

Clatsop County
Community Development-Planning
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GEOLOGIC HAZARD PERMIT WAIVER REQUEST

Permit # _____

Owner/Applicant: CANDACE HOLZGRAFE / JAY ORLOFF
Situs Address: 20180 N. PACIFIC RD, ARCH CAPE, OR.
MapLot: 41019CC03100
Zoning: AC-RCR
Proposed Use: DECK REPLACEMENT

Owner Signature: Candace C. Holzgrafe

Applicant Signature: JAY ORLOFF, TOLOVIANA ARCHITECTS

WAIVER FROM GEOLOGIC HAZARD OVERLAY REQUIREMENTS

(LWDUO Section 4.042(4))

The mapping that forms the basis for identification of potentially hazardous areas is generalized in nature; a specific site may not include the characteristics for which it is mapped. In these circumstances, the Director may grant a waiver from the requirements of Section 4.040.

Is a waiver being requested?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>If yes, ATTACH A REPORT WITH FINDINGS</i> detailing the basis for the determination that the site does not contain the identified potentially hazardous geologic condition.*
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***NOTE:** *For areas subject to mass wasting or wave attack, the request for a waiver shall be prepared by a certified engineering geologist or a registered professional geologist.*

For areas with compressible soils only, the request for a waiver shall be prepared by a certified engineering geologist, soil engineer, or civil engineer.

Horning Geosciences

808 26th Avenue, Seaside, OR 97138

Ph./FAX: (503)738-3738

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January 17, 2020

Ms. Candace Holzgrafe
75075 Inverness Drive
Indian Wells, CA 92210

c/o Mr. Jay Orloff, Architect
Tolovana Architects
Cannon Beach, Oregon

RE: Waiver of Geologic Hazard Report Requirement; Map 4 10 19CC, Tax Lot 3100; 80180 Pacific Road, Arch Cape, Clatsop County, Oregon

Dear Ms. Holzgrafe and Mr. Orloff:

The above-referenced tax lot lies between Pacific Road and the steep vegetated bluff above the ocean beach in the north-central part of Arch Cape. Most of the properties in the neighborhood have been developed. The house on Tax Lot 3100 was built in 1948. I visited the site on January 17, 2020. Horning Geosciences does not have any financial interest in this property other than to provide it with geologic consulting services. Figures are attached.

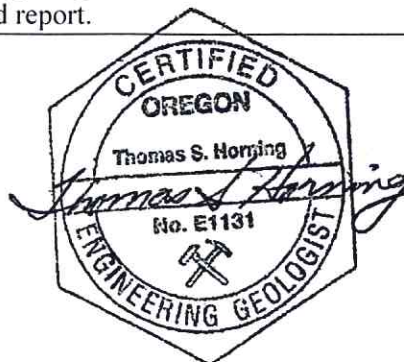
It is understood that a new deck will replace a slightly larger existing deck. An overhead view of the plans is shown in Figure 3. The existing deck extends over the north property line onto ground that slopes in excess of 70 to 80 percent to the north. The new deck will be pulled back to the south by nearly 10 to 12 ft and will have footings resting on ground with slopes that range from 25 to 50 percent. The existing deck on the steep slopes has experienced movements where the shallow soils have crept slowly downhill to the north. The new deck will be on stable ground that does not creep. Creeping soils are common on slopes of 50 percent and steeper that are made up of silty coastal terrace sediments, particularly near sea cliffs or near incised creek valleys, such as Asbury Creek. It is my opinion that the new deck will avoid areas of instability.

Examination of the house foundations finds only one place along the northwest side of the house where a 1/8th to 1/16th inch crack breaks the concrete. The break tends to gape open slightly lower in the wall, indicating that the ground has settled slightly. It is not a significant indicator of geologic instability and is regarded as due to settlement of weak fill. According to the Clatsop County WebMap site, the property straddles slightly steeper slopes and has a slightly higher susceptibility to landslide movements than other properties nearby. The site also shows an active landslide at the southwest corner of the lot, but this is related to oceanfront shoreline erosion and does not pose a threat to the existing house and deck above the creek valley.

Based on the above, it is my opinion that the level of geologic hazard for the new deck is sufficiently low enough to justify waiving the requirement for a geologic hazard report.

Please feel free to call if you have questions.

Thomas S. Horning, CEG E1131
Horning Geosciences



Expires: 7/1/20

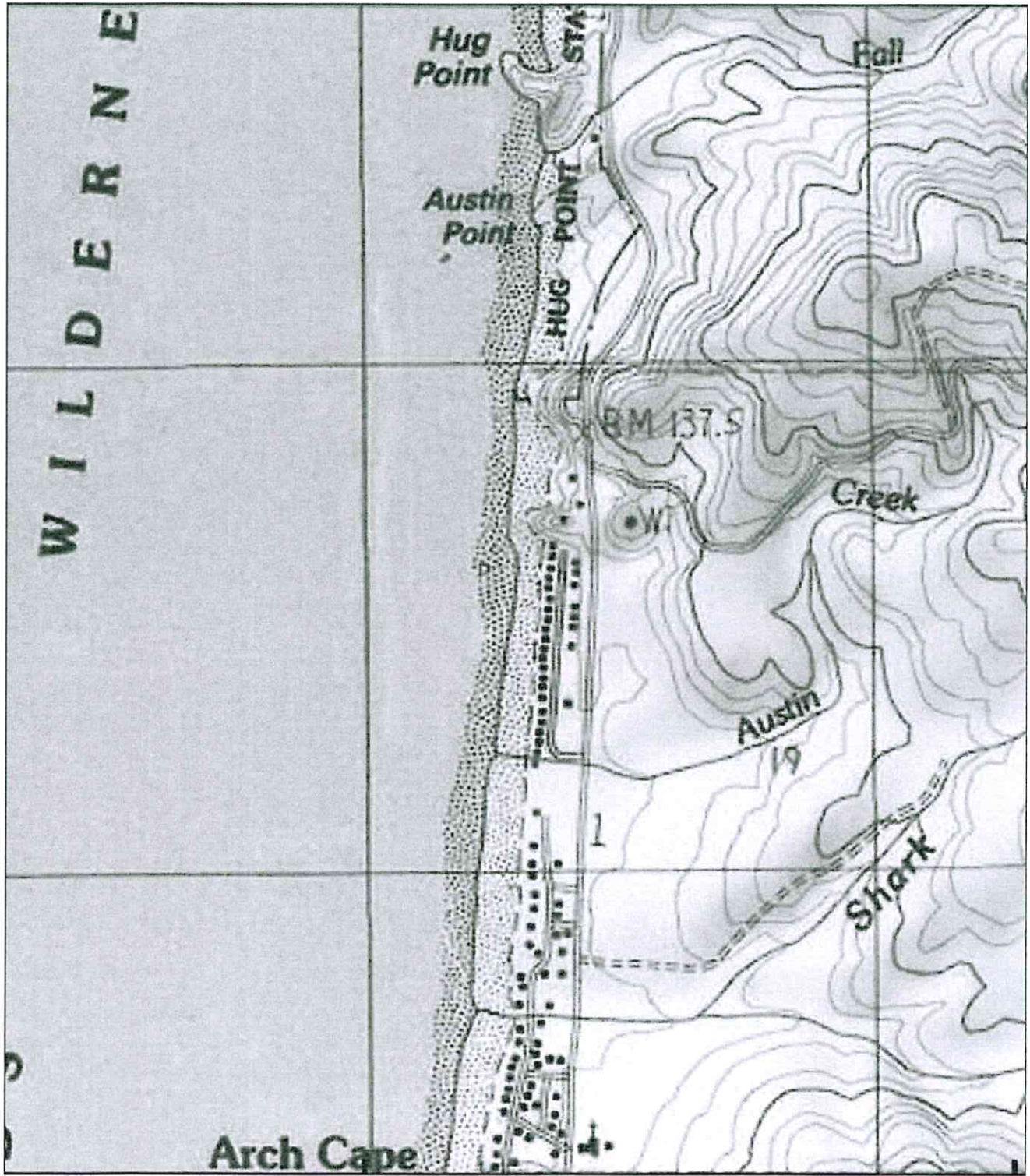


Figure 1: Property location map; Tax Lot 3100 is the third house south of the mouth of Shark Creek.



Figure 4: LIDAR image showing the site of the house (colored dot) with steep slopes to the north and west.



Figure 5: Panoramic view of the western part of the existing deck



Figure 6: Looking east toward TL 3100 (upper right); note the steep vegetated slope below the existing deck.



Figure 7: Looking west along the north side of the house and toward the existing deck; the new deck's north edge coincides with the right edge of the steps in the foreground.



Figure 8: Tipping deck posts caused by downslope movement of shallow soils on steep slopes that are as steep as 90 percent, generally dropping at least 5 ft vertically over 7 ft horizontally (70 percent). The new deck footings will be on ground that drops 5 ft over 10 ft (50 percent) or less.

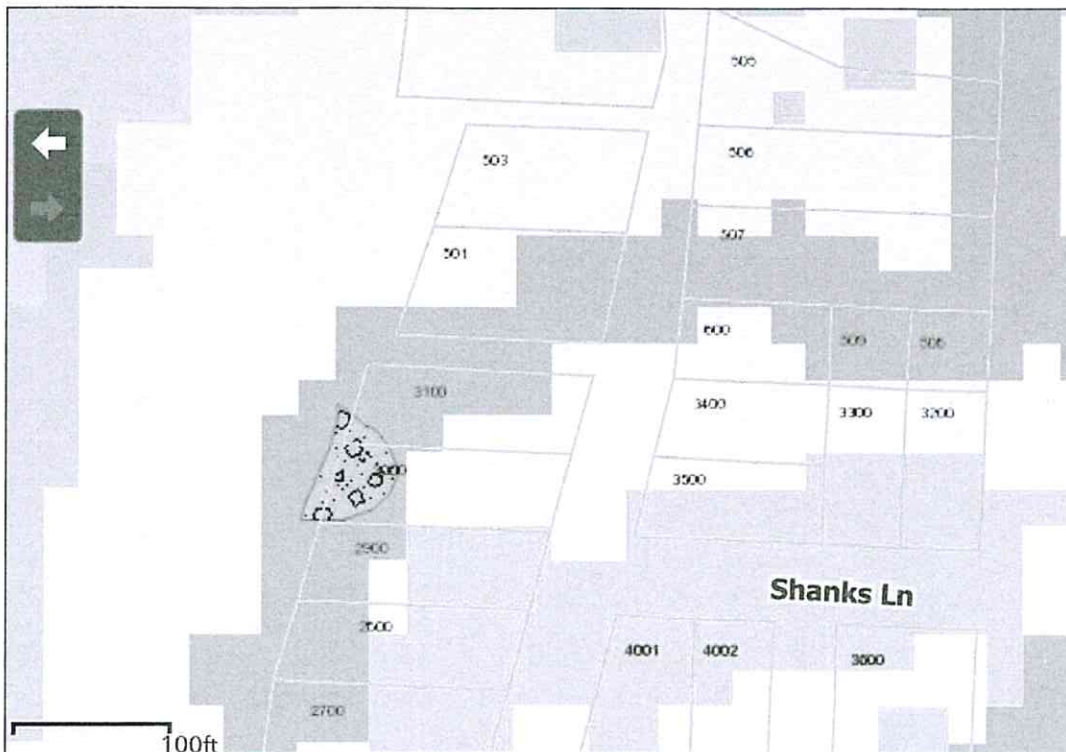


Figure 9: Landslide susceptibility map for Tax Lot 3100 and surrounding properties. Orange indicates a higher level of risk, and light yellow is less. An active landslide/slump is shown mostly on Tax Lot 3000. Courtesy of Clatsop County WebMaps.

Ian Sisson

From: Ian Sisson
Sent: Tuesday, January 21, 2020 3:15 PM
To: horning@pacifier.com
Subject: Holzgrafe GHO Permit Waiver Recommendation

Mr. Horning,

I received an application for a geologic hazard permit waiver today. The project is a replacement deck for Candace Holzgrafe, designed by Tolovana Architects. At the end of your letter, you recommend a waiver of the requirement for a geologic hazard report. This is based on your assessment that “the level of geologic hazard for the new deck is sufficiently low enough.”

Pursuant to Section 4.042, LWDUO, a waiver can be granted when a qualified professional provides a report “detailing the basis for the determination that *the site does not contain the identified potentially hazardous geologic condition.*” (emphasis added)

Are you able to provide a statement to that effect for this project? If so, an e-mailed response to me will work.

Let me know if you have any questions or need further information.

Thank you,

Ian Sisson, AICP
Planner | Land Use Planning Division

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Helpful Links:

[Land Use Planning Homepage](#)

[Comprehensive Plan Update – Project Website](#)

[Clatsop County Webmaps](#)

[Clatsop County Property Information](#)

Ian Sisson

From: Tom Horning <horning@pacifier.com>
Sent: Wednesday, January 22, 2020 9:57 AM
To: Ian Sisson
Subject: RE: Holzgrafe GHO Permit Waiver Recommendation

Yes. It is well above wave attack and it is set back far enough to resist shoreline retreat and associated slumping for 100 years, at least.

Tom Horning, CEG
Horning Geosciences

From: Ian Sisson [mailto:isisson@co.clatsop.or.us]
Sent: Wednesday, January 22, 2020 9:53 AM
To: 'Tom Horning' <horning@pacifier.com>
Subject: RE: Holzgrafe GHO Permit Waiver Recommendation

Thank you. Sorry to drag this on but the site is also oceanfront, so the other "identified hazard" is wave attack. Does your finding also apply to this hazard?

From: Tom Horning <horning@pacifier.com>
Sent: Wednesday, January 22, 2020 9:39 AM
To: Ian Sisson <isisson@co.clatsop.or.us>
Subject: RE: Holzgrafe GHO Permit Waiver Recommendation

Hello Ian.

Thanks for the note. With regard to the topography of the site, shown in Figure 3, and using your definition of the area of proposed development, I find that the identified hazard of landslide is not present in the area of construction. The requirement for a geologic hazard report may be waived.

Tom Horning, CEG E1131
Horning Geosciences