIA TO BE MET AS DETERMINED BY OREGON ADMINISTRATIVE RULES (OAR) 635-412-0035, ODFW FISH PASSAGE CRITERIA (2006), NMFS ANADROMOUS SALMONID PASSAGE FACILITY DESIGN (2008).

TYPICAL-CULVERT CHANNEL SECTION
LOOKING DOWNSTREAM
NTS



PACIFIC CONNECTOR GAS PIPELINE, LLC

800 Stewart Street, Suite 1700
Seattle, WA 98101
P: 206-726-2674
F: 206-726-2732

SYM	DATE	REVISION DESCRIPTION	BY
APPROVED AND RELEASED FOR CONSTRUCTION			
CHIEF ENGINEER		DATE:	DESIGNED BY
PROGRAM		DATE:	CHECKED BY
			DRAWN BY
			DATE

0 ——— 1"
BAR MEASURES
ONE INCH ON
ORIGINAL DRAWINGS

**CULVERT REPLACEMENT USING
STREAM SIMULATION METHOD**

TYPICAL SECTION

PROJECT NO.	
SHEET	OF



**Pacific
Connector**
GAS PIPELINE

Pacific Connector Gas Pipeline, LP

Fire Prevention and Suppression Plan

Pacific Connector Gas Pipeline Project

January 2018

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List of Acronyms and Abbreviations

AFMO	Assistant Fire Management Officer
ATV	All Terrain Vehicle
BLM	Bureau of Land Management
CFPA	Coos Forest Protection Association
DFPA	Douglas Forest Protection Association
FERC	Federal Energy Regulatory Commission
FMO	Fire Management Officer
IFPR	USDA-FS Industrial Fire Precaution Regulations
IFPL	BLMM-CFPA Industrial fire Precautions Levels
NFPA	National Fire Protection Association
OR OSHA	Oregon Occupational and Health Association
ODF	Oregon Department of Forestry
PCGP	Pacific Connector Gas Pipeline, LP
Plan	Fire Suppression Plan for Pacific Connector Gas Pipeline Project
Pipeline Project	Pacific Connector Gas Pipeline Project
POD	Plan of Development
R/W	Right-of-Way
SA	North Umpqua Hydroelectric Project Settlement Agreement
USDA-FS	United States Department of Agriculture-Forest Service
USDA-FS(4e) 4(e)	Conditioning Authority under the Federal Power Act

1.0 INTRODUCTION

Pacific Connector Gas Pipeline, LP (PCGP) proposes to construct and operate a 229-mile, 36-inch diameter pipeline (Pipeline or Pipeline Project) from an interconnection of the Ruby pipeline and the Gas Transmission Northwest pipeline to a liquefied natural gas terminal to be constructed and operated on the North Spit of Coos Bay by Jordan Cove Energy Project, LP.

This Fire Prevention and Suppression Plan (Plan), which is part of PCGP's (Plan of Development) POD, describes the measures to be used by PCGP and its contractors (Contractor) to ensure that fire prevention and suppression techniques are carried out in accordance with federal, state and local regulations.

1.1 Purpose and Intent

The primary purpose of this Plan is to provide a process for the following:

- 1) Reduce fire starts and spread; assess fire risk and hazards;
- 2) Establish a fire response notification process; and
- 3) Communicate existing PCGP procedures and programs and establish new guidelines to effectively manage fire suppression within the Pipeline Project area.

This Plan covers all lands and facilities associated with the Pipeline. This Plan meets the USDA-FS 4(e) conditions by presenting the following information as required by 4(e) Condition No. 12:

- 1) Describe the fire hazard associated with Licensee facilities. (Section 2.0)
- 2) Identify hazard abatement procedures. (Section 3.0)
- 3) Identify a notification process in the event of a fire involving Licensee Facilities. (Section 4.0)
- 4) Cooperate with the Forest Service for suppression of fire involving the Licensee facilities. (Section 5.0)

1.2 Goals

To meet the purpose and intent of this Plan, the following goals were developed to guide the operation of the Pipeline on federally-managed lands. These goals include:

- 1) Reduce risk of wildland and structural fires;
- 2) Ensure this Plan is consistent with National Forest Policies, Bureau of Land Management policies, Oregon Department of Forestry policies, current industry practices and procedures;
- 3) Address preparedness for wildland fires threatening the Pipeline, PCGP's employees and Contractors; and
- 4) Identify measures to minimize the chances of a fire starting on the right-of-way and spreading onto other lands.

1.2.1 Agency and PCGP Roles and Responsibilities

PCGP and its contractors are responsible for providing all required fire-fighting equipment as described by this Plan in Section 3.0 available to them during construction of the Pipeline. Prior to construction, PCGP will contact the appropriate authorities to establish communications,

obtain permits (if applicable), and/or fulfill other obligations as directed by fire control authorities. In addition, PCGP will:

- Designate a representative(s) authorized to act on all matters having to do with fire control, who shall be available at all times by direct means of communication with the Oregon Department of Forestry (ODF) and/or the Forest Service, Bureau of Land Management and the Bureau of Reclamation;
- Ensure prevention, detection, pre-suppression, and suppression activities are in accordance with this Plan and federal, state and county laws, ordinances, and regulations pertaining to fire; and
- Accompany agency representatives on fire tool and equipment inspections and take corrective action within agreed upon timeframes following notification of any fire protection requirements that are not in compliance with this Plan or federal or state regulations.

The fire prevention and suppression measures described in this Plan will be in effect during the entire construction period; required tools and equipment will be kept in serviceable condition and be immediately available for fire suppression at all times.

1.2.2 PCGP Roles and Responsibilities

PCGP shall be:

- Responsible for complying with all applicable federal, state and location regulations.
- Responsible for implementation of this Plan including funding and implementation of specific measures described within;
- Responsible for the coordination with other plans within the POD;
- Responsible for periodic, scheduled reporting to FERC;
- Responsible for annual meeting with ODF, Forest Service, Bureau of Land Management, and Bureau of Reclamation, and periodic (5-year) updates of the Plan;
- Liable for all fire suppression and resource damage costs caused by its actions to the extent required by applicable laws and regulations;
- Responsible for keeping informed of and ensuring compliance by itself and its contractors with current industrial fire precaution levels with respect to the right-of-way;
- Responsible for submitting all prescribed fire plans on BLM lands to the BLM for technical review; and
- Responsible for coordinating with the BLM or Forest Service, as applicable, to have a qualified federal burn boss oversee all prescribed fire operations on federal lands.

1.2.3 Forest Service Roles and Responsibilities

- Responsible for informing PCGP's designated representative of any Forest Service management activities involving fire or timber harvest within or near the right-of-way;
- Responsible for informing PCGP of any changes or proposed changes to Forest Service standards or policies regarding fire suppression in the National Forests that pertain to or may affect areas within the right-of-way;
- Attend annual Fire Suppression coordinator meetings with PCGP personnel;
- Assume command for suppression of any wildland fires occurring within lands managed by the Forest Service;
- Oversee all prescribed fire operations conducted by PCGP; and
- Investigate all fire ignitions within the PCGP boundary on NFS managed lands.

1.2.4 Bureau of Land Management (BLM), Coos Forest Protection Association (CFPA), Douglas Forest Protection Association (DFPA) and Oregon Department of Forestry (ODF) Roles and Responsibilities

- The BLM, CFPA, DFPA, ODF are responsible for informing PCGP of any Forest Management activities involving fire or timber harvest within or near the Pipeline Project boundary;
- The BLM, CFPA, DFPA, and ODF are responsible for informing PCGP of any changes or proposed changes to public lands standards or policies regarding fire suppression on the public lands that pertain to or may affect areas within the Pipeline Project boundary;
- The BLM, CFPA, DFPA and ODF will attend annual Fire Suppression coordinator meetings with PCGP personnel;
- CFPA will assume command for suppression of any wildland fires and investigate all fire ignitions within the Pipeline Project boundary within Coos County up to the Range 8 line except on NFS lands;
- DFPA will assume command for suppression of any wildland fires and investigate all fire ignitions within the Pipeline Project boundary from the Range 8 line through Douglas County except on NFS lands;
- ODF will assume command for suppression of any wildland fires and investigate all fire ignitions within the Pipeline Project boundary in Jackson and Klamath Counties except on NFS lands.

1.3 Plan Meetings and Reviews

PCGP will hold an annual meeting with the Forest Service, BLM, the CFPA, the DFPA, and ODF to discuss current fire suppression and preparedness issues, and to review and update this Plan as necessary to maintain consistency with applicable state, federal and local rules and regulations. The meetings will be held in _____, unless otherwise agreed to in advance by the parties, be organized by PCGP, and held at a time that does not conflict with the usual fire season. Should the parties agree as a result of this annual meeting that the Plan needs to be amended, such amendments will be made in writing and agreed to by all parties.

1.4 Coordination with other PCGP Project Management Plans

This Plan is one of a number of POD Management Plans that provide implementation and operations guidance for various activities associated with the Pipeline Project and addressed in the Right-of-Way Grant. Implementation of this Plan will be coordinated with other PCGP Project POD Management Plans. Generally, PCGP corporate-level plans and procedures will provide policy level guidance for updates and changes to this Plan.

1.5 Relevant Plans and Regulations

Listed in the Attachments are federal and state plans and regulations that are applicable to the actions required by this Plan:

Attachment 1: Industrial Fire Precaution Regulations

Attachment 4: Forest Service, Pacific Northwest Region

2.0 FIRE HISTORY, RISK ASSESSMENT MODEL, AND HAZARDS ASSOCIATED WITH PCGP'S PIPELINE

This section of the Plan sets out five distinct pieces of information: the first is a history of fire in the area of the Pipeline right-of-way; the second is the use of the Forest Service fire behavior ratings as they relate to the Pipeline; the third component is detailed descriptions of aboveground Pipeline facilities that will be located on federal lands; the fourth is the risk associated with service vehicles; and the fifth is the risk associated with maintenance activities.

2.1 Fire History – Wildland Fires in Proximity to PCGP Facilities

Figures 2.1, 2.2, 2.4, 2.5, 2.6, 2.7, and 2.8 in Attachment 6 depict the history of fires within the three National Forests and four BLM Districts crossed by the Pipeline.

2.2 Forest Service Fire Behavior Ratings

Figure 2.3 in Attachment 6 depicts the Umpqua National Forest fire behavior ratings in the vicinity of the Pipeline Project.

2.3 Pipeline Project Facilities

Three mainline block valves (MPs, 48.58, 80.03, and 150.70) will be located along the Pipeline on BLM land. For the mainline block valve at MP 48.58 a 40-foot communications tower, foundation, and generator and controls equipment will be installed. Each mainline block valve will occupy a site of approximately 0.06 acre and will be enclosed by a 7-foot high chain-link fence. The mainline block valve sites will be completely graveled within the fenced in area.

The risk of fire danger during pipeline construction can be related to smoking, refueling activities, operating vehicles and other equipment being used off of roadways, welding activities, and the use of flammable liquids. During pipeline operation, risk of fire can be from unauthorized entry onto the right-of-way. During maintenance operations, risk of fire can be from service vehicles or pipeline maintenance activities that require welding.

2.4 Service Vehicles

Employees and Contractors use service vehicles (including ATVs) to provide transportation to various portions of the Pipeline Project as well as perform various construction and maintenance functions. Much of the area that may be traveled by these service vehicles includes lands with high fire behavior predictions.

Service vehicles create a fire risk when driving through dry grass and other vegetation. The service activities associated with these vehicles, such as welding, grinding, and using chain saws, can create a risk as well.

All off-road travel on the BLM lands will be limited based on the "Regulated Use Closure" that is enacted by the fire protection district (CFPA, DFPA, or ODF's Southwest Oregon District).

2.5 Pipeline Maintenance Activities

Maintenance operations may include such activities as brush clearing, excavating the pipeline, and welding activities. On federal lands, these activities would occur in accordance with the

terms and conditions of the Right-of-Way Grant. As mentioned in Section 2.3.1 above, the use of flammable liquids for vehicle and equipment fueling along with welding and grinding activities can create a fire risk during these operations.

3.0 HAZARD ABATEMENT PROCEDURES

This section lists procedures to minimize fire risk for pre-construction, construction, and post-construction procedures and activities.

3.1 Pre-construction

Methods and procedures that will be implemented prior to and during the construction period to minimize the risk of fire are described below. PCGP will train all personnel on the measures to take in the event of a fire and will inform each construction crew member of fire dangers, locations of extinguishers and equipment, and individual responsibilities for fire prevention and suppression. Smoking and fire rules will also be discussed with all Contractors and all field personnel as part of the safety training program.

3.1.1 Training, Fire Regulations and Other Resources

In the event of a fire emergency, how personnel are trained is an important component of their ability to protect their personal safety and that of those around them. The following section outlines the training programs of PCGP and required training by the State of Oregon.

3.1.2 PCGP Training

Fire Training – As part of the training program, it is a PCGP goal to have:

- All employees participate in a fire training program which includes fire extinguisher training;
- Personnel that will be involved in daily construction activities participate in firefighting training that includes the use of all the fire equipment required to be on site for initial suppression of fires originating in their work areas; and
- All employees participate in training in the protocol for reporting fires per Section 4.1 of this Plan.

3.1.3 Oregon Occupational Safety and Health Administration (OSHA)

Fire Suppression and Safety Training – This training is designed to address initial fire response and safety issues for forest workers. Oregon OSHA requires this program for forest workers. All PCGP personnel who are performing forestry work (timber clearing) will need to have completed this course.

3.1.4 National Fire Protection Training Programs

PCGP personnel who wish to train on their own initiative may take the National Fire Protection Association (NFPA) Training Programs. PCGP agrees to make available those personnel who have completed the NFPA to assist in responding to local fires if they are not performing a critical function at the time.

3.2 Construction

3.2.1 Forest Service Industrial Fire Precaution Regulations (IFPR)

Prior to the start of each fire season, all PCGP personnel will have their fire equipment inspected by an authorized Forest Service representative prior to work on National Forest System lands (NFS lands). Inspections are available at the North Umpqua or Diamond Lake

Ranger Districts and other Ranger Districts as identified by the Forest Service across all three National Forests that will be crossed by the Pipeline. PCGP shall notify the Ranger District of the need for inspection and shall be responsible for scheduling such inspections.

All PCGP personnel will be required to follow these regulations and be aware of the current fire closure level when working in forested areas Attachment 3 details typical IFPRs. PCGP is responsible for ensuring that they operate under the current IFPRs in effect at the time work occurs.

PCGP will provide all water supply and fire tools on each active construction site as required by the IFPR. Crews that leave their vehicles and hike in to a work site are required to have appropriately stocked fire-boxes with their vehicles. The fire-boxes stay in the vehicles; they do not need to be with the crew. The required content of the fire-boxes is based on the crew size.

3.2.2 Coos Bay, Roseburg, Bureau of Land Management (BLM) and Oregon Department of Forestry (ODF) Industrial Fire Precaution Levels (IFPL)

The BLM contracts fire prevention, suppression and investigation to the Oregon Department of Forestry (ODF). In the vicinity of the Pipeline Project on BLM lands within Coos County and Douglas County, ODF has subcontracted to CFPA and DFPA respectively. ODF oversees fire protection in Jackson and Klamath Counties. CFPA and DFPA will do on-site inspections to ensure fire safety and to ensure the operator/contractor is meeting the Industrial Fire Precaution Levels (IFPL). If a citation is issued for any serious violation, the Coos Bay BLM or Roseburg BLM may issue a stop work order for that specific portion of the work. Once fire season is declared, all PCGP Contractors and employees will be required to notify CFPA and DFPA of the location of any work to be taken place in the field. PCGP and its contractors will conform with all current IFPL notification requirements. An example of IFPL requirements is included in Attachment 3.

3.2.3 Fire Season Work Waivers

The IFPL may prohibit different types of work during different fire closure levels during fire season. PCGP will apply for waivers in advance of specific types of work identified by the IFPL at the local office of the appropriate agency as detailed below.

If the work is on BLM-managed lands, PCGP will apply for a waiver through CFPA if within the Coos Bay BLM District, DFPA if within the Roseburg BLM District, or ODF if on the Medford BLM District, or on the Lakeview District. The local District Fire Management Officer reviews applications and determines if a waiver is appropriate. If authorized by ODF on BLM lands or the District Ranger on FS lands, additional precautions and equipment may be required. The Contractor is required to possess a copy of the waiver at the work site and adhere to all requirements of the waiver. PCGP is responsible to assure that their contractors are in compliance with waivers.

If a citation for PCGP is issued by ODF, on BLM managed lands, a future waiver request will be denied for a calendar year. Repeat warnings by the ODF unit can also result in denial of future waivers.

3.2.4 Prescribed Burning

For the POD, PCGP has submitted a separate Prescribed Burning Plan that contains the process for creating and submitting a burn plan, notification procedures, and how the Pipeline Project will meet the requirements as outlined in the Interagency Standards for Fire and Fire

Aviation Operations as well as the Interagency Prescribed Fire Planning and Implementation Procedures Guide. All prescribed burns on BLM-managed lands will be submitted to the BLM for technical review and approval prior to any ignitions. All prescribed burns conducted by PCGP on federal lands will be under the direct oversight of a qualified federal burn boss.

3.2.5 Smoking

Smoking is prohibited at all times while working in the construction right-of-way, temporary extra work areas, and uncleared storage areas in forested areas or while traveling on roads identified as access for the Pipeline Project in forested areas unless confined to an enclosed vehicle.

3.2.6 Spark Arresters

All non-turbo charged engines used on or to access the construction right-of-way must be equipped with an approved spark arrester that meets Spark Arrester Guide specifications except:

- engines in motor vehicles operating on public roads equipped with an adequate muffler and exhaust system;
- engines of 50 cubic inch displacement or less, except ATVs and motorcycles, equipped with an adequate muffler and an exhaust system;
- engines in light trucks (26,000 GVW or less) equipped with an adequate muffler and exhaust system;
- engines in heavy trucks (greater than 26,000 GVW) equipped with an adequate muffler and exhaust system; if the engine is not fully turbo-charged, then the exhaust must extend above the cab and discharge upward or to the rear or to the end of the truck frame;

3.2.7 Parking, Vehicle Operation and Storage Areas

In no case will motorized equipment, including worker transportation vehicles, be driven or parked outside of the designated and approved construction work areas or access roads. Equipment parking areas, the right-of-way, and temporary extra work areas will be cleared of all flammable material. Glass containers will not be used to store gasoline or other flammables.

3.2.8 Equipment Required During Fire Season in Forested Areas

PCGP shall comply with applicable state and local rules and regulations and the IFPL regarding the location, type and amount of fire prevention and suppression equipment available for use by the Holder and its contractors during the fire season or periods of fire danger.

Operation Site

- Each operation site on forested lands will have:
 - Supply hand tools – including an even mix of Pulaskis, axes, shovels, hazel hoes. Each worker will be provided enough tools with a minimum equipment requirement for four workers.
 - All hand tools for fire control in a sturdy box clearly identified as containing firefighting tools (at least one box for each operation area).
 - Each internal combustion engine used in an operation, except power saws, will be equipped with one chemical fire extinguisher rated as not less than 2 ½ pounds ABC that meets Oregon OSHA standards and is inspected annually. (Note: OR-OSHA requires a 5#, the districts require a 2 ½ #)
 - Pump, hose, and water supply as no fire hydrants exist on the Pipeline right-of-way within NFS or BLM lands.

- A tank truck or trailer with a pump, hose, and water supply will be supplied for equipment used on an operation site for more than 2 consecutive days.
- Pump will be maintained ready to operate and capable to provide a discharge of not less than 20 gallons per minute when pumping through 50' of hose equipped with a nozzle 1/4" in diameter at pump level.
- Water supply will be a minimum of 300 gallons if coming from a self-propelled engine.
- Water supply will be a minimum of 500 gallons if not self-propelled (pond, stream, tank, sump, etc.).
- At least 500' of hose not less than 3/4" inside diameter will be provided.
- Water supply, pump, and at least 250' of hose and nozzle will be maintained as a connected, operating unit ready for immediate use.
- If a trailer is used, it will be equipped with a hitch to facilitate prompt movement. A serviceable tow vehicle will be immediately available for attachment to the trailer. Such a truck or trailer will be equipped to operate for a minimum of 8 hours.

Motor Vehicles and ATVs

- All motor vehicles and equipment used by construction personnel will carry the following as specified in the Industrial Fire Precaution Regulations (IFPR) and Industrial Fire Precaution Level (IFPL) (see Attachment 1) during the declared fire season:
 - 1 round pointed shovel at least 8 inches wide, with a handle at least 26 inches long;
 - 1 axe or Pulaski with 26 inch handle or longer;
 - 1 fire extinguisher rated not less than 2 1/2 pound ABC; and
 - 1 refill for each type or one extra extinguisher sufficient to replace each size extinguisher shall be safely stored in the fire tool box or other agreed upon place on the Pipeline Project where it is available for immediate use.
- ATVs are required to meet the same requirements as vehicles that carry passengers as described in the IFPR and IFPL. The current requirements are:
 - One ABC fire extinguisher not less than 2 1/2 lbs capacity;
 - One "D" handled or long handled round point shovel, size "0" or larger; and
 - One 3.5 pound or larger double-bit axe or Pulaski.

Helicopters

- All helicopters will be equipped with:
 - A pressurized chemical fire extinguisher of not less than 8-ounce capacity by weight, and one long handled round point shovel, size 0 or larger, except at a landing where a suitable fire extinguisher and shovel are immediately available;
 - One fire extinguisher sufficient to replace each size extinguisher required on equipment will be safely stored in the fire tool box or other agreed upon place on the construction right-of-way that is protected and readily available; and
 - At each area where helicopters are serviced or supplied along the Pipeline Project area, a carbon dioxide fire extinguisher with a UL rating of at least 20 ABC per Oregon OSHA will be provided on the site and placed where it is available for immediate use.

Fire Equipment Inventory

A list of fire equipment will be maintained at each construction office as well as at the Klamath Compressor Station.

3.2.9 Road Closures

The appropriate fire suppression agency will be notified of the scheduled closures prior to the open cut crossing of a road that is on or provides access to Forest Service or BLM managed forested lands. If required, a bypass will be constructed prior to the open cut installation of a road crossing, unless a convenient detour can be established on existing approved roads or within approved work limits. All bypasses will be clearly marked. During road closures, one person, who knows the bypass, will be designated to direct traffic. To the extent possible, the duration of road closures will be minimized. Additional information regarding road closures is provided in the Transportation Management Plan.

3.2.10 Refueling

Fuel trucks will have a large fire extinguisher charged with the appropriate chemical to control electrical and gas fires. The extinguisher will be a minimum size 35-pound capacity with 40 ABC or higher rating. Fueling mobile equipment in the field will take place on a road or in another location cleared to mineral soil. No vehicle will carry in excess of 660 gallons of fuel to a mobile fueling location on NFS lands without making arrangements with the lead forest (Umpqua National Forest) to establish the terms and conditions for handling volumes of fuel in excess of this amount. Requests to exceed this limit should be directed to: _____

3.2.11 Burning

No burning of slash, brush, stumps, trash, or other debris will be permitted on the construction right-of-way or temporary extra work areas unless specifically authorized by the applicable land management agency. No campfires, lunch fires, or warming fires will be allowed unless permitted through the appropriate agencies.

3.2.12 Blasting

Whenever the Industrial Fire Precaution Level is 2 or greater, a designated individual equipped with a long-handled, round point, No. 0 or larger shovel and a 5-gallon backpack pump filled with water will stay at the blasting location for 1 hour after blasting is finished.

Fuses will not be used for blasting. Explosive cords will not be used without the written authorization of the Forest Service or Bureau of Land Management, which may specify conditions under which such explosives may be used and the precautions that must be taken.

3.2.13 Welding and Powersaws

One 5-gallon backpack pump will be required with each welding unit in addition to the standard fire equipment required in all vehicles.

Each power saw will be equipped with an exhaust system which retains at least 90% of carbon particles over .023" in diameter. A standard exhaust screen with 0.023" holes meets this requirement. All power saws will meet Spark Arrester Guide specifications. The following will be immediately available for prevention and suppression of fire involving a power saw:

- a fire extinguisher of at least 8 oz. capacity; and
- 1 round pointed shovel at least 8 inches wide with a handle at least 26 inches long.

The power saw must be moved at least 20 feet from the place of fueling before it is started.

3.2.14 Monitoring

Inspectors for PCGP will inspect the construction right-of-way limits and the construction operations for compliance with all provisions of this Plan. In addition, federal, state, and local agencies may perform monitoring inspections in areas under their jurisdiction.

3.3 Post-Construction

In order to minimize fire risk, post construction maintenance and activities will continue to follow the guidelines laid out in this section according to the Industrial Fire Precaution Regulations and Industrial Fire Precaution Levels laid out by the U.S. Forest Service and Oregon Department of Forestry (see Attachments 1, 2, and 3).

4.0 EMERGENCY COORDINATION

4.1 Notification Process

In the case of fire caused by Project activities, PCGP shall follow its internal notification procedures, which includes calling 911. PCGP will also follow the Emergency Notification Process (see Attachments 2 and 3), immediately notifying the appropriate agencies (see Table 4-1 for contact numbers). Notification is required even if the fire has been extinguished.

**Table 4-1
Fire Suppression Contacts**

Contact	MPs	Telephone Number
Coos Forest Protective Association (CFPA)	MP 0.00 – MP 56	911 or 541-267-3161
Douglas Forest Protective Association (DFPA)	MP 56 – MP 110	911 or 541-672-6507
Oregon Department of Forestry (ODF) Jackson County	MP 110 – MP 166.4	911 or 541-664-3328
ODF Klamath County	MP 166.4 – MP 228	911 or 541-883-5687
Umpqua National Forest: Roseburg Interagency Communications Center	99.31 to 99.91 101.23 to 101.92 102.33 to 102.85 104.11 to 113.20	911 or 541-957-3325 (24 hour)
Rogue River-Siskiyou National Forest: Rogue Valley Interagency Communications Center	153.82 to 154.92 155.45 to 167.50	911 or 541-618-2510 (daytime) 800-267-3126 (24 hour)
Fremont-Winema National Forest: Lakeview Interagency Fire Center	167.50 to 169.37 170.05 to 171.11 171.30 to 172.07 176.26 to 176.37	911 or 541-947-6313 541-947-6259 (24 hour)

4.2 Suppression

The Contractor will take the following actions should a fire occur within the right-of-way during construction.

- Take immediate action to suppress fires using all available manpower and equipment;
- Immediately notify PCGP's Chief Inspector of the fire location and action taken;
- The Chief Inspector will immediately notify the nearest fire suppression agency of the fire location, action taken, and status (see Table 4-1); and
- The Chief Inspector will provide information regarding the property ownership and closest access roads to the dispatch office.

4.2.1 Structural Suppression

In the event of a structural fire, the Forest Service, BLM, CFPA, DFPA and ODF are not responsible for suppression or protection of PCGP's facilities. The Forest Service, CFPA, DFPA and ODF can assist qualified structural firefighters to prevent the spread of fire to the wildland. PCGP will notify the local fire department whose goal will be to prevent these fires from spreading to other structures or nearby woodlands.

4.2.2 Communications

During operations (excluding timber powersaw falling and bucking), PCGP will provide adequate two-way communication facilities and shall immediately report a fire to the agency with fire suppression responsibility. Citizen Band (CBs) radios are not considered adequate two-way communications because FCC Regulations prohibit commercial use.

Every aircraft used in conjunction with construction operations will be equipped with an operable radio system. The radio system will be capable of transmitting and receiving on VHF frequency 122.85 Megahertz (MHz) with a minimum output of 5 watts at the transmitter. The system will be located and installed so that the pilot can operate it while flying. A shielded all-weather broad-band antenna will be part of the system. Radio and antenna will be properly installed and maintained. Upon discovery or notification of a fire in the Pipeline right-of-way, all aircraft pilots controlled by PCGP will monitor VHF frequency 122.85 when within 5 miles of a fire and broadcast their intentions.

All aircraft being used over National Forest lands must be reported to the Forest Service Dispatch in the local area (see Table 4-1).

4.3 Monitoring

PCGP will mark the location and boundaries of all extinguished fires. Extinguished fire sites will be monitored for a minimum of 24 hours or as required by the appropriate agency.

**Attachment 1
Industrial Fire Precaution Regulations**

Fire Danger Protocols

Unless a waiver is obtained, PCGP will observe the following protocol within the Pipeline Project area during construction in accordance with each level of fire danger.

Protocol for areas west of the Cascades (MPs 0.00 to 168.00):

PCGP will contact the appropriate ODF District or Forest Service listed in Table A-1 below to obtain fire closure information and the predicted Industrial Fire Precaution Level (IFPL) to determine the applicable protocol.

**Table A-1
Fire Closure Information**

24-Hour Fire Closure Information	541-672-0379 www.oregon.gov/ODF/Fire/pages/FireStats.aspx
ODF Districts:	
Coos Bay – CFPA	541-267-3161
Roseburg – DFPA	541-672-6507
Jackson – ODF	541-664-3328
Klamath - ODF	541-883-5687
Forest Service:	
Umpqua National Forest	541.957.3371 Reva Duncan, Fire Management Officer
Rogue River-Siskiyou National Forest, High Cascades North Ranger District - Prospect	541-560-3400 Larry Pringle, Fire Management Officer
BLM:	
Coos Bay	541-751-4288 Fire Management Officer 541-751-4343 Adam Kohley, Duty Officer
Roseburg	541-413-0241 Kim Valentine, Duty Officer

I. Closed Season (fire precaution requirements are in effect)

- Each operation area will have a fire watch (after daily construction activities have ceased)
- Fire watch will be on duty for the following durations after power driven equipment has been shut down for the day
 - During *IFPL 1 = 1 hour
 - During *IFPL 2 = 2 hours
 - During *IFPL 3 = 3 hours

*IFPL = “industrial fire precaution level” (used by all wildland fire protection agencies in OR and WA to regulate operation activity during fire season)
- Fire watch will:
 - Be physically capable and experienced to operate firefighting equipment
 - Have facilities for transportation and communications to summon assistance.
 - Observe all portions of the operation on which activity occurred during the day.

- Immediately proceed to control and extinguish a fire and summon assistance.

II. Partial Hootowl

The following may only operate between the hours of 8PM and 1PM local time:

- power saws except at loading sites
- cable yarding
- blasting
- welding/cutting of metal.

III. Partial Shutdown

The following are prohibited except as indicated:

- Cable yarding: except gravity operated logging systems employing non-motorized carriages may operate between 8PM and 1PM when all blocks and moving lines are suspended 10 feet above the ground except the line between the carriage and the chokers.
- Power saws: except power saws may be used at loading sites and on tractor/skidder operations between the hours of 8PM and 1PM local time.

The following are permitted between the hours of 8PM and 1PM local time:

- tractor, skidder, feller-buncher, forwarder, or shovel logging operations where tractors, skidders, or other equipment with a blade capable of constructing a fireline are immediately available to quickly reach and effectively attack a fire start;
- mechanized loading or hauling of any product or material;
- blasting;
- welding or cutting metal;
- any other spark emitting operation not specifically mentioned.

IV. General Shutdown

All operations are prohibited.

Protocol for areas east of the Cascades (MPs 168.00 to 228.81):

PCGP will contact the appropriate ODF District or Forest Service listed in Table A-2 below to obtain fire closure information and the predicted Industrial Fire Precaution Level (IFPL) to determine the applicable protocol.

**Table A-2
24-Hour Fire Closure Contacts**

24-Hour Fire Closure Information	541-672-0379 http://www.oregon.gov/ODF/Fire/pages/FireStats.aspx
ODF Districts:	
Jackson	541-664-3328
Klamath	541-883-5687
Forest Service:	
Fremont-Winema National Forest:	541-947-6313
Lakeview Interagency Fire Center	541-947-6259 (24 hour)

Fire watch will be on duty for the following durations after the power driven equipment used by the operator has been shut down for the day:

- Low = 1 hour fire watch
- Medium = 2 hour fire watch
- High = 3 hour fire watch

Waiver

Advance written waiver of the precautions detailed in Section 3.2 may be issued by the ODF or Forest Service Representative.

Such waiver, or substitute precautions, will prescribe measures to be taken by PCGP to reduce the risk of ignition, and/or the spread of fire. The ODF or the Forest Service Representative will consider site specific weather factors, fuel conditions, specific operations and fire prevention precautions that result in less risk of fire ignition and/or spread than contemplated when precaution level was predicted. Consideration will also be given to measures that reduce the precaution levels above. PCGP will assure that all conditions of such waivers or substitute precautions are met.

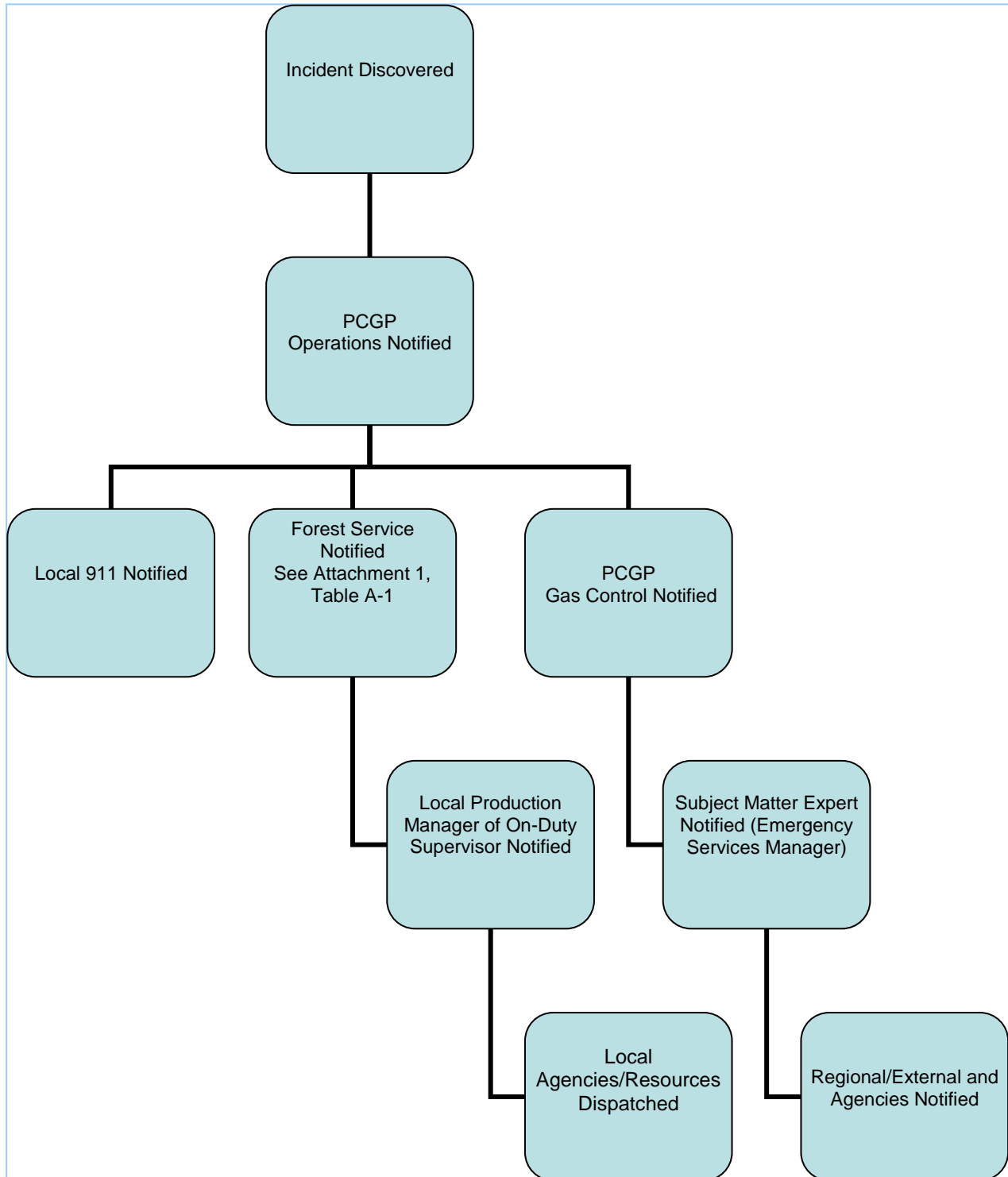
Pipeline Operation and Maintenance

During pipeline operation, the risk of fire danger is minimal. The primary causes of fire on the right-of-way result from unauthorized entry by individuals utilizing the right-of-way for recreational purposes and from fires started outside of the right-of-way. In the latter case, the right-of-way can be used by authorities as a potential fire break provided that the grade is not altered above the pipeline. During maintenance operations, PCGP will equip personnel with fire-fighting equipment including fire extinguishers and shovels. Maintenance crews will also carry fire suppression contacts as listed in Table 4-1.

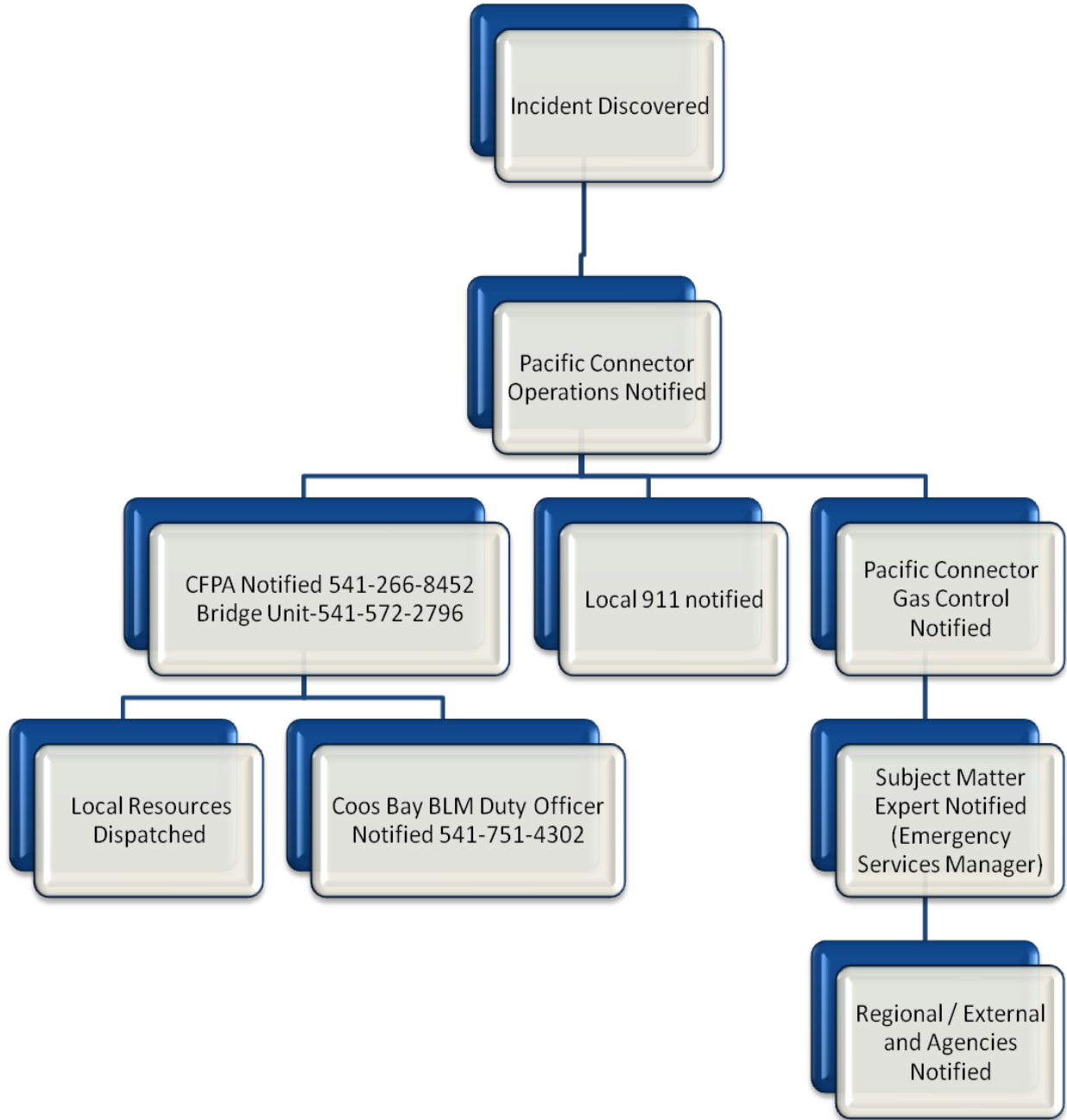
Aboveground Appurtenances

A 50' x 50' fenced and graveled space will be created around any aboveground Pipeline facilities.

Attachment 2 Emergency Notification Process



**Attachment 3
EMERGENCY NOTIFICATION PROCESS under IFPRs**



Attachment 4
FOREST SERVICE PACIFIC NORTHWEST REGION
FIRE PROTECTION AND SUPPRESSION
R6-FS-6300-52 (Rev. 5/97)

1. Fire Period and Closed Season

Specific fire prevention measures are listed below and shall be effective for the period April 1 to October 31 of each year. The Forest Service may change the dates of said period by advance written notice if justified by unusual weather or other conditions. Required tools and equipment shall be kept currently in serviceable condition and immediately available for initial attack on fires.

2. Fire Plan

Before starting any operations on the project, the Contractor, Permittee, Licensee, or Purchaser, hereinafter referred to as the "Contractor," shall prepare a fire plan in cooperation with the Contracting Officer providing for the prevention and control of fires in the project area.

The Contractor shall certify compliance with fire protection and suppression requirements before beginning operations during the fire period and closed season, and shall update such certification when operations change.

3. Substitute Measures

The Contracting Officer may by written notice authorize substitute measures or equipment or may waive specific requirements during periods of low fire danger.

4. Emergency Measures

The Forest Service may require emergency measures, including the necessary shutting down of equipment or portions of operations in the project area during periods of fire emergency created by hazardous climatic conditions.

5. Fire Control

The Contractor shall, independently and in cooperation with the Forest Service, take all reasonable action to prevent and suppress fires in the project area. Independent initial action shall be prompt and shall include the use of all personnel and equipment available in the project area.

For the purpose of fighting forest fires on or in the vicinity of the project, which are not caused by the Contractor's operations, the Contractor shall place employees and equipment temporarily at the disposal of the Forest Service. Any individual hired by the Forest Service be employed in accordance with the Interagency Pay Plan for Emergency Firefighters. The Forest Service will compensate the Contractor for equipment rented at fire fighting equipment rates common in the area, or at prior agreed to rates.

6. Compliance with State Forest Laws

Listing of specific fire precautionary measures herein is not intended to relieve the Contractor in any way from compliance with the State Fire Laws covering fire prevention and suppression equipment, applicable to operations under this contract, permit or license.

7. Fire Precautions

Specific fire precautionary measures are as follows:

a. Smoking and Open Fires

Smoking and fires shall be permitted only at the option of the Contractor. The Contractor shall not allow open fires on the project area without advance permission in writing from Forest Service.

Unless restricted by State Law or Federal Regulation, smoking shall be permitted only in such portions of the project area that are free of flammable material. Smokers shall sit down to smoke in such a position that any burning material will fall within a cleared area, and shall extinguish and press out in mineral soil all burning material before leaving the cleared area.

b. Fire Extinguishers and Equipment on Trucks, Tractors, etc.

All power-driven equipment operated by the Contractor on National Forest land, except portable fire pumps, shall be equipped with one fire extinguisher having a UL rating of at least 5 BC, and one "D" handled or long handled round point shovel, size "0" or larger. In addition, each motor patrol, truck and passenger-carrying vehicle shall be equipped with a double-bit axe or Pulaski, 3-1/2 pounds or larger.

Equipment shall be kept in a serviceable condition and shall be readily available.

c. Power Saws

Each gasoline power saw operator shall be equipped with a pressurized chemical fire extinguisher of not less than 8-ounce capacity by weight, and one long-handled round point shovel, size "0" or larger. The extinguisher shall be kept in possession of the saw operator at all times. The shovel shall be accessible to the operator within 1 minute.

d. Extinguishers

One refill for each type or one extra extinguisher sufficient to replace each size extinguisher required on equipment shall be safely stored in the fire tool box or other agreed upon place on the project area that is protected and readily available.

e. Spark Arresters and Mufflers

Each internal combustion engine shall be equipped with a spark arrester meeting either (1) USDA Forest Service Standard 5100-1a, or (2) appropriate Society of Automotive Engineers (SAE) recommended practice J335(b) and J350(a) as now or hereafter amended unless it is:

(1) Equipped with a turbine-driven exhaust supercharger such as the turbocharger. There shall be no exhaust bypass.

(2) A passenger-carrying vehicle or light truck, or medium truck up to 40,000 GVW, used on roads and equipped with a factory-designed muffler complete with baffles and an exhaust system in good working condition.

(3) A heavy duty truck, such as a dump or log truck, or other vehicle used for commercial hauling, used only on roads and equipped with a factory designed muffler and with a vertical stack exhaust system extending above the cab.

Exhaust equipment described in this subsection, including spark arresters and mufflers, shall be properly installed and constantly maintained in serviceable condition.

f. Emergency Fire Precautions

The Contractor shall restrict operations in accordance with the IFPL listed below. The Forest Service may change the Industrial Fire Precaution Levels to other values upon revision of the National Fire Danger Rating System and may change the specific Industrial Fire Precaution Levels when such changes are necessary for the protection of the National Forest. When sent to the Contractor, the revised Industrial Fire Precaution Levels will supersede the attached levels.

INDUSTRIAL FIRE PRECAUTIONS SCHEDULE
INDUSTRIAL FIRE PRECAUTION LEVEL (IFPL)

I. Closed season - Fire precaution requirements are in effect. A fire watch/security is required at this and all higher levels unless otherwise waived.

II. Partial hootowl - The following may operate only between the hours of 8 p.m. and 1 p.m., local time:

- a. Power saws, except at loading sites,
- b. Cable yarding,
- c. Blasting, and
- d. Welding or cutting of metal.

III. Partial shutdown - The following shall be prohibited except as indicated:

Cable yarding - except that gravity operated logging systems employing non-motorized carriages may be operated between the hours of 8 p.m. and 1 p.m., local time, when all block and moving lines, except the line between the carriage and the chokers, are suspended 10 feet above the ground;

Power saws - except power saws may be used at loading sites and on tractor/skidder operations between the hours of 8 p.m. and 1 p.m., local time.

In addition, the following are permitted between the hours of 8 p.m. and 1 p.m., local time:

- a. tractor/skidder operations;

- b. mechanized loading and hauling of any product or material;
- c. blasting;
- d. welding or cutting of metal;
- e. any other spark-emitting operation not specifically mentioned.

IV. General shutdown - All operations are prohibited.

The following definitions shall apply to these Industrial Fire Precaution Levels:

Cable yarding systems: A yarding system employing cables and winches in a fixed position.

Closed season (Fire Precautionary Period): That season of the year when a fire hazard exists as declared by the responsible agency official.

Contracting Officer: The person executing the contract, permit or license on behalf of the Government and includes that person's designated representative, acting within the limits of their authority or the duly appointed successor to the individuals.

Loading sites/woods site/project area: A place where any product or material (including but not limited to logs, firewood, slash, soil, rock, poles, posts, etc.) is placed in or upon a truck or other vehicle.

Low hazard area: Means any area where the responsible agency representative (WDNR, ORF, BIA, BLM) determines the combination of elements reduces the probability of fire starting and/or spreading.

Tractor/skidder operations: Includes a harvesting operation, or portion of a harvesting operation, where tractors, skidders, or other harvesting equipment capable of constructing fireline are actively yarding forest products and can quickly reach and effectively attack a fire start.

Waivers, written in advance, may be used for any and all activities. Activities for which waivers may be issued include, but are not limited to:

- a. Mechanized loading and hauling;
- b. Road maintenance such as sprinkling, graveling, grading and paving;
- c. Cable yarding using gravity systems or suspended lines and blocks, or other yarding systems where extra prevention measures will significantly reduce the risk of fire;
- d. Power saws at loading sites or in felling and bucking where extra prevention measures will significantly reduce the risk of fire;
- e. Maintenance of equipment (other than metal cutting and welding) or improvements such as structures, fences and powerlines.

Such waiver or substitute precautions will prescribe measures to be taken by the Contractor to reduce the risk of ignition, and/or the spread of fire. The Contracting Officer shall consider site specific weather factors, fuel conditions, and specific operations that result in less risk of fire ignition and/or spread than contemplated when precaution level was predicted. Consideration shall also be given to measures that

reduce the precaution levels above. The Contractor shall assure that all conditions of such waivers or substitute precautions are met.

The Contractor shall obtain the predicted Industrial Fire Precaution Level daily, prior to the start of work, from the appropriate Ranger District headquarters. If predictions made after 6:00 p.m., local time, are significantly different than the original prediction, the Forest Service will inform the Contractor when changes in restrictions or industrial precautions are made.

NOTE: The IFPL system does not apply on lands protected by ODF east of the summit of the Cascades.

Where hauling involves transit through more than one shutdown/regulated use area, the precaution level at the woods loading site shall govern the level of haul restriction, unless otherwise prohibited by other than industrial precaution level system.

8. Fire Tools

The Contractor shall furnish serviceable fire fighting tools in a readily accessible fire tool box or compartment of sound construction with a hinged lid and hasp so arranged that the box can be secured or sealed. The box shall be red and marked "Fire Tools" in letters one inch high. It shall contain a minimum of:

- a. 2 axes or Pulaskis with a 32-inch handle;
- b. 3 adze eye hoes. One Pulaski may be substituted for 1 adze eye hoe;
- c. 3 long-handled, round point shovels, size "0" or larger.

9. Fire Security

When the Industrial Fire Precautions Level is "I" or higher, unless a waiver is granted, the Contractor shall designate a person who shall perform fire security services listed below on the project area and vicinity. The designated person shall be capable of operating the Contractor's communications and fire fighting equipment specified in the contract, excluding helicopters, and of directing the activities of the Contractor's personnel on forest fires. In lieu of having the designated person perform the required supervisory duties, the Contractor may provide another person meeting the qualifications stated above to direct the activities of Contractor's personnel and equipment during all fire fighting activities.

Services described shall be for at least 1 hour from the time the Contractor's operations are shut down. For the purposes of this provision, personnel servicing equipment, and their vehicles, who are not engaged in cutting or welding metal are excluded.

Fire security services shall consist of moving throughout the operation area or areas constantly looking, reporting, and taking suppression action on any fires detected. Where possible, the designated person shall observe inaccessible portions of helicopter operating areas from vantage points within or adjacent to project area.

10. Blasting

Whenever the Industrial Fire Precaution Level is "II" or greater, a fire security person equipped with a long-handled, round point, No. "0" or larger, shovel, and a five-gallon

backpack pump can filled with water will stay at location of blast for 1 hour after blasting is done. Blasting may be suspended by Forest Service in writing, in an area of high rate of spread and resistance to control.

Fuses shall not be used for blasting. Explosive cords shall not be used without written permission of Forest Service, which may specify conditions under which such explosives may be used and precautions to be taken.

Attachment 5
Fire Prevention and Suppression Contact Information Form
(to be provided to ODF and Forest Service for each spread)

Spread _____ MP _____ to _____

PCGP's Construction Chief

Name Telephone Alt. Telephone

Contractor's Construction Chief

Name Telephone Alt. Telephone

Environmental Inspector

Name Telephone Alt. Telephone

PCGP's Project Manager

Name Telephone Alt. Telephone

PCGP's Sr. Environmental Lead

Name Telephone Alt. Telephone

Attachment 6 Figures

- Figure 2.1 Umpqua National Forest 37-Year Forest Fire History in the Vicinity of the PCGP Pipeline Project
- Figure 2.2 Rogue River-Siskiyou National Forest 20-Year Forest Fire History in the Vicinity of the PCGP Pipeline Project
- Figure 2.3 Umpqua National Forest Fire Behavior Ratings in the Vicinity of the PCGP Pipeline Project
- Figure 2.4 Fremont-Winema Fire Behavior Ratings in the Vicinity of the PCGP Pipeline Project
- Figure 2.5 Coos Bay BLM 20-Year Fire History
- Figure 2.6 Roseburg BLM 20-Year Fire History
- Figure 2.7 Medford BLM 20-Year Fire History
- Figure 2.8 Lakeview BLM 20-Year Fire History

MRG Attachment #6
File # AP-20-001 of File # EXT-20-005
17 December 2020




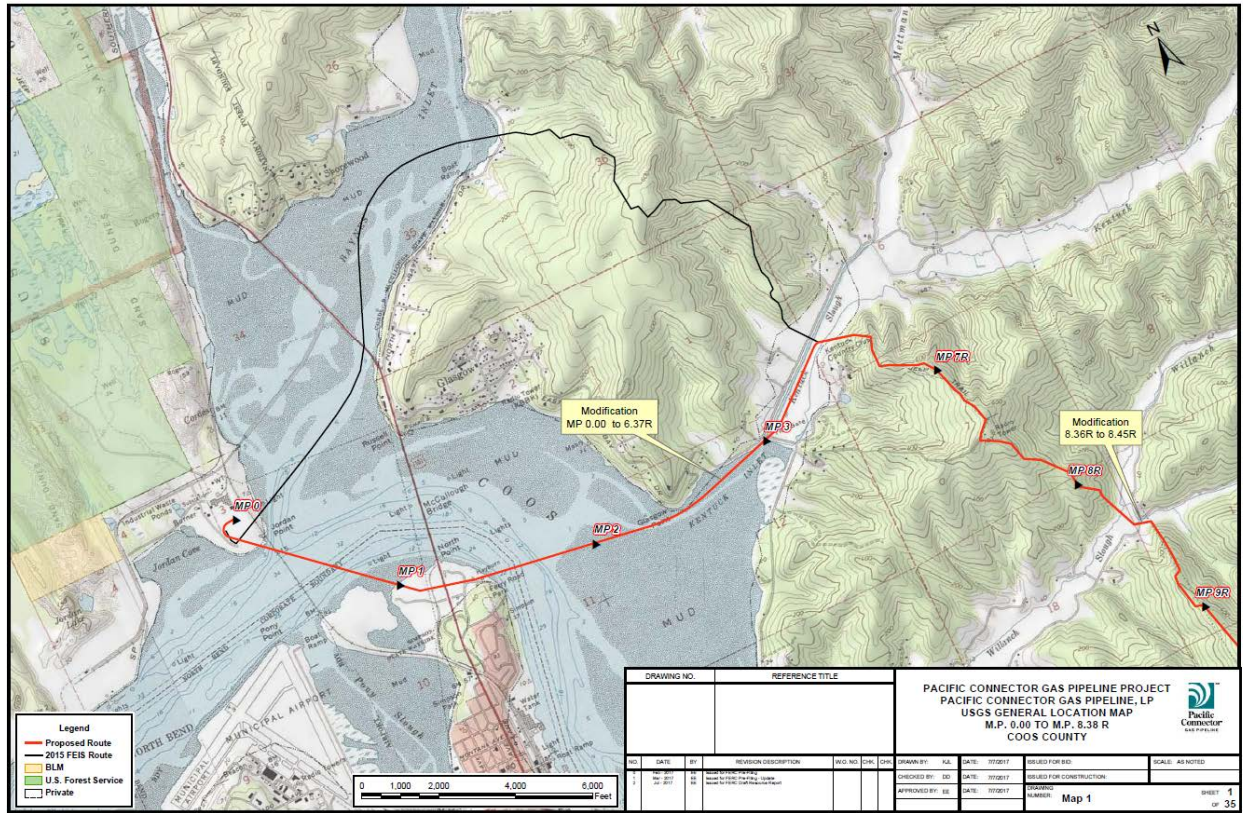
Pacific Connector Gas Pipeline, LP


Deviation Maps (2015 vs. 2017 routes)

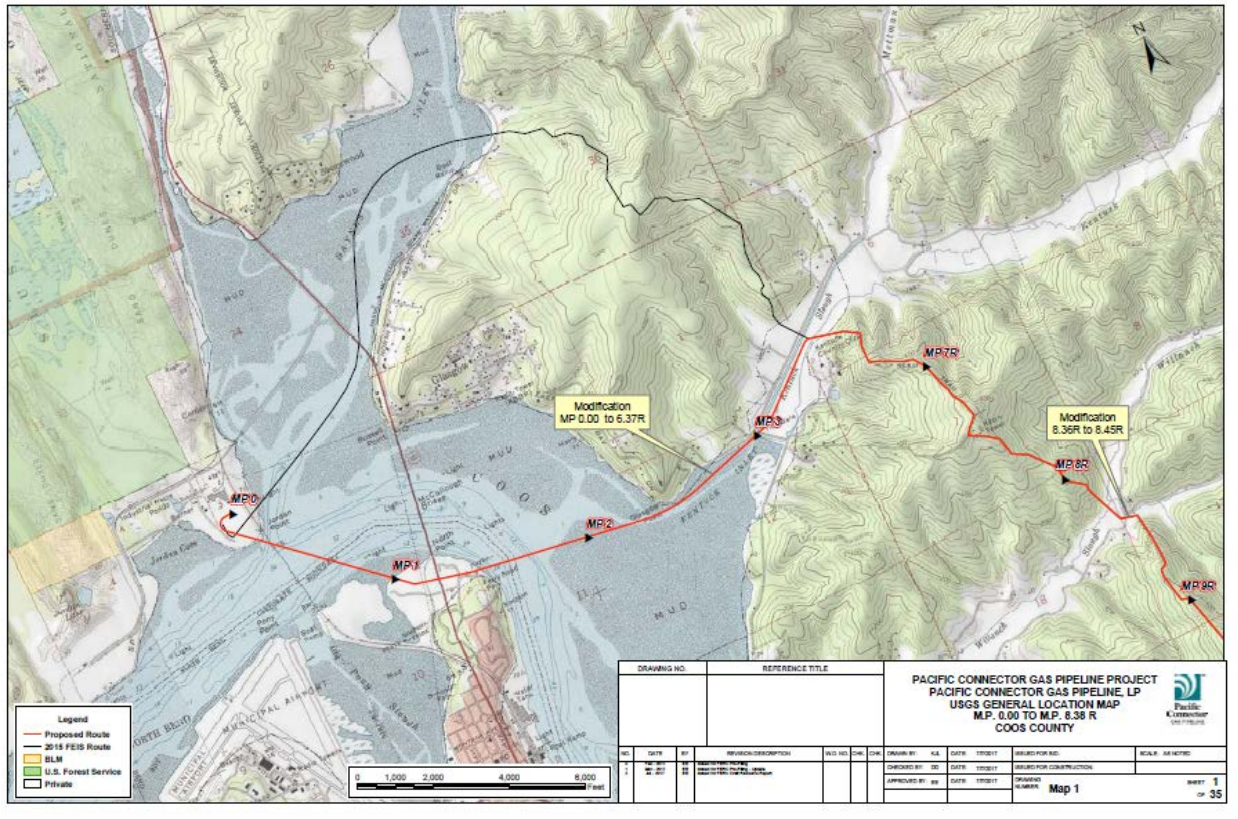
Pacific Connector Gas Pipeline Project

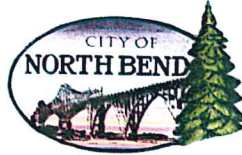
September 2017

DRAWING NO.		REFERENCE TITLE				PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP USGS GENERAL LOCATION MAP M.P. 0.00 TO M.P. 8.38 R COOS COUNTY					
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	CHK.	DRAWN BY: K.J.L.	DATE: 7/7/2017	ISSUED FOR BID:	SCALE: AS NOTED	
1	FEB - 2017	EE	ISSUED FOR PERC Pre-Filing				CHECKED BY: DD	DATE: 7/7/2017	ISSUED FOR CONSTRUCTION:		
2	MAR - 2017	EE	ISSUED FOR PERC Pre-Filing - Update				APPROVED BY: EE	DATE: 7/7/2017	DRAWING NUMBER: Map 1	SHEET 1 OF 35	
			ISSUED FOR PERC Draft Resource Report								



DRAWING NO.		REFERENCE TITLE				PACIFIC CONNECTOR GAS PIPELINE PROJECT PACIFIC CONNECTOR GAS PIPELINE, LP USGS GENERAL LOCATION MAP M.P. 0.00 TO M.P. 8.38 R COOS COUNTY					
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	CHK.	DRAWN BY: SA	DATE: 7/7/2017	ISSUED FOR BID:	SCALE: AS NOTED	
1	FEB 2017	EE	ISSUED FOR PERC Pre-Filing				CHECKED BY: DD	DATE: 7/7/2017	ISSUED FOR CONSTRUCTION:		
			ISSUED FOR PERC Draft Resource Report				APPROVED BY: EE	DATE: 7/7/2017	DRAWING NUMBER: Map 1	SHEET 1 OF 35	





BEFORE THE NORTH BEND PLANNING COMMISSION
STATE OF OREGON, CITY OF NORTH BEND

IN THE MATTER OF PLANNING COMMISSION CASE FILE NOS. FP 2-18 AND CBE 3-18 LOCATED ON PROPERTY KNOWN AS THE NORTH POINT AREA [MAP NO. 25S-13W-10 TAX LOTS 100, 800, AND 1000], THE CITY OF NORTH BEND PLANNING COMMISSION FINDS THE FOLLOWING:)
) ORDER
)
)

1. The Planning Commission held a properly noticed public hearing on this matter on March 18, 2019;
2. The Planning Commission asked the City Planner to present a staff report and a proposed final order with findings and recommendations;
3. At the public hearing evidence was presented and the public was given an opportunity to comment;
4. The Planning Commission closed the public hearing and left the record open to allow for the submittal of additional argument, evidence, and testimony;
5. At the Planning Commission’s regular scheduled meeting on May 20, 2019, the Commission considered the record and conducted final deliberations on the matter; whereafter,
6. The Commission found that the application proposal, with conditions in all other respects complied substantially with the criteria for approval in Sections 10.12.050 and 18.60.040 and in Chapters 18.04, 18.44, 18.48, 18.88, and 18.92 of the North Bend City Code.

The North Bend Planning Commission approves consolidated land use permits for development in the Floodplain and Coos Bay Estuary (FP 2-18/CBE 3-18) with the following conditions of approval:

CONDITIONS OF APPROVAL:

1. Applicant shall prior to commencing development submit construction plans for the gas pipeline project to the City Building Department.
2. Applicant shall submit pre- and post- elevations taken along the applicable course of “development” that are certified by a professional engineer; this submittal(s) shall be to the City Planning Department for the record.
3. Applicant shall obtain and maintain compliance with all other necessary federal, state, and local permits required for the gas pipeline project; applicant shall provide copy of all required permits to the City Planning Department prior to start of development.
4. Applicant shall uphold and comply with the referenced Memorandum of Agreement between: Jordan Cove Energy Project L.P., Pacific Connector Gas Pipeline, LP, and The Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians including attachments, and any amendments thereto.

5. Applicant shall submit to the City Planning and Building Departments a copy of the final Erosion Control and Revegetation Plan approved for this gas pipeline project and shall maintain compliance with this plan.
6. Applicant shall install a concrete pad over the pipeline as described in Memorandum from Jimmy Bernabe, PCGP Project Manager, dated April 17, 2019 (see, Exhibit 13 of Attachment X) so as to not preclude future development possibilities as those are contemplated in the North Point Area Master Plan; applicant shall submit to the City Public Works Department copy of the final certified as-built plans and specifications including but not limited to design loading and section details for the concrete pad.

IT IS HEREBY ORDERED THAT the North Bend Planning Commission approves with conditions the requested floodplain development and estuary permits to allow a subsurface interstate natural gas pipeline use based on the information presented in the Application including additional argument, evidence, and testimony presented during the open record period and in the Staff Report and Findings of Fact below:

In the following, any text quoted directly from City code appears in *italics*; staff findings appear in regular typeface.

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CHAPTER 18.44 NBCC HEAVY INDUSTRIAL ZONE M-H

NBCC 18.44.010 USES PERMITTED OUTHRIGHT.

In an M-H zone, the following uses and their accessory uses are permitted outright:

- (1) *A use permitted outright in an M-L zone.*

FINDINGS: The proposal is to locate a gas pipeline in the M-H Zone. A use permitted outright in the M-L Zone is permitted outright in the M-H Zone. Uses permitted outright in the M-L Zone include “utility operations and facilities”. Utility operations and facilities use is not defined in NBCC. A reasonable definition of the proposed use is provided in the Coos Bay Estuary Management Plan wherein a gas line is defined as a low-intensity utility. Because the proposed use is reasonably defined as a utility and because utility operations and facilities is an allowed use in the M-H Zone, the proposed subsurface interstate natural gas pipeline is a use allowed outright in the M-H Zone. The 1. The applicant proposes a condition of approval requiring that the applicant file a construction plan with the City before commencing development; staff finds this to be in favor of the City. As condition of approval, applicant shall submit to the City Building Department construction plans for the pipeline project prior to commencing development. **The criterion set forth in NBCC 18.44.010 is met subject to applicant’s submittal of construction plans for the pipeline project to the City Building Department prior to commencing development.**

CHAPTER 18.48 NBCC FLOODPLAIN ZONE F-P

NBCC 18.48.040 DEVELOPMENT PERMITS.

A development permit shall be obtained before construction or development begins within any area of special flood hazard established by this chapter. The permit shall be for all structures including manufactured homes and for all development including fill and other activities described in the definitions of this chapter. Application for a development permit shall be made on forms furnished by the Planning Department and may include but not be limited to plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, and drainage facilities. Specifically, the following information is required:

- (1) *Elevation in relation to mean sea level of the lowest floor (including basement) of all structures;*
- (2) *Elevation in relation to mean sea level of flood proofing in any structure;*
- (3) *Certification by a registered professional engineer or architect that the flood proofing methods for any nonresidential structure meet the flood proofing criteria in NBCC 18.48.090; and*
- (4) *Description of the extent to which a watercourse will be altered or relocated as a result of proposed development.*

FINDINGS: The proposal is to locate a gas pipeline in the Floodplain Zone F-P, identified as Special Flood Hazard Area (SFHA) by the Federal Emergency Management Agency (FEMA) on the following effective Flood Insurance Rate Maps (FIRM) for North Bend, Map Nos. 41011C0186E revised March 17, 2014 and 41011C0187F revised December 7, 2018. All development in this zone must obtain a floodplain development permit. Pursuant to NBCC 18.48.020(9), “(d)development” means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard. Because the proposal involves, at a minimum, excavation and grading, it is considered “development” for purposes of Chapter 18.48 NBCC and is subject to the standards set forth therein. This application is for floodplain development approval and is supported with a certified analysis of the floodplain requirements completed by a professional engineer. As condition of approval, the applicant shall submit to the City Planning Department pre- and post-elevations that are taken along the applicable course of “development” and certified by a professional engineer. **The criterion set forth in NBCC 18.48.040 is met subject to applicant’s submittal of pre- and post-elevations taken along the applicable course of “development” and certified by a professional**

engineer; this submittal(s) shall be to the City Planning Department for the record.

NBCC 18.48.050 DUTIES AND RESPONSIBILITIES OF THE LOCAL ADMINISTRATOR.

The city planner shall administer and implement this chapter by granting or denying development permit applications in accordance with its provisions. Duties shall include, but not be limited to:

- (1) Make interpretations, where needed, as to location of the boundaries of the areas of special flood hazards.*
- (2) Review all development permits to determine that the permit requirements and conditions of this chapter have been satisfied.*
- (3) Review all development permits to determine that all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required.*
- (4) Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of NBCC 18.48.130(1) are met.*
- (5) Notify adjacent communities, the Department of Land Conservation and Development and other appropriate state and federal agencies prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration as required in NBCC 18.48.050(6).*
- (6) Notify FEMA within six months of project completion when an applicant had obtained a Conditional Letter of Map Revision (CLOMR) from FEMA, or when development altered a watercourse, modified floodplain boundaries, or modified base flood elevations. This notification shall be provided as a Letter of Map Revision (LOMR). (a) The property owner shall be responsible for preparing technical data to support the LOMR application and paying any processing or application fees to FEMA. (b) The Floodplain Administrator shall be under no obligation to sign the Community Acknowledgment Form, which is part of the CLOMR/LOMR application, until the applicant demonstrates that the project will or has met the requirements of this code and all applicable state and federal laws.*
- (7) Require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.*
- (8) Obtain and record the actual elevation in relation to mean sea level of the lowest floor including basements and below-grade crawlspaces of all new or substantially improved structures, and whether or not the structure contains a basement.*
- (9) For all new or substantially improved flood proofed structures where base flood elevation data is provided through the FIS and FIRM: (a) Verify and record the actual elevation in relation to mean sea level; and (b) Maintain the flood proofing certifications required in NBCC 18.48.040(3).*
- (10) Maintain for public inspection all records pertaining to the provisions of this chapter.*

FINDINGS: The proposal is to locate a gas pipeline in the Floodplain Zone F-P, identified as Special Flood Hazard Area (SFHA) by the Federal Emergency Management Agency (FEMA). This project will not alter or relocate a watercourse and does not involve any structure for which elevations must be obtained; albeit, elevations are required for other “development” activities. Prior to granting or denying a floodplain development permit in accordance with Chapter 18.48 NBCC, the City must determine whether or not the proposed development is located in the floodway and, also, ensure that all necessary federal, state, and local permits have been obtained from which prior approval is required. The gas pipeline will not be located in a designated floodway. As condition of approval, the applicant must show that all other required permits have been obtained. The criterion set forth in NBCC 18.48.050 is met subject to issuance of all other necessary federal, state, and local permits required for the gas pipeline; the applicant shall provide copy of all required permits to the City Planning Department prior to start of development.

NBCC 18.48.060 GENERAL STANDARDS AND PROVISIONS.

In all areas of special flood hazards, the following standards are required:

- (1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure;*

- (2) *All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;*
- (3) *All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage;*
- (4) *Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding;*
- (5) *All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;*
- (6) *New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and*
- (7) *On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding consistent with the Oregon Department of Environmental Quality.*

FINDINGS: The proposal is to locate a gas pipeline in the Floodplain Zone F-P, identified as Special Flood Hazard Area (SFHA). During the open record period, the applicant submitted a report by GeoEngineers that addresses floodplain standards set forth in NBCC 18.48.060. See, Attachment X, Exhibit 7. The report finds that only sections 1 through 3 are applicable in this case, and that sections 4 through 7 are not applicable. Based on the information provided in the application, staff concurs. The report reiterates that the pipeline, made of corrosion protected steel, will be installed below grade with a minimum cover of 3 to 5 feet; and, where the pipeline is installed by conventional trench excavation, the pipeline trench will be backfilled to match existing grades and returned to preconstruction condition. Furthermore, the report provides that pipeline buoyancy, in locations of free or high water table, will be mitigated based on site-specific conditions using a variety of the following methods as determined by the applicant: increased pipe wall thickness, increased pipeline cover depth, concrete weight coating, set-on concrete weights, bolt on weights, articulating concrete mattresses, bag set on weights, or screw anchors. Lateral movement and flood damage will be mitigated by the following techniques: cover depth, additional pipe wall thickness, concrete coating, or screw anchors. Typical practice in streams and rivers is to install pipe at or below the expected scour depth for the design life of the project and/or install reinforced concrete coating as a measure to protect against buoyancy and abrasion. These pipeline installation methods and mitigation measures will avoid and/or minimize flotation, collapse, or lateral movement hazards and flood damage. Because the pipeline will be constructed of flood resistant materials and because construction techniques will be implemented that prevent movement of the pipeline and minimize flood damage, the proposal complies with the general standards and provisions for development in the floodplain. **The criterion set forth in NBCC 18.48.060 is met.**

NBCC 18.48.090 NONRESIDENTIAL CONSTRUCTION.

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated at or above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

- (1) *Be flood proofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;*
- (2) *Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;*
- (3) *Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this section based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the city planner and building official;*
- (4) *Nonresidential structures that are elevated, not flood proofed, must meet the same standards for space below the lowest floor as described in NBCC 18.48.080(2);*
- (5) *Applicants flood proofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the flood proofed level. Buildings flood proofed to the base flood level will be rated as one foot*

below.

- (6) For flood proofed nonresidential buildings, applicants shall supply: (a) A Maintenance Plan for the entire structure to include but not limited to: exterior envelope of structure; all penetrations to the exterior of the structure; all shields, gates, barriers, or components designed to provide flood proofing protection to the structure; all seals or gaskets for shields, gates, barriers, or components; and, the location of all shields, gates, barriers, and components as well as all associated hardware, and any materials or specialized tools necessary to seal the structure; and (b) An Emergency Action Plan (EAP) for the installation and sealing of the structure prior to a flooding event that clearly identifies what triggers the EAP and who is responsible for enacting the EAP.

FINDINGS: The proposal is to locate a gas pipeline in the Floodplain Zone F-P, identified as Special Flood Hazard Area (SFHA). For purposes of floodplain management, the pipeline is not a structure as defined in NBCC 18.48.020(27) because it is not “a walled and roofed building, including a gas or liquid storage tank, that is principally above ground...” nor is it “a manufactured home.” **The criterion set forth in NBCC 18.48.090 is not applicable in this case.**

NBCC 18.48.140 ZONES WITH BASE FLOOD ELEVATIONS BUT NO REGULATORY FLOODWAY.

In areas within Zones A1-30 and AE on the community’s FIRM with a base flood elevation (BFE) but where no regulatory floodway has been designated, new construction, substantial improvements, or other development, including fill, shall be prohibited, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the BFE more than one foot at any point within the community.

FINDINGS: The proposal is to locate a gas pipeline in the Floodplain Zone F-P, identified as Special Flood Hazard Area (SFHA). The gas pipeline will be located below surface grade, which is not considered “development” for purposes of floodplain regulation; however, grading of the surface will occur, which is “development” regulated in the floodplain. The applicant submitted a report from GeoEngineers completed by a registered professional engineer that provides the proposal will not result in any increase of the BFE at any point within the community because the pipeline will be installed below grade, whereafter grade will be returned to pre-existing conditions, and because no permanent structures will be placed above existing grade. See, Attachment X, Exhibit 7. **The criterion set forth in NBCC 18.48.140 is met.**

CHAPTER 18.88 NBCC COOS BAY ESTUARY MANAGEMENT PLAN

NBCC 18.88.030 PERMITS.

In addition to the requirements of this title for the issuance of use permits, such permits shall be issued for uses and activities within the Coos Bay estuary coastal shorelands boundary only after compliance with the following procedures:

- (1) *Applications for use permits shall be filed with the North Bend planning director and shall include a description of the proposed use and a site plan, drawn to scale, showing the dimensions and arrangement of the proposed use. The planning director may request additional information as may be necessary to review and act upon the application, and the director shall provide the applicant with a decision based on criteria in the plan and supported by written findings within 15 days after the filing of the application or after the receipt of all requested information.*
- (2) *Uses and activities designated in the plan as “A” may be allowed subject to administrative review by the planning director for compliance with management objectives and general conditions.*
- (3) *Uses and activities designated in the plan as “*” may be allowed by the planning director subject to compliance with management objectives, general conditions and any special conditions provided in the plan for such use.*
- (4) *Uses or activities which will not comply with the Coos Bay estuary management plan except under specific conditions or limitations may be permitted by the planning director subject to such conditions and limitations.*

FINDINGS: The proposal is to locate a gas pipeline across land regulated by Coos Bay Estuary

Management Plan Units 48-CA, 48-CS, 47-UW, and 47-DA. Coos Bay Estuary (CBE) permit review and approval is required to verify compliance with those uses and activities allowed in the respective management units. This application intends to verify compliance with the standards set forth for each of the relevant estuary management units. **The criterion set forth in NBCC 18.88.030 is met subject to the standards set forth for Coos Bay Estuary Management Plan Units 48-CA, 48-CS, 47-UW, and 47-DA, addressed below.**

UPPER BAY

AQUATIC SEGMENT 47

MANAGEMENT CLASSIFICATION: DA

MANAGEMENT OBJECTIVE:

This aquatic segment shall be managed to allow continuation of and expansion of shallow-draft vessel use and development.

USES:

9. Utilities a. Low-intensity A(llowed)

FINDINGS: The gas pipeline is defined as a low-intensity utility use, which is an allowed use in CBEMP Unit 47-DA. The pipeline segment located in CBEMP Unit 47-DA will be constructed and installed using the HDD method, which will be drilled underneath the estuary; therefore, this segment will not affect the waters of the estuary nor the continuation of and expansion of shallow-draft vessel use and development. **The criterion set forth in CBEMP Unit 47-DA is met.**

UPPER BAY- NORTH BEND

SHORELAND SEGMENT 47

MANAGEMENT CLASSIFICATION: UW

MANAGEMENT OBJECTIVE:

The immediate shoreline of this segment shall be managed to encourage continuance of water-dependent uses such as the existing off-loading of rock materials barged to the site with non-water-dependent uses only allowed, as per Policy #16a. The immediate shoreline is especially suited to accommodate shallow-draft vessels such as barges, so the shoreline shall be managed so as to not preclude such development. However, the remainder of the site has only marginal suitability for water-dependent development, and hence non-water-dependent related uses shall be allowed back from the immediate shoreline when findings are developed which document that such proposed use would not preclude or interfere with water-dependent development on the immediate shoreline.

USES:

15. Utilities a. Low-intensity A(llowed)

GENERAL CONDITIONS

1. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
2. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.
3. All uses shall be consistent with Policy #16, regarding protection of areas "especially suited for water-dependent uses."

FINDINGS: The gas pipeline is defined as a low-intensity utility use, which is an allowed use in CBEMP Unit 47-UW. The gas pipeline segment located in CBEMP Unit 47-UW will be located below ground, accompanied by a permanent 50-foot wide right-of-way easement above-ground centered over the pipeline as installed. The 50-foot wide above-ground right-of-way easement is nominal land area in comparison to the existing available land area in CBEMP Unit 47-UW. Neither the below ground pipeline nor above-ground 50-foot wide easement will preclude or interfere with water-dependent uses along the immediate

shoreline; therefore, this segment will not affect the waters of the estuary nor preclude any development dependent upon it. **The criterion set forth in CBEMP Unit 47-UW is met subject to compliance with Policy No. 16, addressed below in the Polices section.**

**UPPER BAY
AQUATIC SEGMENT 48
MANAGEMENT CLASSIFICATION: CA**

MANAGEMENT OBJECTIVE:

This segment shall be managed so as to conserve the aquatic resources of the area.

USES:

9. Utilities a. Low-intensity A(llowed)

FINDINGS: The gas pipeline is defined as a low-intensity utility use, which is an allowed use in CBEMP Unit 48-CA. CBEMP Unit 48-CA requires conservation of the aquatic resources of the area; it does not, otherwise, prohibit use. The gas pipeline segment located in CBEMP Unit 48-CA will be drilled using the HDD method under the estuary waters, which lends to protection and conservation of the aquatic resources of the area. **The criterion set forth in CBEMP Unit 48-CA is met.**

**UPPER BAY – NORTH BEND
SHORELAND SEGMENT 48
MANAGEMENT CLASSIFICATION: CS**

MANAGEMENT OBJECTIVE:

This shore land segment shall be managed to provide open space, and enhance recreational and aesthetic uses, while protecting scenic and riparian values, natural and cultural resources, and economic resources to maintain diverse environmental, economic and social values of the region. This shoreland segment shall also be managed to allow the necessary dredging and fill for construction of a bridge over the lagoon so that the portion of the North Point property that lies west of the lagoon can gain road access from the east side, consistent with the management objective of the adjacent 48A-(C)A management unit, and to be consistent with the adopted M-H zoning of the two dredged material disposal areas at North Point.

USES

17. Utilities a. Low-intensity A(llowed)

GENERAL CONDITIONS

The following conditions apply to all permitted uses and activities:

- 1. Inventoried resources requiring mandatory protection in this segment shall be protected, as required by Policies #17 and #18.*
- 2. All permitted uses and activities shall be consistent with Policy #23 requiring protection of riparian vegetation.*
- 3. All permitted uses in dune areas shall be consistent with the requirements of Policies #30 and #31.*

FINDINGS: The gas pipeline is defined as a low-intensity utility use, which is an allowed use in CBEMP Unit 48-CS. The gas pipeline segment located in CBEMP Unit 48-CS will be drilled using the HDD method under the estuary waters, which lends to the preservation of the existing open space including recreational and aesthetic uses. Scenic and riparian values are not implicated because the gas pipeline will be located underground. The permanent 50-foot wide right-of-way easement limits development of the land above-ground, but the limitation is nominal in comparison to existing available shoreline area; the shoreline area regulated by CBEMP Unit 48-CS remains an economic resource to the City. Natural and

cultural resources are addressed in the application. See Attachment A, Exhibits 5 through 7. The criterion set forth in CBEMP Unit 48-CS is met subject to compliance with Policy Nos. 17, 18, 23, 30, and 31, addressed below in the Policies section.

COOS BAY ESTUARY MANAGEMENT PLAN – POLICIES

#16 Protection of Sites Suitable for Water-Dependent Uses and Special Allowance for new Non-Water-Dependent Uses in "Urban Water-Dependent (UW) Units"

Local government shall protect shorelands in the following areas that are suitable for water-dependent uses for water-dependent commercial, recreational, and industrial uses.

- a. Urban or urbanizable areas;*
- b. Rural areas built upon or irrevocably committed to non-resource use; and*
- c. Any unincorporated community subject to OAR Chapter 660, Division 022 (Unincorporated Communities).*

This strategy is implemented through the Estuary Plan, which provides for water-dependent uses within areas that are designated as Urban Water-Dependent (UW) management units.

- I. Minimum acreage. The minimum amount of shorelands to be protected shall be equivalent to the following combination of factors:*
 - a. Acreage of estuarine shorelands that are currently being used for water-dependent uses; and*
 - b. Acreage of estuarine shorelands that at any time were used for water-dependent uses and still possess structures or facilities that provide or provided water-dependent uses with access to the adjacent coastal water body. Examples of such structures or facilities include wharves, piers, docks, mooring piling, boat ramps, water intake or discharge structures, and navigational aids.*
- II. Suitability. The shoreland area within the estuary designated to provide the minimum amount of protected shorelands shall be suitable for water-dependent uses. At a minimum, such water-dependent shoreland areas shall possess, or be capable of possessing, structures or facilities that provide water-dependent uses with physical access to the adjacent coastal water body. The designation of such areas shall comply with applicable Statewide Planning Goals.*
- III. Permissible Non-Water-Dependent Uses. Unless otherwise allowed through an Exception, new non-water-dependent uses which may be permitted in "Urban Water-dependent (UW)" management units are a temporary use which involves minimal capital investment and no permanent structures or a use in conjunction with and incidental and subordinate to a water-dependent use. Such new non-water-dependent uses may be allowed only if the following findings are made prior to permitting such uses:*
 - 1. Temporary use involving minimal capital investment and no permanent structures:*
 - a. The proposed use or activity is temporary in nature (such as storage, etc.); and*
 - b. The proposed use would not pre-empt the ultimate use of the property for water-dependent uses; and*
 - c. The site is committed to long-term water-dependent use or development by the landowner.*
 - 2. Use in conjunction with and incidental and subordinate to a water-dependent use:*
 - a. Such non-water-dependent uses shall be constructed at the same time as or after the water-dependent use of the site is established and must be carried out together with the water-dependent use.*
 - b. The ratio of the square footage of ground-level indoor floor space plus outdoor acreage distributed between the non-water-dependent uses and the water-dependent uses at the site shall not exceed one to three (non-water-dependent to water-dependent).*
 - c. Such non-water-dependent uses shall not interfere with the conduct of the water-dependent use.*

This policy shall be implemented through provisions in ordinance measures that require an administrative conditional use application be filed and approved and the above findings be made prior to the establishing of the proposed uses or activities.

FINDINGS: Policy No. 16 applies in CBEMP Unit 47-UW, which allows two (2) types of non-water-dependent uses: 1. Temporary uses involving minimal capital investment and no permanent structures; and, 2. Uses in conjunction with and incidental and subordinate to a water-dependent use. The gas pipeline is a non-water-dependent use incidental and subordinate to the water-dependent uses that comprise the Jordan Cove gas processing, liquefaction, and export facilities that will be located on the North Spit. A use is "water-dependent" if it "can be carried out only on, in or adjacent to water areas

because the use requires access to the water body for water-borne transportation, recreation, energy production, or source of water.” See definition in Statewide Planning Goals. The Jordan Cove facilities require deep-draft water access in order to ship a product to market via large marine vessels. They involve water-borne transportation and terminal and transfer facilities. Therefore, they satisfy the definition of “water-dependent.” The pipeline is in conjunction with and incidental to the Jordan Cove facilities because the pipeline supplies the natural gas that Jordan Cove will process, liquefy, and export at the facilities. In fact, the pipeline is the sole direct gas supplier to the facilities. Further, most, if not all, of the gas transported by the pipeline will be supplied to the Jordan Cove facilities. Thus, the pipeline will be operated in conjunction with and incidental to the Jordan Cove facilities. The pipeline is consistent with Section III.2.a. of this policy because it will be constructed and carried out contemporaneous with the Jordan Cove facilities. Section III.2.b. is not applicable because it assumes both non-water-dependent and associated water-dependent uses exist on the same site in CBEMP Unit 47-UW, when, in this case, only a segment of the non-water-dependent pipeline use is located in CBEMP Unit 47-UW and the associated water-dependent Jordan Cove facilities use is located outside of CBEMP 47-UW. The pipeline is consistent with Section III.2.c. of this policy because the non-water-dependent pipeline use facilitates the water-dependent Jordan Cove facilities use. **The proposal complies with CBEMP Policy No. 16.**

#16a Minimum Protected Acreage Required for County Estuarine Shorelands

Local government shall protect the minimum for water-dependent use, at least the minimum acreage determined necessary under the standards of Statewide Planning Goal #17, for the protection of sites suitable for water-dependent uses and special allowance for new non-water-dependent uses in urban water-dependent units.

- *As of January 1, 2000, there were 1,440.5 acres of Coos Bay Estuary shoreland planned and zoned for water-dependent use in the unincorporated portions of Coos County.*

- *496.52 acres have been determined to be the minimum amount of acreage required to be protected for water-dependent use within the estuary shoreland units of the unincorporated portions of the Coos Bay Estuary.*

Any request to rezone shoreland designated for water-dependent use within the unincorporated portions of the Coos Bay Estuary will require a demonstration by the applicant that at least the minimum acreage amount of 496.52 acres will remain designated for water-dependent use.

This policy shall be implemented through provisions in ordinance measures that require the above findings be made at the time an application for rezoning is approved.

FINDINGS: Policy No. 16a applies in CBEMP Unit 47-UW. Because the gas pipeline will be located underground and, excepting a 50-foot wide area reserved for easement purposes, does not preclude use of the shoreline, the proposal does not prohibit water-dependent uses or special allowance for non-water-dependent uses. There is not a rezone of the existing CBEMP zoning designations as part of the proposal. Therefore, the minimum acreage required for County estuarine shorelands is protected. **The proposal complies with CBEMP Policy No. 16a.**

#17 Protection of "Major Marshes" and "Significant Wildlife Habitat" in Coastal Shorelands

Local governments shall protect from development major marshes and significant wildlife habitat, coastal headlands, and exceptional aesthetic resources located within the Coos Bay Coastal Shorelands Boundary, except where exceptions allow otherwise.

I. *Local government shall protect:*

- "Major marshes" to include areas identified in the Goal #17, "Linkage Matrix", and the Shoreland Values Inventory map; and*
- "Significant wildlife habitats" to include those areas identified on the "Shoreland Values Inventory" map; and*
- "Coastal headlands"; and*
- "Exceptional aesthetic resources" where the quality is primarily derived from or related to the association with coastal water areas.*

II. *This strategy shall be implemented through:*

- Plan designations and use and activity matrices set forth elsewhere in this Plan that limit uses in these special areas to*

those that are consistent with protection of natural values; and

- b. Through use of the Special Considerations Map that identified such special areas and restricts uses and activities therein to uses that are consistent with the protection of natural values. Such uses may include propagation and selective harvesting of forest products consistent with the Oregon Forest Practices Act, grazing, harvesting wild crops, and low-intensity water-dependent recreation; and*
- c. Contacting Oregon Department of Fish and Wildlife for review and comment on the proposed development within the area of the Sb or Sc bird sites.*

This strategy recognizes that special protective consideration must be given to key resources in coastal shorelands over and above the protection afforded such resources elsewhere in this Plan.

FINDINGS: Policy No. 17 applies in CBEMP Unit 48-CS. The gas pipeline does not cross through any major marshes, significant wildlife habitats, or coastal headlands nor does it cross exceptional aesthetic resources as identified on Coos County's Shoreland Values Inventory Map. **The proposal complies with CBEMP Policy No. 17.**

#18 Protection of Historical, Cultural and Archaeological Sites

Local government shall provide protection to historical, cultural and archaeological sites and shall continue to refrain from widespread dissemination of site specific information about identified archaeological sites.

- I. This strategy shall be implemented by requiring review of all development proposals involving a cultural, archaeological, or historical site to determine whether the project as proposed would protect the cultural, archaeological, and historical values of the site.*
- II. The development proposal, when submitted, shall include a Site Plan Application, showing, at a minimum, all areas proposed for excavation, clearing, and construction. Within three (3) working days of receipt of the development proposal, the local government shall notify the Coquille Indian Tribe and Coos, Siuslaw, Lower Umpqua Tribe(s) in writing, together with a copy of the Site Plan Application. The Tribe(s) shall have the right to submit a written statement to the local government within thirty (30) days of receipt of such notification, stating whether the project as proposed would protect the cultural, historical, and archaeological values of the site or, if not, whether the project could be modified by appropriate measures to protect those values.
"Appropriate measures" may include, but shall not be limited to the following:
 - a. Retaining the prehistoric and/or historic structure in situ or moving it intact to another site; or*
 - b. Paving over the site without disturbance of any human remains or cultural objects upon the written consent of the Tribe(s); or*
 - c. Clustering development so as to avoid disturbing the site; or*
 - d. Setting the site aside for non-impacting activities, such as storage; or*
 - e. If permitted pursuant to the substantive and procedural requirements of ORS 97.750, contracting with a qualified archaeologist to excavate the site and remove any cultural objects and human remains, reintering the human remains at the developer's expense; or*
 - f. Using civil means to ensure adequate protection of the resources, such as acquisition of easements, public dedications, or transfer of title.**

If a previously unknown or unrecorded archaeological site is encountered in the development process, the above measures shall still apply. Land development activities which violate the intent of this strategy shall be subject to penalties prescribed in ORS 97.990.

- III. Upon receipt of the statement by the Tribe(s), or upon expiration of the Tribe(s) thirty day response period, the local government shall conduct an administrative review of the Site Plan Application and shall:
 - a. Approve the development proposal if no adverse impacts have been identified, as long as consistent with other portions of this plan, or*
 - b. Approve the development proposal subject to appropriate measures agreed upon by the landowner and the Tribe(s), as well as any additional measures deemed necessary by the local government to protect the cultural, historical, and archaeological values of the site.**

If the property owner and the Tribe(s) cannot agree on the appropriate measures, then the governing body shall hold a quasi-judicial hearing to resolve the dispute. The hearing shall be a public hearing at which the governing body shall determine by

preponderance of evidence whether the development project may be allowed to proceed, subject to any modifications deemed necessary by the governing body to protect the cultural, historical, and archaeological values of the site.

IV. Through the "overlay concept" of this policy and the Special Considerations Map, unless an exception has been taken, no uses other than propagation and selective harvesting of forest products consistent with the Oregon Forest Practices Act, grazing, harvesting wild crops, and low intensity water-dependent recreation shall be allowed unless such uses are consistent with the protection of the cultural, historical and archaeological values or unless appropriate measures have been taken to protect the historic and archaeological values of the site.

This strategy recognizes that protection of cultural, historical, and archaeological sites is not only a community's social responsibility; it is also legally required by ORS 97.745. It also recognizes that cultural, historical, and archaeological sites are non-renewable cultural resources.

FINDINGS: Policy No. 18 applies in CBEMP 48-CS. The gas pipeline will not adversely affect inventoried resources. There is only one inventoried resource (CS-24 on the Shoreland Values Map) located within the area of the proposed alignment. The applicant retained the professional archaeologists and researchers at Historical Research Associates, Inc. ("HRA") to survey the area where CS-24 is mapped to determine whether the pipeline would impact this resource. After conducting site-specific research, reviewing historical documentation, and conducting and analyzing subsurface probes and cores, HRA found no evidence of either CS-24 or a reported village/burial area mapped by the State Historic Preservation Office within the proposed alignment. Accordingly, HRA concluded that these resources were not located within the project area and the pipeline would not have adverse impacts to the resources. HRA also concluded, based upon available information and the best professional judgment of its professionals, that no modifications were necessary to the pipeline to protect the cultural, historical, and archaeological values of CS-24, the reported village/burial site, or any other known cultural resources. Due to the sensitive nature of the cultural resources involved, HRA's full report is confidential and cannot be disclosed in this proceeding. HRA has prepared a summary of its methodology and findings, which is included in Exhibit 6 of Attachment A. The applicant has entered a Memorandum of Agreement ("MOA") with the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians ("Tribes") to implement Policy No. 18. A copy of the MOA is included in Exhibit 7 of Attachment A. The MOA incorporates a Cultural Resources Protection Agreement entered between Applicant and the Tribes ("CRPA"). The CRPA provides a process for the exchange of project related information, confidentiality requirements, commitments to mitigation, monitoring agreements, agreements for the treatment of unanticipated discovery of cultural resources, site access agreements, and cost recovery agreements. The CRPA, in turn, incorporates an Unanticipated Discovery Plan ("UDP"), which provides procedures in the event of an unanticipated discovery of historic properties, archaeological objects, archaeological sites or human remains, funerary objects, sacred items, and items of cultural patrimony, during the construction and operation of the Pipeline. The CRPA and UDP are included as exhibits to the MOA in Exhibit 7 of Attachment A. In the MOA, the applicant and the Tribes agreed that the CRPA and the UDP constituted appropriate measures under CBEMP Policy No. 18 that would protect the cultural, historical, and archaeological values of the sites along the pipeline alignment. The applicant is willing to accept a condition of City approval requiring that the proposal complies with the MOA and its attachments. **The proposal complies with CBEMP Policy No. 18 subject to compliance with the referenced Memorandum of Agreement between: Jordan Cove Energy Project L.P., Pacific Connector Gas Pipeline, LP, and The Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians including attachments, and any amendments thereto.**

#23 Riparian Vegetation and Streambank Protection

I. Local government shall strive to maintain riparian vegetation within the shorelands of the estuary and, when appropriate, restore or enhance it, as consistent with water-dependent uses. Local government shall also encourage use of tax incentives to encourage maintenance of riparian vegetation, pursuant to ORS 308.792 - 308.803.

Appropriate provisions for riparian vegetation are set forth in the CCZLDO Section 4.5 .180 (OR 92-05-009PL).

II. Local government shall encourage streambank stabilization for the purpose of controlling streambank erosion along the

estuary, subject to other policies concerning structural and nonstructural stabilization measures.

This strategy shall be implemented by Oregon Department of Transportation (ODOT) and local government where erosion threatens roads. Otherwise, individual landowners in cooperation with the Oregon International Port of Coos Bay and Coos Soil and Water Conservation District, Watershed Councils, Division of State Lands and Oregon Department of Fish & Wildlife shall be responsible for bank protection.

This strategy recognizes that the banks of the estuary, particularly the Coos and Millicoma Rivers are susceptible to erosion and has threatened valuable farmland, roads, and other structures.

FINDINGS: Policy No. 23 applies in CBEMP Unit 48-CS. Riparian vegetation and streambank stabilization is encouraged in CBEMP Unit 48-CS; the individual land owner in cooperation with the Port of Coos Bay, Coos Soil and Water Conservation District, Watershed Councils, Division of State Lands, and Oregon Department of Fish and Wildlife is responsible for implementation. The applicant provides an Erosion Control and Revegetation Plan, the goal of which is to identify and specify the Best Management Practices to utilize for soil and water quality protection, developed using Federal Energy Regulatory Commission procedures and the recommendations of the U.S.D.A. Forest Service, Bureau of Land Management, and Natural Resource Conservation Service. See, Attachment A, Exhibit 8. This plan is subject to further updates during the current National Environmental Protection Agency process. As condition of approval, the applicant shall submit to the City a copy of the final Erosion Control and Revegetation Plan approved for this project and shall maintain compliance with this plan. **The proposal complies with CBEMP Policy No. 23 subject to condition that applicant submit to the City Planning and Building Departments a copy of the final Erosion Control and Revegetation Plan approved for this gas pipeline project and shall maintain compliance with this plan.**

#27 Floodplain Protection within Coastal Shorelands

The respective flood regulations of local government set forth requirements for uses and activities in identified flood areas; these shall be recognized as implementing ordinances of this Plan. This strategy recognizes the potential for property damage that could result from flooding of the estuary.

FINDINGS: Policy No. 27 applies in CBEMP 47-UW. Flood regulations are provided in Chapter 18.48 NBCC, wherein a floodplain development permit is required for “development” as defined in that chapter. This proposal includes a review for compliance with the City’s local floodplain regulations. **The proposal complies with CBEMP Policy No. 27.**

#30 Restricting Actions in Beach and Dune Areas with "Limited Development Suitability" and Special Consideration for Sensitive Beach and Dune Resources (moved from Policy #31)

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

- a. The type of use proposed and the adverse effects it might have on the site and adjacent areas;*
- b. Temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;*
- c. Methods for protecting the surrounding area from any adverse effects of the development; and*
- d. Hazards to life, public and private property, and the natural environment which may be caused by the proposed use; and*
- e. Whether drawdown of groundwater 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.

II. *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 stabilized 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 LCDC Goal # 18 for the above-referenced dune forms, and that*
 - c. *It is important to ensure that development in sensitive beach and dune areas is compatible with, or can be made compatible with, the fragile and hazardous conditions common to beach and dune areas.*
- III. *Permits for beachfront protective structures shall be issued only where development existed on January 1, 1977 (see Section 3. Definitions for "development"). Criteria for review of all shore and beachfront protective structures shall provide that:*
- a. *Visual impacts are minimized;*
 - b. *Necessary access to the beach is maintained;*
 - c. *Negative impacts on adjacent property are minimized; and*
 - d. *Long-term or recurring costs to the public are avoided.*
- IV. *Local government shall cooperate with state and federal agencies in regulating the following actions in beach and dune areas by sending notification of Administrative Conditional Use decision:*
- a. *Destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage),*
 - b. *The exposure of stable and conditionally stable areas to erosion,*
 - c. *Construction of shore structures which modify current or wave patterns leading to beach erosion, and*
 - d. *Any other development actions with potential adverse impacts.*

FINDINGS: Policy No. 30 applies in CBEMP Units 47-UW and 48-CS. Because the gas pipeline does not cross any areas identified on the Special Considerations Map as “Beach and Dune Areas with Limited Development Suitability” nor does it involve protective beachfront structures, Sections I., II., III., and IV. of this policy do not apply. **The proposal is consistent with CBEMP Policy No. 30.**

#31 Reserved

FINDINGS: Policy No. 31 applies in CBEMP Units 47-UW and 48-CS; it does not include any provisions for consideration. **The proposal is consistent with CBEMP Policy No. 31.**

ADDITIONAL STANDARDS CONSIDERED

NBCC 10.12.050 PURPOSE. (ARTICLE II. TRANSPORTATION IMPACT STUDY)

If a proposed development will generate 500 or more daily trip ends, then a transportation impact study (TIS) shall be required. The TIS shall be prepared by a qualified transportation engineer to determine access, circulation and other transportation requirements. The scope of a TIS shall be established by the city engineer. Projects that generate less than 500 daily trip ends may also be required to provide traffic analysis when, in the opinion of the city engineer, a capacity problem and/or safety concern is caused and/or is adversely impacted by the development. The city engineer, at his/her discretion, shall determine the scope of this special analysis. Trip ends shall be defined by the Institute of Transportation Engineers (ITE), Trip Generation Manual, 6th Edition (or subsequent document updates), or trip generation studies of comparable uses prepared by an engineer and approved by the city engineer. Trip ends are trips that either begin or end at the proposed use.

FINDINGS: When a proposed development will generate more than 500 daily trip ends, a Transportation Impact Study (TIS) is required. The application addresses traffic impacts in a technical memorandum regarding the transportation analysis of PCGP activities in North Bend. See, Attachment A, Exhibit 9. Traffic associated with the gas pipeline is expected to occur during construction and post-installation as needed for maintenance. In this memorandum, professional traffic engineers find that the pipeline construction activities can expect to generate no more than 140 trip ends per day and that ongoing pipeline operations can expect to generate no more than one (1) trip end per day. Because the proposed development is expected to generate less than 500 daily trip ends, a TIS is not required. **The proposal is consistent with the standards set forth in NBCC 10.12.050.**

NBCC 18.60.040 NOTICES

At least 20 days' notice of a hearing shall be mailed to the applicant and the owners of record of property on the most recent property tax assessment roll located within 100 feet of the property which is the subject of the notice. The notice shall explain the nature of the application and the proposed use or uses which could be authorized; list the applicable criteria from the code and plan that apply to the application; set forth the street address or other easily understood geographical reference to the property; state the date, time and location of the hearing; state that a failure to raise an issue at the hearing in person or by letter or to provide sufficient specificity to afford an opportunity to respond to an issue precludes appeal on that issue; include the name of the city representative to contact and the telephone number where additional information may be obtained; state that a copy of the application, all documents and evidence relied on by the applicant and applicable criteria are available for inspection at no cost and copies will be provided at reasonable rates; and include a general explanation of the requirements for submission of testimony and the procedure for conduct of the hearing.

FINDINGS: Notice of a public hearing before Planning Commission is required to be mailed to the owners of affected property within 100 feet of the subject property at least 20 days prior to the scheduled public hearing. The scheduled public hearing on this matter is March 18, 2019. The applicant submitted to the City a mailing list of affected owners and interested parties in this case. Notice, as required per NBCC 18.60.040, was mailed to those affected owners and interested parties on February 22nd, 2019. **The proposal complies with NBCC 18.60.040.**

NBCC 18.92.080 LIMITATION AND CONSOLIDATION OF PROCEEDINGS.

Whenever an application is made for a permit provided in this title or any related ordinance of the city of North Bend which is required for a development project, then the applicant may elect to have any and all permits from the city processed at one time, and procedures may be consolidated as required or permitted by Oregon law and city ordinances. All discretionary land use applications or combinations of discretionary land use applications shall be processed and final action taken by the city, including appeals provided in city ordinances, within 120 days after the applications are deemed complete.

FINDINGS: The gas pipeline development project requires land use permits for development in the floodplain and in the estuary. The applicant has elected to have these two permits consolidated. The applications were deemed complete on February 22nd, 2019 and shall both be processed with final action taken by the City, including appeals, on or before June 22nd, 2019. **The proposal complies with NBCC 18.92.080 when final action is taken on FP 2-18 and CBE 3-18 within 120-days of when the application was deemed complete or when the applicant makes a written request to the City for extension.**

NBCC 18.92.090 WETLAND NOTIFICATION PROCEDURES.

- (1) The city shall provide notice to the Division of State Lands, the applicant and the owner of record within five working days of the acceptance of any complete application for any of the following activities that are wholly or partially within areas identified as wetlands on the State-Wide Wetlands Inventory: (c) Other development permits and approvals that allow physical alteration of the land involving excavation and grading, including permits for removal or fill, or both, or developments in floodplains and floodways;*
- (2) The city may approve an activity described in this section only when a notice statement has been received from the Division of State Lands indicating one of the following: (a) Issuance of a required permit under ORS 196.600 to 196.905 by the Division of State Lands prior to any physical alteration within the wetlands; (b) Notice from the Division of State Lands that no permit is required; (c) Notice from the Division of State Lands that no permit is required until specific proposals to remove, fill or alter the wetlands are submitted.*

If the Division of State Lands fails to respond to any notice provided within 30 days of notice, the city approval may be issued with written notice to the applicant and owner of record that the proposed action may require state or federal permits.

The city may issue local approval for parcels identified as or including wetlands on the State-Wide Wetlands Inventory upon providing to the applicant and the owner of record of the affected parcel a written notice of the possible presence of wetlands and the potential need for state and federal permits and providing the Division of State Lands with a copy of the notification.

Notice of activities authorized within an approved wetland conservation plan shall be provided to the Division within five days following local approval.

Failure of the city to provide notice as required by this section will not invalidate city approval.

FINDINGS: The gas pipeline development project involves earthwork activities partially within State defined wetland areas; the project requires land use permits for development in the floodplain and in the estuary. The applicant and owner is aware that the development requires other state and federal permits. Specifically related to wetlands, in DSL Wetlands Delineation 2013-0193, which identifies wetlands on the site. The Division of State Lands (DSL) was notified of these complete land use applications on February 22nd, 2019. DSL has not provided any comments as March 8th, 2019. Applicant is currently coordinating with both state and federal agencies, including DSL, on required permitting; and, applicant is herein further made aware of the presence of wetlands and the need for state and federal permits. **The proposal complies with NBCC 18.92.090.**

NORTH POINT AREA MASTER PLAN

Introduction

The North Point Area Master Plan (NPAMP) provides a framework for the long-term development of the North Point District, located in North Bend, Oregon. The district represents a large segment of Coos County's undeveloped industrial land and is a prime interior coastal location with the potential for different types of development. This plan considers freight, pedestrian and bicycle access and circulation, development potential and the community vision for the area. The vision was developed through a combination of public engagement and technical analysis, which guided decisions about the type, location and scale of development. Conservation of natural resources also played an important role in the plan's development. (pp 1)

FINDINGS: The NPAMP is a long-range planning document initiated in response to a previous Jordan Cove Energy Project proposal and the result of public input; it is incorporated in the City of North Bend Parks and Recreation Master Plan and in the City of North Bend Transportation System Plan. The NPAMP envisions mixed-use industrial/commercial development with intensive focus on recreational use and pedestrian access and mobility over, across, and around the North Point area. It is important that this project not preclude nor make more difficult future development and recreational use of the North Point area. A permanent 50-foot wide easement centered over the gas pipeline may preclude development or vehicular or pedestrian use over its course. During the open record period, the applicant provided that most safety and security concerns regarding future development of the area would be effectively alleviated with the installation of a 6-inch thick concrete pad of pre-determined width, placed one foot below natural grade and centered over the pipeline. As condition of approval, the applicant shall install a concrete pad over the pipeline as described in Memorandum from Jimmy Bernabe, PCGP Project Manager, dated April 17, 2019 (see, Exhibit 13 of Attachment X) so as to not preclude future development possibilities as those are contemplated in the North Point Area Master Plan; applicant shall submit to the City Public Works Department copy of the final certified as-built plans and specifications including but not limited to design loading and section details for the concrete pad. **Applicant is strongly encouraged to promote community recreational and pedestrian use of the North Point area and should consider the possibility of designating area over the course of the permanent 50-foot easement, or at another more appropriate location on-site, for recreational and pedestrian use.**

OUTSIDE AGENCY REQUIREMENT(S) NOT OTHERWISE ADDRESSED

The City Public Works Department recommends: a 5-foot (60-inch) trench depth of cover whenever practical because that depth will facilitate any future installation of utilities at depths of 30-inches to 48-inches as-is typical for development; and, consideration of longer lasting dust control treatments, other than water, such as fabrics or surfactants, due to the constant elevated afternoon wind velocities at this location, and further consider the seed mix and streambank stabilization mitigation methods proposed;

and, soil should be compacted to the surface in developable areas, consistent with likely use; and, that the applicant verify what form(s) of testing is required to verify pipe status and in what situations would additional testing be anticipated. **Applicant is strongly encouraged to consider implementing these recommendations.**

CONCLUSION: The applicant must submit additional supplemental information to verify final compliance with floodplain, erosion control, and construction and maintenance standards. Applicant is strongly encouraged to consider implementing those recommendations made by staff related to construction and maintenance standards and community recreational and pedestrian use on-site. Otherwise, the applicant has addressed all requirements for approval.

This approval shall become final 12 days from the date this decision and supporting findings of fact are signed by the Chair of the North Bend Planning Commission, below. A Planning Commission decision may be appealed to the City Council within 12 days after the final order has been signed and mailed. An appeal of the City Council decision must be submitted to the Land Use Board of Appeals within 21 days of the City Council decision becoming final.

Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the City to respond to the issue precludes an action for damages in circuit court.

This conditional use permit shall be void after 12 months from the date the decision was final unless the conditional use has been implemented or a building permit has been issued and substantial construction has taken place, except as otherwise provided for in NBCC 18.92.040.

Diana Schab
Diana Schab, Planning Commission Chair

May 20, 2019
Date

ATTEST

Chelsea Schnabel
Chelsea Schnabel, City Planner

May 20, 2019
Date