

CLATSOP COUNTY

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Southwest Coastal Design Review / Citizen Advisory Committee Regular Meeting Agenda

Date: Wednesday, October 17, 2012
Time: 6:00 pm
Location: Arch Cape Fire Hall, 79816 E. Beach Road, Arch Cape, OR 97145

1. CALL MEETING TO ORDER (Chair Mersereau) (6:00-6:01 p.m.)
2. ROLL CALL (staff) (6:01-6:02 p.m.)
3. BUSINESS FROM THE PUBLIC (6:02-6:15 p.m.): This is an opportunity for anyone to give a brief presentation (**3 minutes or less**) to the Committee on any land use planning issue or county concern that is not on the agenda. (Chair)
4. CONSIDERATION OF MINUTES (6:15-6:20 p.m.):
 - o Minutes of August 15, 2012 regular session (Chair) (*Attachment 1*)
5. ACTION ITEM (6:20-7:00 p.m.):
 - o Major Design Review: Application by Caitlin Horsley, Solar City Corporation, on behalf of Tunquelen LLC, for a roof-mounted solar collection system, on property owned by Tunquelen LLC, located at 80172 Pacific Road, Arch Cape, Oregon, also known as T4N, R10W, Sec. 19CC, TL 2900. Staff: Julia Decker, Planner. (*Attachment 2*)
6. OTHER BUSINESS (7:00 – 8:00 p.m.):
 - a. Discussion regarding Arch Cape Tree Ordinance revision (Chair) (*Attachment 3*)
 - b. Land Use Planning: Informal Overview of Southwest Coastal Community Plan (Looking at the policies, goals, and recommendations related to SCCAC) (V. Birkby)
 - c. Open Discussion: Opportunity for the committee to discuss and invite testimony from outside agents regarding topics of interest.
7. ADJOURN (8:00 p.m.)

The agenda and staff reports are available for review at www.co.clatsop.or.us. Click on Land Use Planning, then click on the Arch Cape link and scroll down to Design Review Hearings. The agenda packet is a PDF document.

NOTE TO MEMBERS: Please contact Community Development (503-325-8611) if you cannot attend the meeting.

ACCESSIBILITY: This meeting location is handicapped-accessible. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting. Please let us know at 503-325-8611, Community Development Department – Land Use Planning Division, if you will need any special accommodations to participate in this meeting.

Attachment 1

MINUTES
SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE
Regular Session
August 15, 2012, 6:00 p.m.
Arch Cape Fire Hall, 79816 E. Beach Road, Arch Cape, Oregon

Chairperson John Mersereau convened the meeting at 6:01 p.m.

Introductions:

Commissioner Birkby introduced County Manager Scott Somers and Code Compliance Specialist Bart Catching.

Chairperson Mersereau asked Planner Julia Decker to call the roll.

Members present: Virginia Birkby (VB); Richard D'Onofrio (RD); Linda Eyerman (LE); Mike Manzulli (MM); John Mersereau (JM); and Dan Seifer (DS). Excused: Tod Lundy (TL).

Clatsop County Commission Liaison present: Commissioner Debra Birkby (CDB).

Members of the public present: Ryan Schenk.

Staff present: Scott Somers (SS), Clatsop County Manager; and Bart Catching (BC), Code Compliance Specialist, and Julia Decker (JD), Planner, Clatsop County Community Development.

Business from the Public:

No member of the public requested to speak.

Additions to Agenda:

VB suggested adding an update on local wetlands issues and the Butch Coleman wall building issue to the agenda. JM added the topics under Other Business.

Minutes:

Dan Seifer moved and Virginia Birkby seconded to approve the minutes of April 18, 2012. Motion approved unanimously.

Action Item:

Cobb Major Design Review Public Hearing: JD described the project, which would add a 338 square-foot guest room and bathroom above an existing garage and support an existing foundation to prevent it from settling further on property located at 80220 N. Pacific Road, Arch Cape, Oregon, also known as T4N, R10W, Sec. 19CC, TL 510, owned by Charles R. and Nancy Jean Cobb. The applicant is Ryan Schenk. The addition will not change the existing footprint of the building.

JD noted DS had requested staff make findings regarding about whether a structure or use is conforming, non-conforming, or legal non-conforming. She reported the home as it currently exists appears to meet ocean, creek and property line setbacks but may be slightly taller than the 18-foot height limitation for oceanfront structures. Built in 1954, it would be a legal non-conforming structure. The new addition, however, would meet all setbacks and the height limitation.

Moving on to criteria for design review evaluation, JD corrected the percentage of the square foot increase to the structure from 7% to 14%, apologizing for transposing numbers while working on multiple projects. The

structure remains within the same footprint, well under the 40% lot coverage requirement for the AC-RCR Zone. JD reported a neighbor, Karen Waibel, had expressed concerns about the size of and relation of the structure to the site, particularly with regard to protection of ocean views. Ms. Waibel's comments are included in the record, she said, adding she had emailed Ms. Waibel photographic images depicting the addition; Ms. Waibel had been able to speak with the Cobbs' contractor, Mr. Schenk; and Ms. Waibel had sent a follow-up email, stating she was satisfied the addition would not interfere with ocean views, an email which JD had forwarded to committee members. JD reported no other negative concerns had been raised. Thomas Merrell, Arch Cape Service District Manager, had provided comment about what the sewer district would require, she added, but she noted the applicant would need sign-off from the sewer district to obtain a development permit and thus would need to comply with the sewer district's requirements to obtain Mr. Merrell's signature.

JD reviewed #3, regarding alteration of landscape. She explained the applicant intended to keep vehicles in the driveway and no trees, vegetation or soil are proposed for removal. She included a recommended condition of approval be included requiring any areas disturbed by construction activities be re-vegetated. Under #4, regarding utility service, the applicant, Mr. Schenk, corrected a statement that the existing electrical service was underground already. He stated the existing utilities would be reused. Several committee members questioned whether the replacement service approved in the previous minor design review in the spring should have been placed underground, but Mr. Schenk explained he replaced a 200 amp service panel with a 200 amp service panel in the same location. JD added the Building Official had not considered the work to be a significant upgrade, exempting it from being placed underground like a new service or significant upgrade.

JD continued, stating any new exterior lighting would be required to be full cut-off design and the applicant had stated exterior lights would be pointed down and away from neighbors. A condition of approval to this effect would be included in the conditions of approval, she said.

Criteria regarding buffering and screening, vehicle circulation and signage do not apply, JD reported.

JD stated she did not believe surface water drainage would be increased, as the addition would not increase lot coverage. The applicant intends to gutter the addition and tie into the existing drainage system. JD stated she recommended as a condition of approval the drainage system be included on the plot plan.

JD briefly reviewed the comments received again and stated her overall conclusion was the project met the criteria for approval. She reviewed the recommended conditions of approval.

In response to a question from DS, JD stated the drainage system plans would be reviewed in the office as part of the development permit. DS wondered if there would be a way to include the drainage plans on the application. JM asked Mr. Schenk explain the current drainage system to the best of his ability. Mr. Schenk said records about what currently exists are not complete, but what he has seen indicates the drainage goes to the seawall on the west side of the house and it appears all the gutters tie together to drain there. He said he did not have the capacity to tear into the giant riprap of the seawall to verify where the drain might exactly be. Mr. Schenk said he planned to reuse the existing system and had no indication that it doesn't work.

Committee members discussed the drainage situation with Mr. Schenk. MM commented there is no one downhill from the property to be affected, and JM added he liked that there were no visible black pipes draped over the bank, and if it was functioning as is he thought it should be left alone.

Mr. Schenk added he and the homeowner had been researching and working to maintain the original character of the house, using like materials for the roof and windows on the addition and maintaining the scale of the addition in keeping with the original design. He added he had talked to every neighbor about the plans and received positive responses. He briefly discussed the foundation repair work.

At Commissioner Birkby's request, JD outlined the definition of "average grade" and how it's calculated.

MM suggested adding language to the recommended condition #9 about creek setbacks from Section 3.068 in the future. There was agreement to do so and to begin with the application.

Dan Seifer moved and Richard D'Onofrio seconded [with the above revision] recommending approval of the application. Motion approved unanimously.

Other Business:

Presentation by Code Compliance Specialist Bart Catching: BC provided a brief presentation about his position, which was created for the new fiscal year, beginning July 1, 2012. Prior to July 1, code compliance was handled part-time by a planner. The new position, which is full time, should enable more time to be devoted to compliance matters, he said. He described the current system as complaint-driven, which includes using signed complaint forms that are part of the public record and sending notices of warning and notices of violation prior to recording code compliance orders that act as liens on property. BC explained he, at the direction of management, is exploring developing a new procedure that might include citations that might generate better compliance. He described the procedures used on a typical call or signed complaint. In response to questions from the committee, BC explained the current code compliance procedure generally does not allow for investigation of anonymous complaints. VB suggested a line on a new complaint form, if one is developed, might ask complainants if they wish to receive copies of correspondence to the alleged violator. JM asked how to direct people to the right place on the Website to obtain a complaint form.

Tree Ordinance: MM reported he and JM had not specifically worked on the ordinance since the last meeting; however, MM talked with a friend who is an ISA-certified arborist (International Society of Arboriculture, a voluntary, non-profit, professional association) with a tree service, who suggested consulting arborists be limited to those who are ISA-certified. MM said his friend agreed to attend a committee meeting if the others thought this would be helpful.

DS commented it should be clear the committee is working on a tree ordinance because the county's current process doesn't permit cutting of a single tree, not because there is an outcry in the community to preserve the wooded nature of Arch Cape. He stated he didn't feel property owners should be prevented from cutting trees on private property, a procedure different than commercial logging. He added he did not believe the committee had engaged in a discussion about the philosophy surrounding the ordinance, at least not since he had been appointed to the committee. MM and DS discussed what they saw as mandates of the committee to protect both wooded nature and ocean views, which might be considered at odds with each other, given that trees can block views. MM commented on differences between the west and east sides of Hwy 101. Committee members commented of the various philosophical points of view surrounding tree-cutting and agreed a workshop would be useful for a focused philosophical discussion to guide contents of the tree ordinance the committee is considering. Committee members agreed to review the current language by reviewing the current community plan. MM volunteered to gather the policies and goals from the community plan addressing the specific topic for review at a future meeting. VB recommended reviewing the current language before bringing the matter before the public for input. JM added one last thought: Another option would be to just leave it alone.

Land Use Planning: Informal Overview of Southwest Coastal Community Plan: VB led a discussion in which she drew committee members' attention to the two components of the committee's work: design review and as an advisory committee to the county and planning commission, officially appointed to provide input on matters pertaining to the community. She outlined the eight goals found in the member handbooks and asked the others to review them for the next meeting for a discussion on goals and policies, adding she believed reviewing the sections individually would benefit the committee when topics, such as tree cutting, surfaced while reviewing applications or revising elements in the community plan, for example.

SS asked if the group was interested in undertaking strategic planning. VB thought it might be time to revisit the planning work that was the basis for the current community plan. Committee members described some of the more recent meetings and public forums, which they said were well-attended. MM said he would email a copy of the PowerPoint that came from the "Arch Cape Options" group to SS.

JD distributed copies of a newer (2004) version of the Southwest Coastal Community Plan, which apparently had been adopted but not previously distributed. She stated she would have it on the Web site by the end of the week.

Local Wetlands Inventory: MM reported on a presentation at the previous Clatsop County Planning Commission meeting where the new local wetlands inventory (LWI) for the Arch Cape/Cove Beach area had been reviewed. He provided some background to the project, stating long ago an inventory of lake and wetland areas had been mapped and, it seemed, applied better in the northern part of county, but funding had run out and the south part of the county had not been mapped as thoroughly. The Arch Cape Services District, he continued, wanting to learn more about the wetland complex for projects to determine capacity and install pipes and sewer, had helped fund a local wetland inventory, a process he thought had been going on for about 10 years. MM stated the watershed council, which he chairs, obtained funding from the service district, and the project has been completed, with the wetlands in the Arch Cape and Cove Beach areas being more accurately mapped than the National Wetlands Inventory (NWI) adopted and used by the county. He compared the two inventories, saying the NWI is created from aerials and the LWI was done by people walking the area. Nothing has changed, he said; the wetlands are where they always have been, but the LWI gives developers and those with wetlands a more accurate representation about the actual wetland locations.

MM said the current process is to determine whether the county will adopt the LWI or if it will just be used as a guide. He thought the planning commissioners seemed inclined to adopt the new one but was concerned changing zoning would complicate things for land owners. He hoped the project would provide good notice to people who have wetlands on their properties so they can learn their setbacks before they approach the state. MM felt the Department of State Lands process is wasteful, causing people to spend money dealing with the state and the Corps of Engineers, only to arrive at Design Review and be told they have wetlands with 50-foot setbacks and can't develop in the manner on which they had just spent time and resources. He envisioned something that would provide an overlay that can be checked at the county office, so people have better information up front. He said the process may make development a conditional use for those whose property is identified in the LWI, creating "additional hoops" to jump through before they can get approval.

MM said the planning commission would like to come to the community for a public meeting on the topic. VB and CDB recalled some of the dates that had been suggested. CDB suggested a Friday would be a better for getting more community involvement. Due to scheduling conflicts, committee members requested JD ask county staff to research other dates that would work better. VB commented it is an emotional issue, given that it may severely affect people who have owned and invested in property they planned to develop over the long term and may now find their property unbuildable. She thought moving the venue to Arch Cape would provide a better forum for people to register their concerns.

Butch Coleman/Distinctive Lodgings Wall Violation: JD reported violations had been documented on the General Commercial Zoned properties owned by Distinctive Lodgings and Butch Coleman, as well as the AC-RCR Zoned property to the west owned by Mr. Coleman. She explained the project described by Mr. Coleman to County Building Official Jim Byerley and her last winter was not the same as the project he built, which required design review, structural engineering, a geologic hazard report and building and development permits, none of which Mr. Coleman had presented thus far. She said it seemed likely the west-east portion would need to be removed and the north-south portion was being reviewed by the owners of Distinctive Lodgings to see if it could be retro-engineered and retained. The fill placed on all three properties meant the violation included all three and she was concerned about removal of it on the two southern parcels because it might further weaken the stability of the wall. Whether the wall was retained or removed, it has to be done as a whole, she said, or it could cause damage to the structures on the parcels. She had provided time for the owners of the inn to get through the current visitor season before proceeding with removal, and she had not yet received the geohazard report Mr. Coleman said he commissioned from a local geologist.

Meeting adjourned at 8:11 p.m.

Attachment 2



STAFF REPORT

Staff Report Date: October 3, 2012

Hearing Date: October 17, 2012

Hearing Body: Southwest Coastal Design Review / Citizen Advisory Committee

Request: Install a roof-mounted photovoltaic (solar) collection system. Requires Major Design Review, per Land and Water Development and Use Ordinance #80-14, Section 4.102 (2)

Applicant: Caitlin Horsley, Solar City Corporation
6132 NE 112th Avenue
Portland, OR 97220

Owners: Tunquelen LLC / Robert Ervin
2240 Prestwick Road
Lake Oswego, OR 97034-2741

Property Description: T4N, R10W, Sec. 19CC, TL 2900

Zoning: AC – RCR (Arch Cape – Rural Community Residential)
SDRO – Site Design Review Overlay
GHO – Geologic Hazard Overlay

Property Location: 80172 Pacific Road, Arch Cape, Oregon 97102

Property Size: 0.16 ac.

Staff Reviewer: Julia Decker, Planner

Exhibits: 1 – Application
2 – Area Maps, Permits, Surveys and Assessor's Records
3 – Public Notice – *mailed and emailed*

Comments Received: None as of the date of the staff report.

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SECTION 4.120 ARCH CAPE NON-CONFORMING USES AND STRUCTURES

Section 4.122 Definitions.

LEGAL NON-CONFORMING STRUCTURE. A building or structure that does not conform to one or more standards of the zoning district in which it is located, but which legally existed at the time the applicable section(s) of the zoning district became effective.

STAFF FINDING:

At approximately 6,696 square feet, the subject property does not meet the minimum lot size of 7,500 square feet for the AC-RCR Zone.

Clatsop County Assessor's Records indicate a single family dwelling constructed in 1992, replacing a small, old cabin, which was removed completely; Clatsop County records indicate Curtis J. Schneider issued development permit # 89-153 for an addition to a single family dwelling on the property on June 23, 1989. Subsequently, Clatsop County Community Development records indicate Planning Director Curtis J. Schneider issued Development Permit 90-336 on September 7, 1990, for a single family residence on the subject property, prior to the effective date of adoption of the AC-RCR Zone (October 10, 2003). Although the lot size is less than the minimum required in the AC-RCR Zone, the house apparently was legally constructed at the time as a replacement dwelling. (Per ORS 92.176 (2), the county may approve an application to validate a unit of land that was created by a sale that did not comply with the applicable criteria for creation of a unit of land if the unit of land if the county previously approved a permit, as defined in ORS 215.402, for construction of a dwelling.)

At 15 feet, 8 inches, the dwelling is well under the height requirement for the 18-foot oceanfront site. The house is 25 feet from the front property line, according to the plot plan, and aerial photographs show it is more than 150 feet from the Statutory Vegetation Line and in line with the houses to the north and south of it. It meets both the 20-foot front yard setback and the oceanfront setback of either 50 feet from the Statutory Vegetation Line or the line of Oceanfront Averaging, whichever is greater (S3.015 [1] [B]). The applicant's plot plan shows the house to be 25 feet from the west property line.

The updated plot plan submitted by the applicant, found in Exhibit 1, shows the structure as being four feet, six inches from the north and south property lines rather than five feet, as depicted on the 1990 development permit application.

The plot plan in the 1990 development permit shows the structure was to be constructed five feet from the north and south side property lines, which would have met the standard for a lot of record created prior to September 30, 1980. The most recent recorded survey of the subject property was recorded in 1999, CS B-9602, after the current structure was completed. The 1999 survey shows the house four feet, eight inches from the southern property line. Accurate information for the northern property is not included. In order to determine if the structure is non-conforming with respect to the side yard setbacks, a professional survey would need to be undertaken, something that is not necessary to evaluate this application, as the new construction would not be located within the five foot side yard setback. Copies of the above mentioned survey, development permits and Assessor records may be found in Exhibit 2. The portion of the roof where the panels would be placed is not located within the setbacks.

The lot size is considered substandard and non-conforming; however, the house was constructed using legal development and building permits. The house may be non-conforming due to non-conformance with the side setbacks; however, the dwelling was legally permitted. The house should be considered non-conforming until a survey proves otherwise; however, the potential non-conforming nature of the structure does not have bearing on this application, as the solar panels will not be placed within the setback area.

Section 4.124 Alteration.

(3) Through Type I procedures alterations shall be permitted to a non-conforming structure, or to a structure devoted to a non-conforming use. Alteration of any such use shall be permitted when necessary to comply with any lawful requirement for alteration in the use. Except as provided in ORS 215.215, a county shall not place conditions upon the continuation or alteration of a use described under this subsection when necessary to comply with state or local health or safety requirements, or to maintain in good repair the existing structures associated with the use. A change of ownership or occupancy shall be permitted.

(4) If in a three-year period, alterations to a Non-conforming structure, or to a structure devoted to a Non-conforming use exceeds 75% of the market value of the structure, as indicated by the records of the County Assessor, the structure shall be brought into conformance with the requirements of the Ordinance.

STAFF FINDING:

A development permit is a Type I permit and satisfies the requirement in (3) above.

The 2011 market value, as determined by the Clatsop County Tax assessor's records, is \$827,360. Seventy-five percent of that figure is \$620,520. The value of this project is \$5,300. No other permits have been issued in the last three years, other than short term rental permits, which over a three-year period amount to only \$237 and which are not for alterations and should not be considered toward to the total. The project meets the requirements in (4) above.

The alteration of this structure, which may be a non-conforming structure, would conform to the standards in 4.124 (3) and (4). No variance or conditional use permit is required.

LWDUO #80-14, Standards Section 4.103. Criteria for Design Review Evaluation.

1. Relation of Structures to Site: The location, height, bulk, shape, and arrangement of structures shall be in scale and compatible with the surroundings.

Applicant: "N/A – solar panels will be mounted on existing residential structure."

STAFF FINDING:

The general characteristics of the house and its relation to the site will not change. The solar panels would be mounted on the southern slope of the roof and parallel to it approximately six inches above the current plane. The panels will be mounted two feet below the peak, which is more than two feet under the current 18-foot maximum height required by the AC-RCR Zone. The panels will be three feet, eight inches from the lower edge of the roof. There is no change in square footage of the house.

The photo simulations found in the application represents a worst case scenario of what might be visible if houses across the street have a somewhat downward view of the subject property. The project is very small scale when seen from the street level and remains minor from every angle. It would not increase the height of the peak of the roof, and would add only minimally to its bulk.

This criterion is met.

2. Protection of Ocean Views: Shall be preserved through the confines of this ordinance section 3.064.

Applicant: “Attached exhibits show effects of solar array on ocean views of all applicable homes.”

STAFF FINDING:

It appears from the exhibits the only change in view would be a minor amount of sky view would be impacted.

Section 3.064 of Land and Water Development and Use Ordinance #80-14 designates the development and uses permitted in the zone. Subsection (1) stipulates a single family dwelling is a permitted use in the AC-RCR Zone.

Review of the application and Criterion 1, above, shows the proposed alteration is to a single-family dwelling. The height of the roof even with the new solar array will remain more than two feet under the height restriction. Photo simulations show a minute change in the view of the sky when viewed from directly in front of the dwelling, but no change to ocean views.

Public notice was provided to property owners within 250 feet of the property lines of the parcel, and no comments were received regarding concerns about disruption of ocean views, as of the date of this staff report.

The use is permitted, the height of the roof meets the limitation of the zone, and ocean views are not impacted.

This criterion is met.

3. Preservation of Landscape: The landscape shall be preserved in its natural state to the maximum extent possible by minimizing tree, vegetation and soils removal. Cut and fill construction methods are discouraged. Roads and driveways should follow slope contours in a manner that prevents erosion and rapid discharge into natural drainages. Disturbed areas shall be re-vegetated with native species.

Applicant: “All equipment will be installed on the roof of the existing structure and will not affect the property’s landscape. In addition, all vehicles and other equipment will stay on the pavement of the road and driveway.”

STAFF FINDING:

No change is planned in the footprint of the dwelling; no trees or vegetation are proposed to be removed, no soil is proposed for removal, nor is cut-and-fill construction proposed. The applicant’s work will occur on the roof, and the work vehicles will remain on the paved surfaces. Staff recommends a condition of approval regarding returning any disturbed vegetation to its previous state in the event of an unforeseen event, such as something falling during the installation, although it seems unlikely to be necessary.

This criterion is met, but a condition is recommended.

4. Utility Service: All new service lines shall be placed underground.

Applicant: “We will not be installing any new services but rather using the existing lines which are underground. Our systems are tied to the grid so no new services are required for install.”

STAFF FINDING:

No new service lines are planned, and the utilities are underground already.

This criterion is met.

5. Exterior lighting shall be of a “full cut-off” design: Glare shall be directed away from neighboring property or shielded in a manner not to cause offense (i.e. Full Cut-off Fixtures).

Applicant: “N/A”

STAFF FINDING:

Exterior lighting is not a part of this project.

This criterion does not apply.

6. Buffering and Screening: In commercial zones, storage, loading, parking, service and similar accessory facilities shall be designed, located, buffered or screened to minimize adverse impacts on the site and neighboring properties.

Applicant: “N/A”

STAFF FINDING:

Staff concurs with applicant; this criterion is not applicable.

7. Vehicle Circulation and Parking: The location of access points to the site, the interior circulation pattern and the arrangement of parking in commercially zoned areas shall be designed to maximize safety and convenience and to be compatible with proposed and adjacent buildings. The number of vehicular access points shall be minimized.

Applicant: “We will only bring one van to install the solar array and will park it in the driveway.”

STAFF FINDING:

This criterion does not apply.

8. Signs: The size, location, design, material and lighting of all exterior signs shall not detract from the design of proposed or existing buildings, structures or landscaping and shall not obstruct scenic views from adjacent properties.

Applicant: No response

STAFF FINDING:

No signs are proposed as part of the installation, and this criterion more typically applies to commercial applications.

This criterion is not applicable.

9. Surface Water Drainage: Special attention shall be given to proper surface water drainage from the site so that it will not adversely affect adjacent properties or the natural or public storm drainage system.

Applicant: "N/A."

STAFF FINDING:

The amount of surface area would be unchanged. The current gutters on the roof would continue to serve the same amount of area. No additional impact is anticipated.

This criterion is not applicable.

10. In addition to compliance with the criteria as determined by the hearing body and with the requirements of sections 1.040 and 1.050, the applicant must accept those conditions listed in Section 5.025 that the hearing body finds are appropriate to obtain compliance with the criteria. All permit criteria and conditions must be satisfied prior to final building approval and occupancy.

...

Overall Conclusion:

Staff finds the proposed project meets all applicable criteria in LWDUO #80-14, Section 4.103, Criteria for Design Review Evaluation. Staff recommends approval of this Major Design Review request, subject to the following conditions:

1. Construction shall occur as shown on the plans received with the application and on file in the Clatsop County Community Development Department. The Community Development Director may approve minor modifications of these plans if they are requested prior to construction of the minor modification.
2. Any new utilities shall be installed underground.
3. The road, if damaged during construction, shall be returned to its previous condition or better before final inspection of the improvement.
4. The property owner shall obtain all required development and building permits and approvals prior to construction.
5. Design Review approvals are effective for a period of one (1) year from the date of approval of this document.

6. Development shall comply with all state, federal and local regulations and laws.
7. Water drainage from the existing roof and new solar array shall be directed to the existing drainage system via gutters or other appropriate means.
8. Natural vegetation shall be retained to the maximum extent possible. All work vehicles related to this project shall remain on driveway and any vegetated areas disturbed by this project shall be reseeded or replanted as necessary with 30 days of completion of the project.

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SOUTHWEST COASTAL DESIGN REVIEW CRITERIA EVALUATION SHEET

Applicant:	Caitlin Horsley, Solar City Corporation 6132 NE 112th Avenue Portland, OR 97220
Owner:	Tunquelen LLC / Robert Ervin 2240 Prestwick Road Lake Oswego, OR 97034-2741
Property Description:	T4N, R10W, Sec. 19CC, TL 2900 80172 Pacific Road

DESIGN REVIEW CRITERIA

1. Relation of Structure to Site: The roof peak will remain the same and solar panels will be installed parallel to the roof about six inches above it. In all other aspects the home will remain the same in terms of location, overall height, bulk, shape and arrangement .
2. Protection of Ocean Views: Panels will be visible from adjacent properties but will not impact ocean views.
3. Preservation of Landscape: No changes to existing landscaping.
4. Utility Service: No new utility service.
5. Exterior lighting shall be of a "full cut-off" design: No new exterior lighting.
6. Buffering and Screening (For Commercial Uses): Not applicable.
7. Vehicle Circulation and Parking: No change.
8. Signs: No signs.
9. Surface Water Drainage: No additional surface area. Current gutters will continue to serve the roof area.

The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its October 17, 2012, meeting for a public hearing and consideration of proposal.

Based upon the evidence and testimony provided by the applicant, planning department staff, and the citizens of the area, this committee hereby recommends this application be: { *Approved, Conditionally Approved, Denied* }

Dated this 17th day of October.

The Southwest Coastal Design Review /
Citizen Advisory Committee

John Mersereau, Chairperson

Exhibit 1



Receipt

This is not a Permit

Clatsop County Planning and Development
800 Exchange St Ste 100
Astoria, OR 97103

Ph. (503) 325 - 8611 Fax (503) 338 - 3666

For Department Use Only

Permit #: 20120350
Permit Type: Type II
Entry Date: 8/3/2012
Entered By: Julia Decker
Assigned To:
Permit Status: Pending

Permit Timeline

User	Status	Date
Julia Decker	Entered	08/03/2012
Julia Decker	Deemed Incompl	08/08/2012

Proposed Use

Proposed Use: **Design Review**

Description: Major Design Review for roof mount solar panels

Zone: **AC-RCR**

Overlay District: **GHO**

Owner/Project Location

Owner: Name: **Tunquelen LLC**
Address: 2240 Prestwick Rd
City, State, Zip: Lake Oswego, OR 97034

Ph. #: (503) 803-9180
Cell: () -
Fax: () -

Site Address: 80172 PACIFIC RD T R S Q S Qq S Taxlot
City: Arch Cape State: OREGON 4 10 19 C C 02900

Applicant/Agent

Applicant: Name: Caitlyn Horsley/Solar City Corp.
Address: 6132 NE 112th Avenue
City, State, Zip: Portland, OR 97220

Ph. #: (503) 956-0610
Cell: () -
Fax: () -

Ph. #: () -
Cell: () -
Fax: () -

Fees

Fee Type:
Planning/Development

Permit Fee Total:
\$711.00
Total: **\$711.00**

Receipt

Balance Due: \$711.00

Signatures

1. For Commercial and industrial uses, include parking and loading plan, sign plan and erosion control plan.
2. For residential and other uses, include an erosion control plan.
3. Review attached applicant's statement and sign below.

I have read and understand the attached APPLICANT'S STATEMENT and agree to abide by the terms thereof.

Applicant Signature: _____ **Date:** _____

Owner Signature: _____ **Date:** _____

Agent Signature: _____ **Date:** _____



RECEIVED
Clatsop County

AUG 13 2012

RECEIVED
Clatsop County

AUG 03 2012

Land Use/Planning

APPLICATION FOR
DESIGN REVIEW

Land Use/Planning

Fee: Major Construction - \$711.00 (see attached page for explanation)
Minor Construction - \$554.00 (see attached page for explanation)

APPLICANT: SolarCity Corporation Phone: 503-956-0610

Address: 6132 NE 112th Ave.
Portland, OR 97220

OWNER: Bob Ervin Phone: 503-803-9180

Address 80172 Pacific Road
Arch Cape, OR 97102

AGENT: Caitlin Horsley Phone: 503-956-0610

Address: 6132 NE 112th Ave.
Portland, OR 97220

Proposed Development: Roof mount PV system

Present Zoning: _____ Overlay District: _____

Lot Size: _____

Property Description: _____

Township Range Section Tax lot(s)
Property Location: 80172 Pacific Road Arch Cape, OR 97102

General description of the property:

Existing Use: Residential single-family home

Topography: _____

General description of adjoining property:

Existing Uses: _____

Topography: _____

Transportation and Development Services – Land Use Planning Division
800 Exchange, Suite 100 ■ Astoria, Oregon 97103 ■ (503) 325-8611 ■ FAX 503-338-3606

- (F) Accessory buildings associated with commercial developments and containing no residential units.
 - (G) Development and Construction of transportation facilities.
 - (H) Any Change in Use, Variance Request, Conditional Use Permit, or Other Use Requiring Review through Type II, III, or IV procedures with exception of those described in 4.109(2).
2. The following types of projects shall require design review according to the Type II Procedure, Section 2.020. For purposes of these types of Minor projects, review by the Design Review Advisory Committee as described in Section 4.108, is not required.
- (A) Any project that requires a building permit and does not result in the expansion of the exterior dimensions and/or footprint.
 - (B) If the Community Development Director determines that a development may significantly impact adjoining properties with respect to location, bulk, compatibility, views, preservation of existing landscape, or other applicable criteria identified in Section 4.103, the application will be forwarded to the Design Review Advisory Committee for review.

Please address the following ten (10) criteria on a separate sheet of paper:

Section 4.103. Criteria for Design Review Evaluation. In addition to the requirements of the Comprehensive Plan, other applicable sections of this Ordinance and other County Ordinances, the following minimum criteria will be considered in evaluating design review applications:

1. Relation of Structures to Site. The location, height, bulk, shape, and arrangement of structures shall be in scale and compatible with the surroundings.
2. Protection of views shall be preserved through the confines of this ordinance section 3.064.
3. Preservation of Landscape. The landscape shall be preserved in its natural state to the maximum extent possible by minimizing tree, vegetation and soils removal. Cut and fill construction methods are discouraged. Roads and driveways should follow slope contours in a manner that prevents erosion and rapid discharge into natural drainages. Disturbed areas shall be re-vegetated with native species.
4. Utility Service. All new service lines shall be placed underground.
5. Exterior lighting shall be of a “full cut-off” design. Glare shall be directed away from neighboring property or shielded in a manner not to cause offense (i.e. Full Cut-off Fixtures).

viii. A drainage plan for storm water runoff and retention (bio-swales, drywells, retention ponds, etc.)

(B) Elevations of the structure(s) illustrating the relation to undisturbed average grade. Per Section 3.068 §7C, a licenses surveyor shall install a benchmark on or near the property to provide vertical control for the project. Proposed developments within two (2) feet of the building height limit will be required to have a licenses surveyor certify the building height, prior to requesting final building inspection. (**It is recommended that the contractor verify height at the framing stage prior to sheathing**)

(C) If applicable, Site Section(s) showing how the proposed structure protects ocean and scenic views per 4.103 (2).

Section 4.105. Plan Evaluation Procedure. The following procedure shall be followed in processing a design review plan:

- 1 Upon receipt of a design review application and plan, the Community Development Director will examine it to determine whether it is complete (and consistent with the requirements of this Section). If found to be complete, the Community Development Director shall determine whether the application will require Minor or Major Review under Section 4.102(1-2)(Types of Review). If the request is considered a Major Review under Section 4.102(1)(Types of Review), the Director shall forward the application and plans to the Design Review Advisory Committee for its review and recommendation.
- 2 The Design Review Advisory Committee will review the application and plan at its first regularly scheduled meeting and shall make a written recommendation to the Planning Director within 21 days after receipt of the application.
- 3 The Community Development Director may approve the design plan, disapprove it or approve it with such modifications and conditions as may be required to make it consistent with the Comprehensive Plan, with the criteria listed in this Section and with other Sections of this Ordinance.
- 4 A decision on a design review plan shall include written conditions, if any, and findings and conclusions. The findings shall address the relationships between the plan and the policies and criteria listed in the Comprehensive Plan, this Section and other Sections of this Ordinance.
- 5 The Community Development Director's decision shall be mailed within seven (7) working days to the applicant and to owners of land entitled to notification. The same mail, when appropriate, shall include notice of the manner in which an appeal of the decision may be made.
- 6 Appeals. See Section 2.230 for appeal procedure.

Section 4.106. Modifications of Approved Design Review Plan. Proposed changes shall be submitted in writing to the Planning Director for approval. Minor changes requested by the

Ervin Design Review Narrative

1. Relation of Structures to Site The location, height, bulk, shape, and arrangement of structures shall be in scale and compatible with the surroundings.

N/A – solar panels will be mounted on existing residential structure.

2. Protection of Ocean Views shall be preserved through the confines of this ordinance section 3.064.

Attached exhibits show effects of solar array on ocean views of all applicable homes.

3. Preservation of Landscape The landscape shall be preserved in its natural state to the maximum extent possible by minimizing tree, vegetation and soils removal. Cut and fill construction methods are discouraged. Roads and driveways should follow slope contours in a manner that prevents erosion and rapid discharge into natural drainages.

All equipment will be installed on the roof of the existing structure and will not affect the property's landscape. In addition, all vehicles and other equipment will stay on the pavement of the road and driveway.

4. Utility Service All new service lines shall be placed underground.

We will not be installing any new services but rather using the existing lines which are underground. Our systems are tied to the grid so no new services are required for install.

5. Exterior lighting shall be of a "full cut-off" design. Glare shall be directed away from neighboring property or shielded in a manner not to cause offense (i.e. Full Cut-off Fixtures).

N/A

6. Buffering and Screening. In commercial zones, storage, loading, parking, service and similar accessory facilities shall be designed, located, buffered or screened to minimize adverse impacts on the site and neighboring properties.

N/A

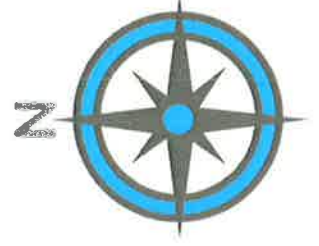
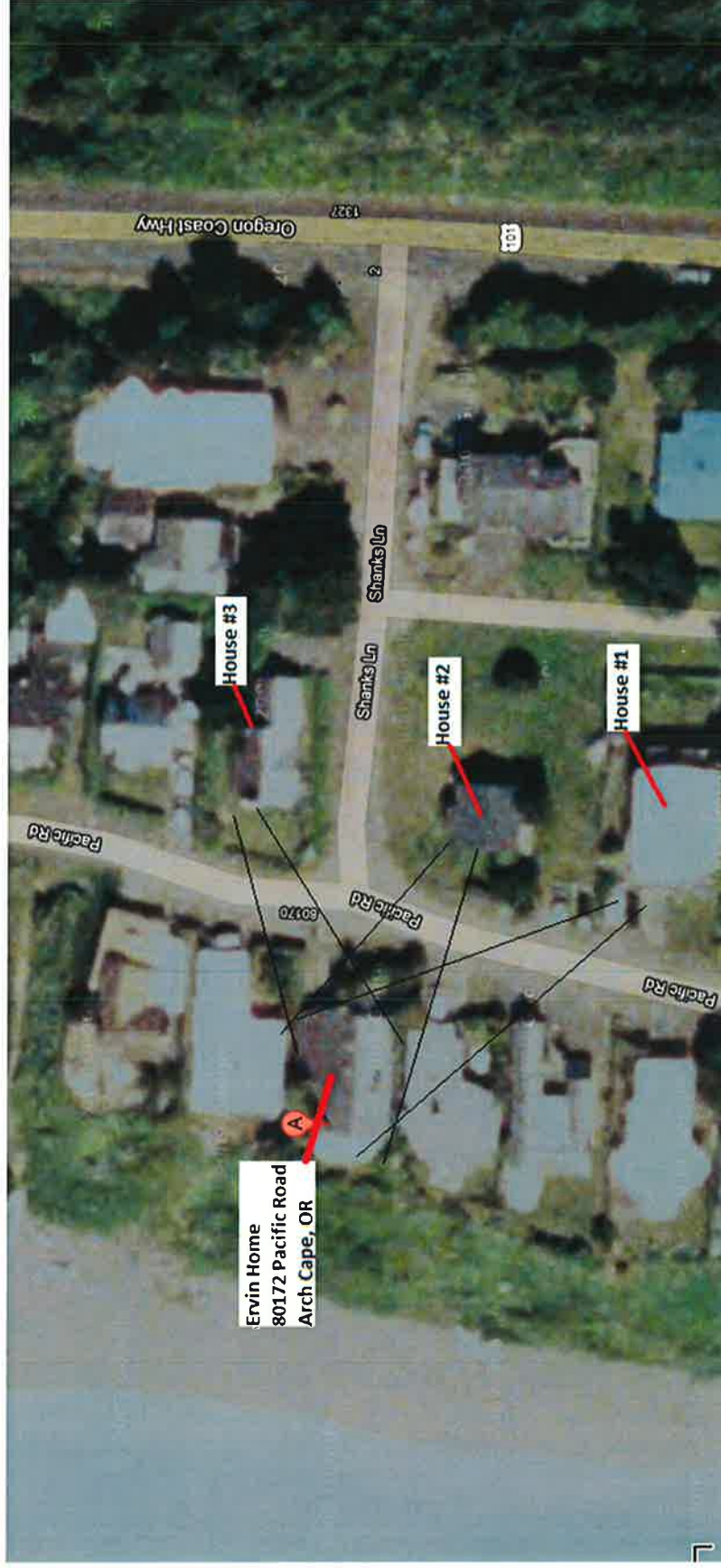
7. Vehicle Circulation and Parking. The location of access points to the site, the interior circulation pattern and the arrangement of parking in commercially zoned areas shall be designed to maximize safety and convenience and to be compatible with proposed and adjacent buildings. The number of vehicular access points shall be minimized.

We will only bring one van to install the solar array and will park it in the driveway.

8. Surface Water Drainage. Special attention shall be given to proper surface water drainage from the site so that it will not adversely affect adjacent properties or the natural or public storm drainage system.

N/A

9. In addition to compliance with the criteria as determined by the hearing body with the requirements of sections 1.040 and 1.050, the applicant must accept those conditions listed in Section 5.025 that the hearing body finds are appropriate to obtain compliance with the criteria. All permit criteria and conditions must be satisfied prior to final building approval and occupancy.



ERVIN RESIDENCE

Exhibit Site Map – Arch Cape, OR



ERVIN RESIDENCE

Exhibit #1 – View Before



ERVIN RESIDENCE

Exhibit #1 – View After



ERVIN RESIDENCE

Exhibit #2 – View Before



ERVIN RESIDENCE

Exhibit #2 – View After



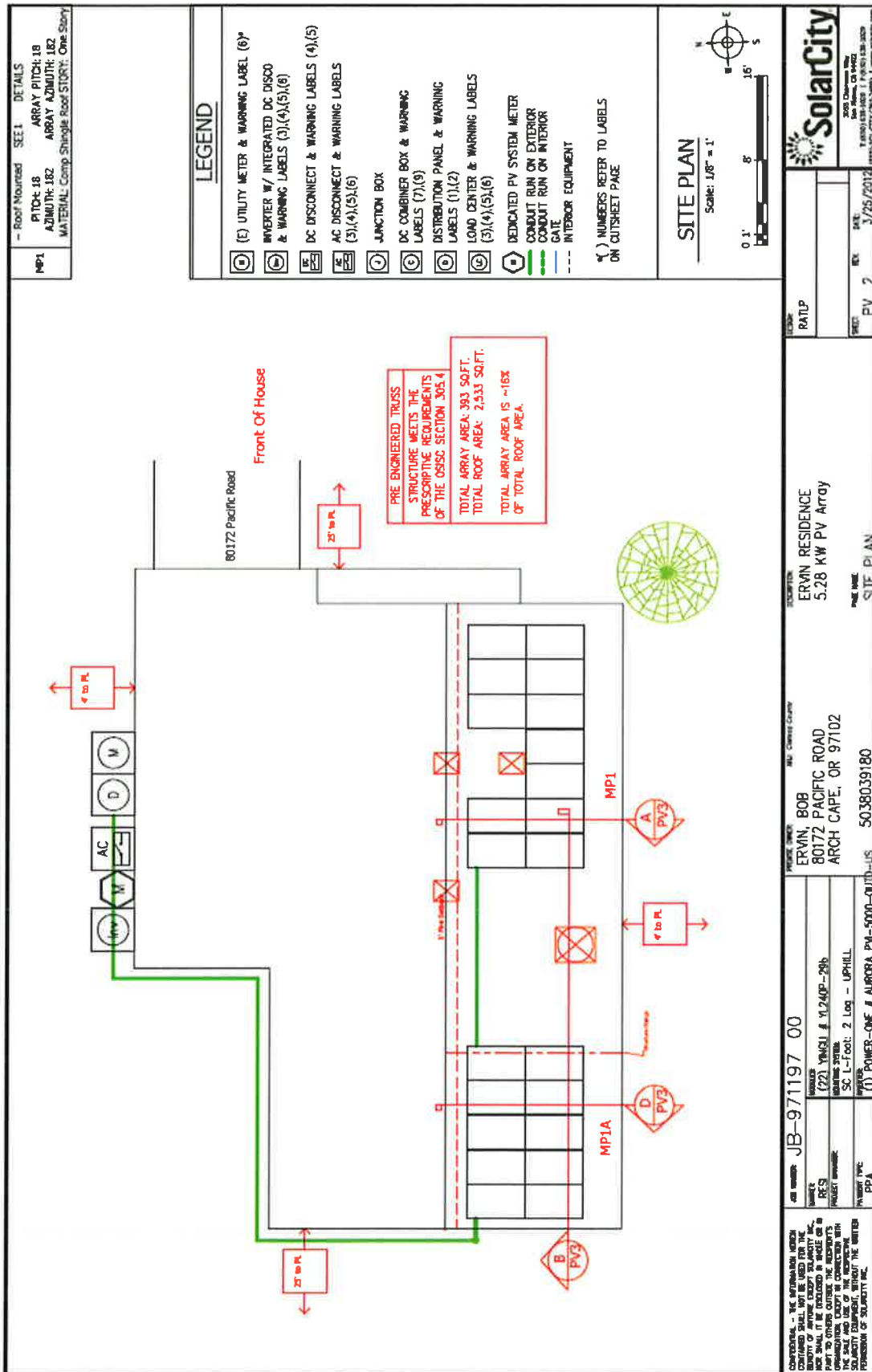
ERVIN RESIDENCE

Exhibit #3 – View Before



ERVIN RESIDENCE

Exhibit #3 – View After



Julia Decker

From: Clatsop Development
Sent: Friday, September 14, 2012 10:58 AM
To: Julia Decker
Subject: FW: Ervin Solar Permit Application Question Responses

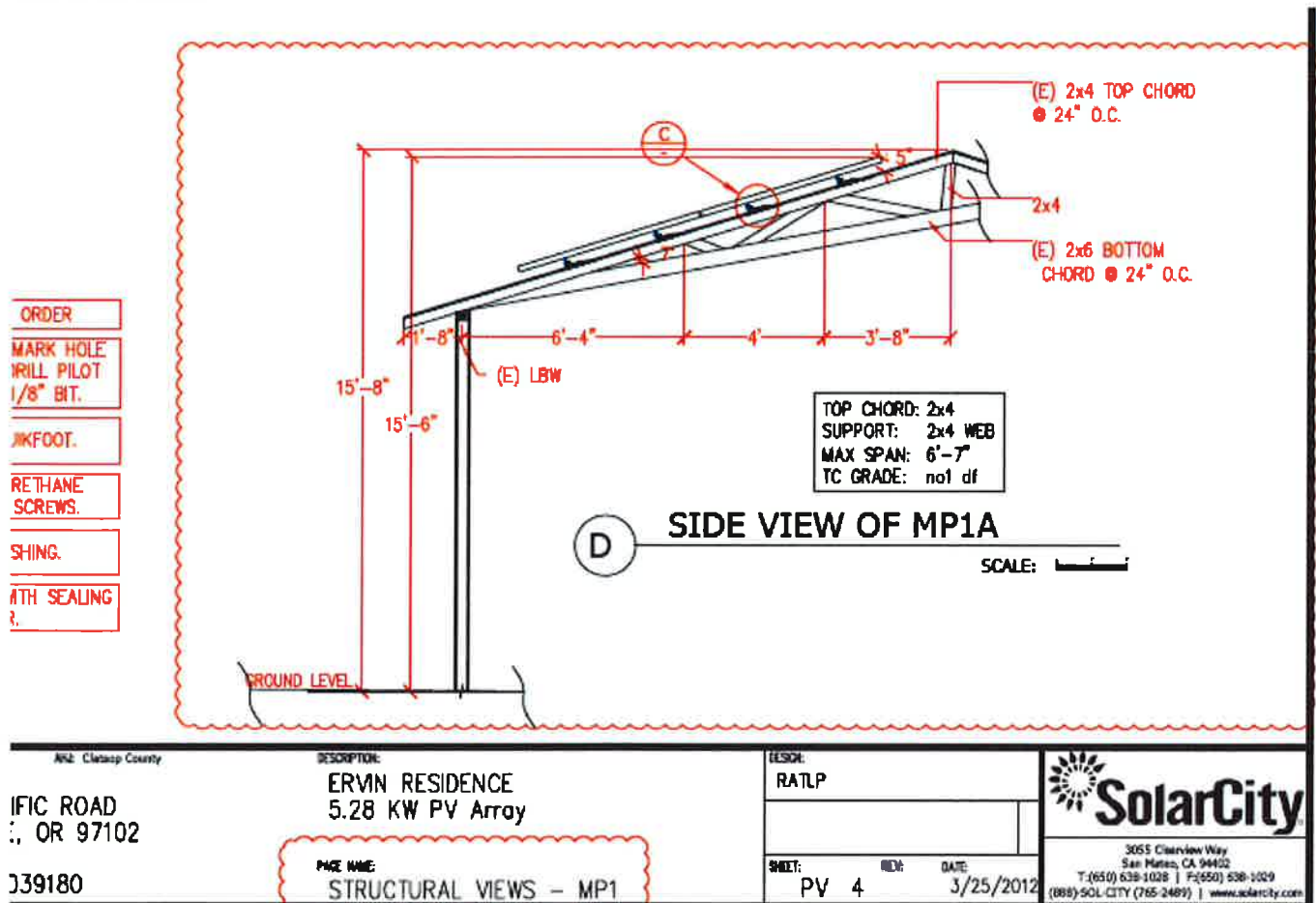
Follow Up Flag: Follow up
Flag Status: Flagged

From: Caitlin Horsley [<mailto:chorsley@solarcity.com>]
Sent: Friday, September 14, 2012 10:57 AM
To: Clatsop Development
Subject: Ervin Solar Permit Application Question Responses

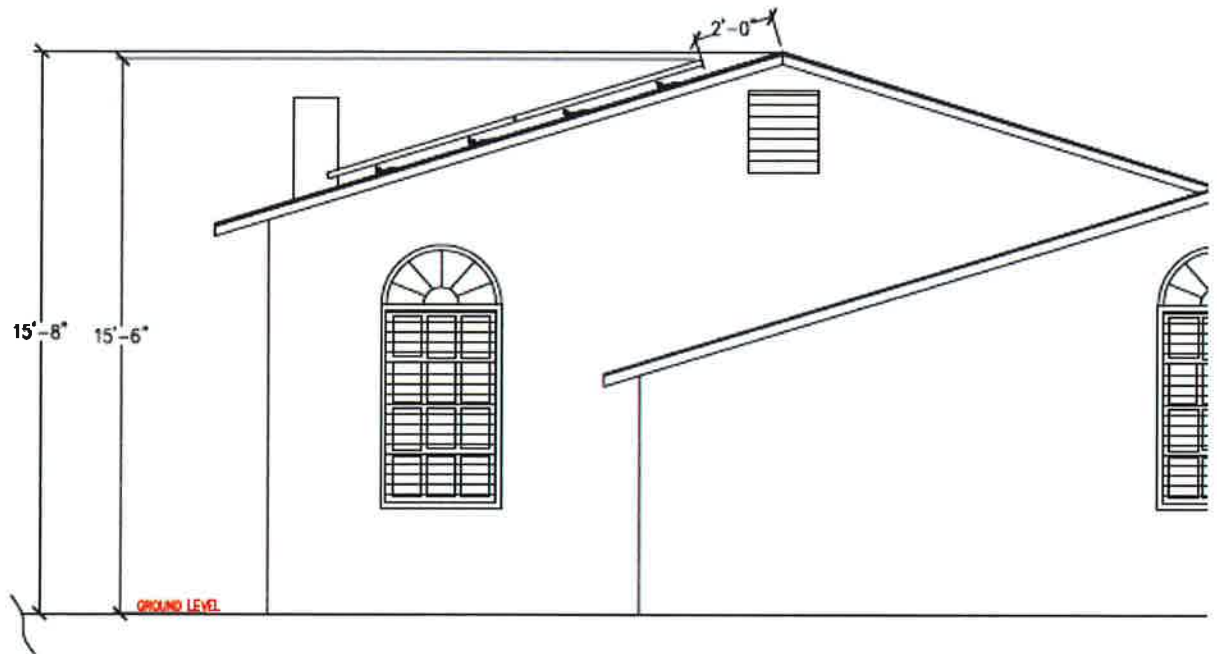
Hello,

I received a couple questions concerning our proposed solar installation at the Ervin residence at 80172 Pacific Rd in Arch Cape and below are the answers in response to those questions.

- 1) How far up from the roof do the panels stick up? **Panels will be 5" from the top of the roof surface.**



- 2) What is the overall height of the building? **Building height 15'8" from grade to ridge and from grade to top of panel 15'6". Building height will be same before and after the install.**



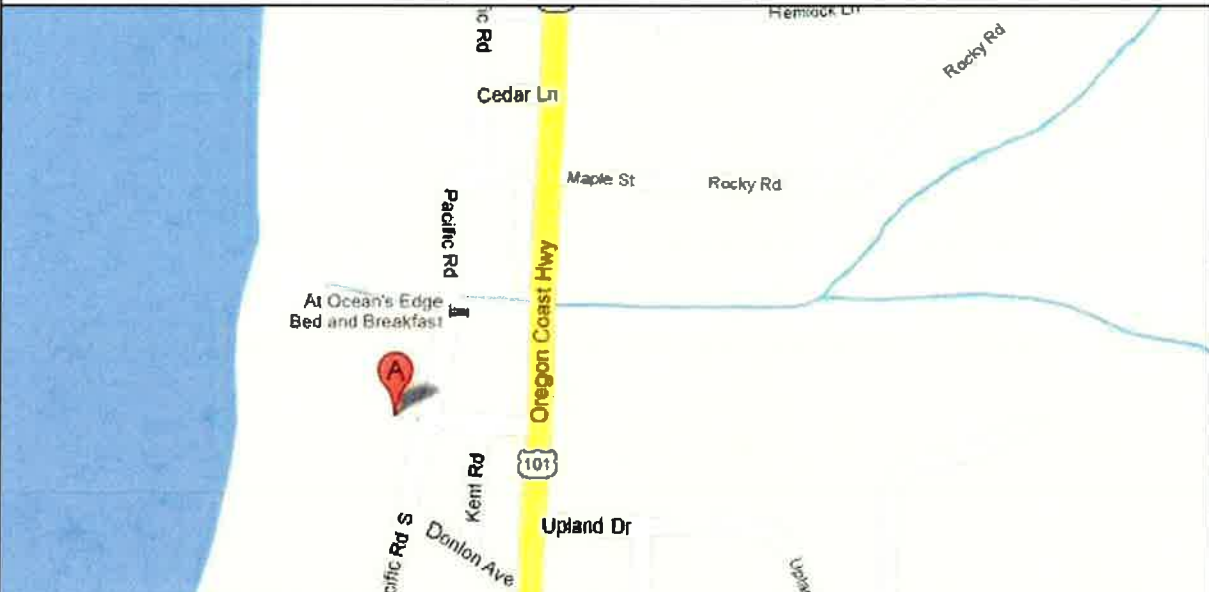
<small>ALL - THE INFORMATION HEREIN SHALL NOT BE USED FOR THE PURPOSE OF ANYONE EXCEPT SOLARCITY INC. IT BE DISCLOSED IN WHOLE OR IN PART TO ANY OTHERS OUTSIDE THE RESIDENT'S FIRM, EXCEPT IN CONNECTION WITH THE USE OF THE RESPECTIVE EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF SOLARCITY INC.</small>		JOB NUMBER: JB-971197 00		PREMISE OWNER: ALL Clatsop County		DESCRIPTION:	
OWNER: RESI		MODULES: (22) YINGLI # YL240P-29b		ERVIN, BOB		ERVIN RE	
PROJECT MANAGER:		MOUNTING SYSTEM: SC L-Foot: 2 Leg - UPHILL		80172 PACIFIC ROAD		5.28 KW	
PAYMENT TYPE:		INVERTER:		ARCH CAPE, OR 97102		PAGE NAME	

Please let me know if you have any further questions.

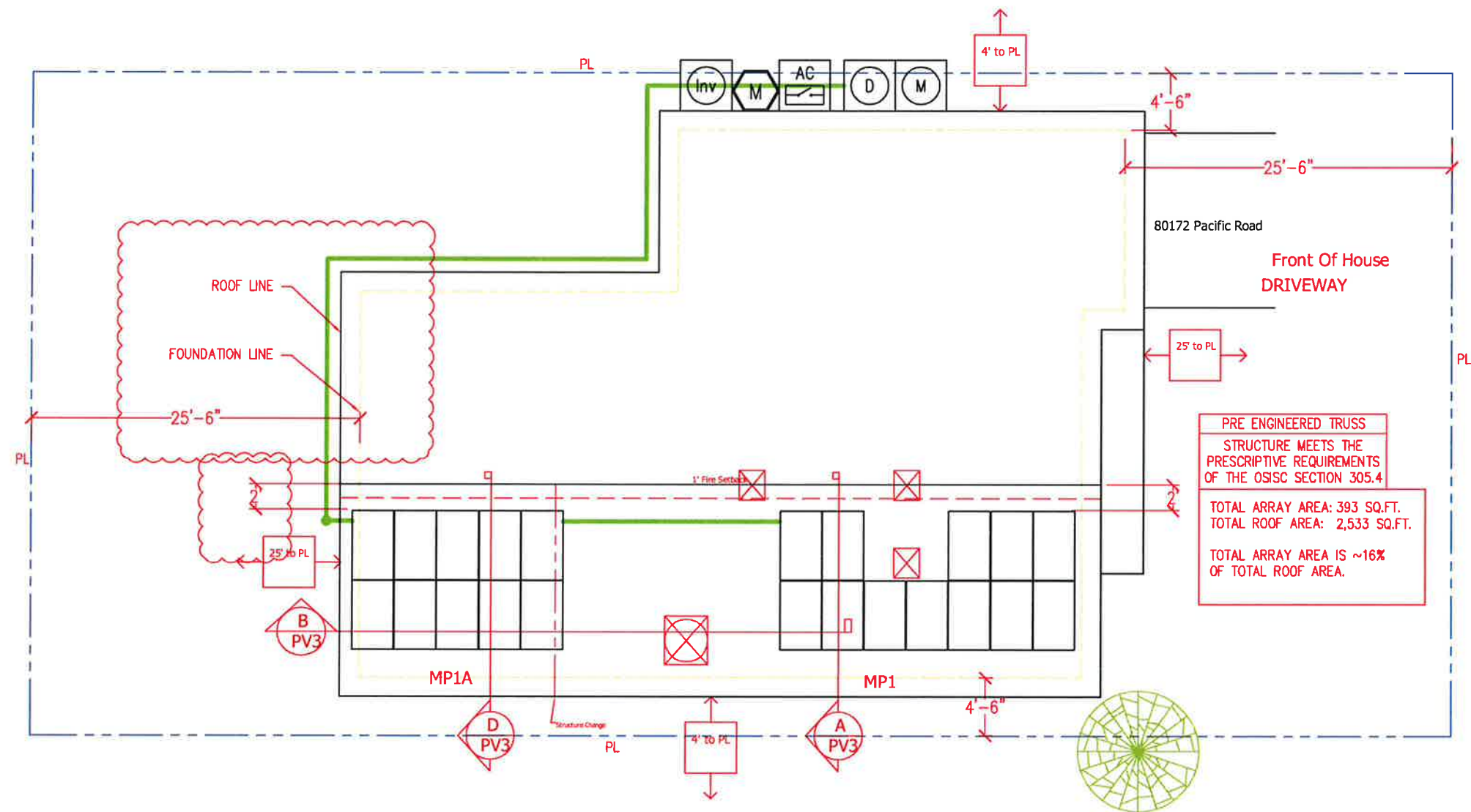
Thank you,

Caitlin Horsley | Oregon Permitting and Inspections Coordinator | SolarCity | Phone: 503.956.0610

Fax: 503.536.6513 | chorsley@solarcity.com | www.SolarCity.com

ABBREVIATIONS		ELECTRICAL NOTES		INDEX		LEGEND		LICENSE					
<div><div>A</div><div>AC</div><div>BLDG</div><div>CONC</div><div>C</div><div>D</div><div>DC</div><div>EGC</div><div>(E)</div><div>EMT</div><div>G</div><div>GALV</div><div>GEC</div><div>GND</div><div>HDG</div><div>I</div><div>Imp</div><div>INVS</div><div>Isc</div><div>kVA</div><div>kW</div><div>LBW</div><div>MIN</div><div>(N)</div><div>NEC</div><div>NIC</div><div>NTS</div><div>OC</div><div>P</div><div>PL</div><div>PV</div><div>PVC</div><div>S</div><div>SCH</div><div>SS</div><div>SSD</div><div>STC</div><div>SWH</div><div>TYP</div><div>UON</div><div>UPS</div><div>V</div><div>Vmp</div><div>Voc</div><div>W</div><div>3R</div><div>AMPERE</div><div>ALTERNATING CURRENT</div><div>BUILDING</div><div>CONCRETE</div><div>COMBINER BOX</div><div>DISTRIBUTION PANEL</div><div>DIRECT CURRENT</div><div>EQUIPMENT GROUNDING CONDUCTOR</div><div>EXISTING</div><div>ELECTRICAL METALLIC TUBING</div><div>SOLAR GUARD METER</div><div>GALVANIZED</div><div>GROUNDING ELECTRODE CONDUCTOR</div><div>GROUND</div><div>HOT DIPPED GALVANIZED</div><div>CURRENT</div><div>CURRENT AT MAX POWER</div><div>INVERTERS</div><div>SHORT CIRCUIT CURRENT</div><div>KILOVOLT AMPERE</div><div>KILOWATT</div><div>LOAD BEARING WALL</div><div>MINIMUM</div><div>NEW</div><div>NATIONAL ELECTRIC CODE</div><div>NOT IN CONTRACT</div><div>NOT TO SCALE</div><div>ON CENTER</div><div>PANEL BOARD</div><div>PROPERTY LINES</div><div>PHOTOVOLTAIC</div><div>POLYVINYL CHLORIDE</div><div>SUBPANEL</div><div>SCHEDULE</div><div>STAINLESS STEEL</div><div>SEE STRUCTURAL DRAWINGS</div><div>STANDARD TESTING CONDITIONS</div><div>SOLAR WATER HEATER</div><div>TYPICAL</div><div>UNLESS OTHERWISE NOTED</div><div>UNINTERRUPTIBLE POWER SUPPLY</div><div>VOLT</div><div>VOLTAGE AT MAX POWER</div><div>VOLTAGE AT OPEN CIRCUIT</div><div>WATT</div><div>NEMA 3R, RAIN TIGHT</div></div>		<div><div>1.</div><div>WHERE ALL TERMINALS OF THE DISCONNECTING MEANS MAY BE ENERGIZED IN THE OPEN POSITION, A SIGN WILL BE PROVIDED WARNING OF THE HAZARDS PER ART. 690.17.</div></div> <div><div>2.</div><div>EACH UNGROUNDED CONDUCTOR OF THE MULTIWIRED BRANCH CIRCUIT WILL BE IDENTIFIED BY PHASE AND SYSTEM PER ART. 210.5.</div></div> <div><div>3.</div><div>A NATIONALLY-RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH ART. 110.3.</div></div> <div><div>4.</div><div>CIRCUITS OVER 250V TO GROUND SHALL COMPLY WITH ART. 250.97, 250.92(B)</div></div> <div><div>5.</div><div>DC CONDUCTORS EITHER DO NOT ENTER BUILDING OR ARE RUN IN METALLIC RACEWAYS OR ENCLOSURES TO THE FIRST ACCESSIBLE DC DISCONNECTING MEANS PER ART. 690.31(E).</div></div> <div><div>6.</div><div>ALL WIRES SHALL BE PROVIDED WITH STRAIN RELIEF AT ALL ENTRY INTO BOXES AS REQUIRED BY UL LISTING.</div></div> <div><div>7.</div><div>MODULE FRAMES SHALL BE GROUNDED AT THE UL-LISTED LOCATION PROVIDED BY THE MANUFACTURER USING UL LISTED GROUNDING HARDWARE.</div></div> <div><div>8.</div><div>ALL EXPOSED METAL PARTS (MODULE FRAMES, RAIL, BOXES, ETC.) SHALL BE GROUNDED USING UL LISTED LAY-IN LUGS LISTED FOR THE PURPOSE. POSTS SHALL BE MADE ELECTRICALLY CONTINUOUS WITH ATTACHED RAIL.</div></div> <div><div>9.</div><div>MODULE FRAMES, RAIL, AND POSTS SHALL BE BONDED WITH EQUIPMENT GROUND CONDUCTORS AND GROUNDED AT THE MAIN ELECTRIC PANEL.</div></div> <div><div>10.</div><div>THE DC GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZED ACCORDING TO ART. 250.166(B) & 690.47.</div></div>		<div><div>PV1</div><div>COVER SHEET</div></div> <div><div>PV2</div><div>SITE PLAN</div></div> <div><div>PV3</div><div>ELEVATION</div></div> <div><div>PV4</div><div>STRUCTURAL VIEWS - MP1</div></div> <div><div>PV5</div><div>UPLIFT CALCULATIONS</div></div> <div><div>PV6</div><div>SINGLE LINE</div></div> <div><div>PV7</div><div>ELECTRICAL CALCULATIONS</div></div> <div><div>PV8</div><div>LABELS & AHJ NOTES</div></div> <div><div>PV9</div><div>CUTSHEETS</div></div> <div><div>PV10</div><div>CUTSHEETS</div></div>		<div><div>(E)</div><div>UTILITY METER & WARNING LABEL (6)*</div></div> <div><div>Inv</div><div>INVERTER W/ INTEGRATED DC DISCO & WARNING LABELS (3),(4),(5),(6)</div></div> <div><div>DC</div><div>DC DISCONNECT & WARNING LABELS (4),(5)</div></div> <div><div>AC</div><div>AC DISCONNECT & WARNING LABELS (3),(4),(5),(6)</div></div> <div><div>J</div><div>JUNCTION BOX</div></div> <div><div>C</div><div>DC COMBINER BOX & WARNING LABELS (7),(9)</div></div> <div><div>D</div><div>DISTRIBUTION PANEL & WARNING LABELS (1),(2)</div></div> <div><div>LC</div><div>LOAD CENTER & WARNING LABELS (3),(4),(5),(6)</div></div> <div><div>M</div><div>DEDICATED PV SYSTEM METER</div></div> <div><div>CONDUIT RUN ON EXTERIOR</div></div> <div><div>CONDUIT RUN ON INTERIOR</div></div> <div><div>GATE</div></div> <div><div>INTERIOR EQUIPMENT</div></div> <div><div>*()</div><div>NUMBERS REFER TO LABELS ON CUTSHEET PAGE</div></div>		<div>OR # 180498</div>					
		<div><div>GENERAL NOTES</div><div><div>1.</div><div>THIS SYSTEM IS GRID-INTERTIED VIA A UL-LISTED POWER-CONDITIONING INVERTER.</div></div><div><div>2.</div><div>THIS SYSTEM HAS NO BATTERIES, NO UPS.</div></div><div><div>3.</div><div>PHOTOVOLTAIC SOURCE AND INPUT CIRCUITS AND INVERTER INPUT CIRCUIT ARE UNGROUNDED.</div></div><div><div>4.</div><div>SOLAR MOUNTING FRAMES ARE TO BE GROUNDED BASED ON THE 2009 IBC.</div></div><div><div>5.</div><div>ALL WORK TO BE DONE TO THE 2010 OBC</div></div><div><div>6.</div><div>ALL ELECTRICAL WORK SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRIC CODE AS AMENDED BY THE OREGON ELECTRICAL SPECIALTY CODE.</div></div></div>											
		<div><div>VICINITY MAP</div><div></div></div>											
						<div><div>REV</div><div>BY</div><div>DATE</div><div>COMMENTS</div></div> <div><div>REV</div><div>*</div><div></div><div>/</div><div></div><div>*</div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div> <div><div></div><div></div><div></div><div></div></div>							
<div><div>CONFIDENTIAL - THE INFORMATION HEREIN CONTAINED SHALL NOT BE USED FOR THE BENEFIT OF ANYONE EXCEPT SOLARCITY INC., NOR SHALL IT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS OUTSIDE THE RECIPIENT'S ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE SOLARCITY EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF SOLARCITY INC.</div></div>		<div><div>JOB NUMBER:</div><div>JB-971197 00</div></div> <div><div>MARKET:</div><div>RESI</div></div> <div><div>PROJECT MANAGER:</div><div></div></div> <div><div>PAYMENT TYPE:</div><div>PPA</div></div>		<div><div>MODULES:</div><div>(22) YINGLI # YL240P-29b</div></div> <div><div>MOUNTING SYSTEM:</div><div>SC L-Foot: 2 Log - UPHILL</div></div> <div><div>INVERTER:</div><div>(1) POWER-ONE # AURORA PVI-5000-OUTP-US</div></div>		<div><div>PREMISE OWNER:</div><div>ERVIN, BOB</div><div>80172 PACIFIC ROAD</div><div>ARCH CAPE, OR 97102</div></div> <div><div>5038039180</div></div>		<div><div>DESCRIPTION:</div><div>ERVIN RESIDENCE</div><div>5.28 KW PV Array</div></div> <div><div>PAGE NAME:</div><div>COVER SHEET</div></div>		<div><div>DESIGN:</div><div>RATLP</div></div> <div><div>SHEET:</div><div>PV 1</div></div> <div><div>REV:</div><div></div></div> <div><div>DATE:</div><div>3/25/2012</div></div>		<div><div>SolarCity</div><div>3055 Clearview Way</div><div>San Mateo, CA 94402</div><div>T:(650) 638-1028 F:(650) 638-1029</div><div>(888)-SOL-CITY (765-2489) www.solarcity.com</div></div>	

MP1	- Roof Mounted	SEE 1	DETAILS
	PITCH: 18	ARRAY PITCH: 18	
	AZIMUTH: 182	ARRAY AZIMUTH: 182	
	MATERIAL: Comp Shingle Roof	STORY: One Story	



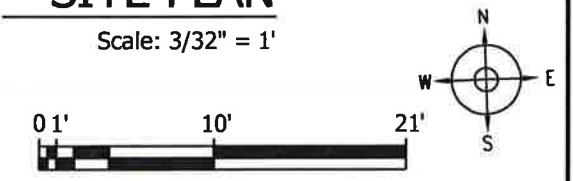
LEGEND


- (M) (E) UTILITY METER & WARNING LABEL (6)*
- (Inv) INVERTER W/ INTEGRATED DC DISCO & WARNING LABELS (3),(4),(5),(6)
- (DC) DC DISCONNECT & WARNING LABELS (4),(5)
- (AC) AC DISCONNECT & WARNING LABELS (3),(4),(5),(6)
- (J) JUNCTION BOX
- (C) DC COMBINER BOX & WARNING LABELS (7),(9)
- (D) DISTRIBUTION PANEL & WARNING LABELS (1),(2)
- (LC) LOAD CENTER & WARNING LABELS (3),(4),(5),(6)
- (M) DEDICATED PV SYSTEM METER
- CONDUIT RUN ON EXTERIOR
- - - CONDUIT RUN ON INTERIOR
- GATE
- - - INTERIOR EQUIPMENT

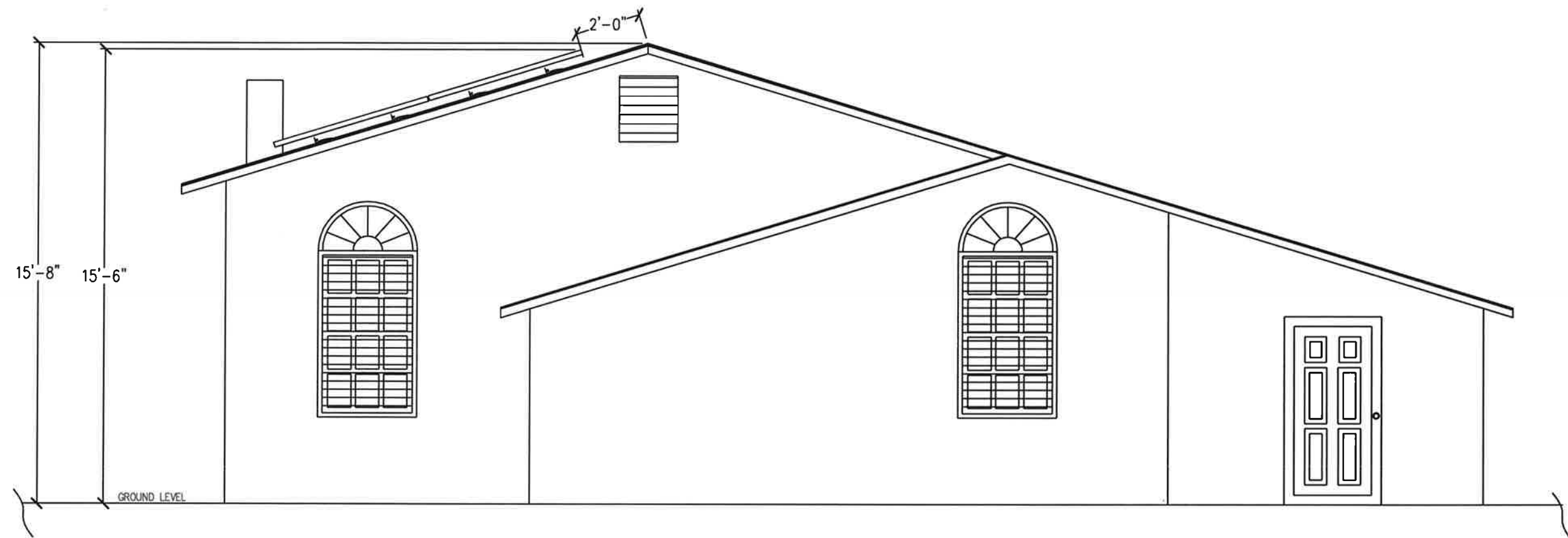
*() NUMBERS REFER TO LABELS ON CUTSHEET PAGE

SITE PLAN

Scale: 3/32" = 1'



CONFIDENTIAL - THE INFORMATION HEREIN CONTAINED SHALL NOT BE USED FOR THE BENEFIT OF ANYONE EXCEPT SOLARCITY INC., NOR SHALL IT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS OUTSIDE THE RECIPIENT'S ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE SOLARCITY EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF SOLARCITY INC.	JOB NUMBER: JB-971197 00		PREMISE OWNER: ERVIN, BOB 80172 PACIFIC ROAD ARCH CAPE, OR 97102	DESCRIPTION: ERVIN RESIDENCE 5.28 KW PV Array	DESIGN: RATLP	 3055 Clearview Way San Mateo, CA 94402 T: (650) 638-1028 F: (650) 638-1029 (888)-SOL-CITY (765-2489) www.solarcity.com
	MARKET: RESI	MODULES: (22) YINGLI # YL240P-29b				
	PROJECT MANAGER:	MOUNTING SYSTEM: SC L-Foot: 2 Lag - UPHILL				
	PAYMENT TYPE: PPA	INVERTER: (1) POWER-ONE # AURORA PVI-5000-OUTD-US 5038039180				
SHEET: PV 2		REV: 3/25/2012		PAGE NAME: SITE PLAN		



CONFIDENTIAL - THE INFORMATION HEREIN CONTAINED SHALL NOT BE USED FOR THE BENEFIT OF ANYONE EXCEPT SOLARCITY INC., NOR SHALL IT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS OUTSIDE THE RECIPIENT'S ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE SOLARCITY EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF SOLARCITY INC.

JOB NUMBER: JB-971197 00

MARKET:
RESI

PROJECT MANAGER:

PAYMENT TYPE:
PPA

MODULES:

(22) YINGLI # YL240P-29b

MOUNTING SYSTEM:

SC L-Foot: 2 Lag - UPHILL

INVERTER:

(1) POWER-ONE # AURORA PVI-5000-OUTD-US 5038039180

PREMISE OWNER: AHL: Clatsop County

ERVIN, BOB
80172 PACIFIC ROAD
ARCH CAPE, OR 97102

DESCRIPTION:

ERVIN RESIDENCE
5.28 KW PV Array

PAGE NAME:

ELEVATION

DESIGN:

RATLP

SHEET:

PV 3

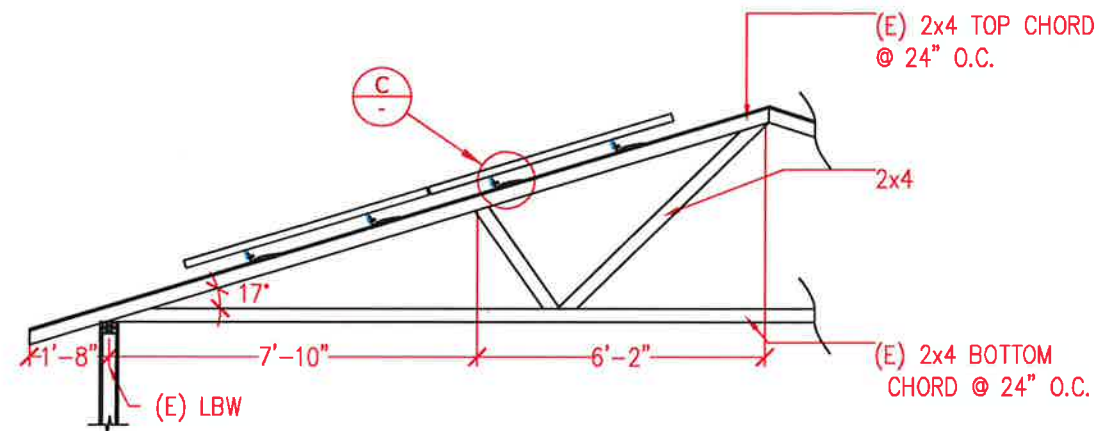
REV:

DATE:

3/25/2012



3055 Clearview Way
San Mateo, CA 94402
T: (650) 638-1028 | F: (650) 638-1029
(888)-SOL-CITY (765-2489) | www.solarcity.com



TOP CHORD: 2x4
SUPPORT: 2x4 WEB
MAX SPAN: 7'-10"
TC GRADE: no1 df

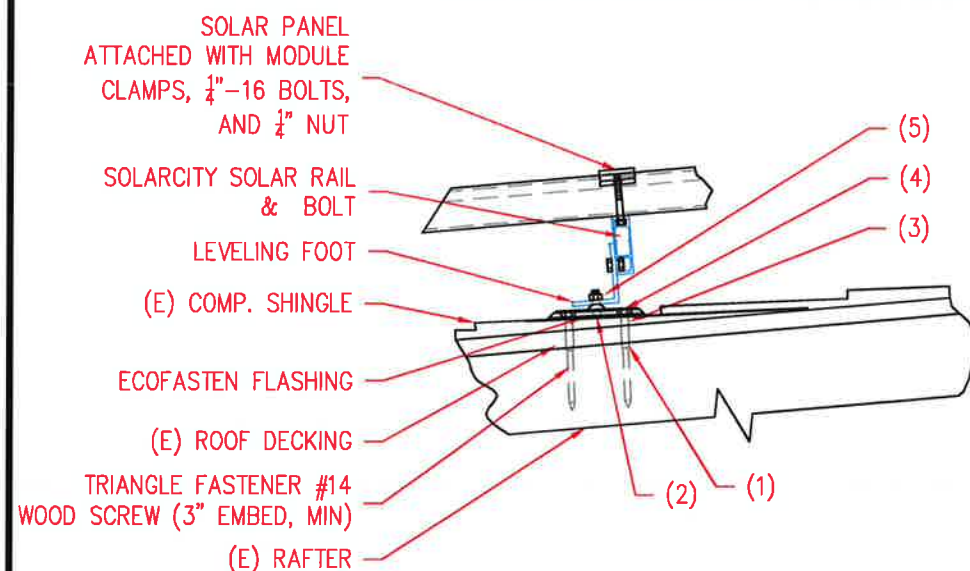
A SIDE VIEW OF MP1

SCALE:

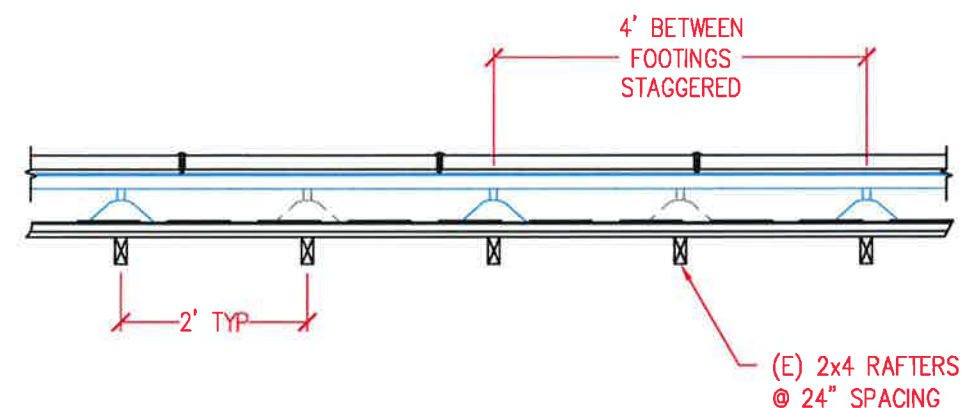
C STANDOFF

Scale: 1 1/2" = 1'

NOTE: RAIL TO BE PLACED IN THE UPHILL DIRECTION

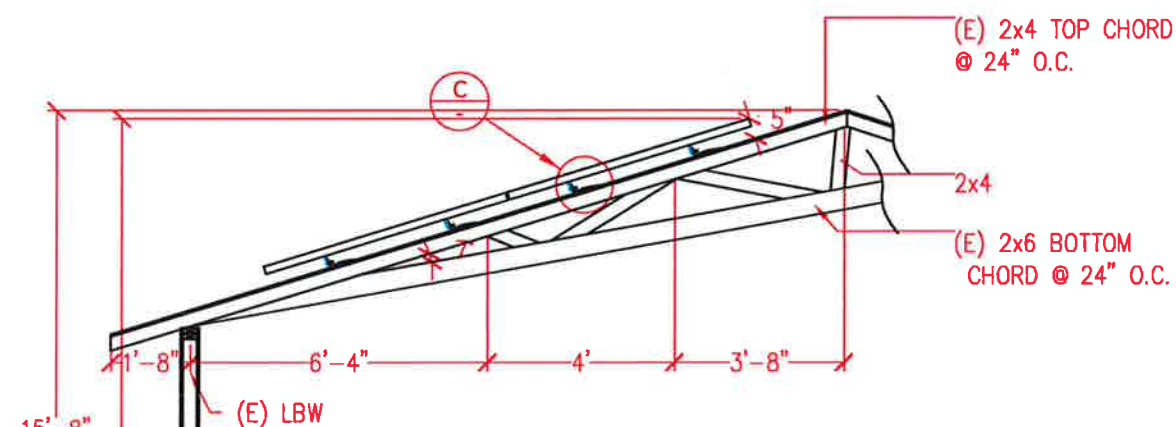


- | INSTALLATION ORDER | |
|--------------------|--|
| (1) | LOCATE RAFTER, MARK HOLE LOCATION, AND DRILL PILOT HOLES USING 1/8" BIT. |
| (2) | PLACE THE QUIKFOOT. |
| (3) | INSTALL POLYURETHANE SEALANT AND SCREWS. |
| (4) | INSTALL FLASHING. |
| (5) | INSTALL L-FOOT WITH SEALING WASHER. |



B FRONT VIEW OF MP1 (TYP.)

Scale: 1/2"=1'-0"



TOP CHORD: 2x4
SUPPORT: 2x4 WEB
MAX SPAN: 6'-7"
TC GRADE: no1 df

D SIDE VIEW OF MP1A

SCALE:

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JOB NUMBER: JB-971197 00

MARKET: RESI
PROJECT MANAGER:
PAYMENT TYPE: PPA

MODULES: (22) YINGLI # YL240P-29b
MOUNTING SYSTEM: SC L-Foot: 2 Log - UPHILL
INVERTER: (1) POWER-ONE # AURORA PVI-5000-OUTD-US

PREMISE OWNER: AHJ Clatsop County
ERVIN, BOB
80172 PACIFIC ROAD
ARCH CAPE, OR 97102
5038039180

DESCRIPTION: ERVIN RESIDENCE
5.28 KW PV Array

PAGE NAME: STRUCTURAL VIEWS - MP1

DESIGN: RATLP

SHEET: PV 4
REV: 3/25/2012
DATE:

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San Mateo, CA 94402
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UPLIFT CALCULATIONS

INPUT VARIABLES		CALCULATIONS AND VALUES	
Required Variables		Design wind pressures based upon: ASCE 7-05 Chapter 6 Wind Loading	
Mean Roof Height:	14	Equation 6.5.13.3: Component and Cladding Elements	
Exposure Category:	D	Wind pressure $P = qh \cdot Cn \cdot G$	
Basic wind speed (or city in the future):	110	6.5.10: Velocity pressure	
Importance factor (1 for residential):	1	$qh = 0.00256 \cdot Kz \cdot Kzt \cdot Kd \cdot V^2 \cdot I$	
Roof shape: pitched		From Table 6-3:	
Roof Angle (degrees):	18	$Kz = 1.03$	
Roof zone:	3	From Figure 6-4:	
Contiguous sq. feet of array:	35	$Kzt = 1.00$	
Least width of the building:	33	From Table 6-4:	
Obstructed wind flow?	TRUE	$Kd = 0.85$	
Local Topographical Features (choose "standard " or refer to pictures right, and below)		From figure 6-1:	
Type of hill:		$V = 110$	
Hill height (h) (ft):		From table 6-1:	
Slope of hill (degrees):		$I = 1$	
Horizontal distance from hilltop to house (x):		From Velocity Pressure Equation	
Height from bottom of hill to mean roof height (z):		$qh = 27.18$	
Design Wind Pressure $P \text{ (lbs. per sq. ft.)} = qh \cdot Cn \cdot G$		From Figure 6-19B	
$Pd \text{ (downforce pressure)} =$	18.48	$Cn \text{ (uplift)} = -2.28$	
$Pu \text{ (uplift pressure)} =$	52.67	$Cn \text{ (down)} = 0.80$	
		From 6.5.8.1	
		$G = 0.85$	
Max Tributary Area			
Individual Rows in Portrait		X (E-W distance between standoffs) =	Feet Inches 4 0
Yingli YL235 P-29b		Y (N-S distance between standoffs) =	2 8
$Amax \text{ (sq. ft.)} = 0.5 \cdot L \cdot X$		Staggered Penetrations =	Yes
L (length of panel in ft. perpendicular to rail)	5.41	Module Rail Max. Span/Cantilever (in) =	48 23
X =	4.00	Max Uplift Force on a Single Standoff	
Y =	2.67	$Pmax \text{ (lbs.)} = Amax \cdot Pu$	
L =	N/A	570	
Amax =	10.83	Factor of safety = $FI \cdot D \cdot NI / Pmax$	
Dead Load Calculations		1/4 x 4 in. = Lag size and length	
$DL \text{ (lbs/sq. ft.)} = (Mm + Mh) / (L \cdot W)$		375 = Capacity (lbs) of 1 lag (NDS)	
L (length of modules)	5.41	2 = NI (number of lags per standoff)	
W (width of modules)	3.25	1.32 = Factor of safety	
Mm (weight of modules)	43.65	Point Load Calculations	
Mh (weight of hardware per module) =	3.82	$PL \text{ (lbs)} = Amax \cdot DL$	
DL = 2.70		29	

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JOB NUMBER: JB-971197 00

MARKET:

RESI

PROJECT MANAGER:

PAYMENT TYPE:
PPA

MODULES:

(22) YINGLI # YL240P-29b

MOUNTING SYSTEM:

SC L-Foot: 2 Lag - UPHILL

INVERTER:

(1) POWER-ONE # AURORA PW-5000-OUTD-US

PREMISE OWNER: AHL Clatsop County

ERVIN, BOB
80172 PACIFIC ROAD
ARCH CAPE, OR 97102

5038039180

DESCRIPTION:

ERVIN RESIDENCE
5.28 KW PV Array

PAGE NAME:

UPLIFT CALCULATIONS

DESIGN:

RATLP

SHEET:

PV 5

REV:

DATE:

3/25/2012



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GROUND SPECS		MAIN PANEL SPECS		GENERAL NOTES		INVERTER SPECS		MODULE SPECS		LICENSE									
BOND (N) #6 GEC TO (E) GROUND ROD AT PANEL WITH IRREVERSIBLE CRIMP		(E) 200A MAIN SERVICE PANEL (E) 200/2P MAIN CIRCUIT BREAKER Meter Number: 57579261		Inv 1: DC Ungrounded Tie-In: Load Side Tap		INV 1 INV 2 INV 3 (1) POWER-ONE # AURORA PVI-5000-OUTD-US Inverter (-2011); 5000W, 277V/240V/208V, 96.5%/96.5%/96%		(22) YINGLI # YL240P-29b PV Module (-2011); 240W, 215.9W PTC, H4, 50MM, Black Frame Voc: 37.5 Vpmax: 29.5 *MODULE CURRENT RATINGS ARE SHOWN AS Isc AND Imp IN THE DC STRINGS IDENTIFIER OF THE SINGLE LINE DIAGRAM.		OR # 180498									
<div><div><div>MAIN SERVICE PANEL</div></div><div><div>Inverter 1</div></div></div> <table><thead><tr><th colspan="2">AC</th><th colspan="2">DC</th></tr></thead><tbody><tr><td><div>POI</div><div>LST</div><div>(2) ILSCO # IPC 4/0-#6 Insulation Piercing Connector; Main 4/0-4, Tap 6-14 LOAD SIDE TAP. DISCONNECTING MEANS SHALL BE PER NEC.</div></td><td><div>A</div><div>B</div><div>3</div><div>(1) CUTLER-HAMMER # DG222NRB Disconnect; 60A, 240Vac, Fusible, NEMA 3R (1) CUTLER-HAMMER # DG100NB Ground/Neutral Kit; 60-100A, General Duty (DG) (1) CUTLER-HAMMER # DS16FK Class R Fuse Kit (2) FERRAZ SHAWMUT # TR30R Fuse; 30A, 250V, Class RK5 (1) COOPER # B Line Meter Socket 011 Meter Socket; 125A, 4-14AWG, Ring Type (1) AW CAP; B-Line Meter Socket Accessory (1) MILBANK # CL200 Meter; FORM 2S (1) AWG #10, THWN-2, Black (1) AWG #10, THWN-2, Red (1) AWG #10, THWN-2, White NEUTRAL Vmp = 240 VAC Imp = 20.83AAC (1) AWG #6, THWN-2, Green EGC/GEC (1) Conduit Kit; 3/4" EMT</div></td><td><div>5</div><div>(1) Conduit Kit; 3/4" EMT</div></td><td><div>1</div><div>2</div><div>(2) AWG #10, PV WIRE, Black (1) AWG #10, Solid Bare Copper EGC (2) AWG #10, PV WIRE, Black (1) AWG #10, Solid Bare Copper EGC Voc = 450 VDC Isc = 8.65 ADC Vmp = 354 VDC Imp = 8.14 ADC Voc = 375 VDC Isc = 8.65 ADC Vmp = 295 VDC Imp = 8.14 ADC</div></td></tr></tbody></table>												AC		DC		<div>POI</div> <div>LST</div> <div>(2) ILSCO # IPC 4/0-#6 Insulation Piercing Connector; Main 4/0-4, Tap 6-14 LOAD SIDE TAP. DISCONNECTING MEANS SHALL BE PER NEC.</div>	<div>A</div> <div>B</div> <div>3</div> <div>(1) CUTLER-HAMMER # DG222NRB Disconnect; 60A, 240Vac, Fusible, NEMA 3R (1) CUTLER-HAMMER # DG100NB Ground/Neutral Kit; 60-100A, General Duty (DG) (1) CUTLER-HAMMER # DS16FK Class R Fuse Kit (2) FERRAZ SHAWMUT # TR30R Fuse; 30A, 250V, Class RK5 (1) COOPER # B Line Meter Socket 011 Meter Socket; 125A, 4-14AWG, Ring Type (1) AW CAP; B-Line Meter Socket Accessory (1) MILBANK # CL200 Meter; FORM 2S (1) AWG #10, THWN-2, Black (1) AWG #10, THWN-2, Red (1) AWG #10, THWN-2, White NEUTRAL Vmp = 240 VAC Imp = 20.83AAC (1) AWG #6, THWN-2, Green EGC/GEC (1) Conduit Kit; 3/4" EMT</div>	<div>5</div> <div>(1) Conduit Kit; 3/4" EMT</div>	<div>1</div> <div>2</div> <div>(2) AWG #10, PV WIRE, Black (1) AWG #10, Solid Bare Copper EGC (2) AWG #10, PV WIRE, Black (1) AWG #10, Solid Bare Copper EGC Voc = 450 VDC Isc = 8.65 ADC Vmp = 354 VDC Imp = 8.14 ADC Voc = 375 VDC Isc = 8.65 ADC Vmp = 295 VDC Imp = 8.14 ADC</div>
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CONFIDENTIAL - THE INFORMATION HEREIN CONTAINED SHALL NOT BE USED FOR THE BENEFIT OF ANYONE EXCEPT SOLARCITY INC., NOR SHALL IT BE DISCLOSED IN WHOLE OR IN PART TO OTHERS OUTSIDE THE RECIPIENT'S ORGANIZATION, EXCEPT IN CONNECTION WITH THE SALE AND USE OF THE RESPECTIVE SOLARCITY EQUIPMENT, WITHOUT THE WRITTEN PERMISSION OF SOLARCITY INC.		JOB NUMBER: JB-971197 00 MARKET: RESI PROJECT MANAGER: PAYMENT TYPE: PPA		MODULES: (22) YINGLI # YL240P-29b MOUNTING SYSTEM: SC L-Foot: 2 Lag - UPHILL INVERTER: (1) POWER-ONE # AURORA PVI-5000-OUTD-US		PREMISE OWNER: AHJ: Clatsop County ERVIN, BOB 80172 PACIFIC ROAD ARCH CAPE, OR 97102 5038039180		DESCRIPTION: ERVIN RESIDENCE 5.28 KW PV Array PAGE NAME: SINGLE LINE		DESIGN: RATLP SHEET: PV 6 REV: DATE: 3/25/2012									
										3055 Clearview Way San Mateo, CA 94402 T: (650) 638-1028 F: (650) 638-1029 (888)-SOL-CITY (765-2489) www.solarcity.com									

1. Conductor Sizing per Art 690.8(B)(1)

a. Conductor must have 30 deg. C ampacity \geq 125% of continuous current per Art 215.2(A)(1).

b. Conductor must have (after corrections for conditions of use) \geq continuous current per Table 310.16.

c. Evaluate conductor temperature at terminations per 110.14(C). Ampacity of wire derated for conditions of termination must be \geq continuous current*1.25. All string terminations are rated at 90° C.

2. OCP Sizing per Art 690.8(B)(1)

a. Round up to next size per Art 240.4(B)

3. Conductor Sizing per Art 690.8(B)(1)

a. Conductor must have 30 deg. C ampacity \geq 125% of continuous current per Art 215.2(A)(1).

b. Conductor must have (after corrections for conditions of use) \geq continuous current per Table 310.16.

c. Evaluate conductor temperature at terminations per Art 110.14(C). Ampacity of wire derated for conditions of termination must be \geq continuous current*1.25. All branch terminations are rated at 75° C min.

4. OCP Sizing

a. Round up to next size per Art 240.4(B)

5. Conductor Sizing per Art 690.8(B)(1)

a. Conductor must have 30 deg. C ampacity \geq 125% of continuous current per Art 215.2(A)(1).

b. Conductor must have (after corrections for conditions of use) \geq continuous current per Table 310.16.

c. Evaluate conductor temperature at terminations per Art 110.14(C). Ampacity of wire derated for conditions of termination must be \geq continuous current*1.25. All inverter output terminations are rated at 75° C.

6. OCP Sizing

a. Round up to next size per Art 240.4(B)

7. Conductor Sizing per Art 690.8(B)(1)

a. Conductor must have 30 deg. C ampacity \geq 125% of continuous current per Art 215.2(A)(1).

b. Conductor must have (after corrections for conditions of use) \geq continuous current per Table 310.16.

c. Evaluate conductor temperature at terminations per Art 110.14(C). Ampacity of wire derated for conditions of termination must be \geq continuous current*1.25. All inverter output terminations are rated at 75° C min.

ELECTRICAL CALCULATIONS

Module: 22 Yingli YL240P-29b 215.9 Inv Pwr W PTC StrLen		Version 5_8.16	
Inverter 1: 1 Power-One PVI-5000-S 96.5% 5,000 4,584 12			
Module:			
Inverter 2:			
Module:			
Inverter 3:			
Module:			
Inverter 4:			
Total: 22 modules Total Inv Pwr: 5,000 4,584 PTC			
Photovoltaic Module Electrical Specifications:		Total STC 5,280	
Voc= 37.5 V	Record Low Temp: 23 deg F -5 deg C		
Vmp= 29.5 V	Max Average Hi Temp: 73.4 23		
Isc= 8.65 A	Record Hi Temp: 81 27		
Imp= 8.14 A	Power-One Strings: Individual MPPT		
Tvoc= -0.1388 V/deg C			
Tisc= 5.19 mA/deg C			
String Type A and 2 Combined Strings Type A		Voc Correction Method: Manuf Tvoc data	
Power-One PVI-5000-S		12 Yingli YL240P-29b	
Voc= 450 V	Inverter Min Vdc Input: 90 Vdc		
Vmp= 354 V	Min Vmp at Max Temp: 305 Vdc		
Isc= 8.65 A	Max Voc at Min Temp: 500 Vdc		
Imp= 8.14 A	Inverter Max Vdc Input: 600 Vdc		
Icont= 10.81 A	Max String Size: 14		
Art 690.8(A)(1) 1-way wire length: 40 ft			
1.a Conductor: C AWG 10 PV Wire			
Icont * 1.25 = (Amps) 13.52			
30 deg C ampacity = 40			
1.b Icont= (Amps) 10.81			
Start ampacity 40			
Temperature derate (%=F) 0.71			
Conduit fill derate (%=#) 1			
Derated ampacity 28.40			
1.c Icont*1.25= (Amps) 13.52			
Ampacity 40			
1.d Icont * 1.25 = (Amps) 13.52			
OCP size = 15			
Inverter Type A Output		1-way wire length: 25 ft	
Power-One PVI-5000-S		Art 690.8(A)(1)	
Icont= 20.83 A		Art 690.8(B)(1)	
3.a Icont * 1.25 = (Amps) 26.04 A		OCP size = 30 A Art. 240.6(A)	
3.b Conductor C AWG 10 THWN-2 at 90 deg C: Table 310.15(B)(16)		Icont * 1.25 = (Amps) 26.04	
30 deg C ampacity = 40			
3.c Icont= (Amps) 20.83		Start ampacity 40	
Temperature derate (%=F) 0.91		Conduit fill derate (%=#) 1	
Derated ampacity 36.4			
3.d Icont*1.25= (Amps) 26.04		Ampacity 35	
3.e EGC/GEC = D AWG 06 Art. 690.47(C)(3), 250.166(B)			
Voltage Drop Calculations		String: 8.14 A 40 ft 0.00124 Ohms / 334 V = 0.24% at Max Ave Hi: 73 deg F	
Vdrop = (Imp) * (2 * Length) * (Resistance) / (Vmp)		Branch: 8.14 A 50 ft 0.00124 Ohms / 334 V = 0.30% at Max Ave Hi: 73 deg F	
Inverter: 20.83 A 25 ft 0.00120 Ohms / 240 V 0.52%		Combined: 20.83 A 0 ft 0.00049 Ohms / 240 V 0.00%	
Vdrop = (20.83 A) * (50 ft) * (0.00120 Ohms) / (240 V) = 0.52%		Total voltage drop in AC and DC conductors = 1.06%	
Branch Circuit Type A		1-way wire length: 50 ft	
1 strings per branch 1 1 strings per branch 2		12 modules per series string 10 modules per series string	
Voc= 450 V 375 V			
Vmp= 354 V 295 V			
Isc= 8.65 A 8.65 A			
Imp= 8.14 A 8.14 A			
Icont= 10.81 A 10.81 A		Art 690.8(A)(1)	
2.a Conductor 1 C AWG 10 PV Wire		Conductor 1 Conductor 2:	
Conductor 2 C AWG 10 PV Wire		Icont * 1.25 = (Amps) 13.52 13.52	
30 deg C ampacity = 40 40			
2.b Icont= (Amps) 10.81		Start ampacity 40 40	
Temp. derate (%=F) 0.71 0.58		Condt. fill derate (%=#) 1 1	
Derated ampacity 28.4 23.2			
2.c Temp table Term 1 Term 2		75degC 75degC	
Icont*1.25= (Amps) 13.52 13.52		Ampacity 35 35	
2.d EGC C AWG 10 C AWG 10 Art. 250.122		OCP size = 15 15	
Combined Inverter Output		Service Voltage= 240 Volts	
Total Inverter Power= 5,000 Watts		1-way wire length: 0 ft	
Icont = # of inverters*max inverter current		Art 690.8(A)(1)	
Icont = (Amps) 20.83			
4.a Icont * 1.25 = (Amps) 26.04 A		Art 690.8(B)(1)	
OCP size = 30 A		Art. 240.6(A)	
4.b Conductor E AWG 06 THWN-2 at 90 deg C: Table 310.15(B)(16)		Icont * 1.25 = (Amps) 26.04	
30 deg C ampacity = 75			
4.c Icont= (Amps) 20.83		Start ampacity 75	
Temperature derate (%=F) 0.91		Condt. fill derate (%=#) 1	
Derated ampacity 68.25			
4.d Icont*1.25= (Amps) 26.04		Ampacity 65	

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JOB NUMBER: JB-971197 00

MARKET:

RESI

PROJECT MANAGER:

PAYMENT TYPE:

PPA

MODULES:

(22) YINGLI # YL240P-29b

MOUNTING SYSTEM:

SC L-Foot: 2 Log - UPHILL

INVERTER:

(1) POWER-ONE # AURORA PVI-5000-OUT-US

PREMISE OWNER: AHL Clatsop County

ERVIN, BOB
80172 PACIFIC ROAD
ARCH CAPE, OR 97102

5038039180

DESCRIPTION:

ERVIN RESIDENCE
5.28 KW PV Array

PAGE NAME:

ELECTRICAL CALCULATIONS

DESIGN:

RATLP

SHEET:

PV 7

REV:

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LABELS

(1)

PHOTOVOLTAIC POINT OF INTERCONNECTION
WARNING! ELECTRIC SHOCK HAZARD!
DO NOT TOUCH TERMINALS & TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION FOR SERVICE OF CIRCUIT BREAKERS AND MAIN BREAKERS.

PV POWER SOURCE	
MAXIMUM AC CIRCUIT OUTPUT OPERATING CURRENT	A
OPERATING AC VOLTAGE	V

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(2)

PHOTOVOLTAIC AC DISCONNECT
WARNING! ELECTRIC SHOCK HAZARD!

OPERATING VOLTAGE	V
MAXIMUM OPERATING CURRENT	A

SolarCity (888) SOL-CITY
WWW.SOLARCITY.COM

(3)

PHOTOVOLTAIC DC DISCONNECT
WARNING! ELECTRIC SHOCK HAZARD!

Voc	V
Vmp	V
Isc	A
Imp	A

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WWW.SOLARCITY.COM

(4)

Solar Disconnect

WARNING – Electric Shock Hazard
DO NOT TOUCH TERMINALS
Terminals on both line and Load sides
may be energized in the Open Position.

(5)

DC Disconnect

WARNING – Electric Shock Hazard
DO NOT TOUCH TERMINALS
Terminals on both line and Load sides
may be energized in the Open Position.

DC VOLTAGE IS ALWAYS PRESENT WHEN
SOLAR MODULES ARE EXPOSED TO SUNLIGHT

(6)

CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED

(7)

WARNING – Electric Shock Hazard
No user serviceable parts inside
Contact authorized service for assistance

(8)

CAUTION: SOLAR CIRCUIT

(9)

WARNING:
ELECTRICAL SHOCK HAZARD: THE DC
CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM
ARE UNGROUNDED AND MAY BE ENERGIZED.

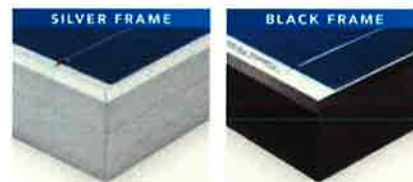
(10)

WARNING:
INVERTER OUTPUT CONNECTION. DO NOT RELOCATE THIS
OVERCURRENT DEVICE.

PV MODULE

YGE 240 SERIES

YL240P-29b **NEW!**
YL235P-29b
YL230P-29b
YL225P-29b



COMPANY

Yingli Green Energy (NYSE:YGE) is one of the world's largest fully vertically integrated PV manufacturers. With over 2 GW of modules installed globally, we are a leading solar energy company built upon proven product reliability and sustainable performance. Founded in 1998, Yingli Green Energy serves customers through our U.S. subsidiary, Yingli Americas, co-headquartered in New York and San Francisco. We are the first renewable energy company and the first Chinese company to sponsor the FIFA World Cup™.

PERFORMANCE

Industry leading in-house manufacturing of polysilicon, ingots, wafers, cells and modules ensures tight control of our material and production quality.

High performance, multicrystalline solar cells deliver a module series efficiency of up to 14.7%, reducing installation costs and maximizing the kWh output per unit area.

Power tolerance of +/-3% minimizes PV system mismatch losses.

QUALITY & RELIABILITY

Robust, corrosion resistant aluminum frame independently tested to withstand wind and snow loads of up to 50 psf and 113 psf, respectively, ensuring a stable mechanical life.

Manufacturing facility certified to ISO9001 Quality Management System standards.

Module packaging optimized to protect product during transportation and minimize on-site waste.

WARRANTIES

Extensive 5-year limited product warranty and a 25-year limited power warranty.

Limited power warranty* = 90% of the minimum rated power output for 10 years, 80% of the minimum rated power output for 25 years.

* In compliance with our warranty terms and conditions.

QUALIFICATIONS & CERTIFICATES

UL 1703 and ULC 1703, UL Fire Safety Class C, CEC, FSEC, ISO 9001:2008, ISO 14001:2004, BS OSHAS 18001:2007, SA8000



YGE 240 SERIES

ELECTRICAL PERFORMANCE

Electrical parameters at Standard Test Conditions (STC)

Module name	YGE 240	YGE 235	YGE 230	YGE 225
Module type	YL240P-29b	YL235P-29b	YL230P-29b	YL225P-23b
Power output	P _{max} W	240	235	230
Power output tolerances ¹	ΔP _{max} %	+/- 3		
Module efficiency	η _p %	14.7	14.4	14.1
Voltage at P _{max}	V _{mp} V	29.5	29.5	29.5
Current at P _{max}	I _{mp} A	8.14	7.97	7.63
Open-circuit voltage	V _{oc} V	37.5	37.0	36.5
Short-circuit current	I _{sc} A	8.65	8.54	8.40

¹ STC: 1000W/m² irradiance, 25°C module temperature, AM 1.5g spectrum according to EN 60904-3

² Premium power output tolerance options are available upon request

Electrical parameters at Nominal Operating Cell Temperature (NOCT)

Power output	P _{max} W	174.3	170.7	167.0	163.4
Voltage at P _{max}	V _{mp} V	26.6	26.6	26.6	26.6
Current at P _{max}	I _{mp} A	6.56	6.42	6.29	6.15
Open-circuit voltage	V _{oc} V	34.2	33.8	33.8	33.3
Short-circuit current	I _{sc} A	7.01	6.92	6.81	6.71

NOCT: open circuit operating cell temperature at 800W/m² irradiance, 20°C ambient temperature, 1 m/s wind speed

THERMAL CHARACTERISTICS

Nominal operating cell temperature	NOCT °C	46 +/- 2
Temperature coefficient of P _{max}	γ %/°C	-0.45
Temperature coefficient of V _{oc}	β _v %/°C	-0.37
Temperature coefficient of I _{sc}	α _i %/°C	0.06

OPERATING CONDITIONS

Max. system voltage	600V _{dc}
Max. series fuse rating	15A
Operating temperature range	-40 to 194°F (-40 to 90°C)
Max. static load, front (e.g., snow and wind)	113 psf (5400 Pa)
Max. static load, back (e.g., wind)	50 psf (2400 Pa)
Hailstone impact	1 in (25 mm) at 51 mph (23 m/s)

CONSTRUCTION MATERIALS

Front cover (material/type/thickness)	Low-iron glass / tempered / 3.2 mm
Cell (quantity/material/type/dimensions/area)	60 / polysilicon / multicrystalline / 156 mm x 156 mm / 243.3 cm ²
Encapsulant (material)	Ethylene vinyl acetate (EVA)
Frame (material/color)	Aluminum alloy / anodized silver or black
Junction box (protection degree)	IP65
Cable (type/length/gauge/outside diameter)	PV Wire / 47.24 in (1200 mm) / 12 AWG / 0.244 in (6.2 mm)
Plug connector (manufacturer/type/protection degree)	Amphenol / H4 / IP68

* The specifications in this datasheet are not guaranteed and are subject to change without prior notice.

Yingli Green Energy Americas, Inc.
info@yingliamericas.com
Tel: +1 (888) 686-8820

YINGLISOLAR.COM | NYSE:YGE

© Yingli Green Energy Holding Co. Ltd. | YGE240Series_EN_201107_v01

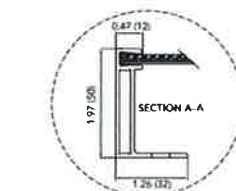
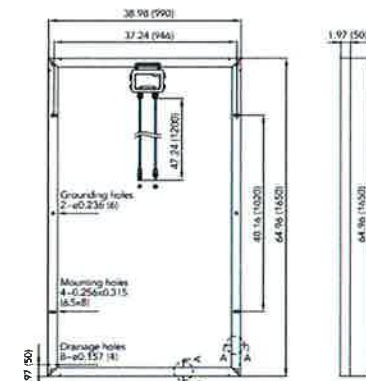
GENERAL CHARACTERISTICS

Dimensions (L/W/H)	64.96 in (1650 mm) / 38.96 in (990 mm) / 1.97 in (50 mm)
Weight	43.0 lbs (19.5 kg)

PACKAGING SPECIFICATIONS

Number of modules per pallet	20
Number of pallets per 53' container	36
Packaging box dimensions (L/W/H)	67 in (1700 mm) / 45 in (1150 mm) / 47 in (1190 mm)
Box weight	941 lbs (427 kg)

Units: inch (mm)



Warning: Read the Installation and User Manual in its entirety before handling, installing, and operating Yingli modules.



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JOB NUMBER: JB-971197 00

MARKET: RESI
PROJECT MANAGER:

PAYMENT TYPE: PPA

MODULES: (22) YINGLI # YL240P-29b

MOUNTING SYSTEM: SC L-Foot: 2 Log - UPHILL

INVERTER: (1) POWER-ONE # AURORA PVI-5000-OUTP-US

PREMISE OWNER: AHJ: Clatsop County

ERVIN, BOB
80172 PACIFIC ROAD
ARCH CAPE, OR 97102

5038039180

DESCRIPTION:

ERVIN RESIDENCE
5.28 KW PV Array

PAGE NAME:

LABELS & AHJ NOTES

DESIGN:

RATLP

SHEET:

PV 8

REV:

DATE:

3/25/2012



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San Mateo, CA 94402
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INVERTER



AURORA[®]
Photovoltaic Inverter



General Specifications
Outdoor Models

PVI-5000-OUTD-US
PVI-6000-OUTD-US

High-Efficiency, 5kW to 6kW Inverters

Aurora[®] grid-tie transformerless inverters offer a unique combination of ultra-high efficiencies, installer-friendly designs, long service life, and competitive initial acquisition costs; significantly increasing return on investment in solar-power installations.

Industry-Leading Features and Performance

- High efficiencies deliver more energy – up to 97% (96.5 CEC).
- Two inputs with independent MPPTs, optimize power from multiple arrays oriented in different directions.
- Compact size and high power density: 6000W max of output power in a box just 38 5/8" x 12 13/16" x 7 11/16"

Unmatched Applications Flexibility

- Full-rated power available up to 50°C ambient temperature.
- Dual input sections with parallel option, with independent high-speed MPPTs, optimize energy harvesting from multiple arrays oriented in different directions.
- Wide MPPT operating range: 90 to 580VDC

Field-Proven Reliability

- IP65 (NEMA 4) rated enclosure withstands the harshest environmental conditions.
- Front-mounted heat sink resists contamination, enhancing cooling and increasing reliability and long-term efficiency.
- Grid-connected operation according to international standards, UL1741/IEEE1547 & CSA-C22.2 N.107.1-01
- Ten-year warranty, optionally extendable to fifteen and twenty years.

Installer Friendly

- Reverse-polarity protection minimizes potential damage caused by miswiring during installation.
- Front-panel mounted LCD display provides real-time updates for all critical operating parameters.
- RS-485 and USB communications interfaces.
- Integrated DC switch available in compliance with NEC Standard, Article 690 "Solar Photovoltaic System" (USA)
- Anti-islanding protection

Models	AC Power
PVI-5000-OUTD	5kW
PVI-6000-OUTD	6kW
Options	
Aurora Communicator software simplifies monitoring via PC. Aurora Easy Control datalogger is available for remote control via Internet, modem or GSM	



AURORA[®]
Photovoltaic Inverter

SPECIFICATIONS	PVI-5000-OUTD	PVI-6000-OUTD
INPUT PARAMETERS (DC Side)		
Nominal DC Power [kW]	5.15	6.18
Total Max. Recommended DC Power [kW]	5.3	6.4
Operating MPPT Input Voltage Range [V]	90 to 580 (360 nominal)	
Full Power MPPT Range [V]	140-530	170-530
Max. Input Voltage [V]	600	
Activation Voltage [V]	200 nominal (adjustable within 120-350)	
No Of Independent MPPT Trackers	2	
Max. Input Power, Each MPPT [kW]	4	4
No. Of DC Inputs	2 (1 each MPPT)	2 (1 each MPPT)
Max. DC Current, Each MPPT [A]	18 (22 short circuit)	18 (22 short circuit)
Thermally Protected DC Side Varistor	4 (2 for each MPPT)	
DC Switch	Integrated (Rating: 600Vdc/25A)	
DC Connections	4 (2 POSITIVE, 2 NEGATIVE)	
	SCREW TERMINAL BLOCK	
	3 KNOCK-OUTS: G1&1/2" or G1" (using ring reduction)	
	CONDUCTOR CROSS SECTION : MAX AWG4	
OUTPUT PARAMETERS (AC Side)		
Nominal AC Power [kW]	5000	6000
Max. AC Power [kW]	5000	6000
AC Grid Connection	single phase / split phase	
Nominal AC Voltage Range [V]	Default : 240V split phase Optional : 208 or 277 single phase (setting required)	
Maximum AC Voltage Range [V]	187.2-224.6 ; 216-259.2 ; 249.3-299.2	
Nominal AC Frequency [Hz]	60	
Max. AC Line Current [A]	24: 20:18 (30 short circuit)	29: 25:21.6 (30 short circuit)
AC Side Varistor	2 (Live - Neutral / Live - PE)	
AC Connection	SCREW TERMINAL BLOCK	
	3 KNOCK-OUTS: G1&1/2" or G1" (using ring reduction)	
	CONDUCTOR CROSS SECTION : AWG4/8	
Line Power Factor	1	
AC Current Distortion (THD)	<2% at rated power with sine wave voltage	
Max. Efficiency	97%	
CEC Efficiency	96.5%	
Feed In Power Threshold [W]	20	
Night Time Consumption [W]	< 2	
Isolation	Transformer-less	
ENVIRONMENTAL PARAMETERS		
Cooling	Natural cooling	
Ambient Temp. Range [°C]	-25 / + 60 (output power derating above 50°C)	
Operating Altitude [ft]	6,000	
Acoustical Noise [dBA]	< 50 @ 1mt	
Environmental IP Rating	IP65	
Relative Humidity	0-100% condensing	
MECHANICAL		
Dimensions (HxWxD) [Inches]	38 5/8" x 12 13/16" x 7 11/16"	
Weight [lbs]	66	
OTHER		
Display	YES (Alphanumeric 2 lines)	
Communication	RS485 (Spring terminal block - Conductor cross section: 0.08-1.5mm²/AWG28-16)	
	USB connection (Service)	
	"Aurora Easy-Control" system for remote control (Optional)	

Standards and Codes

Aurora inverters comply with standards set for grid-tied operation, safety, and electromagnetic compatibility including: UL1741/IEEE1547 & CSA -C22.2 N.107.1-01, VDE0126, CEI 11-20, DK5940, CEI64-8, IEC 61683, IEC 61727, EN50081, EN50082, EN61000, CE certification, El Real Decreto RD1663/2000 de España.

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JOB NUMBER: JB-971197 00

MARKET: RESI

PROJECT MANAGER:

PAYMENT TYPE: PPA

MODULES:

(22) YINGLI # YL240P-29b

MOUNTING SYSTEM:

SC L-Foot: 2 Lag – UPHILL

INVERTER:

(1) POWER-ONE # AURORA PVI-5000-OUTD-US

PREMISE OWNER: AHI Clatsop County

ERVIN, BOB
80172 PACIFIC ROAD
ARCH CAPE, OR 97102

5038039180

DESCRIPTION:

ERVIN RESIDENCE
5.28 KW PV Array

PAGE NAME:

CUTSHEETS

DESIGN:

RATLP

SHEET:

PV 9

REV:

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L-FOOT & FLASHING

SolarCity L-Foot with Eco-Fasten Flashing

The SolarCity L-Foot with Eco-Fasten GreenFasten flashing optimizes strength, performance and aesthetics while structurally attaching solar panels to composition shingle roofs. This engineered connection uses Eco-Fasten's patented, IAPMO-certified "green fasten" technology to achieve a watertight seal. 6000 series aluminum offers superb structural and fatigue strength, which in conjunction with anodization offers excellent corrosion resistance even in coastal environments.

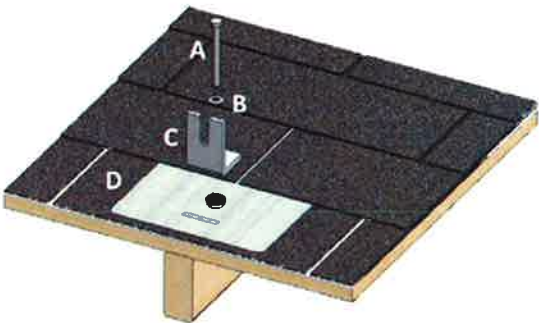
- IAPMO-ES-certified product for waterproofing – Tested in accordance with ICC standards
- Tested in accordance with UL 441 – Waterproofing for rooftop penetrations
- Anodized for long term corrosion resistance and best aesthetics
- No shingle cutting required
- Fast and error-proof installation reduces overall impact on roof
- Rail is attached using Stainless Steel Fasteners

Installation Instructions

1. Drill pilot hole in rafter
2. Seal pilot hole with roofing sealant
3. Insert Eco-Fasten flashing under upper layer of shingle
4. Place SolarCity LFoot
5. Install lag with sealing washer

Components

- A. 5/16" Lag Screw
- B. Stainless Steel + EPDM Sealing Washer
- C. SolarCity L-Foot
- D. Eco-Fasten Green Fasten Flashing



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PV 10

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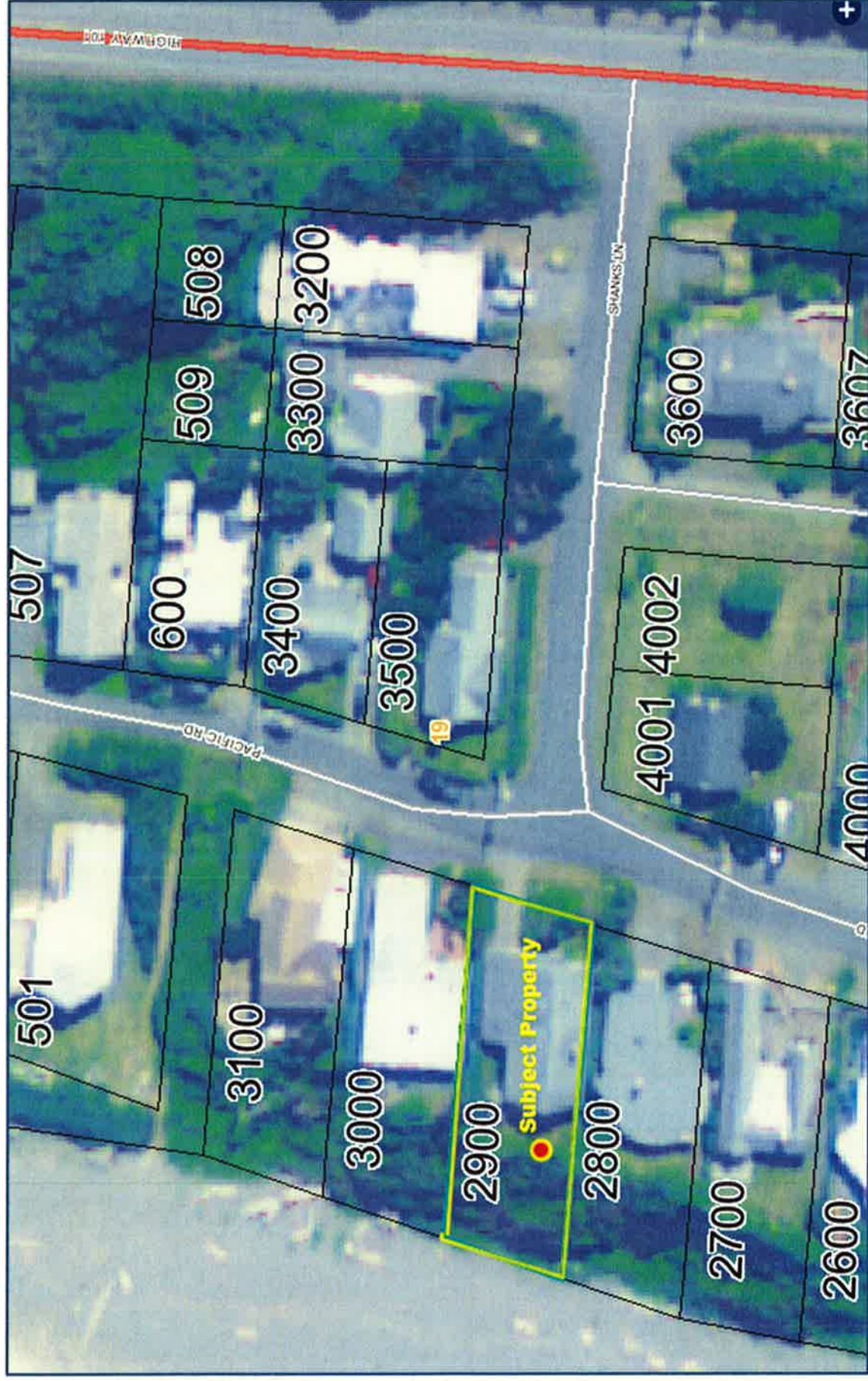
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Exhibit 2

80172 Pacific Road, AKA T4N, R10W, Section 19CC, TL 2900, and vicinity



APPLICANT IS TO COMPLETE FORM. Only completed applications will be reviewed. Additional information may be required.

APPLICANT (Please print or type)

Owner: David O Johnson Agent: John HersereauAddress: 1690 Pacific Phone: _____Arch Cape

LEGAL DESCRIPTION

T 4 N R 10 Section 19C Tax lot 6Zoning: Base Zone(s): RSA-SFR Overlay Zone(s): _____

Parcel Size: _____

PROPOSED USE(S) OR ACTIVITY(IES):

Describe: Single Family Dwelling

Parking Requirements _____ Number of parking spaces _____

Attach plot plan (drawn to scale) indicating all etc. spaces (other than single family residence) _____

Not applicable

Zoning District Requirements

Setbacks

Front 20 streetSide 55Rear per geologic studyClear Vision 20 ft.

Wetlands:

Riparian 50 ft.Vegetation 100 ft.Aquatic Vegetation 35 ft.Resource 50 ft.

Sign

Type N.A.

Size _____

Water Requirements (must include approval

from authorizing agent): _____ none required

_____ well _____ spring _____ river, stream,
pond or hand
dug wellX public water source: Arch Cape_____ potability test from certified water lab
(attach certification) quantity _____

Sewage Disposal

Subsurface system

X Public sewer

Private sewer

None required

Access to property? Yes No

Is a County/State permit req'd? Yes No

Lot coverage

_____ No requirement X less than 40%

Structure Height

_____ 35 ft. maximum

X Oceanfront 18' in
RSA-SFR, CBR, CR

_____ 26 ft. maximum

Other _____

_____ No requirement

Firebreak

X No requirement _____ Construct and maintain

a firebreak of at least _____ ft. radius around

the proposed structure

Other Considerations

_____ Floodplain _____ AO _____ V _____ Floodway Permit Date _____

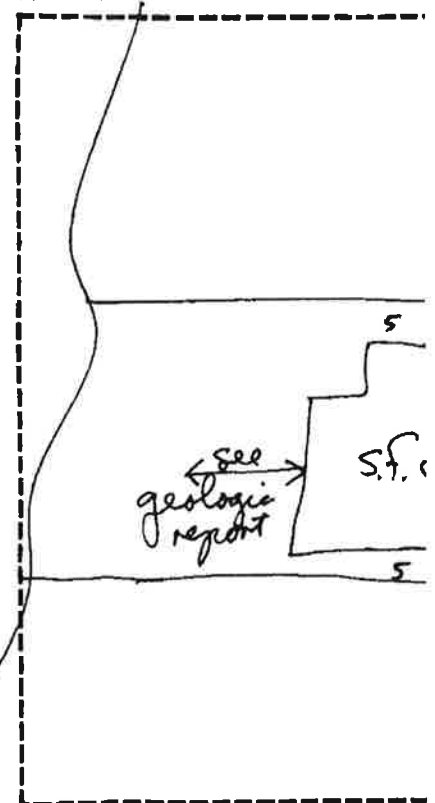
_____ Archeological _____ Historical _____ Beaches _____ Dunes

_____ Coastal Shorelands _____ Design Review _____ Agriculture

_____ Forest _____ Airport restrictions _____ Engineering Report

X Geologic Hazards _____ Address: X yes _____ no
(attach certification) (if yes, see below)1690 Pacific

PLOT PLAN (Please sketch below or attach structure(s), property boundaries, water septic system, roads, etc. Note distance lines, etc.).



CLATSOP COUNTY COMPLIANCE

The Clatsop County Planning Department finds the proposed use(s)/action(s) complies with the County Land and Water Development and Use Ordinance and the Clatsop County Comprehensive Plan. The evaluation of the land parcels outlined above is based on the information presented at this time and as shown on the Zoning/Comprehensive Map.

Approved _____ Denied _____ X Approved with conditions (below or attached);
applicant or property owner must do these items noted below or attached. This
permit is not complete or final until the conditions are met.Clatsop County Authorization: Curtis Schneider Date: _____

325-8611

APPLICANT'S STATEMENT:

Pertaining to the subject property described, I hereby consent that I am the legal owner of record, or an agent having consent of the legal owner of record, and am authorized to make the application for a Development Permit/Action so as to obtain the necessary building permits, sanitation permits, U.S. Army Corps of Engineers, Oregon Division of State Lands, Oregon Department of Transportation, Oregon State Parks and Recreation and Clatsop County road access permits. I shall obtain any and all of the necessary permits and complete the conditions of approval as required below before I do any of the proposed use(s) or activity(ies). The statements within this application are true and correct to the best of my knowledge and belief. I understand that any permit authorized by the Planning Department may be revoked if it is determined that the permit authorization was based upon false statements or misrepresentations.

As a condition for issuing this Development Permit/Action the undersigned hereby agrees that he/she will hold Clatsop County harmless from and indemnify the County for any and all liability to the undersigned, his/her property, or any other person or property which might arise from any and all claims, damages, actions, causes of action or suits of any kind or nature whatsoever which might result from the undersigned's failure to build, improve or maintain roads which serve as access to the subject property.

Applicant's Signature: see attached Date: _____

WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATION

I have been advised that the Land and Water Development Permit/Action authorized by the Clatsop County Planning Director on 7 Sept 1990 may be appealed through 17 Sept 1990 (date).

I understand that if the approval authorized by the County and referenced above is reversed on appeal, then the authorization granted prior to the end of the appeal period will be null and void. I further understand and consent to the fact that any actions taken by me in reliance upon authorization granted during the appeal period shall be at my own risk, and that I hereby agree not to attempt to hold Clatsop County responsible for consequences or damages in the event that removal of improvements constructed during the appeal period is ordered because an appeal is sustained.

Applicant's Signature: see attached Date: 7 Sept 1990

RESOURCE CERTIFICATION:

I hereby certify that the proposed single family residence is necessary and accessory to a _____ farm use _____ forest use.

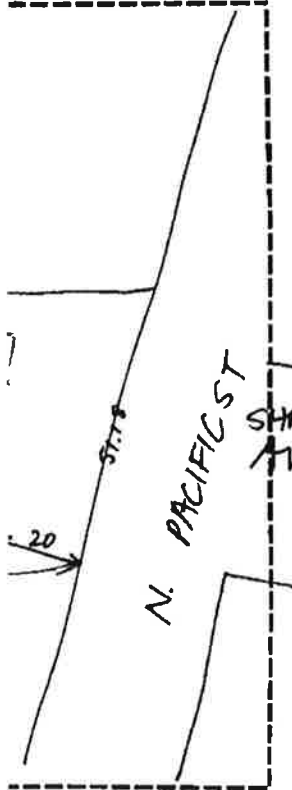
Applicant's Signature: _____ Date: _____

RURAL RESIDENTIAL COMPATIBILITY WITH FARM/FOREST PRACTICE AND PRODUCTION:

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.

Applicant's Signature: _____ Date: _____

g. Show location of s, wetlands, easements, tructures from property



IONS OF APPROVAL (those checked, written and/or attached).

Attachment ☒ Yes ☐ No

- ☒ Done revegetation requirements (attached)
- ☒ Post address according to attached standards; Address 1690 Pacific
- ☒ Sign permit (submit plans and receive approval prior to placement).
- ☐ Post construction survey for structures in floodplain or floodway. Submit to
- ☐ County Department of Planning and Development office within 10 days of completion.
- ☐ U.S. Army Corps of Engineers permit.
- ☐ Oregon Division of State Lands permit.
- ☐ Oregon Dept. of Environmental Quality subsurface sewage disposal permit.
- ☐ Oregon Highway Division access permit. } Submit to County Dept. of Planning
- ☐ Clatsop County road access permit. } and Development
- ☐ Other _____



BUILDING CODES AGENCY

BUILDING CODES AGENCY
P. O. Box 951
Clatsop County Courthouse
Astoria, OR 97103

BUILDING PERMIT
APPLICATION

RESIDENTIAL

1690 N. Pacific St.
JOB LOCATION/ADDRESS
Arch Cape, Clatsop
CITY COUNTY
Pacific St. & Shanks Ave.
DIRECTIONS TO JOB SITE
(Shanks Ave.)

David O. Johnson / Ervin
OWNER
1690 N. Pacific St.
ADDRESS

Arch Cape, Clatsop 97102
CITY COUNTY ZIP CODE HOME: WORK:
TELEPHONE

2 attached conditions
USE ZONE RSA-SFR 4 10 1900 2901
FLOOD ZONE ☐ YES ☒ NO
PERMIT # 90-336
BY: Curtis Schneider PLANNING DIRECTOR
TITLE
325-8614 7 SEPT 1990
PHONE DATE

LOCAL GOVERNMENT APPROVALS

SANITATION

PUBLIC PRIVATE

DEQ PERMIT #

BY: TITLE

PHONE DATE

DESIGNATED CONTRACTORS

MERSFELL CONST. P.O. Box 3 ARCH CAPE 41507 2/18/92
GENERAL CONTRACTOR ADDRESS PHONE REG # EXP
GREEN ELEC. 579 Elm. St. Cannon Beach OR 460-1330
ELECTRICAL ADDRESS PHONE REG # EXP
N & F PLUMBING 2041 N. Roosevelt 738-8966
PLUMBING ADDRESS Seaside, OR PHONE REG # EXP

MOBILE HOME ADDRESS PHONE REG # EXP

HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE ABOVE INFORMATION IS TRUE AND CORRECT. ALL WORK TO BE PERFORMED SHALL BE IN ACCORDANCE WITH ALL GOVERNING LAWS AND RULES. I FURTHER CERTIFY THAT I AM IN FULL COMPLIANCE WITH BUILDERS BOARD REQUIREMENTS (ORS 701.055) IN THAT:

☐ I AM THE PROPERTY OWNER DOING MY OWN WORK AND AM EXEMPT.

☒ ONLY REGISTERED CONTRACTORS/EMPLOYEES WILL BE USED ON THIS JOB.

☒ I AM REGISTERED WITH THE BUILDERS BOARD REG # 41507 EXP 2/18/92

John Merser
SIGNATURE OF PERMIT APPLICANT

FIELD OFFICE COPY

9/5/90
DATE

Exhibit "A"

David O. Johnson Design Review Request

1. Property location map
2. Property owner/applicant plot plan
3. Design Review criteria
4. Geologic Hazard Report
5. House elevations

Additional Comments by Planning Director

See Design Review Criteria comments

Conditions of Approval (only those checked below)

- ☒ Construction shall occur as shown on plans on file in the Clatsop County Department of Planning and Development except for the north/south ridgeline shown on the ocean front portion of the house. Minor modifications of these plans may be approved by the Planning Director if they are requested prior to construction of the minor modification.
- ☒ The single family dwelling must connect to the Arch Cape Service District prior to occupancy of the dwelling.
- ☒ Construction on a beachfront lot requires that roof drains, any required curtain drains etc. be collected and piped to the beach (no drain shall empty on to the cliff adjacent to the beach).
- ☐ Roof drains shall not be drained on to neighboring lots or parcels without that property owners approval in writing. A copy shall be submitted to this office of that approval. If drains are to empty into a street, road or highway right-of-way a copy of the agency's permission shall be submitted to this office. Drains emptying into a stream are exempt from this requirement.
- ☒ Utilities shall be installed underground.
- ☒ The applicant shall receive all required development permits, floodplain permit if applicable, building permit etc. prior to construction.
- ☒ The single family dwelling must remain a single family dwelling and portions shall not be used as a rental.
- ☒ The single family dwelling shall not exceed 18 feet in height from the average grade as measured from the four (4) main corners of the dwelling.
- ☒ Design Review approval is effective for a period of one (1) year from the date of recording.
- ☐ No driveway access shall be permitted onto Highway 101.
- ☐ Obtain a road access permit from the Clatsop County Roadmaster.
- ☒ The dwelling shall be setback from cliff as recommended by Paul See, Geologist in his report dated December 12, 1989. The house can be moved no further west than two (2) feet from original request (on file in the Clatsop County Department of Planning and Development provided Geologist's recommendations are met.

PAUL D. SEE

300 SURF PINES ROAD
SEASIDE, OREGON 97138
738-5869



December 12, 1989

#4129

Ernie Brown
160 Skyline
Astoria, OR 97103

RE: Geologic inspection, David O. Johnson property, 1690 N Pacific, Arch
Cape. (T. L. 2900 & 2901, T4N, R10W, Sec 19CC, Clatsop County)

Dear Ernie:

At your request, I inspected the above described property on Monday, December 11 to assess applicable geologic hazards. I understand that you have been engaged to design a replacement for all or part of the existing house.

TOPOGRAPHY

The lot rests on a level terrace between the Coast Range foothills and the Ocean, at an elevation of approximately 42.5 feet above the normal high tide line. The western portion of the property drops precipitously to beach level, where it is protected from surf action by heavy basaltic riprap. This material remains in good condition along several hundred feet of frontage between Asbury Creek and Sally's Alley. At present, it is partially buried on its seaward side by a layer of cobble-size rocks to an estimated depth of six feet, and extends above the cobbles for an additional seven +/- feet.

The terrace foreslope above the riprap is inclined 60 to 65 percent and exhibits typical hummocky landslide topography.

GEOLOGIC SETTING

The several terrace levels which make up the Arch Cape community are remnants of a non-marine lowland plain which once extended 25 or more miles seaward. Beginning about 18,000 years ago with the close of the last glacial advance, rising sea level and accelerated shoreline erosion removed all but a few hundred yards of the plain along much of the northern Oregon coast. Today, these remnant benches have become attractive for community development, in spite of the continuing tendency for shoreline retrogression. The long-term erosion rate has been about 7 feet per year. Although the present rate varies from zero to ten or more feet per year depending on the particular segment of shoreline, aerial photographs dating from 1939 to present suggest a rate of about 4 inches per year along this portion of the Arch Cape frontage. This rate is obviously influenced locally by protective structures such as retaining walls and riprap.

See/Brown
12/12/89

Sediments beneath the terrace surface are a particularly soft and plastic clay, derived primarily from volcanic ash. These clays are interbedded with layers of woody forest floor debris and cut by lenses of stream channel gravels, both of which allow considerable lateral percolation of groundwater at depth from the foothills. Myriad springs from beach level to near the terrace surface reveal the emergence of this water. As a result, the unit is inherently saturated and prone to fail by creeping or abrupt landsliding.

The north-adjoining neighbor (Jack Foster) produced an oblique aerial photograph taken in 1980 which reveals a fresh escarpment in front of this property and several lots to the south. He lost about ten feet of frontage abruptly to slumping a few years ago, and has expended considerable effort to repair the damage. Today, native vegetation has re-established on the slope, and visible evidence of the headscarp is obscure. The hummocky nature of the surface, however, together with patches of water-dependent plants reveals the continued saturation and instability of the slope.

LOCAL HAZARD ASSESSMENT

The single most significant hazard is continued loss of the slope, irrespective of the riprap erosion barrier at the base. Because of the internal saturation, this material will continue to seek equilibrium at an angle of about 26 degrees, or 2:1 (horizontal to vertical). Calculating the slope height and angle and presuming the riprap remains stable, this theoretical angle of repose will "daylight" about twelve feet from the present edge of the terrace. In short, I would expect another twelve feet of frontage to be in jeopardy in the foreseeable future even if the riprap continues to inhibit surf erosion at the base.

Very frequently along these terraces, the ten or more feet closest to the edge will settle irregularly and develop narrow elongate depressions parallel to the edge. These features signal imminent failure of a segment of the cliff. Farther from the edge, the ground will settle imperceptibly except for distortion and cracking of foundations, with westward rotation.

The existing foundation is surprisingly free of stress, considering its age and nearness to the cliff edge, now averaging about 25 feet. Some minor fractures in the concrete do reveal slight separation and perhaps slight rotation, but compared to other foundations in similar circumstances, it is remarkably sound. However, should ten or more feet of frontage be lost to sloughing as occurred next door, I would expect the foundation to rapidly develop additional signs of stress.

A loss of ten feet would leave only 15 feet between foundation and edge. Assuming no other influence on the slope over, say, the next thirty years, an additional six feet of setback would greatly reduce the risk of settlement, and I would recommend any foundation for a totally new structure be

See/Brown
12/12/89

set back a minimum of thirty five feet from the present edge unless footings are recessed well below grade.

The discharge point for the present gutters was not obvious. However, it would be prudent to conduct foundation and gutter drain water all the way to the riprap level via flexible pipe, even though natural internal saturation is a greater influence on slope stability. The effectiveness of curtain drains is questionable under the circumstances.

The practice of discarding yard waste over the edge has been shown to destabilize the upper slope, in that the decaying roots of suffocated natural vegetation tends to provide myriad channels for surface water percolation into the slope.

No other categories of local geologic hazard are applicable at this site.

REGIONAL HAZARD

All Oregon coastal property owners should be advised that contrary to long-held assumption, there is now significant reason to believe that the Oregon coast is vulnerable to severe impact from a nearby offshore earthquake and accompanying tsunami, or seismic sea wave.

Recent discoveries in the coastal embayments of Oregon and Washington seem to confirm a history of seven or more large earthquakes, probably originating in the local Cascadia subduction zone, during the past 3300+/-years. All seem to have been accompanied by abrupt subsidence of the coastline by several inches to several feet, followed by a series of massive waves that buried marshland peat and vegetative layers under wave-deposited sand.

No major local earthquakes have been experienced during historic time. However, if we are to accept the current estimates of the average time span between such events, (approximately 300 years minimum), it follows that a disastrous coastal earthquake and tsunami are indeed possible in the foreseeable future.

Potential tsunami heights are now postulated as high as 46 feet above prevailing tide, and severe vibration could of course trigger sliding.

Notwithstanding the obviously pessimistic character of the above remarks, such an event must be considered only as a possibility at this time. Our understanding of Cascadia seismicity is in its infancy, and the timing or magnitude of future events cannot yet be quantified. However, I am professionally obliged to apprise clients of this newly suspected potential for earthquake damage, remote as it may be.

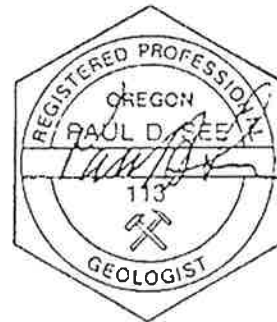
LIMITATIONS

See/Brown
12/12/89

Observations and recommendations incorporated in this letter report are the result of personal site inspection, the works of other specialists, and generally accepted principles of geologic investigation for a report of this nature. No warranties are expressed or implied. This report has been prepared for the timely use of the above addressee and parties to any pending construction on the subject property, and does not extend to unidentified future owners or occupants of the property to whom the writer bears no responsibility.

Sincerely,

Paul
Paul D. See



Appraisal Report

DISCLAIMER OF LIABILITY:

The information and data included on Clatsop County servers have been compiled by County staff from a variety of sources, and are subject to change without notice. Clatsop County makes no warranties or representations whatsoever regarding the quality, content, completeness, or adequacy of such information and data. In any situation where the official printed publications of Clatsop County differ from the text contained in this system, the official printed documents take precedence.

Account ID	Property Class	MA	NH	Tax Code	TaxMapKey
2769	101	4	H4	1007	41019CC02900
Owner(s):	Tunquelen LLC				
	Situs Address: 80172 PACIFIC RD				
	Arch Cape,				

Land Valuation

Site Fragment	Land Use	Land Class	Base Type	Size in Acres	Base Value	Adjustments	Base Land RMV
	Residential	HS	FF Ocean	0.16	\$325,000	(\$12,300)	\$312,700

Land Components

Category	Description
Neighborhood	Suburban
Off-Site Improvement	Public Access
On-Site Utilities	Electricity
On-Site Utilities	Telephone
Water Front	Oceanfront
Off-Site Improvement	Gravel-Dirt Street
On-Site Improvement	Landscape-Fair
On-Site Utilities	Public Water
Site Adjustments	View-Good
On-Site Utilities	Public Sewer

Residence Valuation

Improvement: 1

Stat Class	Year Built	Effective Year	Appraisal Date	Appraiser Id	Complete %	Phys	Func	Econ	Overall	LCM %	LMA %
140	1992	1992		ncorkill	1	0.9031	1	1	0.9031	1	1.65

Base Cost Value:	\$119,491
Inventory Adjustment Total:	\$15,906
Adjusted Base Cost:	\$223,405
DRC:	\$201,757
Adjudicated Value:	

Improvement Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Ext Wall Material	Shingle	0	0		0
Exterior Wall	Double	0	0		0
Foundation	Concrete	0	0		0
Heat & Cool Fuel	Electricity	0	0		0
Heating & Cooling	Forced Air	0	1,746	2	3,806
Heating Accessory	Single Fireplace	1	0	3,580	3,580
Interior - Accessory	Vacuum Sys. 17-3800 Sq.Ft	1	1,746	2,630	2,630
Interior - Cabinetry	Hard Wood	0	0		0
Interior - Ceiling	Vaulted	0	0		0
Interior - Floor	Wood Subfloor	0	1,746	0	0
Roof Type	Gable	0	0		0
Roofing Material	Composition	0	1,746	0	0
Interior - Wall	Cld & Pa	0	0		0
Interior - Wall	Wood	0	0		0
Windows	Double	0	0		0
Windows	Vinyl	0	0		0
Built-in Appliances	Dishwasher	1	0	480	480
Built-in Appliances	Hood Fan	1	0	280	280
Built-in Appliances	Deluxe Range	1	0	680	680
Built-in Appliances	Electric	0	0		0
Plumbing	Toilet	2	0	300	600
Plumbing	Lavatory	2	0	350	700
Plumbing	Shower Stall - Fiberglass	1	0	1,350	1,350
Plumbing	Kitchen Sink	1	0	450	450
Plumbing	Bath Tub - Shower	1	0	950	950
Plumbing	Water Heater (Std)	1	0	400	400

Room Grid

Floor Type	Liv	Kit	Din	Fam	Bed	Full Bth	Half Bth	Uty	Oth	Gr	Gar	Area				Base Cost			
												Unfin.	LC	Fin	Total	Unfinished	Low Cost	Finished	Total
First Floor	1	1	0	0	3	2	0	1	0	0	0			1,746	1,746	0.00	0.00	119,490.70	119,490.70

Carport

Class	Carport Type	Carport Design	Complete %	Overall %	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
3	Attached	Flat	1	0.9031	264	\$5,797.56	\$1,379.40	\$13,026.19	\$11,763.95

Carport Components

Category	Description	Quantity	Area	Unit Cost	Adj. Cost
Carport Ext Walls	Curtain Walls/Storage Room	1	22	1379.4	1379.4
Roof Type	Shed	0	0	0	0
Roofing Material	Composition	0	0	0	0
Interior - Floor	Concrete Slab	0	0	0	0
Foundation	Concrete	0	0	0	0

Residence Valuation

Other Improvements

Class- Other SC	Category	Description	LCM %	LMM %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Wood Deck Treated	1.00	1.65	1.00	0.90	418	\$6,270	\$0	\$10,346	\$9,343

Class- Other SC	Category	Description	LCM %	LMM %	Comp %	Over- all%	Size	Base Cost	Inventory Adjust Total	Adjusted Base Cost	DRC
All - R	Other Improvements	Drive Concrete	1.00	1.65	1.00	0.90	240	\$720	\$0	\$1,188	\$1,073

RMV Summary (Before Index)

Residence by Stat Class	Improvement(s)					Program Type	Land	
	Residence	Carport	Garage	Other Improvements	Total		Land Class	RMV before index
140	\$201,757	\$11,764	\$0	\$10,416	\$223,937	Residential	HS	<u>\$312,700</u>

Current RMV

Improvement						Land	
Impr ID	From/To	Account ID	Percent	Indexed RMV	Cumulative Index	Indexed RMV	Cumulative Index
27691		2769		\$223,936	1.00	<u>\$603,424</u>	<u>1.93</u>
				<u>\$223,936</u>			

Certified Tax Roll Value

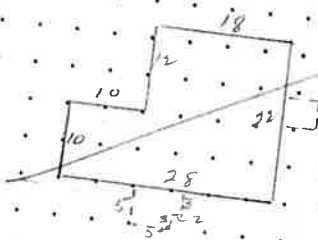
Tax Year	Land RMV	Impr RMV	Total RMV	Land AV	Impr AV	Total AV	Total Tax
2010	\$744,968	\$229,020	\$973,988	\$364,831	\$154,814	\$519,645	\$6,351.71
2011	\$603,424	\$223,936	\$827,360	\$375,775	\$159,458	\$535,233	\$6,412.91

BUILDING DIAGRAM

Drawn by BE Date 2-6-71
Checked by CUN Date 3/11/71
Checked by FAJ Date 5-4-82

ACCOUNT NO. 410 1300 2900
10-29

496 [A]



NO. 2008
12/29/80

REMARKS



4019CC-2900
6-17-11 PACIFIC ST.



BUILDING CODES AGENCY
1535 EDGEWATER NW
SALEM, OREGON 97310

BUILDING PERMIT APPLICATION

RESIDENTIAL

117-3/9

1690 Pacific Ave
JOB LOCATION/ADDRESS
(lot 7, BLK 4, KENT PRICE PARK)
ARCH CAPE, CLATSOP
CITY
COUNTY
HWY 101 TO INTERSECTION OF
DIRECTIONS TO JOB SITE
SHANKS ST. & N. PACIFIC ST., ARCH CAPE
M/M DAVID O. JOHNSON /M/M ROBERT G. ERVIN
OWNER
3434 S.W. LAKEVIEW BLVD
ADDRESS
LAKE OSWEGO, CLACKAMAS, 97035
CITY
COUNTY
ZIP CODE

DESCRIBE WORK

☐ NEW CONSTRUCTION
☒ ADDITION
☐ REMODEL
☐ MOBILE HOME
☐ PRE FAB
☐ ACCESS. BLDG.
☐ OTHER

CODE
193.00
9.65 5%
202.65
125.45 PR
\$328.10

specify

500
TOTAL SQUARE FT.

\$ 30,000.00
CONSTRUCTION VALUE

PERMIT / JOB #
21274
8-16-89
OFFICE
636-2683
HOME:
226-2100
WORK:
TELEPHONE

ZONING
USE ZONE RSA-SFR
FLOOD ZONE ☐ YES
☒ NO
TWN SHP 4-10-1966 RG 2900 2401 TL
PERMIT # 89-153
BY: Curtis Schneider Planning Director
325-8611
PHONE
DATE 23 June 1989

LOCAL GOVERNMENT APPROVALS
PUBLIC Arch Cape
PRIVATE
DEQ PERMIT #
BY:
PHONE
DATE

SANITATION
TITLE

DAVID O. JOHNSON (SELF-ABOVE)
(OR) REGINALD C. EHLE
GENERAL CONTRACTOR
ADDRESS P.O. BOX 17 ARCH CAPE
PHONE 436-1702
REG # 54379
EXP 9/3/89

DAD & DAUGHTER ELECT
ELECTRICAL
ADDRESS BOX 995 CANNON BCH 97710
PHONE 436-0624
REG #
EXP

101 PLUMBING,
PLUMBING
ADDRESS P.O. BOX 233 HAMLET
PHONE 738-5722
REG # 4-16 PB
EXP 10/31/89

MOBILE HOME
ADDRESS
PHONE
REG #
EXP

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE ABOVE INFORMATION IS TRUE AND CORRECT. ALL WORK TO BE PERFORMED SHALL BE IN ACCORDANCE WITH ALL GOVERNING LAWS AND RULES. I FURTHER CERTIFY THAT I AM IN FULL COMPLIANCE WITH BUILDERS BOARD REQUIREMENTS (ORS 701.055) IN THAT:

- ☒ I AM THE PROPERTY OWNER DOING MY OWN WORK AND AM EXEMPT.
☐ ONLY REGISTERED CONTRACTORS/EMPLOYEES WILL BE USED ON THIS JOB.
☒ I AM REGISTERED WITH THE BUILDERS BOARD REG # 0009500 EXP 7/31/89

SIGNATURE OF PERMIT APPLICANT

FIELD OFFICE COPY

5/15/89
DATE

APPLICANT IS TO COMPLETE FORM. Only completed applications will be reviewed. Additional information may be required.

APPLICANT (Please print or type)

Owner: David O. Johnson Agent: _____Address: 3434 SW LahavineLake Oswego 97035

LEGAL DESCRIPTION

T 4 N R 10 Section 19 Tax lot 2Zoning: Base Zone(s): RSA-SFR Overlay Zone(s): _____

Parcel Size: _____

PROPOSED USE(S) OR ACTIVITY(IES):

Describe: SFD Addition

Parking Requirements _____ Number of parking spaces _____

Attach plot plan (drawn to scale) indicating all etc. spaces (other than single family residence)

Not applicable

Zoning District Requirements

Setbacks

Front OK oceanSide 55Rear 20 streetClear Vision NA 20 ft.

Wetlands:

Riparian NA 50 ft.Vegetation NA 100 ft.Aquatic Vegetation NA 35 ft.Resource NA 50 ft.

Sign

Type _____

Size _____

Water Requirements (must include approval

from authorizing agent): _____ none required

_____ well _____ spring _____ river, stream,
pond or hand
dug well

_____ public water source: _____

_____ potability test from certified water lab
(attach certification) quantity _____

Sewage Disposal

Subsurface system

☒ Public sewer

Private sewer

None required

Access to property? Yes No

Is a County/State permit req'd? Yes No

Lot coverage

_____ No requirement _____ Less than 40%

Firebreak

_____ No requirement _____ Construct and maintain

a firebreak of at least _____ ft. radius around
the proposed structure

Structure Height

_____ 35 ft. maximum

☒ Oceanfront 18' in
RSA-SFR, CBR, CR

_____ 26 ft. maximum

Other _____

_____ No requirement

Other Considerations

_____ Floodplain _____ AO _____ V _____ Floodway Permit Date _____

_____ Archeological _____ Historical _____ Beaches _____ Dunes

_____ Coastal Shorelands ☒ Design Review _____ Agriculture

_____ Forest _____ Airport restrictions _____ Engineering Report

_____ Geologic Hazards _____ Address: _____ yes _____ no
(attach certification) (if yes, see below)

PLOT PLAN (Please sketch below or attach structure(s), property boundaries, water septic system, roads, etc. Note distance lines, etc.).

SEE ATTACHED & D
APPROVAL

CLATSOP COUNTY COMPLIANCE

The Clatsop County Planning Department finds the proposed use(s)/action(s) complies with the County Land and Water Development and Use Ordinance and the Clatsop County Comprehensive Plan. The evaluation of the land parcels outlined above is based on the information presented at this time and as shown on the Zoning/Comprehensive Map.

Approved _____ Denied ☒ Approved with conditions (below or attached);
applicant or property owner must do these items noted below or attached. This
permit is not complete or final until the conditions are met.

Clatsop County Authorization: Curtis Schneider Date: 23 June 1989

325-8611

2901

RD

9')

ite parking

g. Show location of
s, wetlands, easements,
tructures from property

APPLICANT'S STATEMENT:

Pertaining to the subject property described, I hereby consent that I am the legal owner of record, or an agent having consent of the legal owner of record, and am authorized to make the application for a Development Permit/Action so as to obtain the necessary building permits, sanitation permits, U.S. Army Corps of Engineers, Oregon Division of State Lands, Oregon Department of Transportation, Oregon State Parks and Recreation and Clatsop County road access permits. I shall obtain any and all of the necessary permits and complete the conditions of approval as required below before I do any of the proposed use(s) or activity(ies). The statements within this application are true and correct to the best of my knowledge and belief. I understand that any permit authorized by the Planning Department may be revoked if it is determined that the permit authorization was based upon false statements or misrepresentations.

As a condition for issuing this Development Permit/Action the undersigned hereby agrees that he/she will hold Clatsop County harmless from and indemnify the County for any and all liability to the undersigned, his/her property, or any other person or property which might arise from any and all claims, damages, actions, causes of action or suits of any kind or nature whatsoever which might result from the undersigned's failure to build, improve or maintain roads which serve as access to the subject property.

Applicant's Signature: see attached Bldg Permit Date: _____

WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATION

I have been advised that the Land and Water Development Permit/Action authorized by the Clatsop County Planning Director on 23 June 1989 may be appealed through

3 July 1989
(date)

I understand that if the approval authorized by the County and referenced above is reversed on appeal, then the authorization granted prior to the end of the appeal period will be null and void. I further understand and consent to the fact that any actions taken by me in reliance upon authorization granted during the appeal period shall be at my own risk, and that I hereby agree not to attempt to hold Clatsop County responsible for consequences or damages in the event that removal of improvements constructed during the appeal period is ordered because an appeal is sustained.

Applicant's Signature: see attached Bldg Permit

RESOURCE CERTIFICATION:

I hereby certify that the proposed single family residence is necessary and accessory to a _____ farm use _____ forest use.

Applicant's Signature: _____ Date: _____

N REVIEW

RURAL RESIDENTIAL COMPATIBILITY WITH FARM/FOREST PRACTICE AND PRODUCTION:

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.

Applicant's Signature: _____ Date: _____

IONS OF APPROVAL (those checked, written and/or attached).

Attachment _____ Yes _____ No

- _____ Dune revegetation requirements (attached)
- _____ Post address according to attached standards; Address _____
- _____ Sign permit (submit plans and receive approval prior to placement).
- _____ Post construction survey for structures in floodplain or floodway. Submit to _____
- _____ County Department of Planning and Development office within 10 days of completion.
- _____ U.S. Army Corps of Engineers permit.
- _____ Oregon Division of State Lands permit.
- _____ Oregon Dept. of Environmental Quality subsurface sewage disposal permit.
- _____ Oregon Highway Division access permit. } Submit to County Dept. of Planning
- _____ Clatsop County road access permit. } and Development
- ☒ Other Build according to Design Review approval

10' HIGH RETENTION

T.L. 2800

T.L. 3000

BEDRM.
KITCHEN
EXPANSION
600 SQ. FT.
21'-0"

EXIST'G.
1-STORY
HOUSE

EXIST'G.
1-STORY
HOUSE
550 SQ. FT.

EXIST'G.
1-STORY
HOUSE

148.0' W

52.33

52.5

52.5

52.5

53.00

53.00

SANITARY
SEWER

EXIST'G. DRIVE

T.L. 2900

SLOPES @ 2%

STN 11

11-11

11

SITE PLAN



BUILDING CODES AGENCY
1535 EDGEWATER NW
SALEM, OREGON 97310

BUILDING PERMIT APPLICATION

RESIDENTIAL

1690 Pacific Ave
JOB LOCATION/ADDRESS
(lot 7, BLK 4, KENT PRICE PARK)
ARCH CAPE, CLATSOP
CITY COUNTY
HWY 101 TO INTERSECTION OF
DIRECTIONS TO JOB SITE
SHANKS ST. & N. PACIFIC ST., ARCH CAPE
M/M DAVID O. JOHNSON /M/M ROBERT G. SRVIN
OWNER
3434 S.W. LAKEVIEW BLVD
ADDRESS
LAKE OSWEGO, CLACKAMAS, 97035
CITY COUNTY ZIP CODE HOME: WORK: TELEPHONE

DESCRIBE WORK		CODE
<input type="checkbox"/> NEW CONSTRUCTION		
<input checked="" type="checkbox"/> ADDITION		
<input type="checkbox"/> REMODEL		
<input type="checkbox"/> MOBILE HOME		
<input type="checkbox"/> PRE FAB		
<input type="checkbox"/> ACCESS. BLDG.		
<input type="checkbox"/> OTHER	specify	
500	\$ 30,000.00	
TOTAL SQUARE FT.	CONSTRUCTION VALUE	
PERMIT / JOB #		
OFFICE	636-2683	226-2100
HOME: WORK: TELEPHONE		

ZONING	LOCAL GOVERNMENT APPROVALS	SANITATION
USE ZONE FLOOD ZONE <input type="checkbox"/> YES <input type="checkbox"/> NO TWNSHP RG TL PERMIT # BY: TITLE PHONE DATE	PUBLIC PRIVATE DEQ PERMIT # BY: TITLE PHONE DATE	

DESIGNATED CONTRACTORS	0009500- 7/31/89
GENERAL CONTRACTOR DAVID O. JOHNSON (SELF-ABOVE) (OR) REGINALD C. EHLE P.O. BOX 17 ARCH CAPE ADDRESS PHONE REG # EXP	54379 9/3/89
ELECTRICAL DAD & DAUGHTER ELECT BOX 995 CANNON BCH 97710 ADDRESS PHONE REG # EXP	436-0624
PLUMBING 101 PLUMBING, P.O. BOX 233 HAMLET ADDRESS PHONE REG # EXP	738-5722 4-16 PB 10/31/89
MOBILE HOME	ADDRESS PHONE REG # EXP

I HEREBY CERTIFY THAT, TO MY KNOWLEDGE, THE ABOVE INFORMATION IS TRUE AND CORRECT. ALL WORK TO BE PERFORMED SHALL BE IN ACCORDANCE WITH ALL GOVERNING LAWS AND RULES. I FURTHER CERTIFY THAT I AM IN FULL COMPLIANCE WITH BUILDERS BOARD REQUIREMENTS (ORS 701.055) IN THAT:

- ☒ I AM THE PROPERTY OWNER DOING MY OWN WORK AND AM EXEMPT.
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SIGNATURE OF PERMIT APPLICANT

FIELD OFFICE COPY

5/15/89
DATE

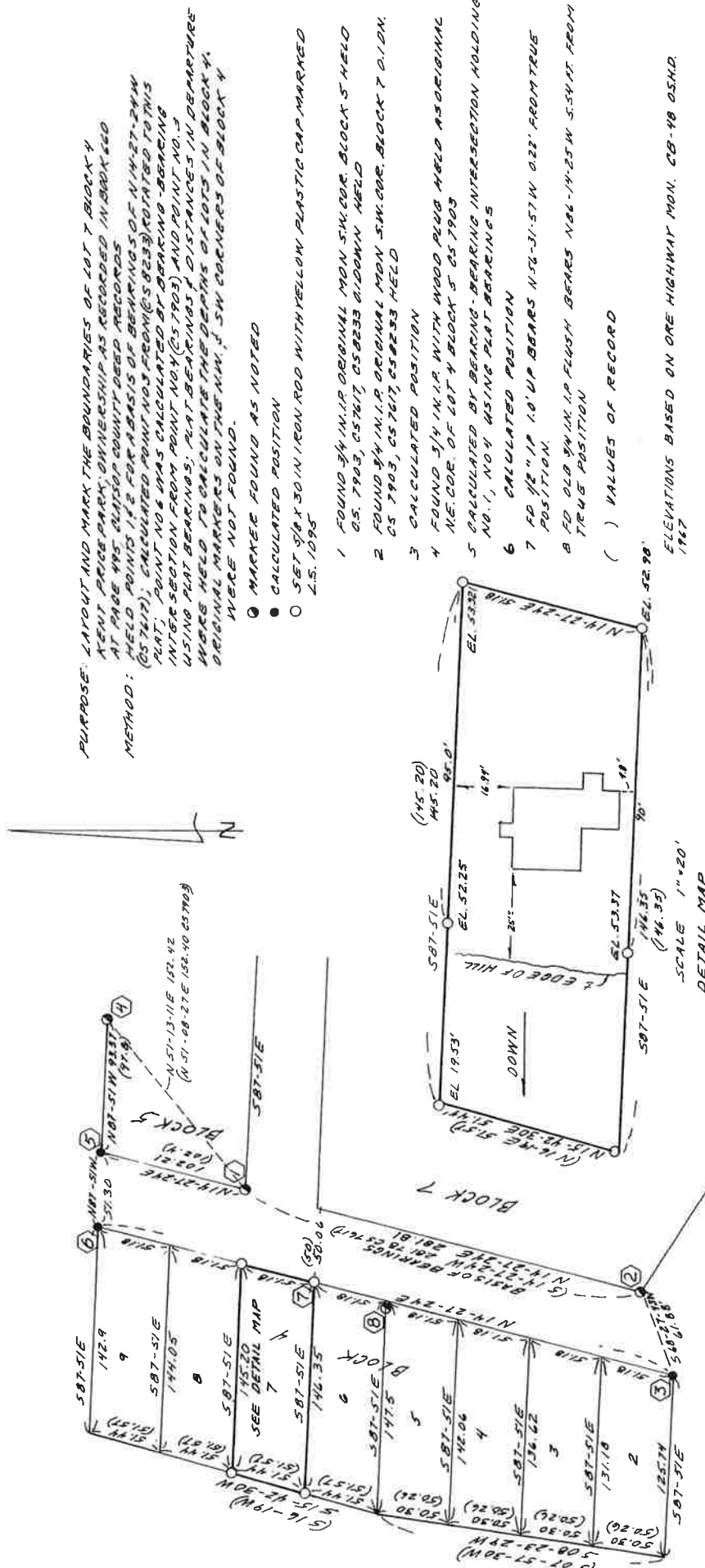
SURVEY FOR DAVID O. JOHNSON OF LOT 7 BLOCK 4 KENT PRICE PARK IN THE S.W. 1/4 SEC. 19, T.4N, R.10W, W.M. CLATSOP COUNTY, OR.

BY COLUMBIA SURVEYING & MAPPING
JAN 20, 1990

ATE 2 BOX 162
NO 1013

ASTORIA OREGON 97103

(503) 325-0880
SCALE 1"=50'



CLATSOP COUNTY
SURVEYOR
RECEIVED
APR 15, 1990
FILED 13-11-90
ASTORIA, OREGON



SURVEY OF THE NORTH AND EAST BOUNDARY OF ARCH CAPE
PARK, CLATSOP COUNTY, OREGON. S.W. 1/4 SECTION 19,
T4N, R10W, W.M.

DATE: 6/20/81

SCALE: 1"=100'

NARRATIVE:

1. MONUMENTS REPORTED AS "FOUND" WERE FOUND BY ME IN JULY 1980, AND WERE RECORDED ON MY SURVEY OF LOT 6, BLOCK 2, ARCH CAPE PARK (COUNTY SURVEY B-7146).
2. COUNTY SURVEYS AA-6944 AND AA-6609 REPORT THE FOUND MONUMENTS AT THE S.W. CORNER OF LOT 4, AND THE N.W. COR. OF LOT 3, BLOCK 3 TO BE A REMITNESS OF THE ORIGINAL LOT STAKES. THE MONUMENT AT THE N.W. CORNER OF LOT 3 IS BENT OVER AND WAS NOT USED. THE 1" IRON BAR FOUND AT THE N.E. CORNER OF BLOCK 1 WAS HELD AS MARKING THE CORRECT POSITION OF SAID CORNER BASED ON TIES GIVEN ON O.S. H.D.'S 1933 PLAT 1F-19-1B BY H.C. BROADWELL, RESIDENT ENGINEER.
3. ALL STREETS WERE GIVEN THEIR PLATTED WIDTHS AS SHOWN. BLOCKS 7, 8, 9, AND 10 WERE GIVEN THEIR FULL EAST-WEST PLAT DIMENSION OF 500.00 FEET, FOR I PRESENTLY HAVE NO BASIS FOR PROPORTIONING THESE BLOCKS IN AN EAST-WEST DIRECTION.

LEGEND:

- FOUND 2" TRUCK AXLE REPORTED AS RESTORATION OF ORIGINAL LOT CORNER STAKES. SEE O.S.H.D. PLAT 1F-19-1B, & COUNTY SURVEYS B-7012, AA-6944, AND AA-6609.
- SET 5/8" X 36" REBAR WITH YELLOW PLASTIC CAP STAMPED L.S. 849.

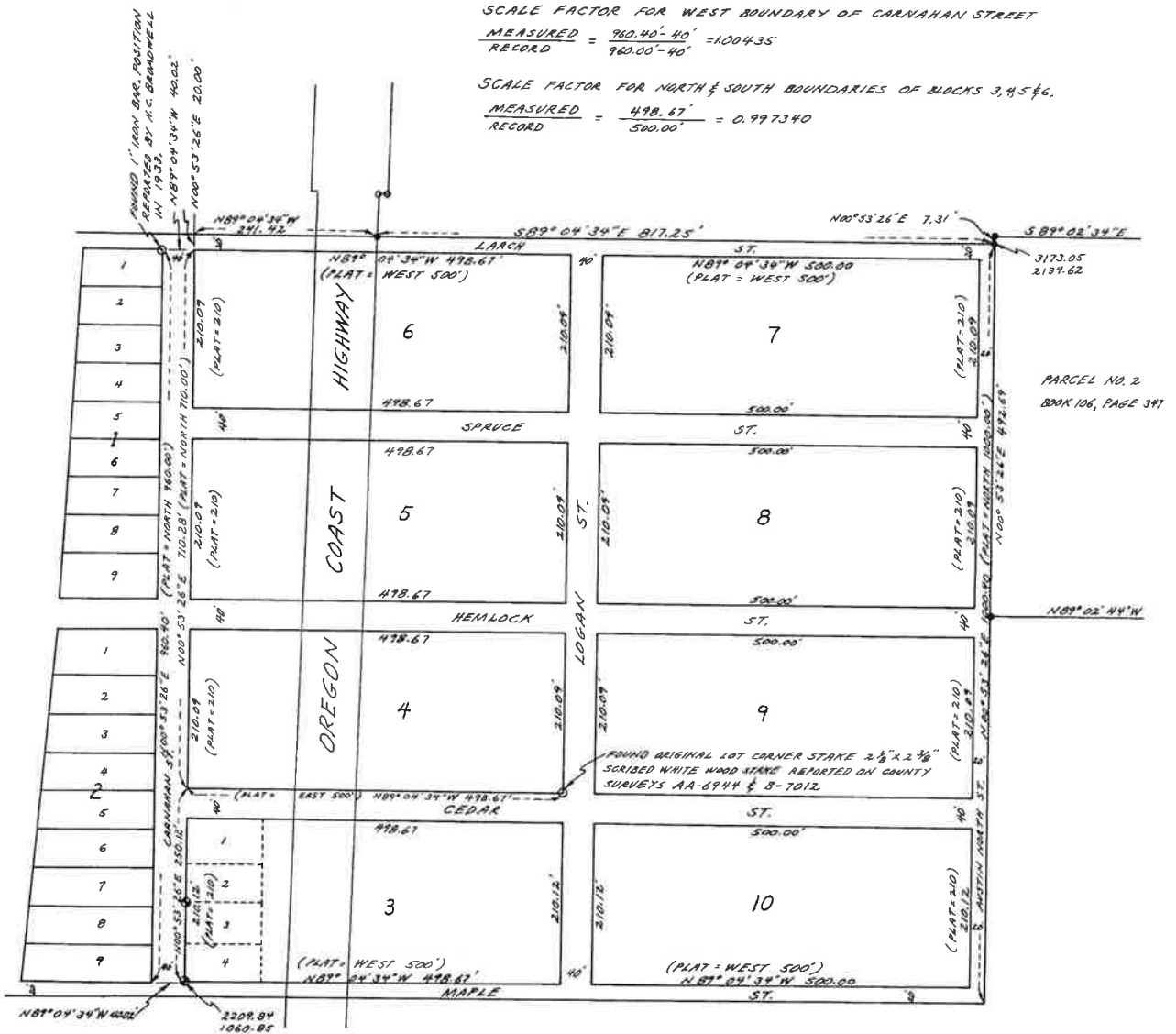
Harold F. Fort

SCALE FACTOR FOR WEST BOUNDARY OF CARNAHAN STREET

$$\frac{\text{MEASURED}}{\text{RECORD}} = \frac{760.40' - 40'}{760.00' - 40'} = 1.00435$$

SCALE FACTOR FOR NORTH & SOUTH BOUNDARIES OF BLOCKS 3, 4, 5 & 6.

$$\frac{\text{MEASURED}}{\text{RECORD}} = \frac{498.67'}{500.00'} = 0.997340$$



CLATSOP COUNTY SHERIFF
RECEIVED
JUL 14 1981
ASTORIA, OREGON

Exhibit 3



CERTIFICATE OF MAILING

I hereby certify that I served a copy of the attached **Public Notice** for a Major Design Review submitted by Caitlyn Horsley, Solar City Corporation on behalf of Tunquelen LLC, to those listed on the attached pages with postage paid and deposited in the post office of Astoria, Oregon (as well as those sent via e-mail as indicated) on said day.

Date: September 27, 2012


Clancie Adams, Staff Assistant
Clatsop County, Oregon

Clatsop County
Transportation & Development Services
800 Exchange Street, Suite 100,
Astoria, OR 97103

ph: 503-325-8611
fx: 503-338-3666
em: comdev@co.clatsop.or.us
www.co.clatsop.or.us



PUBLIC NOTICE FOR AN ISSUE BEFORE THE COMMUNITY DEVELOPMENT DIRECTOR

In the matter of a **Major** Design Review application submitted by Caitlyn Horsley, Solar City Corporation, for a roof-mounted photovoltaic (solar) collection system on behalf of Tunquelen LLC, on property owned by Tunquelen LLC, located at 80172 Pacific Road, in Arch Cape, Oregon. The legal description of the parcel is T4N, R10W, Sec. 19CC, TL 02900.

*(For a map see **Page 2** of this notice)*

APRX. DATE OF DECISION:	October 19, 2012
COMMENT PERIOD:	September 28, 2012, to October 17, 2012
DESIGN REVIEW HEARING:	October 17, 2012, 6 pm Arch Cape Fire Hall, 79816 E. Beach Road
SEND COMMENTS TO:	Public Service Building 800, 800 Exchange Street, Suite 100, Astoria, Oregon 97103
CONTACT PERSON:	Julia Decker, Clatsop County Planner

You are receiving this notice because you either own property within 250 feet of the property that serves as the subject of the land use application described in this letter or you are considered to be an affected state or federal agency, local government, or special district. A vicinity map for the subject property may be found on page 2.

NOTICE IS HEREBY GIVEN that Clatsop County's Community Development Department has received the land use application described in this letter. Pursuant to section 4.100 of the Clatsop County Land Water Development and Use Ordinance, a **Public Hearing is scheduled before the Design Review Committee on Wednesday, October 17, 2012.** Pursuant to Section 2.020 of the Clatsop County Land and Water Development and Use Ordinance (LWDUO), the Department Director is tentatively scheduled to render a decision based on evidence and testimony on Friday, October 19, 2012, at the Public Service Building, 800 Exchange St., Suite 100, Astoria, OR 97103.

All interested persons are invited to submit testimony and evidence in writing by addressing a letter to the Clatsop County Community Development Director, 800 Exchange Street, Suite 100, Astoria, OR 97103. Written comments may also be sent via FAX to [503-338-3606](tel:503-338-3606) or via email to jdecker@co.clatsop.or.us. Written comments must be received in this office no later than **5 pm on Thursday, October 18, 2012**, in order to be considered by the Director and in the decision.

NOTE: Failure of an issue to be raised 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 an appeal based on that issue.

The following criteria from the Clatsop County Land and Water Development and Use Ordinance (LWDUO) apply to the request:

§ 1.010-1.050 (Definitions), 2.020 (Type II Procedure), 2.110 (Mailed Notice of a Public Hearing), 2.120 (Procedure for Mailed Notice), 2.230-2.260 (Request for Review / Appeal et al), 3.060 (Arch Cape Rural Community Residential Zone),

4.100 (Site Development Review Overlay District [SDRO]), and Clatsop County's Standards Document Chapters 1-4.



In addition, the following elements of the Clatsop County Comprehensive Plan apply to the request: Goal 1 (Citizen Involvement); Goal 2 (Land Use Planning); Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces); Goal 6 (Air, Water and Land Resources Quality); Goal 7 (Natural Hazards); Goal 8 (Recreational Needs); Goal 9 (Economy); Goal 10 (Housing); Goal 11 (Public Facilities and Services); Goal 12 (Transportation); Goal 13 (Energy Conservation); and the Southwest Coastal Community Plan.

These documents are available for review at the Clatsop County Community Development Department office, 800 Exchange Street, Suite 100, Astoria, Oregon, and on-line at the county's website, www.co.clatsop.or.us.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at the Community Development Department Office during normal business hours (M-F, 8-5) at no cost and will be provided at reasonable cost.

If you have questions about this land use matter or need more information, please contact Julia Decker, Clatsop County Planner, at (503) 325-8611 or via email at jdecker@co.clatsop.or.us.

Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

Date Mailed: September 27, 2012

Owner	OwnerLine1	OwnerLine2	Mailing Address	City	State	Zip
AB LIVING TRUST	WARNER DIXIE / MILLS ENID	Devlin John/Laura	6532 SW Wexford Dr	Portland	OR	97223
ARENZ ANTOINETTE K	ARTHUR MICHAEL E	Arthur Claire M	13535 NW Lariat Ct	Portland	OR	97229
ASTLE DAVID J	ASTLE KATHLEEN S		498 SE Welcome Ct	Salem	OR	97302
BALMER ROBERT L/JANET C			1518 SE 107th Ave #B	Portland	OR	97216-3252
CARR THOMAS	CARR LEONARD		3940 SW Tunnelwood Rd	Portland	OR	97221
DAVIS C MORGAN/KAREN K	SEVERSON/CASTELLON		2364 NW Hoyt St	Portland	OR	97210
EIGEN DARYL J	EIGEN LUCY LEBEAU	Hill/McKenzie Etal, Pamela Hill	PO Box 4044	Portland	OR	98208-4044
GARDNER RICHARD K	GARDNER CATHERINE M		PO Box 138	Tolovana Park	OR	97145
GARROW LEO A/MARY ELAINE			12613 NE Shaver St	Portland	OR	97230
GEIST JOHN K/KATHLEEN G			80193 N Pacific Rd	Arch Cape	OR	97102
GOODMAN DESCENDENTS TRST MARK	GOODMAN DESCENDENTS TRST GREG	Goodman Mark / Gregg Trustees	2323 SW 15th Ave	Portland	OR	97201-2302
HARPOLE THOMAS W			5790 Childs Rd	Lake Oswego	OR	97035-8060
HOLZGRAFE CANDACE C			2436 NW Westover Rd #202	Portland	OR	97210
KITTELL GEOFFREY S/DANNA L			300 SE Spokane St	Portland	OR	97202
MEYER JAMES A/LORA R REV TRUST	MEYER JAMES A/ LORA R TR		9001 SW Robert Gray Ln	Portland	OR	97225
NORDSTROM EUGENE A TRUSTEE	NORDSTROM BARBARA L TRUSTEE	Nordstrom Family Trust	2764 SW Summit Dr	Portland	OR	97201
OSWALT EDWARD E/TONI M FURFARO			7204 NE 83rd Ave	Vancouver	OR	98662
OWENS WILLIAM V 1/2	OWENS CAROLYN K 1/2		16937 SE 254th Ave	Issaquah	WA	98027
PETERS MARK A	PETERS JOAN		PO Box 1454	Cannon Beach	OR	97110
SELBERG VIRGINIA M			7460 SW Canyon Ln	Portland	OR	97225
SHAW GEORGIA L TRUSTEE	SHAW GEORGIA L LIVING TRUST		80152 Kent Rd	Arch Cape	OR	97102
THOMAS DANIEL M	THOMAS SUSAN K		14835 NE Tillamook St	Portland	OR	97230
TRELSTAD CYNTHIA 1/4	RADER DON/MORRIS RADER PAT 1/4		3256 Silver St	Hinesburg	VT	5461
TUNQUELEN LLC			3892 NE Alameda	Portland	OR	97212
Caitlyn Horsley	Solar City Corporation		2240 Prestwick Rd	Lake Oswego	OR	97034
Mike Balzer, Chief	Cannon Beach Rural Fire Protection District		6132 NE 112th Avenue	Portland	OR	97220
Dept of Fish and Wildlife			P.O. Box 24	Cannon Beach	OR	97110
CREST	Via Email		4907 3rd Street	Tillamook	OR	97141
Division of State Lands	Attn: Wetlands Specialist		750 Commercial St Rm 205	Astoria	OR	97103
Clatsop Soil/Water Cons. District	Via Email					
Seifer	Daniel		750 Commercial, Rm 207	Astoria	OR	97103
Commissioner Debra Birkby	Via Email		79916 W. Cannon Road	Arch Cape	OR	97102
Eyerman	Linda		79829 Gelinsky Road	Arch Cape	OR	97102
Manzulli	Michael		3630 NE Merges Dr.	Portland	OR	97212
Mersereau	John		80285 Woodland Heights Road	Arch Cape	OR	97102
ODOT	Region 2		32042 E Shingle Mill Lane	Arch Cape	OR	97102
Patrick Wingard	DLCD - Oregon Coast		455 Airport Road SE Bldg B	Salem	OR	97301-5395
D'Onofrio	Richard		4301 Third Street, Room 206	Tillamook	OR	97141
Lundy	Theodore		P.O. Box 1327	Cannon Beach	OR	97110
ACSD			1193 10th Street	Astoria	OR	97103
Tony Stein	Oregon Parks and Recreation	Ocean Shores Division	32065 E Shingle Mill Ln	Arch Cape	OR	97102
Birkby	Virginia		401 SW 9th Street	Newport	OR	97365
			79829 Gelinsky Road	Arch Cape	OR	97102

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Birkby	Virginia	vbirkby@charter.net
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Calhoun	Chad & Debbie	chaddeb98@yahoo.com
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Chauncey	Helen	hchauncey@starpower.net
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Deur	Doug	deur@u.washington.edu
Dice	Charles	cadice@hotmail.com
Dueber	Paul	henryp@opusnet.com
Dufka	Rand	randdufka@msn.com
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Willats		wendylynn7@hotmail.com
Wingard	Patrick	wingardpds@gmail.com

Always Notify:

ODOT - Region 2		ODOTR2PLANMGR@ODOT.STA
Wingard	Patrick	
CREST		abancke@columbiaestuary.org
Clatsop Soil and Water		clatsopswcd@iinet.com
Arch Cape Sanitary Water	Thomas Merrell, Mgr	thomasmerrell@gmail.com

Attachment 3

MEMO

TO: SWCCAC

FROM: MIKE MANZULLI

RE: SUPPORT FOR PROTECTING NATURAL VEGETATION

DATE: September 7, 2012

Preservation of the natural landscape is a criterion of our design review evaluation. It is my understanding that the County finds removal of native vegetation in Arch Cape to be a land development requiring County approval. Since residents are unaware of this strict policy, native vegetation is often cut without permits.

SWCCAC (before I was a member) decided to look at establishing a vegetation removal ordinance to clarify requirements and better inform landowners and residents of the requirements. I believe the SWCCAC goal is to draft an ordinance that preserves the natural landscape by protecting vegetation of a certain age and size, while making it less restrictive to cut younger, smaller, or less ecologically valuable species.

Pursuant to the discussion at our last meeting, please find below the ordinances that codify the community's interest in protecting natural vegetation:

Clatsop County Land & Water Development & Use Ordinance 80-14

Section 3.060 Arch Cape Rural Community Residential Zone

Section 3.068. Additional Development and Use Standards:

- (1) Where a buffer of trees exists along properties abutting Highway 101, a buffer of 25 feet in width shall be maintained or planted when the property is developed.
- (4) A twenty-five (25) foot buffer of native, non-invasive vegetation combined with proper removal of noxious weeds shall be maintained along Arch Cape and Asbury Creeks.

(Renumbered section 3.068 12 & 13)

There was mention at our last meeting about views, but the only ordinance of this nature does not apply to trees/native vegetation:

(16) Vegetative hedges and fences that impede or have the potential to impede views shall be maintained at or below 6 feet. Hedges & fences extending beyond the ocean front setback shall be maintained at or below 4 feet.

4.100 Arch Cape Rural Community Overlay District

4.103 Criteria for Design Review Evaluation

(3) Preservation of Landscape. The landscape shall be preserved in its natural state to the maximum extent possible by minimizing tree, vegetation and soils removal...Disturbed areas shall be re-vegetated with native species.

4.104 Application Procedures

(2)(A)(ii) The Site Plan shall indicate: All existing trees 6" caliper or greater, indicating any tree to be removed.

4.125 Expansion

(3)(f) Effect on existing vegetation

Southwest Coastal Community Plan

General Landscape Unit Policies

(4) Loss of ground cover for moderately to steeply sloping lands may cause erosion problems by increasing runoff velocity and land slippage. Vegetative cover for moderately to steeply sloping areas shall be maintained.

Coastal and Stream Shoreland Policies

3. A buffer shall be provided along either side of Arch Cape Creek, Asbury Creek and other creeks and drainage ways critical to local water supply and erosion control in order to protect riparian vegetation, prevent loss of property due to erosion, and protect the aesthetic value of the streams. Buffers shall generally be 25 feet wide, measured perpendicular to the normal streambank unless the size of lot and natural topography would create a hardship. The Advisory Design Review Committee may review the building permit and recommend to the Planning Commission a variance based upon the individual situation, but in no event shall an impediment or alteration be permitted in a natural drainage way.
6. Development in the vicinity of Arch Cape Creek shall be designed in a manner that is compatible with the beauty of the area. Controls on the removal of vegetation or filling or alteration of the shoreline shall be included in the Zoning Ordinance.

Headlands and Points Policies

1. The Arch Cape headland represents an important scenic landmark for the community, the region and the State. Although the upper portions of the headland lie within the boundaries of Oswald West State Park, the lower area abutting Arch Cape creek east of Highway 101 is not part of the area inventoried as a headland. It is privately owned and may be developed in the future. Development in this area shall be carefully controlled to insure that it is compatible with the headland. This may be accomplished by the maintenance of existing trees and natural vegetation, the requirements of the use of natural building materials such as cedar and stone, and the maintenance of low profile structures. As previously mentioned, buffers should be required adjacent to the Oregon Coast Trail, and the Arch Cape Creek. In addition, see Rural Service Area policy number 7*.

Landslide/Erosion Policies

4. Development on slopes or greater than 15% should generally leave the natural topography of the site intact. Existing vegetation, particularly trees, should be retained on the site. Cut and fill construction methods should be discouraged.

Housing Policies

1. A high quality of housing in the area shall be promoted through the use of the natural landscape, existing vegetation, and good design.
2. Planned development and replatting old subdivisions shall be encouraged in order to preserve steep slopes and other sensitive areas in their natural condition.
3. Housing developments and subdivisions should be designed to emphasize the rural, coastal appearance of the community; that is, less emphasis should be placed on curbs, sidewalks, and wide streets and more emphasis placed on the maintenance of trees, natural drainages, open space and larger lot sizes.

Transportation Policies

3. Unnecessary rights-of-way should be used as greenbelts, walking trails or bike paths where appropriate.
4. A buffer of existing or planted vegetation should be left between all developments and U.S. Highway 101 to reduce the effects of traffic on residences and to maintain the scenic character of the highway.

Southwest Coastal CAC Goal: To preserve the open space and recreation qualities of Arch Cape Creek, the beach, and the surrounding forested areas.

5. All development on highly visible promontories shall be evaluated for its effect on scenic vistas, both from the beach and Highway 101.

Growth Policies

2. Future residential development along U.S. Highway 101 shall be buffered from the highway in order to maintain the scenic corridor.

Rural Service Area (Development) Policies

4. The Zoning and Subdivision Ordinances shall be used in establishing development standards as they relate to the Rural Service Area. Emphasis shall be on maintaining natural vegetation and terrain when siting development, and fitting structures into the landscape rather than allowing them to dominate.

Southwest Coastal CAC Goal: To maintain high quality of residential development in keeping with the natural environment through the use of design standards.

Southwest Coastal CAC Goal: To encourage use of natural features of the land such as existing topography and vegetation.

Policies

1. Design review standards shall require minimal disturbance of the landscape in land development and shall address the removal of trees, grading and excavation, protection of views of adjacent property, road construction and placement of utilities.
2. Future development along U.S. Highway 101 shall be buffered from the highway in order to maintain the scenic corridor.

Arch Cape Community Survey 1975

61 out of 68 said desirable to maintain wildlife habitat and natural vegetation.