



ONSITE SANITATION City of Portland – Bureau of Development Services
1900 SW 4th Avenue, Portland, Oregon 97201 – 503-823-6892 – TTY 503-823-6868 – www.portlandoregon.gov/bds
SEPTIC REVIEW CERTIFICATION (Land Use/Planning)

Land Use/Planning and Zoning approval involving new construction or addition to any building(s), any change in use, and the creation of a new parcel or property line adjustment requires approval by the Sanitarian.

STEP 1- Complete the following:

Address of Proposed Work: 6928 SE 282nd Avenue
Property Map & Tax Lot #: 1S4E19BC, Tax Lot 600 Alternate Acct #: R 994191280
Description of proposed work for this Septic Planning Review: Siting new telecom business to include approx. 10 employees in existing building.
Change in number of bedrooms? [] Yes [X] No # of existing bedrooms # of bedrooms at completion NA
Applicant's Name: Scott Johnson
Applicant E-mail: scott@newhorizonutility.com
Mailing Address: 14900 SE Bluff Road Phone: 503-710-6955
City: Sandy State: OR ZIP: 97055

Permit No. 23-107324-SE
Date 12/5/23

STEP 2- Submit with current Sanitation Evaluation application, for each lot affected along with all required checklist items listed on the application. Refer to the current Sanitation Evaluation application for current fee for Septic Planning Review "with site visit".

Sanitation Evaluation Application available for download at www.portlandoregon.gov/bds/ Septic – Sanitation Evaluation Application or Multnomah County Land Use Planning Office**

Mail or deliver completed Sanitation Evaluation Submittal package to:
City of Portland, Bureau of Development Services, Trade Permits
1900 SW 4th Ave., First Floor, Portland, OR 97201
For questions please call 503-823-6892

STEP 3- Review: After submittal, allow up to 20 business days for submittal application package review

STEP 4- Site Visit: Sanitarian will contact you with any questions and/or time of site visit

STEP 5- Sign Off: Based on present knowledge of the area, and current regulations of the State of Oregon Department of Environmental Quality (DEQ), the Sanitarian hereby finds that the above proposal is:

- [X] Approved – will not impact the existing system. The following is REQUIRED prior to Building Permit issuance:
[] Septic Installation Permit OR [] Authorization Notice

Conditions/Comments:

Proposed change of use to a telecom business with increase in projected daily sewage flow (10 max employees) poses no concern to septic with Land Use Planning approval for a septic holding tank in the near or distance future. No shower allowed, washer max use of one time per day. Site visit conducted 11/29/23 at which time drainfield appeared capable of functioning as intended. Wet weather observation of drainfield to occur in late spring to determine if use meets OAR 340-071-0205(5)(d), proposed increase may not pollute water. If drainfield pollutes water, Authorization Notice to be denied and Site Evaluation Report & likely holding tank required.

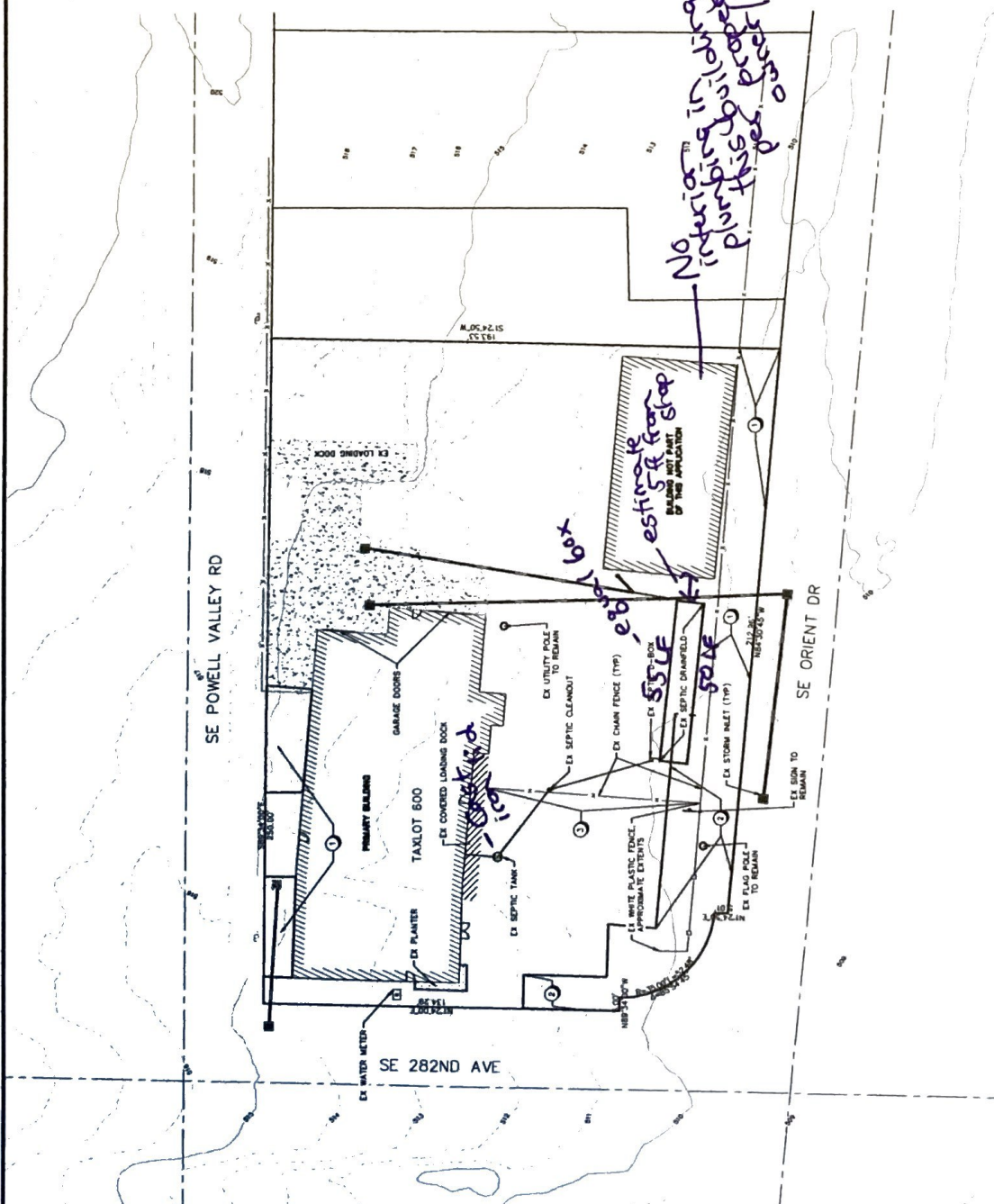
Lindsey Reschke
Multnomah County Sanitarian

12/5/23
Date

STEP 6- Return: to Multnomah County Land Use Office with this signed form and site plan (floor plans if applicable)

23-107324-SE

*Potential for fire for the holding tank best for See # 12751513 property for



- GENERAL NOTES**
- EXISTING CONDITION IS APPROXIMATE BASED ON AERIAL.
 - THIS IS NOT A BOUNDARY SURVEY. THE LOT LINES ARE APPROXIMATE AND BASED ON THE TAX MAP INFORMATION.
- KEY NOTES**
- REMOVE EXISTING GRAVEL WITHIN EXTENTS FOR LANDSCAPING.
 - REMOVE EXISTING ASPHALT WITHIN EXTENTS FOR LANDSCAPING.
 - EXISTING CHAIN LINK FENCE TO REMAIN.

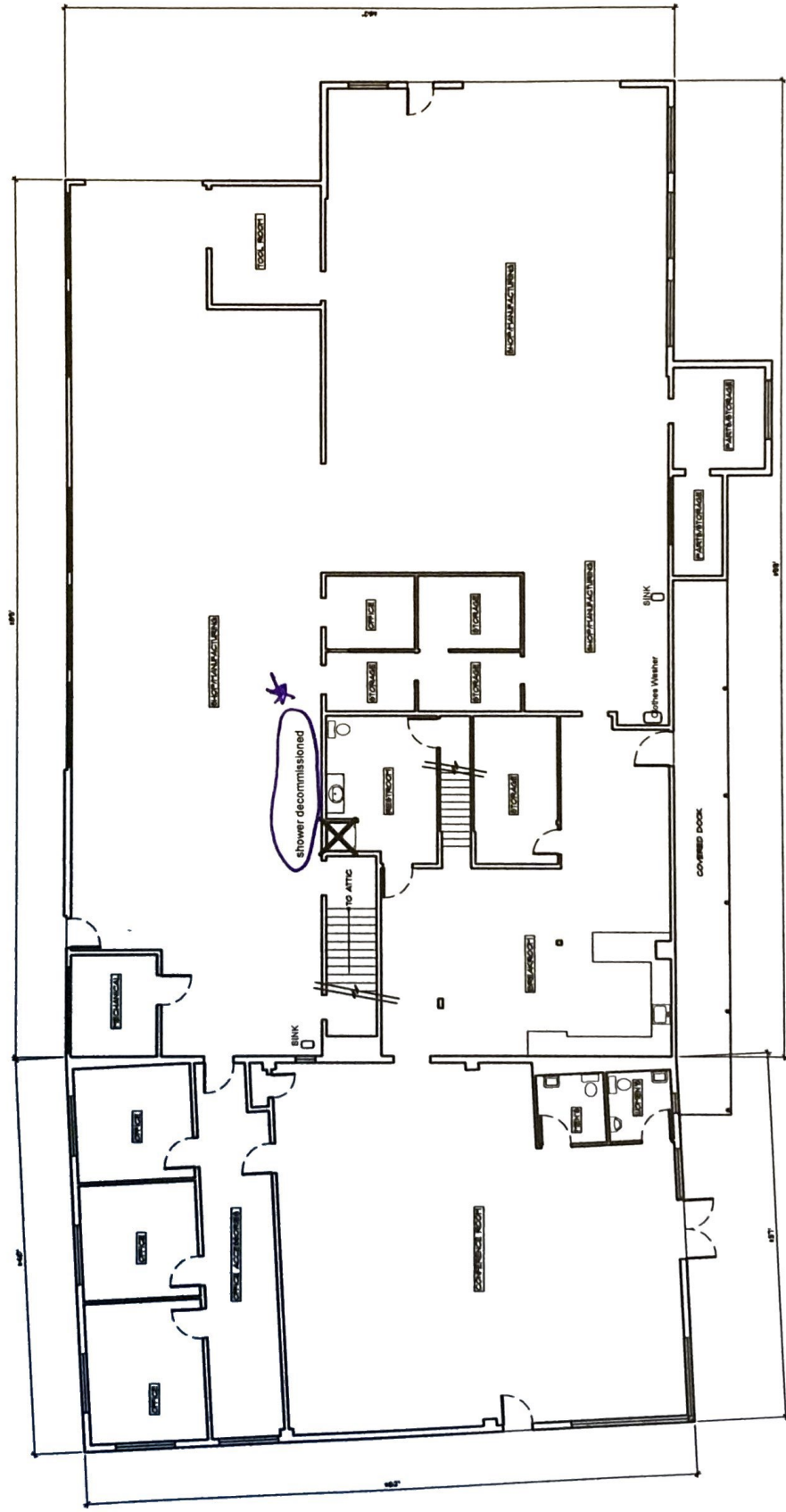
LEGEND

- AC PAVEMENT
- GRAVEL
- CONCRETE
- BUILDING PLANTER
- STORM INLET
- STORM CLEANOUT

DATE	NO	REVISION
PROJECT NO. 123-03A	DESIGNED: []	CHECKED: []
SCALE: AS SHOWN	DATE: OCTOBER 01, 2023	
383 EAST HISTORIC COLUMBIA RIVER HIGHWAY TRUXTON, OREGON 97138 (503) 888-5277 • FAX: (503) 888-5788		
SCOTT JOHNSON 6828 SE 282ND AVE GRESHAM, OR 97055		
EXISTING CONDITIONS AND DEMO PLAN		2
		3

23-107324-SE

Rev 3 12/15/23
Rec'd

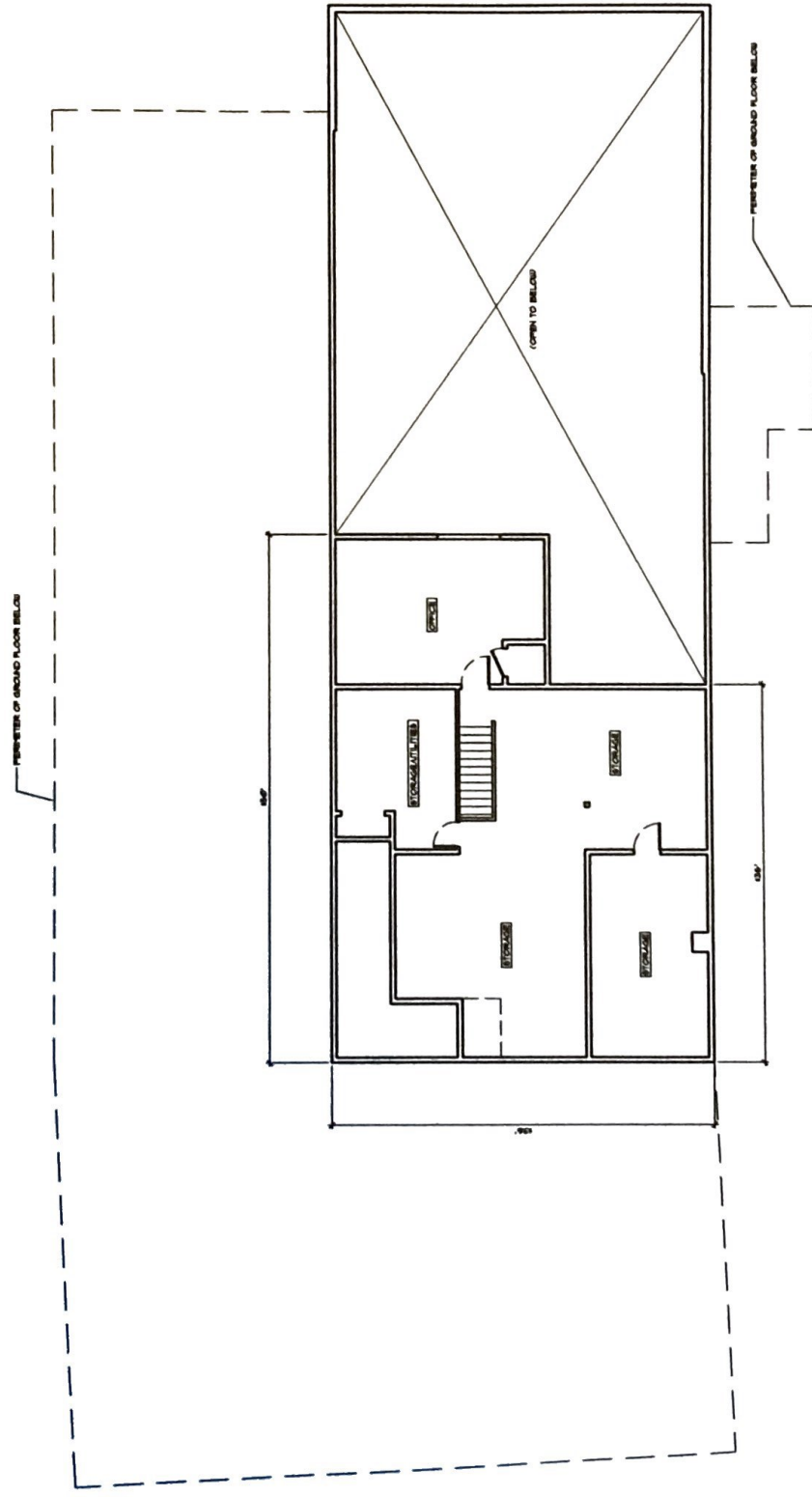


Ground Floor Plan - 8062 square feet
As-Built Sketch

Existing + Proposed Floor Plans
 per applicant, no charges to
 building proposed other than
 decommission of existing shower w/ no
 fixtures.
 12/15/23 fR

3/32" = 1'-0"
9/18/23

23-107324-SE



Second Floor Plan - 1496 square feet
As-Built Sketch

New Horizon Utility Construction, LLC. - Building

KEYSTONE Architecture Planning and Project Management LLC
T: 503-161-1962 F: 503-160-0534

Existing + proposed Floor Plans
 Existing + proposed, no charges
 Per applicant, no charges
 than decommission 3/32/11-0
 to building other fixtures. 9/18/23
 of existing showers w/ no fixtures.
 12.15.23
 J.R.

Date: November 16, 2023

To: BDS, Septic

From: Tracy Brown on behalf of Scott Johnson, New Horizon Utility Construction, LLC

RE: Response to Septic Checksheet (23-092549-000-00-SE) for 6928 SE 282nd Avenue

SEPTIC CHECKSHEET

Application #: 23-092549-000-00-SE

Review Date: November 8, 2023

To:	<table border="1"> <tr> <td>APPLICANT</td> <td>NEW HORIZON UTILITY CONSTRUCTION LLC 14900 SE BLUFF ROAD SANDY, OR 97055</td> <td>Work</td> <td>503 710-6955</td> </tr> </table>	APPLICANT	NEW HORIZON UTILITY CONSTRUCTION LLC 14900 SE BLUFF ROAD SANDY, OR 97055	Work	503 710-6955				
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From:	<table border="1"> <tr> <td>SEPTIC</td> <td>Lindsey Reschke</td> <td>Phone</td> <td>503-823-7451</td> </tr> <tr> <td></td> <td></td> <td>Email</td> <td>Septic@portlandoregon.gov</td> </tr> </table>	SEPTIC	Lindsey Reschke	Phone	503-823-7451			Email	Septic@portlandoregon.gov
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		Email	Septic@portlandoregon.gov						
cc:	<table border="1"> <tr> <td>OWNER</td> <td>L & S INVESTMENT PROPERTIES LLC 14900 SE BLUFF RD SANDY, OR 97055</td> <td></td> <td></td> </tr> </table>	OWNER	L & S INVESTMENT PROPERTIES LLC 14900 SE BLUFF RD SANDY, OR 97055						
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1. Please see our responses to checklist items below.
2. Previous Use/Business Narrative - The current owner has owned the building for the last two years. The last tenant of the building was about nine or 10 years and three owners ago. The building was used at that time by Pape Group, a John Deere tractor affiliated retail sales and service business. We don't have any direct knowledge of the number of employees and customers that worked in or entered the building. We can speculate the building housed administrative and sales staff in addition to mechanics and repair personnel. A review of historic aerial photos from Google Earth shows this business may be operated continuously on the site from about 1994 to about 2014. It is our understanding that all plumbing fixtures currently in the building were used when it was previously occupied.

I contacted Lusted Water District to inquire about historical water usage for the site. Kathy Damon, Office Manager at the District emailed me with the following historical water use information for the last five years this business occupied the site.

- 2010 - bimonthly billing averaged 14 CCF (1 CCF = 748 gal.).
- 2011 - 22 CCF per 2/month billing
- 2012 - 23-59 CCF over the year (*Kathy didn't know why there was a range*)
- 2013 - 15 CCF per 2/mo billing
- 2014 - 20 CCF per 2/mo billing

This information reveals the following average monthly and daily water usage amounts.

- 2010 - 5,236 gallons/month, 174.5 gallons/day
- 2011 - 8,228 gallons/month, 274.2 gallons/day
- 2012 - 8,602 - 22,066 gallons/month, 286.7 - 735.5 gallons/day
- 2013 - 5,610 gallons/month, 187 gallons/day
- 2014 - 7,480 gallons, 249 gallons/day

3. Proposed Use/Business Narrative - New Horizon Utility Construction is planning to relocated his existing business to the site. The proposed use will provide the base of operations for 10 employees who will work five days/week, Monday - Friday. On an average day, seven to eight of these employees will assemble at the building in the morning for approximately two hours and then will disperse to the field to work on installing telecommunications equipment for the rest of the day. The other two to three employees will remain onsite most of the day, but they may also occasionally go into the field to work. Because of the nature of the business, a minimal number of visitors will visit the site. Based on past experience, the owner expects a maximum of one non-employee will be onsite one time/week for about two hours.

All plumbing fixtures on the site were existing when the current owner purchased the property. As shown on the submitted floor plan, the building has two restrooms (men's and women's), each with a low flow toilet and a sink and there is another restroom with a low flow toilet, sink, and shower. ~~The owner anticipates the shower will be used rarely, perhaps once per week, and only by employees.~~

The building also includes two utility sinks located in the work area that employees working in these areas may use to wash their hands as necessary. There is also a sink in the break room that will be used to clean dishes as necessary. There is also a dishwasher in the break room. Since the break room only contains a microwave (no stove or oven) and the majority of employee will eat lunch offsite, the owner does not anticipate a large number of dishes will be washed on a daily basis. He anticipates the dishwasher may be run a maximum of one time/week. There is a clothes washer and dryer in the building and based on the business function, the owner anticipates these units will rarely be used (a maximum of one time/week). *Wash crew vests only, see email*

Shower roughed in w/ no fixtures. Shower flow makes too high to authorize. See email confirmation of shower to be determined.

Calculating Projected Water Use

It is our understanding a rule of thumb used to calculate water usage for the proposed use is 10 gallons/day for employees working part of the day on site and 15 gallons/day for employees working all day on site. Using these assumptions the seven offsite employees are expected to use 70 gallons (7 x 10) and the onsite employees 45 gallons (3 x 15) for a total of 115 gallons of water used per day by employees. As noted above, the building also contains a washing machine. This unit is a Samsung washer Model WA45H7000AW/A2. Based on the manufacturers rating, this unit uses about 20 gallons of water/load. Using this unit one time/week as anticipated, an additional 80 gallons of water would be used per month.

*3 full time office employees - 15 gpd x 3 = 45 gpd
7 employees at office in am/pm - 10 gpd x 7 = 70 gpd
Washing machine = 20 gpd
(visitors per day) = 5 gpd
140 gpd max*

At these rates, the water usage for the proposed use is expected to be 2,875 gallons (115 x 25 days) + 80 gallons = 2,955 gallons/month or 118.2 gallons/day for the five day work week.

Comparing Former Water Use to Proposed Use

As detailed above, there is a degree of variation in the metered average monthly and daily water use for the previous business. Over the five year period (2010 - 2014), the previous business used on average 234 gallons of water/day. This usage is roughly twice the projected monthly water usage (118.2 gallons/day) for the proposed business.

4. Sign ESER - A signed ESER is included.
5. LUCS - We are in the process of assembling materials to apply to Multnomah County for land use approval and the requested Septic Certification form is required with that application. We understand a signed LUCS will be required from Multnomah County Planning prior to issuance of an Authorization Notice.
6. The applicant hired Drain Pro reevaluate the drain pipes on November 10, 2023. This evaluation confirmed the drain pipes are made of terra cotta. The applicant is not aware of any changes made to these lines.

Reschke, Lindsey

From: Tracy Brown <tbrownplan@gmail.com>
Sent: Friday, November 17, 2023 12:31 PM
To: Reschke, Lindsey
Cc: Scott Johnson
Subject: Re: Response to Checksheet (6928 SE 282nd Ave.)
Attachments: New Horizon Grd Flr Revised 11_17_23.pdf



The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Hi Lindsey, after reading your email I wanted to respond to a couple of items.

1. What will the clothes washer be used to wash? As noted, the owner does not anticipate using this more than one time/week. Scott has said it would be used to wash crew vests and items such as this only.

2. Use of the shower is not a critical component of the operation and the only reason it was shown is because it is an existing facility. Scott has indicated he doesn't have a problem decommissioning the shower so it cannot be used. The attached plan shows the shower being decommissioned.

After reading your email I am confused if you are saying a holding tank is required only if the shower will be used or will it be a condition even if the shower is decommissioned and not used?

I thought the data showed that this system has handled greater flows than what is proposed in the past so it should be able to handle the proposal.

A site visit on November 29 in the morning should work. Either Scott or I can be there. What time are you thinking?

Thanks

Tracy Brown Planning Consultants, LLC
Sandy, Oregon
503-781-0453
tbrownplan@gmail.com
www.tracybrownplanningconsultants.com

On Fri, Nov 17, 2023 at 11:48 AM Reschke, Lindsey <Lindsey.Reschke@portlandoregon.gov> wrote:

Hi Tracy,