



# Clatsop County

## Community Development – Planning

800 Exchange St., Suite 100  
Astoria, OR 97103  
(503) 325-8611 phone  
(503) 338-3606 fax  
[www.co.clatsop.or.us](http://www.co.clatsop.or.us)

December 19, 2019

Harry E. Coleman, Trustee  
80326 Pacific Road, #E-11  
Arch Cape, OR 97102

Vito Cerelli  
31897 Maxwell Lane  
Arch Cape, OR 97102

RE: Incomplete applications: Grading, Drainage & Erosion Control Plan Review and Development Permit Application, T4N, R10W, Section 30BB, Tax Lots 00601/00602/00604/00605/00700

Dear Mr. Coleman and Mr. Cerelli:

Clatsop County Community Development received on December 16, 2019, the above-mentioned applications and checks totaling \$59 and \$84.

The applications require a site plan, detailing where the work will occur and what erosion control measures are to be taken. The erosion control plan must comply with the standards found in S2.500 Erosion Control Development Standards of the Clatsop County Standards Document. A copy of the section is attached.

In addition, the site plan must contain the elements listed on the second page of the Grading, Drainage & Erosion Control Review application. The application you returned had the elements lined out; however, they are required before the application can be forwarded to Clatsop County Public Works for review by the county engineer.

Also, as I noted to Mr. Cerelli on the telephone last week, the work done earlier this month appears to have exceeded the capacities of whatever erosion control measures were in place previously. If you intend to resubmit the plan from 2017, please revise it to perform adequately for the site and situation. I have included a copy of the old permit for your convenience.

Without the site plan and required elements, the applications are deemed incomplete.

Per Clatsop County Land and Water Development and Use Ordinance #80-14, Section 2.075:



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[comdev@co.clatsop.or.us](mailto:comdev@co.clatsop.or.us) [www.co.clatsop.or.us](http://www.co.clatsop.or.us)

## Grading, Drainage & Erosion Control Plan Review

Fee: \$59 for First 1/2 Hour; \$100 per additional hour - Permit # \_\_\_\_\_

<b>Required for land disturbing activities that include any of the following site conditions or project components:</b>
<u>Steep slopes</u> : >20% within the disturbed area
<u>Proposed Slopes</u> : >3:1 and >6 feet in height of fill, or retaining walls >30 inches
<u>Volume Removal/Fill</u> : >30 cubic yards, either imported, removed, or relocated on site (NOTE: >50 cubic yards in a wetland also requires a permit from the Oregon Department of State Lands)
<u>Disturbed Area</u> : >3,000 square feet of disturbed area (NOTE: >1 acre also requires a 1200-C permit from Oregon Department of Environmental Quality)
<u>Roads/ Culverts</u> : Any new, realigned, or relocated for any proposed development
<u>Commercial/ Industrial</u> : Any developments
<u>Proximity to sensitive areas</u> : <u>Wellheads</u> -- within 100 feet; <u>Septic system drain fields</u> (primary and reserve) – within 10 feet; <u>Streams</u> – within 50 feet; Mapped or known <u>wetlands</u> – within 50 feet

**OWNER(s):** \_\_\_\_\_

Mail Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**APPLICANT:** \_\_\_\_\_

Mail Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**OTHER:** \_\_\_\_\_

Mail Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Property Description:** Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

Site Address: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ Overlay District: \_\_\_\_\_

**SIGNATURES:** I have read and understand the statements on the back of this form and agree to abide by them. **All owners of record**, per Clatsop County Assessment records, **must sign the application**. Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority.



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 Clatsop County

DEC 16 2019

Land Use Planning

## Grading, Drainage & Erosion Control Plan Review

Fee: \$59 for First ½ Hour; \$100 per additional hour - Permit # \_\_\_\_\_

<b>Required for land disturbing activities that include any of the following site conditions or project components:</b>
<b>Steep slopes :</b> >20% within the disturbed area
<b>Proposed Slopes:</b> >3:1 and >6 feet in height of fill, or retaining walls >30 inches
<b>Volume Removal/Fill:</b> >30 cubic yards, either imported, removed, or relocated on site (NOTE: >50 cubic yards in a wetland also requires a permit from the Oregon Department of State Lands)
<b>Disturbed Area:</b> >3,000 square feet of disturbed area (NOTE: >1 acre also requires a 1200-C permit from Oregon Department of Environmental Quality)
<b>Roads/ Culverts:</b> Any new, realigned, or relocated for any proposed development
<b>Commercial/ Industrial:</b> Any developments
<b>Proximity to sensitive areas:</b> <u>Wellheads</u> -- within 100 feet; <u>Septic system drain fields</u> (primary and reserve) – within 10 feet; <u>Streams</u> – within 50 feet; <u>Mapped or known wetlands</u> – within 50 feet

**OWNER(s):** Harry E Coleman Trustee

Mail Address: 80326 HWY 101 \_\_\_\_\_ City/State/Zip Arch Cape, OR 97102 \_\_\_\_\_

Contact Phone: 503.436.0124<sup>2930</sup> \_\_\_\_\_ Email: essence762001@yahoo.com \_\_\_\_\_

Signature:  \_\_\_\_\_ Date: Dec 11, 2019 \_\_\_\_\_

**APPLICANT:** Vito Cerelli \_\_\_\_\_

Mail Address: 31897 Maxwell Ln. \_\_\_\_\_ City/State/Zip Arch Cape, OR 97102 \_\_\_\_\_

Contact Phone: 503.440.5766 \_\_\_\_\_ Email: vito.cerelli@gmail.com \_\_\_\_\_

Signature: Vito Cerelli \_\_\_\_\_ Date: 12.10.2019 \_\_\_\_\_

**OTHER:** \_\_\_\_\_

Mail Address: \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Property Description:** Township 4N \_\_\_\_\_ Range 10W \_\_\_\_\_ Section 30BB \_\_\_\_\_ Tax Lot(s)

601/602/604/605/ 700

Site Address: \_\_\_79330 HWY 101 Arch Cape, OR, 97102

Proposed Use: No current use / Existing commercial / retail \_\_\_\_\_

Existing Zoning: ACRC \_\_\_\_\_ Overlay District: ACRC \_\_\_\_\_

**SIGNATURES:** I have read and understand the statements on the back of this form and agree to abide by them. **All owners of record**, per Clatsop County Assessment records, **must sign the application**. Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority.

### Plan Elements

A. Site Map drawn to scale and depicting accurate size and distances for the following elements:

- ~~1. A scale and north arrow.~~
- ~~2. The location of the development site in relation to the property boundaries.~~
- ~~3. The location of all internal or adjacent roadways and access easements.~~
- ~~4. The location and size of all existing and proposed structures >200 sq ft.~~
- ~~5. The location of any lakes, rivers, streams, wetlands, channels, ditches or other watercourses on or near the development site.~~
- ~~6. The direction of surface water flow.~~

B. Erosion Control Plan containing the following elements:

- ~~1. A scale and north arrow.~~
- ~~2. The location of existing vegetation adjacent to any watercourse.~~
- ~~3. Areas where vegetative cover will be retained and the type and location of measures taken to protect vegetation from damage.~~
- ~~4. Areas where vegetative cover will be removed and the location of temporary and permanent erosion control measures to be used including, but not limited to: silt fencing, straw bales, graveling, mulching, seeding, and sodding.~~
- ~~5. Indication of slope steepness, by degree, percentage or ratio. Include gradient of surface water flow.~~
- ~~6. The general slope or terrain characteristics of adjacent property.~~
- ~~7. Location of the construction access driveway(s) and vehicle parking area(s).~~
- ~~8. Location of soil/fill stockpiles.~~
- ~~9. Location of existing and proposed buildings, including locations of downspouts.~~

C. Erosion Control Statement containing the following elements:

- ~~1. A schedule of land disturbance activities, project phasing and the time frame for placement of both temporary and permanent erosion and sediment control measures.~~
- ~~2. The name, address and phone number of the person(s) responsible for placement, monitoring and maintenance of the temporary and permanent erosion control measures.~~
- ~~3. A statement signed by the property owner and building contractor/ developer certifying that any land clearing, construction, or development involving the movement of earth shall conform to the Plan as approved by the Clatsop County Community Development Director, or designee.~~

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Public Works Reviewer Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

- Approved
- Approved with Conditions
- Denied
- Call Public Works to discuss (Phone: \_\_\_\_\_)

ARCH CAPE DELI  
79330 HWY 101 ARCH CAPE, OR 97102

Erosion Control Statement

1. Schedule of activities:
  - a. Maximum of 25 CY removed from East Property.
  - b. Maximum of 25 CY fill/gravel placed on Filled existing area  
disturbed \_\_\_\_\_.
2. Property owner will be responsible for placement, monitoring and maintenance of the temporary and permanent erosion control measures.
3. All land clearing, construction, or development involving the movement of earth shall conform to the plan as approved on permit #20190 \_\_\_\_\_, as approved by the Clatsop County Engineer.
4. All transport is via \_\_\_\_\_ is on site no off site travel to or from site  
\_\_\_\_\_.
5. All activities will be completed by March 30, 2020.

  
\_\_\_\_\_  
Property Owner

Dec/12/2019  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor/Applicant

\_\_\_\_\_  
Date



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Land Use Planning

**Development Permit**

Fee: \$84.00

**INSTRUCTIONS:**

1. Complete form and attach site plan.
2. For commercial and industrial uses, include parking and loading plan, sign plan and erosion control plan.
3. For residential and other uses, include an erosion control plan.
4. Review applicant's statement and sign this form.

**Proposed Use:** SITE CLEAN UP AS REQUIRED \_\_\_\_\_

**Base Zone:** ACRC \_\_\_\_\_ **Overlay District(s):** ACRC \_\_\_\_\_

**Project Location:** 79330 HWY 101 ARCH CAPE, OR 97102

T 4N \_\_\_\_\_ R 10W \_\_\_\_\_ S 30BB \_\_\_\_\_ TL 601/602/604/605/700 Acres +/- 3 ARCRES \_\_\_\_\_

**Owner(s):** HARRY E COLEMAN TRUSTEE \_\_\_\_\_ **Email:** essence762001@yahoo.com \_\_\_\_\_

**Address:** 80326 Pacific Rd. #E-11 \_\_\_\_\_ **City/State/Zip:** Arch Cape, OR 97102 \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Applicant:** Vito Cerelli \_\_\_\_\_ **Email:** vito.cerelli@gmail.com \_\_\_\_\_

**Address:** 31897 Maxwell Ln \_\_\_\_\_ **City/State/Zip:** Arch Cape, OR 97102 \_\_\_\_\_

**Phone:** 503.440.5766 \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Other:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **City/State/Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**SIGNATURES:** I have read and understand the statements **ON THE BACK OF THIS FORM** and agree to abide by them. All owners of record, per Clatsop County Assessment records, must sign the application. Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority.

**Signature:** Vito Cerelli \_\_\_\_\_ **Date:** 12.10.2019 \_\_\_\_\_

**Signature:** [Handwritten Signature] \_\_\_\_\_ **Date:** 12/11/2019 \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

NOT APPLICABLE - NO BUILD STRUCTURES THIS  
PHASE OF WORK ON SITE / ONLY SITE GRADING

Setbacks	Required	Actual	Notes
(N, S, E, W) Front	_____	_____	_____
(N, S, E, W) Side	_____	_____	_____
(N, S, E, W) Side	_____	_____	_____
(N, S, E, W) Rear	_____	_____	_____

**Structure Height**

- 18 ft. maximum Oceanfront (Zones RSA-SFR, CBR, CR)
- 26 feet maximum
- 35 foot maximum
- Other \_\_\_\_\_

**Fire District Sign Off** Agency Name: \_\_\_\_\_

**Sewage Disposal**

- None Required
- Public Sewer Agency Name: \_\_\_\_\_
- Private Sewer Permit# or Sign Off \_\_\_\_\_
- Subsurface System

**Water Requirements**

- None Required
- Private Water Source \_\_\_\_\_
- Public Water Source Agency Name: \_\_\_\_\_
- Well, Spring, etc. Potability Test and/or Watermaster Certification attached

- Access - County or ODOT Permit# \_\_\_\_\_
- Average Grade Calculations \_\_\_\_\_
- Beaches & Dunes Stabilization and/or Revegetation
- Coastal Shorelands
- Conditional Use Permit # \_\_\_\_\_
- DSL Wetland Fill/Removal Permit# \_\_\_\_\_
- Erosion Control Plan
- Engineering Report
- Firebreak; clear & maintain firebreak of at least \_\_\_\_\_ feet radius around proposed structure
- Floodplain Permit# \_\_\_\_\_
- Geologic Hazard or Waiver Permit# \_\_\_\_\_
- Lot Coverage \_\_\_\_\_
- Parking Plan
- Plot Plan
- Post-Construction Survey
- Resource Zone Certification (recorded with County Clerk) \_\_\_\_\_
- Road Improvement
- Storm water Drainage Plan Permit# \_\_\_\_\_
- Temporary Use Permit # \_\_\_\_\_

**Notes:** \_\_\_\_\_

1. Pertaining to the subject property described, I hereby declare that I am the legal owner of record, or an agent having the 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, US Army Corps of Engineers permits, Oregon Division of State Lands permits, Oregon Department of Transportation permits, Oregon Department of Parks and Recreation permits, or Clatsop County road approach permits. I shall obtain any and all necessary permits and complete the conditions of approval as required herein within 180 days of the issuance of this permit before I do any of the proposed uses or activities. The statements within this application are true and correct to the best of my knowledge and belief. I understand that if the permit authorized was based on false statements or misrepresentation or it is determined that I have failed to fully comply with all conditions attached to and made a part of this permit, this permit approval is hereby revoked and null and void.
2. It is expressly made a condition of this permit that I at all times fully abide by all state, Federal and local laws, rules, regulations governing my activities conducted or planned pursuant to this permit.
3. As a condition for issuing this Development Permit/Action the undersigned agrees that he/she will hold Clatsop County harmless from and indemnify the County for any and all liabilities to the undersigned, his/her property, or any other person or property, that 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 signer's failure to build, improve or maintain roads which serve as access to the subject property or from the undersign's failure to fully abide by any of the conditions included in or attached to this permit.
4. **WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATION.** I have been advised that this Land and Water Development permit/Action by the Clatsop County Community Development Director may be appealed within twelve calendar days of the date of permit issuance and authorization (note: if the twelfth day is a Saturday, Sunday or legal holiday, the appeal period lasts until the end of the next day which is not a Saturday, Sunday or legal holiday). 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 the 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.
5. I am aware that failure to abide by applicable Clatsop county Land and Water Development and Use Ordinance 80-14, as amended, and Standards Document regulations may result in revocation of this permit or enforcement action by the County to resolve a violation and that enforcement action may result in levying of a fine.
6. I understand that a change in use, no matter how insignificant, may not be authorized under this permit and may require a new Development Permit/Action. You should check with the Clatsop County Community Development Department.
7. This Development Permit/Action expires 180 days from the date of issuance unless substantial construction or action pursuant to the permit has taken place. Upon expiration, a new development permit must be obtained.