

1600 SE 190<sup>th</sup> Avenue, Portland Oregon 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

## NOTICE OF DECISION

This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

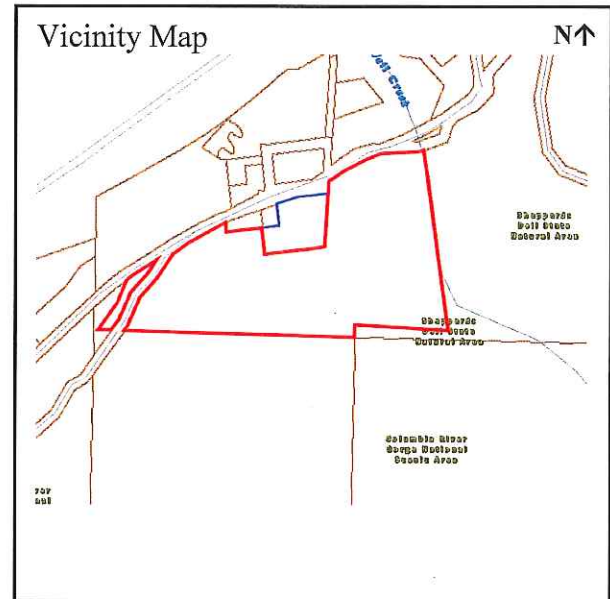
**Case File:** T2-2013-2963

**Permit:** Emergency Response Action under MCC 38.7090 in the National Scenic Area to replace an existing septic tank that failed on April 4, 2013. Since the tank failed, the applicant already replaced it.

**Location:** 46650 E. Historic Columbia River Highway  
Tax Lot 900, Section 22CB,  
Township 1N, Range 5E, W.M.  
#R102000300

**Applicant:** Bob Amend

**Owner:** Janet Newcomb, Laurel McDonald  
Slater, Bob Amend




**Summary:** National Scenic Area permit for the emergency replacement of an existing and failed septic system with a new septic system.

**Decision:** Approved with Conditions.

Unless appealed, this decision is effective Friday, April 25, 2014, at 4:00 PM.

Issued by:

By:   
Don Kienholz, Planner

For: Karen Schilling- Planning Director

Date: Friday, April 11, 2014

Instrument Number for Recording Purposes: #2002229571

**Opportunity to Review the Record:** A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Don Kienholz, Staff Planner at 503-988-3043, ext. 29270 or don.d.kienholz@multco.us.

**Opportunity to Appeal:** This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 38.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Columbia River Gorge Commission until all local appeals are exhausted.

**This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Friday, April 25, 2014 at 4:00 pm.**

**Applicable Approval Criteria:** Multnomah County Code (MCC): MCC 38.0560 Code Compliance; MCC 38.7090 Responses to an Emergency/Disaster Event.

Copies of the referenced Multnomah County Code (MCC) sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.multco.us/landuse>.

### **Scope of Approval**

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.

### **Conditions of Approval**

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in brackets.

1. **If cultural resources are discovered within the area disturbed by emergency response actions, the project applicant shall immediately notify Multnomah County Land Use Planning and then have a qualified professional conduct a survey to gather enough information to evaluate the significance of the cultural resources and what effects the action had on such resources. The survey and evaluation shall be documented in a report that follows the standards of MCC 38.7045 (D) (2)(c) and, (F).**

#### **Notice to Mortgagee, Lien Holder, Vendor, or Seller:**

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.



## **Findings of Fact**

**FINDINGS:** Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

### **1.00 Project Description:**

**Staff:** The applicant is replacing an existing septic system for a bed and breakfast and cottage with a new system. Because the septic system was already replaced under the emergency provisions, the retroactive review must under a Type 2 land use process.

### **2.00 Property Description:**

**Staff:** The applicant replaced the failed existing septic system on the subject property with a new one. Because of the condition of the system, the replacement was deemed to be an emergency action by County staff on April 23, 2013. The applicant then attended a Pre-Filing Conference to submit a Response to an Emergency Action application under MCC 38.7090. During preparation for the Pre-Filing Conference, staff discovered that the original Bed and Breakfast Building from 1927 that is connected to the septic system appeared to be within either the County or State of Oregon Right of Way. The property owners worked with Multnomah County Transportation and Engineering to vacate the old County Right of Way so that the structure would be located entirely on private property. Once the structure was properly located on private property the application could be moved forward with the septic system replacement.

### **3.00 Code Compliance:**

#### **MCC 38.0560 CODE COMPLIANCE AND APPLICATIONS.**

**Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit for any property that is not in full compliance with all applicable provisions of the Multnomah County Land Use Code and/or any permit approvals previously issued by the County.**

**(A) A permit or other approval, including building permit applications, may be authorized if:**

- (1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or**
- (2) It is necessary to protect public safety; or**
- (3) It is for work related to and within a valid easement over, on or under an affected property.**

**(B) For the purposes of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that situation include but are not limited to issuance of permits to replace faulty electrical wiring; repair or install furnace equipment; roof repairs; replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.**

**Staff:** With the vacation of the old County right of way, there are no known code compliances issues for the subject property. The current septic system was installed prior to NSA Site Review approval as allowed by MCC 38.7090 but issuance of this permit will correct the lack of permits.

*Criteria met.*

#### **4.00 Response to an Emergency/Disaster:**

##### **MCC 38.7090 RESPONSES TO AN EMERGENCY/DISASTER EVENT**

**Responses to an emergency/disaster event are allowed in all zoning districts within the Columbia River Gorge National Scenic Area when in compliance with the following standards:**

#### **A. (A) General standards for all response activities.**

**(1) Following emergency/disaster response actions, best management practices (BMPs) to prevent sedimentation and provide erosion control shall be utilized whenever disaster response actions necessitate vegetation removal, excavation, and/or grading. BMPs may include but are not limited to: use of straw bales, slash windrows, filter fabric fences, sandbags, straw cover, jute netting, etc.**

**(2) Structures or development installed or erected for a temporary use (e.g. sandbags, check dams, plastic sheeting, chain link fences, debris walls, etc.) shall be removed within one year following an emergency event. If it can be demonstrated that the continued use of these devices is necessary to protect life, property, public services or the environment, an extension of no more than two years may be granted by the Planning Director, or the U.S. Forest Service for federal agency actions.**

**(3) The new exploration, development (extraction or excavation), and production of mineral resources, used for commercial, private or public works projects, shall not be conducted as an emergency/disaster response activity.**

**(4) No spoils resulting from grading or excavation activities shall be deliberately deposited into a wetland, stream, pond, lake, or riparian area within the National Scenic Area (NSA) as a part of an emergency/disaster response action. The only exception to this is for construction of a fire line during a wildfire, where avoiding the aquatic area or its buffer zone has been considered and determined to not be possible without further jeopardizing life or property.**

**Staff:** The emergency situation was a failing septic system. A representative of the property owner came into the County on April 23, 2013 to discuss the situation with County Staff. County Staff wrote a note into the property database declaring the circumstance an emergency and was supported by the City of Portland Sanitarian on the Certification of On-Site Sewage Disposal form submitted December 20, 2013 (Exhibit A.11).

*Criteria met.*

#### **B. (B) Notification Requirements**



**(1) Actions taken in response to an emergency/disaster event, as defined in MCC 38.0015, are allowed in all GMA and SMA land use designations, subject to the following notification requirements.**

**(a) Notification of an emergency/disaster response activity shall be submitted either within 48 hours of the commencement of a response action, or by the next business day following the start of such an action, whichever is sooner. Notification shall be submitted by the party conducting an emergency/disaster response activity or their representatives. In the case of multiple responding parties, the first party to respond shall provide the required notification, unless, upon mutual agreement of responding parties, another responder elects to assume this responsibility.**

**(b) Notification shall be submitted by mail, fax, telephone, e-mail or in person. If notification occurs by telephone, a hard copy of the notification shall be submitted by mail or in person within 7 days.**

**(c) Notification shall be furnished to the Planning Director, or the U.S. Forest Service for federal agency actions.**

**(d) At a minimum, the following information shall be required at the time of notification:**

**1. Nature of emergency/disaster event.**

**2. Description of emergency/disaster response activities and magnitude of response actions to be taken, if applicable (such as extent of earth movement, erection of structures, etc.).**

**3. Location of emergency/disaster response activities.**

**4. Estimated start and duration of emergency/disaster response activities.**

**5. Contact person and phone number for the parties conducting emergency/disaster response actions.**

**(e) Repair and maintenance of an existing serviceable structure to its previously authorized and undamaged condition are not subject to the above referenced notification requirements.**

**(2) Upon notification of an emergency/disaster response action, the Planning Director or the Forest Service shall, as soon as possible:**

**(a) Review their natural resource inventory data and notify the contact person for the emergency/disaster response actions of all inventoried natural resource sites, and their buffers, that are within or adjacent to the response area or that may be adversely affected by response activities;**

**(b) Notify the Oregon Department of Fish and Wildlife of all noticed emergency/disaster response actions, to provide that agency an opportunity to consult with responding agencies during the event, and;**

**(c) Notify the U.S. Forest Service (except when the U.S. Forest Service is the notifying agency), State Historic Preservation Office (SHPO), and the Tribal governments of all emergency/disaster response activities. The U.S. Forest Service will review their cultural resource inventory data and notify the contact person for the emergency/disaster response action as soon as possible of all inventoried cultural resource sites, or their buffers, that are within, or adjacent to, emergency/disaster response areas.**

**(3) Upon notification of a response action, the U.S. Forest Service shall, as soon as possible, offer the services of a resource advisor to the agency(ies) conducting the response action. The resource advisor will provide on-site advice to minimize impacts to resources from emergency/disaster response actions.**

**Staff:** Since the applicant notified the County of the emergency nature of the situation on April 23, 2013, the applicant proceeded to take the steps necessary to submit the appropriate application. This included a Pre-filing Conference held on May 9, 2013 and submission of a land use application on July 2, 2013. Upon submission of the NSA application for an Emergency Response, the County notified the required agencies and groups associated with a typical NSA application.

*Criteria met.*

**C. (D) Post-Emergency/Disaster Response Site Review**

**All applications for post-emergency/disaster response Site Review shall be processed pursuant to the procedural provisions of MCC 38.0530 (B) and evaluated for compliance with the standards of MCC 38.7090 (E).**

**Staff:** The County is processing the emergency response under MCC 38.7090(E).

**D. (E) Post-Emergency/Disaster Response Site Review Approval Criteria**

**Actions taken in all land use designations that are in response to an emergency/disaster event shall be reviewed for compliance with the following standards:**

**1. (1) Scenic Resources**

- a. (a) Impacts of emergency/disaster response actions shall be evaluated to ensure that scenic resources are not adversely affected. In the GMA, such actions shall be rendered visually subordinate in their landscape setting as seen from key viewing areas to the greatest extent practicable, except for actions located in the Corbett Rural Center zoning district. In the SMA, such actions shall meet the scenic standard to the greatest extent practicable.**

**Staff:** The subject property is just south of the Historic Columbia River Highway – a Key Viewing Areas (KVA's). The septic system replacement area is roughly 360-



feet from the highway. The new septic system includes a distribution box and 467-feet of perforated leach lines spread over 5-lines no more than 24-inches deep (Exhibit A.13). The system is an in-ground system that will not be visible from Historic Columbia River Highway or any other Key Viewing Area.

*Criterion met.*

- b. **(b) Vegetation shall be used to screen or cover road cuts, structural development, landform alteration, and areas denuded of vegetation, as a result of emergency/disaster response actions.**

**Staff:** As noted above, the septic system is in-ground and will not be visible.

*Criterion met.*

- c. **(c) Areas denuded of vegetation as a result of emergency/disaster response actions shall be revegetated with native plant species to restore the affected areas to its pre-response condition to the greatest extent practicable. Revegetation shall occur as soon as practicable, but no later than one year after the emergency/disaster event. An exception to the one year requirement may be granted upon demonstration of just cause, with an extension of up to one year.**

**Staff:** The project did not require the removal of any vegetation other than lawn sod near the parking area. Lawn sod is not considered vegetation for purposes of this application because it does not screen development or provide habitat. After installation of the system, the applicant placed the cut sod back over the disturbed area to revegetate.

*Criterion met.*

- d. **(d) The painting, staining or use of other materials on new structural development shall be used to ensure that the structures are non-reflective, or of low reflectivity, and visually subordinate in their landscape setting as seen from key viewing areas, unless the structure is fully screened from key viewing areas by existing topographic features.**

**Staff:** All components of the new septic system are in-ground and do not need to be visually subordinate.

*Criterion met.*

- e. **(e) Additions to existing structures, resulting from a emergency/disaster response action, which are smaller in total height, bulk or area than the existing structures may be the same color as the existing development. Additions larger than the existing development shall be visually subordinate in their landscape setting as seen from key viewing areas to the greatest extent practicable.**

**Staff:** No additions to existing structures are proposed.

*Criterion met.*

- f. **(f) In the General Management Area, spoil materials associated with grading, excavation and slide debris removal activities in relation to an emergency/disaster response action, shall comply with the following standards:**

**1. The spoil materials shall either be:**

- a. Removed from the NSA or
- b. Deposited at a site within the NSA where such deposition is, or can be, allowed, or
- c. Contoured, to the greatest extent practicable, to retain the natural topography, or a topography which emulates that of the surrounding landscape.

**2. The County shall decide whether an applicant removes the spoil materials (MCC 38.7090(E)(1)(f) 1.a.), deposits the spoil materials (MCC 38.7090(E)(1)(f) 1.b.), or contours the spoils materials (MCC 38.7090(E)(1)(f)1.c.) The applicant does not make this decision.**

**3. The County shall select the action in MCC 38.7090(E)(1)(f) 1. that, to the greatest extent practicable, best complies with the provisions in Chapter 38 that protect scenic, cultural, recreation, and natural resources.**

**4. Disposal sites created according to MCC 38.070(E)(1)(f)1.b. shall only be used for spoil materials associated with an emergency/disaster response action. Spoil materials from routine road maintenance activities shall not be deposited at these sites.**

**Staff:** The property is not within the General Management Area.

*Criteria not applicable.*

- g. **(g) In the Special Management Area, spoil materials associated with grading, excavation, and slide debris removal activities in relation to an emergency/disaster response action shall comply with the following standards:**

**1. The spoil materials shall either be:**

- a. Removed from the NSA, or
- b. Deposited at a site within the NSA where such deposition is, or can be, allowed within two years of the emergency.



2. After the spoils materials are removed, the emergency disposal site shall be rehabilitated to meet the scenic standard.
3. All grading (i.e. contouring) shall be completed within 30 days after the spoils materials are removed.
4. Sites shall be replanted using native plants found in the landscape setting or eco-region to the maximum extent practicable.
5. All revegetation shall take place within one (1) year of the date an applicant completes the grading.
6. MCC 38.7090 (E) (1) (g) shall take effect on August 3, 2006, or approval of a disposal site, whichever comes first.

**Staff:** Spoil materials from the excavation to install the septic system were not removed from the site

*Criteria met*

## 2. (2) Cultural Resources and Treaty Rights

- a. (a) To the greatest extent practicable, emergency/disaster response actions shall not adversely affect cultural resources. Emergency/disaster response actions shall not affect Tribal treaty rights.
- (b) The U.S. Forest Service shall determine if a reconnaissance survey or historic survey is necessary within three days after receiving notice that a post-emergency land use application has been received by the Planning Director.
  1. Reconnaissance surveys shall be conducted by the U.S. Forest Service and comply with the standards of MCC 38.7045 (D) (1) and (D)(2)(c).
  2. Historic surveys shall be conducted by the USDA Forest Service and shall describe any adverse effects to historic resources resulting from an emergency/disaster response action. Historic surveys shall document the location, form, style, integrity, and physical condition of historic buildings and structures. Such surveys shall also include original photographs, if available, and maps, and should use archival research, blueprints, and drawings as necessary.

**Staff:** An Opportunity to Comment was mailed out on January 14, 2014. No comments were received from our Tribal partners. The US Forest Service commented that neither an historic or reconnaissance survey were required. The State Historic Preservation Office noted that an archeological survey was not required.

*Criteria met.*

- b. (c) Following the submittal of a post-emergency land use application, in addition to other public notice requirements that may exist, the Planning Director shall notify the Tribal governments when:

1. A reconnaissance survey is required, or
2. Cultural resources exist in the project area.

All such notices shall include a copy of the site plan required by MCC 38.7090 (C) (4) (d).

Tribal governments shall have 15 calendar days from the date a notice is sent to submit written comments. Written comments should describe the nature and extent of any cultural resources that exist in the project area or treaty rights that exist in the project area and how they have been affected, and identify individuals with specific knowledge about them. The Planning Director shall send a copy of all comments to the Gorge Commission.

**Staff:** Neither a reconnaissance or cultural resource survey were required. Nonetheless, notice of the application was sent to the required Tribal governments.

*Criteria met.*

- c. (d) When written comments are submitted in compliance with (C)(2) above, the project applicant shall offer to meet within five calendar days with the interested persons. The five day consultation period may be extended upon agreement between the project applicant and the interested persons. A report shall be prepared by the Planning Director following the consultation meeting. Consultation meetings and reports shall comply with the standards of MCC 38.7045 (C)(1) and (2) and 38.0110 (A)(1) and (2).

**Staff:** No comments from Tribal governments were received.

*Criterion met.*

- d. (e) If cultural resources are discovered within the area disturbed by emergency response actions, the project applicant shall have a qualified professional conduct a survey to gather enough information to evaluate the significance of the cultural resources and what effects the action had on such resources. The survey and evaluation shall be documented in a report that follows the standards of MCC 38.7045 (D) (2)(c) and, (F).

**Staff:** This shall be a condition of approval.

*Criterion met.*

- e. (f) A mitigation plan shall be prepared by the project applicant if the affected cultural resources are significant. The mitigation plan shall be prepared according to the information, consultation, and report standards of MCC 38.7045 (J).



**Staff:** There have been no known cultural resources affected by the project.

*Criterion met.*

- f. **(g) The Planning Director shall submit a copy of all reconnaissance and historic survey reports and treaty rights protection plans to the SHPO and the Tribal governments. Survey reports shall include measures to mitigate adverse effects to cultural resources resulting from emergency/disaster response actions. The SHPO and Tribal governments shall have 15 calendar days from the date a survey report is mailed to submit written comments to the Planning Director. The Director shall record and address all written comments in the Site Review decision.**

**Staff:** No reconnaissance or historic surveys were required for the project.

*Criterion met.*

- g. **(h) The Planning Director shall make a final decision on whether the emergency/disaster response actions are consistent with the applicable cultural resource goals, policies, and guidelines. If the final decision contradicts the comments submitted by the SHPO, or those submitted by a Tribal government regarding treaty rights, the Director shall justify how an opposing conclusion was reached.**

**Staff:** No comments were submitted by Tribal Governments. The Oregon State Historic Preservation Office submitted a letter on January 23, 2014 stating no further review was necessary. The Planning Director determines the emergency response action has been consistent with the applicable cultural resource goals, policies and guidelines.

*Criterion met.*

- h. **(i) The cultural resource protection process may conclude when it has been determined that Tribal treaty rights have not been affected and one of the following conditions exists:**

- 1. The emergency/disaster response does not require a reconnaissance or historic survey, or a reconnaissance survey demonstrates that no cultural resources are known to exist in the project area, and no substantiated concerns were voiced by interested persons within 15 calendar days of the date that a notice was mailed.**

**Staff:** The cultural resource protection process is now concluded since the Tribal governments were afforded an opportunity to raise concerns and did not do so. Additionally, a reconnaissance or historic survey was not required.

*Criterion met.*

3. **(3) Natural Resources**

- a. **(a) To the greatest extent practicable, emergency/disaster response actions shall not adversely affect natural resources.**

**Staff:** The work involved in the septic replacement occurred in an area without any mapped creek or stream or other protected natural resource. The project involved the installation of a new septic system, including 467-linear feet of drain field. The project had no adverse affect on natural resources in the vicinity.

*Criterion met.*

- b. **(b) Buffer zones for wetlands, streams, ponds, riparian areas, sensitive wildlife sites or areas, and sites containing rare plants, shall be the same as those established in MCC .7060(F).**

**Staff:** There are no buffer zones around the area of development.

*Criterion met.*

4. **(4) Recreational Resources**

**(a) To the greatest extent practicable, emergency/disaster response actions shall not adversely affect recreational resources.**

**(b) Mitigation measures shall be implemented to mitigate any adverse effects on existing recreation resources caused by emergency/disaster response activities to the maximum extent practicable.**

**Staff:** The subject property is in private ownership and is not zoned for recreation.

*Criterion met.*

**5.00 Conclusion**

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Response to an Emergency Event in the GSF-40 zone. This approval is subject to the conditions of approval established in this report.

**6.00 Exhibits**

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Comments Received

Exhibits with a “\*” after the exhibit # have been included as part of the mailed decision. All other exhibits are available for review in Case File T2-2013-2963 at the Land Use Planning office.

Exhibit #	# of Pages	Applicant Exhibits
A.1	7	Notice of Emergency Action Commencing to County Dated June 12, 2013



A.2	1	NSA Application Form
A.3	15	Applicant's July 2, 2013 Narrative
A.4	1	July 2, 2013 1:200 Site Plan
A.5	1	July 2, 2013 1:50 Site Plan
A.6	1	July 2, 2013 Plan of House
A.7	1	July 2, 2013 Floor Plans
A.8	3	Septic System Details
A.9	1	Topographic Map of Bridal Veil Area
A.10	1	July 2, 2013 Photograph of Septic System Area
A.11	1	Completed Certification of On-Site Sewage Disposal
A.12	1	December 24, 2013 1:200 Site Plan
A.13*	2	December 27, 2013 Surveyed Site Plans at 1:200 and 1:60 Scales
'B'	#	Staff Exhibits
B.1	2	Assessment and Taxation Property Information
B.2	4	August 1, 2013 Incomplete Letter and Tax Lot Map with Subdivision Property Lines
B.3	1	October 30, 2013 Incompleteness Status Reminder Letter
B.4	1	December 30, 2013 Complete Letter
B.5	5	January 14, 2014 Opportunity to Comment and Mailing List
B.6	2	December 30, 2013 Completeness Letter That Was Returned as Undeliverable
'C'	#	Comments Received
C.1	1	January 23, 2014 Comment Letter From Oregon State Historic Preservation Office
C.2	5	January 29, 2014 Comment Letter From Friends of the Columbia River Gorge
C.3		

RECEIVED

13 DEC 27 PM 2:54

CLERK OF SUPERIOR COURT  
PLANNING SECTION

## PARCEL INFORMATION

TAX LOT 800  
E HIST COLUMBIA RIVER HWY  
CORBETT, OR 97019  
OWNER NAME:  
LAUREL SLATER  
MAILING ADDRESS:  
PO BOX 10 BRIDAL VEIL, OR 97010  
MAP / TAX LOT: INSE22CB/00800  
ACCOUNT NUM: R322934

TAX LOT 900  
46650 E HIST COLUMBIA RIVER  
HWY CORBETT, OR 97019  
OWNER NAME:  
LAUREL SLATER  
MAILING ADDRESS:  
PO BOX 10 BRIDAL VEIL, OR 97010  
MAP / TAX LOT: INSE22CB/00800  
ACCOUNT NUM: R121065

TAX LOT 1000  
E HIST COLUMBIA RIVER HWY  
CORBETT, OR 97019  
OWNER NAME:  
GARY LEE MILLER LLC  
MAILING ADDRESS:  
PO BOX 45 BRIDAL VEIL, OR 97010  
MAP / TAX LOT: INSE22CB/01000  
ACCOUNT NUM: R121066

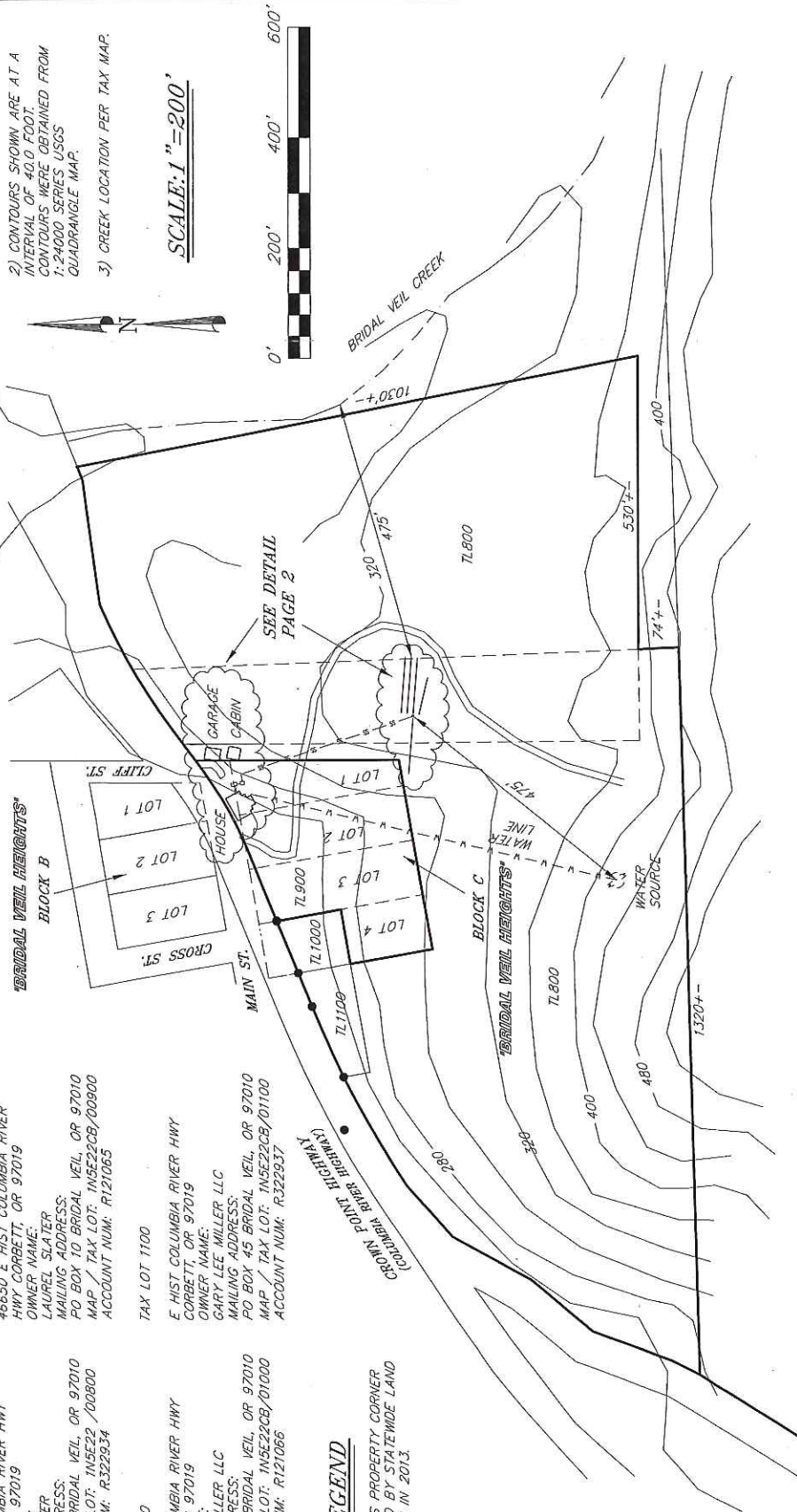
TAX LOT 1100  
E HIST COLUMBIA RIVER HWY  
CORBETT, OR 97019  
OWNER NAME:  
GARY LEE MILLER LLC  
MAILING ADDRESS:  
PO BOX 45 BRIDAL VEIL, OR 97010  
MAP / TAX LOT: INSE22CB/01100  
ACCOUNT NUM: R322937

## LEGEND

- DENOTES PROPERTY CORNER RECOVERED BY STATEWIDE LAND SURVEYING IN 2013.

## SITE PLAN

OF TAX LOTS 800 AND 900,  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE  
MERIDIAN, COUNTY OF MULTNOMAH, STATE OF OREGON.



## NOTES

- 1) PROPERTY LINES SHOWN ARE A COMBINATION FROM SURVEY BY STATEWIDE LAND SURVEYING INC. AND ASSESSOR MAP DATA.
- 2) CONTOURS SHOWN ARE AT A INTERVAL OF 40.0 FOOT. CONTOURS WERE OBTAINED FROM 1:24000 SERIES USGS QUADRANGLE MAP.
- 3) CREEK LOCATION PER TAX MAP.

SCALE: 1"=200'

EXHIBIT

A.13



1. *Phragmites australis* (Cav.) Trin. ex Steud.



OF TAX LOTS 800 AND 900.  
SITUATED IN THE SOUTHWEST  
QUARTER IF SECTION 22 TOWNSHIP  
1 NORTH, RANGE 5 EAST OF THE  
WILLAMETTE MERIDIAN, COUNTY OF  
MULTNOMAH, STATE OF OREGON.

### LEGEND

= DENOTES PROPERTY CORNER  
RECOVERED BY STATEWIDE LAND  
SURVEYING IN 2013.

$= TREE$

PAGE 2 OF 2

