



**MULTNOMAH COUNTY**  
**LAND USE AND TRANSPORTATION PROGRAM**  
1600 SE 190<sup>TH</sup> Avenue Portland, OR 97233  
PH: 503-988-3043 FAX: 503-988-3389  
<http://www.co.multnomah.or.us/landuse>

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## **GRADING AND EROSION CONTROL PERMIT**

### **CASE FILE: T1-08-019**

### **October 23, 2008**

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**Request:** Grading and Erosion Control Permit application for grading activities associated with the construction of a new 32,188 sq. ft. freezer building. Approximately 4,500 cubic yards of material will be excavated and the fill placed to the south of the proposed building in the adjacent field.

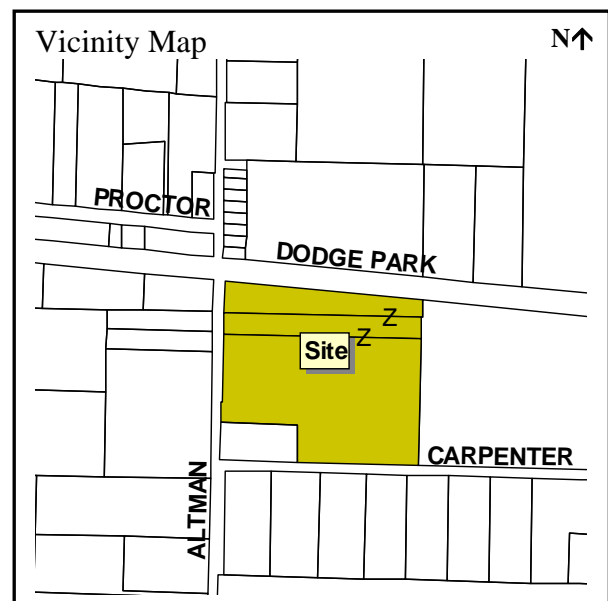
**Location:** 7510 SE Altman Road  
TL 100 & 200, Sec 21CA, T 1S, R 4E,  
& TL 600, Sec. 21BD, T 1S, R 4E  
W.M.  
Tax Account #RR99421-0450,  
R99421-0520 & R67781-1700

**Applicant:** Group MacKenzie, Garrett Stephenson

**Owner:** Maridean Eisele, Scenic Fruit Co.

### **ORDINANCE REQUIREMENTS:**

Applicable standards for this permit can be found in Chapter 29.350 et seq., Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes, copies of which are available at our office.



### **MODIFICATIONS AND LIMITATIONS:**

This permit is based on written narrative(s) and plan(s) provided by the applicant (attached). No development shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner to comply with these documents and the limitations described herein.

### **Prior to any land disturbing activities:**

1. When you are ready to start the grading work approved in this permit, call the Staff Planner, Lisa Estrin at (503) 988-3043 extension 22597, to set up an appointment for plan check, payment of the \$77 inspection fee, and issuance of the Erosion Control Permit notice card. You will need to provide 2 copies of the approved erosion control plan. The permit notice card is to be posted at the driveway entrance in a clearly visible location. This notice is to remain posted until such

time as the grading work is completed. In the event the notice is lost, destroyed, or otherwise removed prior to completion of the grading work, the applicant shall immediately contact the Land Use Planning office to obtain a replacement.

2. Prior to land use sign off for the building permit, the property owner or their representative shall modify the Erosion Control + Excavation & Disposal Plan (Exhibit 1) as follows:
  - a. The silt fence on the west side of the Excavation Disposal Area shall be extended for 120 ft to the south;
  - b. Design erosion control measures for the area north of the freezer building and south of the gravel parking lot area to prevent movement of sediment out of the construction zone.
  - c. Designate a stockpile area in case it is needed and note its location on the revised Exhibit 1 that the materials are to be covered with plastic or mulch to prevent sediment movement to other areas. The stockpile area should be located in the disposal area if at all possible.

**On-going restrictions:**

3. The property owner (or representative thereof) shall maintain best erosion control practices through all phases of development. The property owner shall ensure the erosion control measures shown on the Erosion Control, Excavation and Disposal Plan are implemented (Exhibit 1) prior to ground disturbance. The property owner shall ensure post construction re-establishment of vegetative ground cover for disturbed soil. **The property owner shall verify that all erosion control measures are properly working through out the project until vegetation has been re-established.**
4. If the excavated materials cannot be immediately placed in the disposal area, it shall be stockpiled in one location and covered. Stockpiled soil/dirt shall be covered with plastic or mulch to prevent movement into undesignated areas. Stored earthen materials shall be placed in the designated fill areas and reseeded as soon as practical.
5. This permit does not authorize dumping or disposal of hazardous or toxic materials, synthetics (i.e. tires), petroleum-based materials, or other solid wastes which may cause adverse leachates or other off-site water quality effects.
6. On-site disposal of construction debris is not authorized under this permit. Construction debris removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities.
7. The property owner is responsible for removing any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems. If any features within the adjacent right-of-way are disturbed, the property owner shall be responsible for returning such features to their original condition or a condition of equal quality.
8. The area of disturbance for the subject property shall be limited to the area delineated on the revised Erosion Control + Excavation & Disposal Plan (Exhibit 1). No other ground disturbance is authorized by this permit.
9. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts result from on-site soil disturbance related to the development. The Portland Building Bureau (Special Inspections Section), the local Soil and Water Conservation District, or the U.S. Natural Resource Conservation Service can also recommend measures to respond to unanticipated erosion events.

10. All stormwater run-off created by new impervious surfaces (building and northern parking lot) shall be directed to the detention pond or other on-site stormwater system. Prior to land use sign off of the building permit, the property owner or their representative shall provide documentation that detention pond has the capacity for both improvements or design a new system for the northern parking lot.

**Follow up requirements after grading:**

11. The property owner or their representative shall reseed the disposal area with a grassland seed mix or other ground cover as soon as practical after the fill placement is finished. The ground adjacent to the freezer building shall have temporary vegetation or mulch installed until such time as the permanent plantings specified in T2-08-029 are installed.

**Issued by:**

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Signed: Lisa Estrin, Planner  
For: Karen Schilling - Planning Director

Date: Thursday, October 23, 2008

Exhibit 1: Erosion Control + Excavation & Disposal Plan – Sheet C2.3 Received 7/10/08  
Exhibit 2: Grading and Utility Plan – Sheet C2.2 Received 7/10/08  
Exhibit 3: Erosion Control Details – Sheet C8.0 Received 7/10/08  
Exhibit 4: Grading and Erosion Control application form  
Exhibit 5: Narrative