



DEPARTMENT OF ENVIRONMENTAL SERVICES
LAND USE PLANNING DIVISION

1600 SE 190th Avenue

Portland, OR 97233

Phone: (503) 248-3043 Fax: (503) 248-3389

GRADING AND EROSION CONTROL PERMIT
CASE FILE: GEC 16-99
July 15, 1999

WHAT: Grading and Erosion Control Permit application for grading activities associated with placing riprap along the banks of the Columbia River. The proposal calls for a riprap embankment of 1280 linear feet along the existing bank. The height of the bank will be from 6 to 10 feet high. The project will bring in approximately 2800 cubic yards of riprap and 475 cubic yards of gravel, and excavate about 1100 cubic yards of sand.

WHERE: 26214 NW Reeder Rd. Portland, OR
TL5, Sec. 26, 3N 1W, W.M.
Tax Account R-98126-0050

| WHO: | <u><i>Applicant</i></u> | <u><i>Property Owner</i></u> |
|-------------|---|--|
| | Steven P. Eudaly 17015 NW St. Helens Rd. Portland, OR 97231 | James Reeder 26214 NW Reeder Rd Portland, OR 97231 |

APPROVAL CRITERIA:

Applicable approval criteria for this decision can be found in Chapter 29.300, Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes.

DECISION:

APPROVED, subject to the limitations below, a Grading and Erosion Control Permit for grading activities associated with placing riprap along the banks of the Columbia River.

LIMITATIONS:

Prior to any land disturbing activities:

1. Sediment fencing shall be installed at the base of the bank between the water and the excavation. Fencing shall be installed prior to any earth movement and shall be maintained during the all phases of construction until the permanent vegetation is established or high water reaches the base of the fencing. Applicant shall call for an inspection and receive approval of erosion control installation prior to any work occurring.

2. Consistent with MCC 29.300.040(C)(1), a Performance Bond shall be filed with Multnomah County for all work subject to this permit. The bond shall be in an amount specified in a certified Engineer's Cost Estimate. The cost estimate is to be submitted with the bond. In addition to construction materials and labor, the estimate is to include costs for installation and removal of erosion control devices and plantings, along with a fifteen (15) percent contingency. The County shall release this performance bond upon completion of the project, subject to final inspection. Failure to submit this bond prior to the work commencing on the site will result in a stop work order carrying civil penalties.
3. Contact Allen Young, Right-of-Way supervisor, regarding the use of the Sauvie Island Bridge for proposed truck movements.
4. Contact Allen Young, regarding truck access from property. Reeder Road shall be kept clean of dirt and other construction materials.

On-going conditions:

1. Earth disturbing construction on this site, excluding landscaping, shall occur between July 1 and September 30 of each year that this permit is valid.
2. The County may supplement described erosion control techniques if turbidity or other downstream erosion impacts result from on-site grading work. The Portland Building Bureau (Special Inspections Section), the West Multnomah County Soil and Water Conservation District, or the U.S. Soil Conservation Service can also advise or recommend measures to respond to unanticipated erosion effects.
3. The property owner shall maintain best erosion control practices through all phases of development.
4. Spoil materials that are to be excavated and removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities.
5. Any stock piled materials shall have erosion control measures installed around it immediately, and be maintained in a working state. Stock piles shall be located more than 50 feet from the river.
6. This approval is based on the submitted written narrative(s), site plan and erosion control plan. No excavation or fill 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 of approval described herein.

Follow up conditions after wall construction:

1. The applicant intends to phase this project over time, doing approximately 100 yards at a time. At the end of each phase:
 - the proposed plants shall be planted for each section of the wall completed.
 - the applicant shall call the County planner to request an inspection of the work completed.

- modifications to the plans for each phase shall be requested before the work is started in the field and shall be in writing. Modifications may be required by the County based upon the independent engineer's analysis or observation of erosion problems.
- 2. Re-vegetation after each phase shall be done in accordance with revised plan required under the FD 2-99/SEC 12-99 permit.
- 3. An independent engineer, not involved in the construction or application of the project who is acceptable to the County, shall inspect the work completed to date no later than November 30 of each year and provide a report within two weeks to the County stating the work has been done according to plan and that erosion is not occurring or is minimal. If erosion is occurring, the engineer shall recommend corrections. If required by the County, the project shall be modified to include the engineer's recommendations.
- 4. Grading and erosion control activities shall be completed within two (2) years from the date of this approval, unless an extension is requested and approved by the Planning Director. A request for an extension shall be submitted at least one month prior to the expiration date of this permit.

IN THE MATTER OF GEC 16-99

Signed: Virginia Dodson, Planner
For: Kathy Busse, Planning Director