

# NOTICE OF NSA OPPORTUNITY TO COMMENT



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

---

## Application for Parcel Determination and National Scenic Area (NSA) Site Review

**CASE FILE:** T2-2025-0030

**APPLICANT:** First Person

**LOCATION:** 38006 E Hist Columbia River Hwy, Corbett

**Property ID #** R322778

**Map, Tax lot:** 1N4E35A -00200

**Alt. Acct. #** R944351010

**BASE ZONE:** Gorge General Residential (GGR-5)

**OVERLAYS:** None

**KEY VIEWING AREAS:** Columbia River, Historic Columbia River Highway (including the Historic Columbia River Highway State Trail), Larch Mountain Road, Sandy River, Washington State Route 14

**LANDSCAPE SETTING:** Rural Residential

**PROPOSAL:** Request for a Parcel Determination and National Scenic Area (NSA) Site Review. A Parcel Determination determines if a property was lawfully established in compliance with zoning and land division laws at the time of its creation or reconfiguration. The NSA Site Review is to construct a new accessory renewable energy system (ground mount photovoltaic) and after-the-fact review of a septic system (tank, pipes, and drainfield) that was not properly reviewed.

---

- ❖ **COMMENT PERIOD:** Neighbors are invited to submit written comments for the proposal described above. Comments should be directed toward the approval criteria listed below. Any neighbor that submits comments will receive the County's complete decision. Written comments will be accepted at [LUP-comments@multco.us](mailto:LUP-comments@multco.us) if received by **4:00 pm on Tuesday, October 28, 2025**. Comments regarding Cultural Resources will be accepted until **4:00 pm on Thursday, November 6, 2025**.

**If you do not wish to submit comments, no response is necessary.**

Further information regarding this application is available by contacting [LUP-comments@multco.us](mailto:LUP-comments@multco.us). Paper copies of these materials may be purchased for \$0.71/per page.

- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 38.0015 Definitions, MCC 38.0030 Existing Uses and Discontinued Uses, MCC 38.0110 Tribal Treaty Rights and Consultation, MCC 38.0560 Code Compliance and Applications

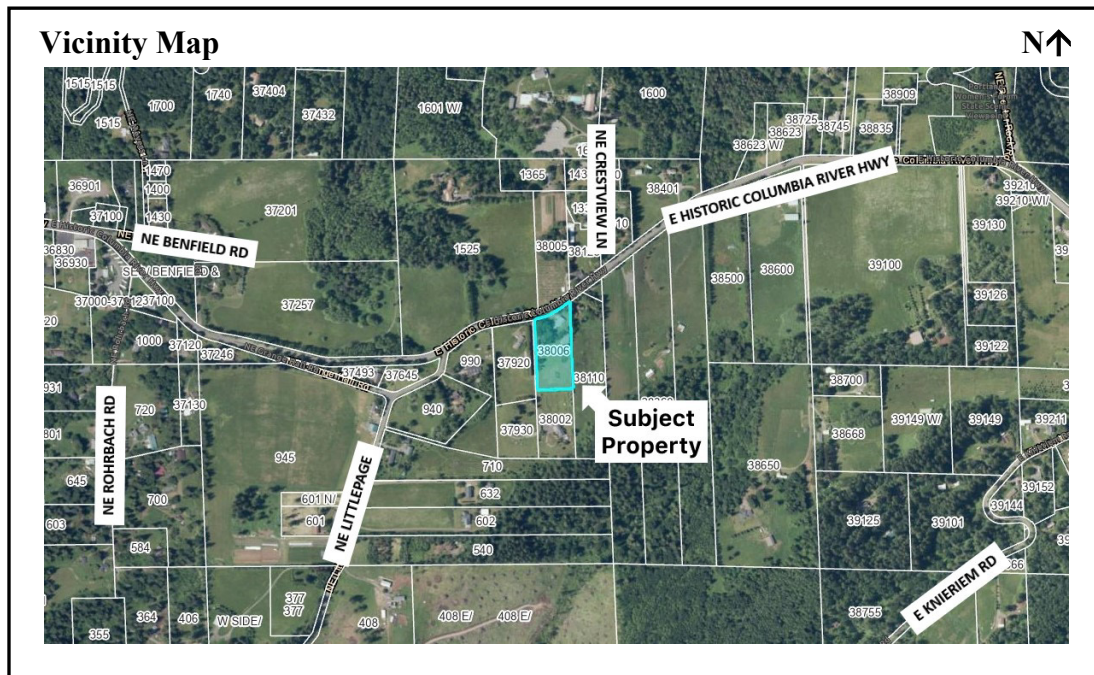
Gorge General Residential (GGR-5): MCC 38.3025(A)(2) Review Uses - Accessory structures..., MCC 38.3025(A)(17) Review Uses - Solar, photovoltaic and wind turbine alternative energy

production facilities accessory to uses..., MCC 38.3060(C) Dimensional Requirements, MCC 38.3090 Access

NSA Site Review Criteria: MCC 38.7035 GMA Scenic Review Criteria, MCC 38.7045 GMA Cultural Resource Review Criteria, MCC 38.7053 GMA Water Resources Review Criteria, MCC 38.7065 GMA Wildlife Review Criteria, MCC 38.7070 GMA Rare Plant Review Criteria, MCC 38.7080 GMA Recreation Resource Review Criteria

Special Uses: MCC 38.7390 Renewable Energy Production

Copies of the referenced Multnomah County Code sections can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 38 – Columbia River Gorge National Scenic Area** or by contacting our office at (503) 988-3043.



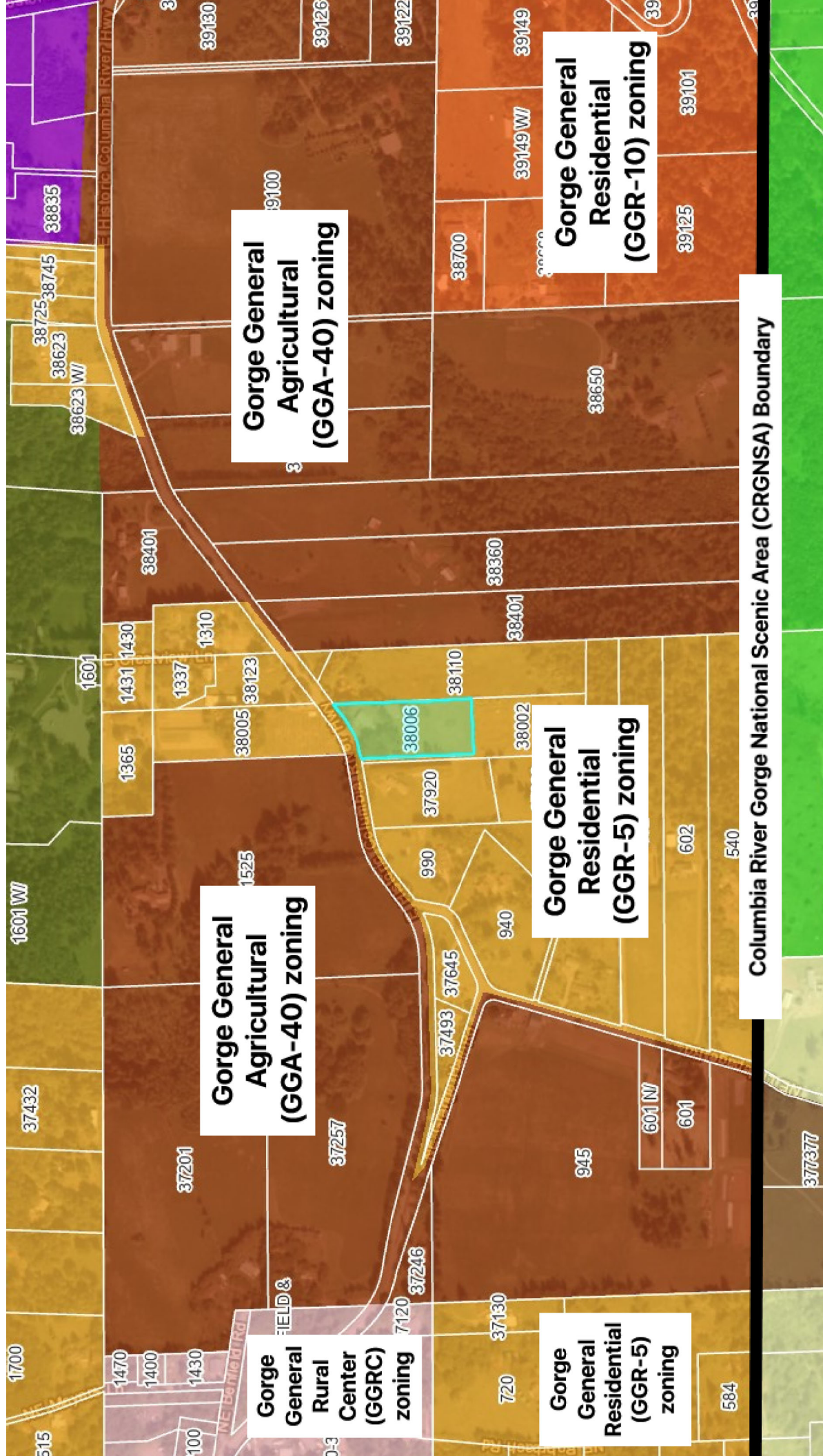
- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, those who submitted written comment during the comment period, those who requested the decision in writing, and the Gorge Commission. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.
- ❖ **IMPORTANT NOTE:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Columbia River Gorge Commission.
- ❖ **ENCLOSURES:**
  - Zoning Map
  - Site Plans
  - Accessory renewable energy system (ground mount photovoltaic) Plans

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

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



Map showing the zoning of 38006 E Hist Columbia River Hwy, Corbett and the surrounding area

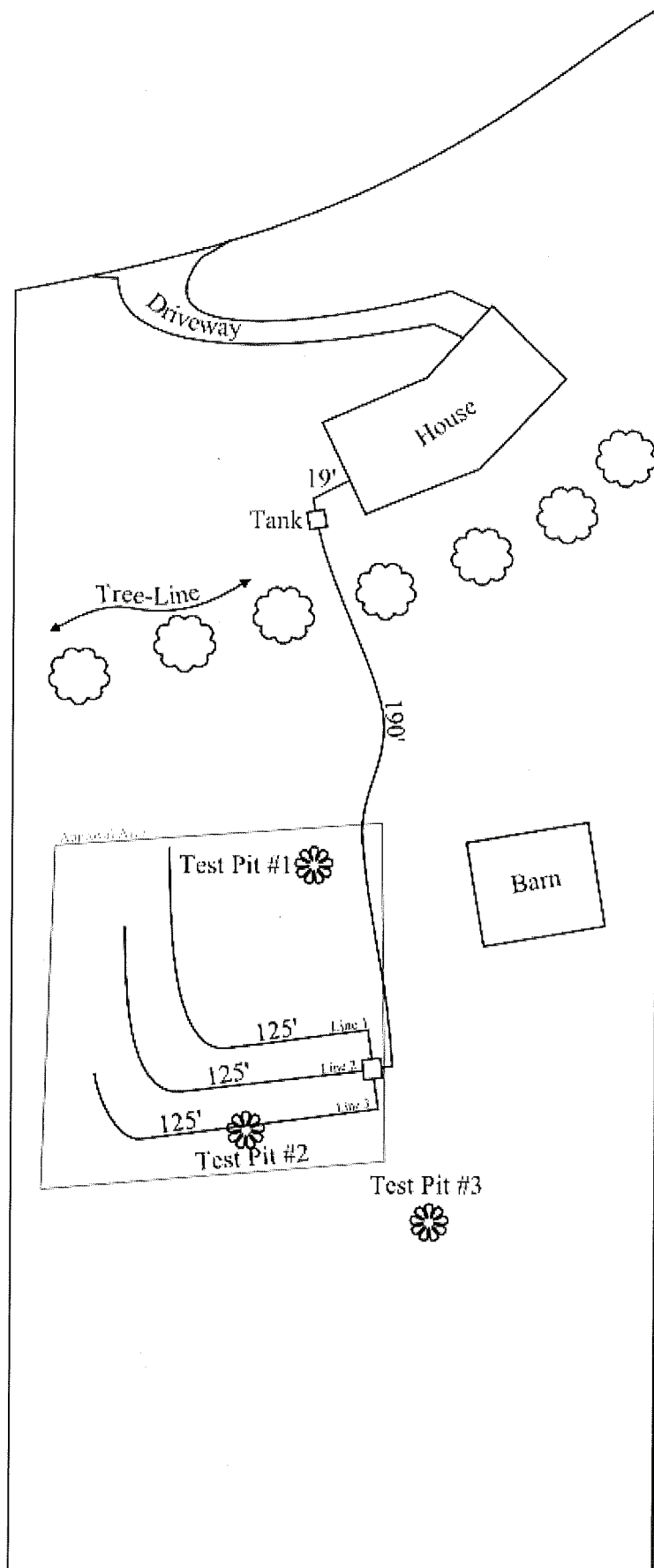


David Rancieri  
38006 e Historic Columbia River Hwy  
Corbett OR

1N4E35A -00200

2.5 Ac.  
1"-55'

Public Water

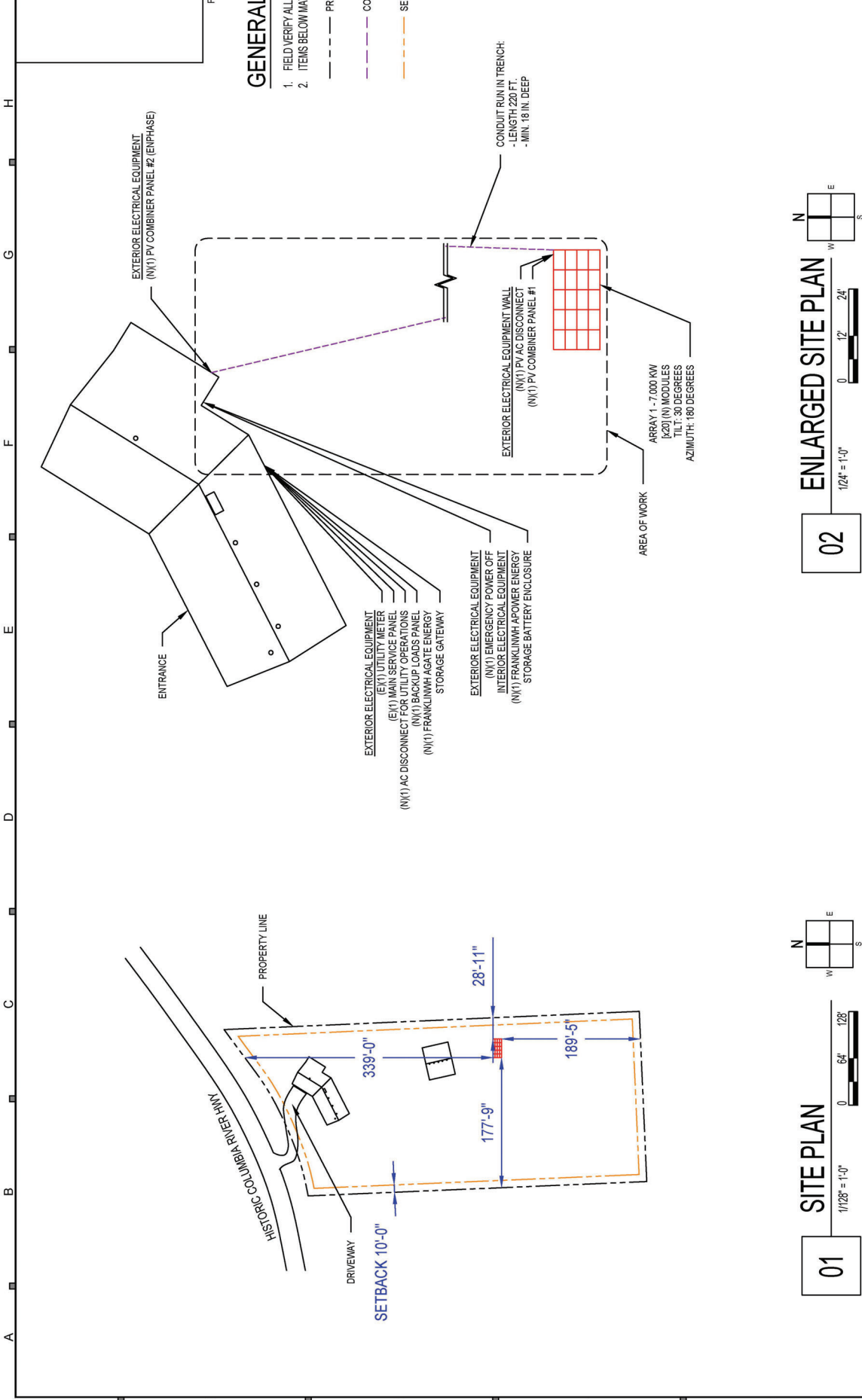


Top of Ground @ Tank 2'4"

Top of Ground @ Line 1:  
Begin: 4'2"  
Mid: 4'7"  
End: 4'4"

Top of Ground @ Line 2:  
Begin: 4'2"  
Mid: 4'6"  
End: 4'5"

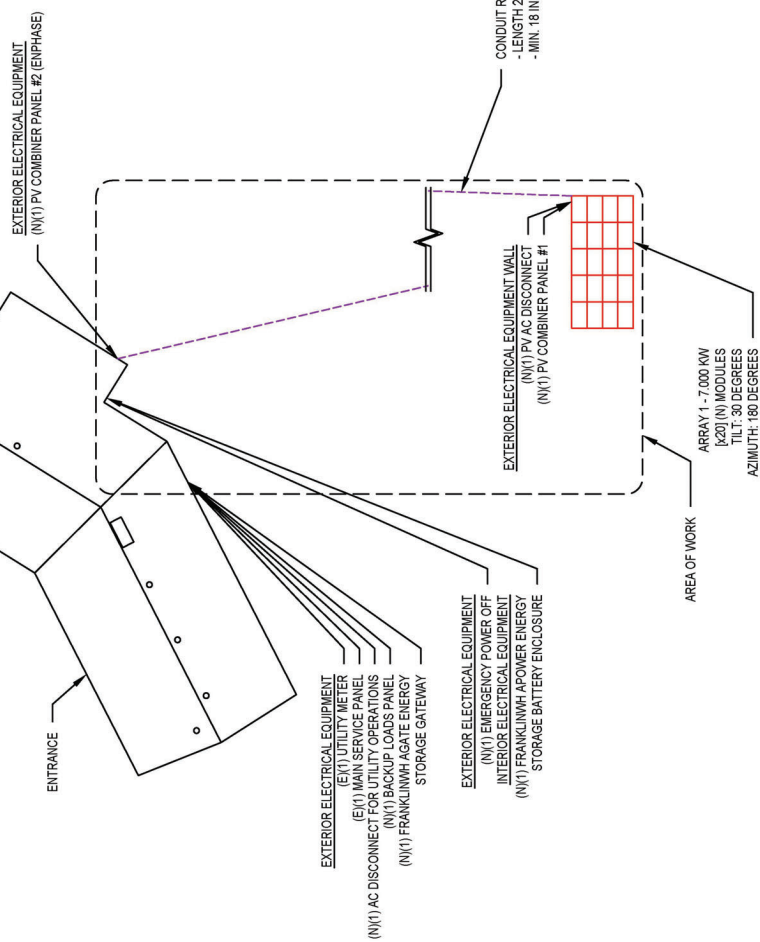
Top of Ground @ Line 3:  
Begin: 4'7"  
Mid: 4'6"  
End: 4'4"



### GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

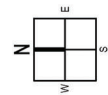
- PROPERTY LINE
- CONDUIT IN TRENCH
- SETBACK LINE



### SITE PLAN

01

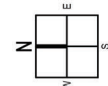
1/128" = 1'-0"



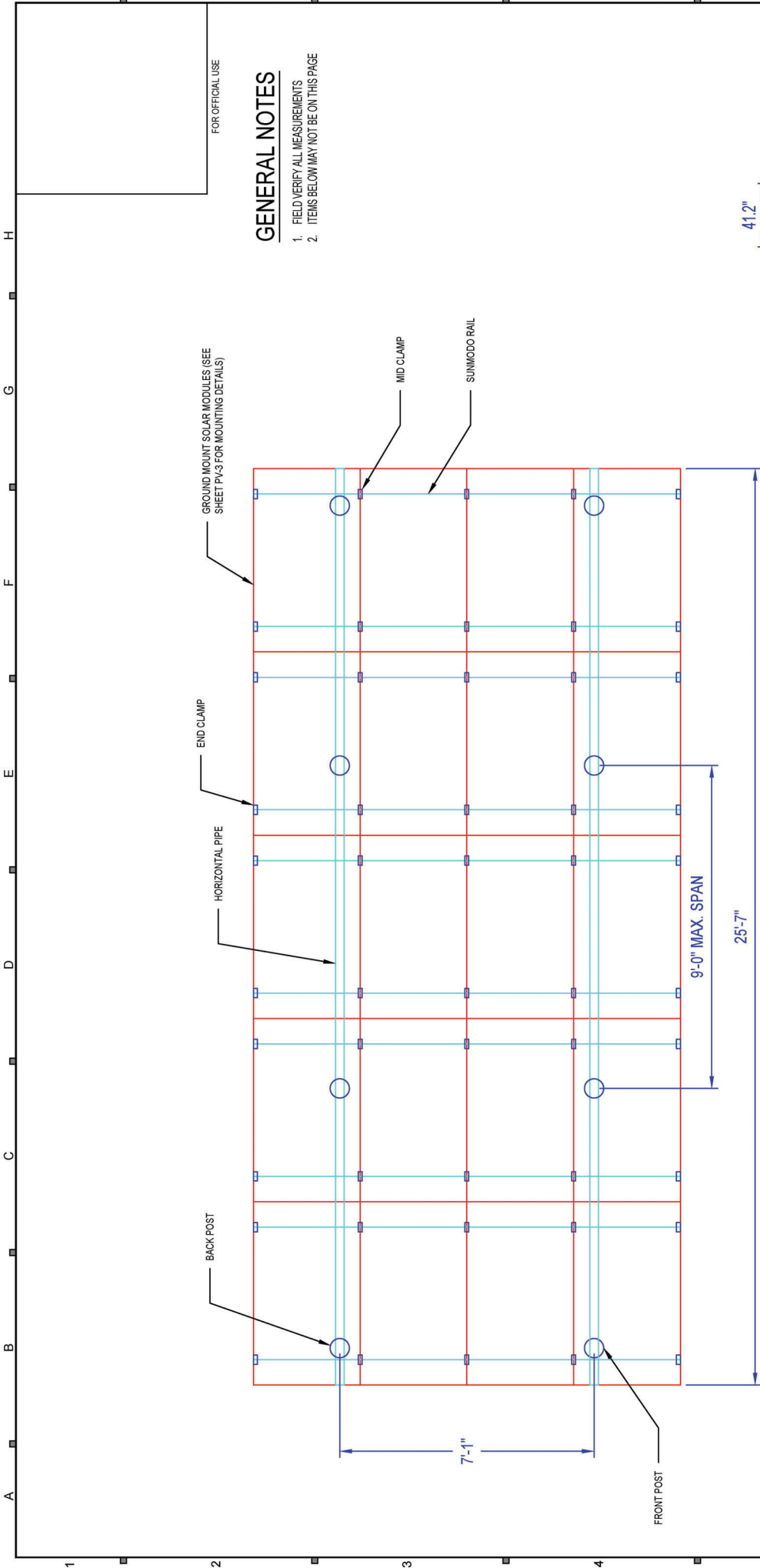
### ENLARGED SITE PLAN

02

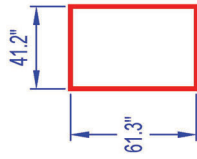
1/24" = 1'-0"



<b>CONTRACTOR</b> EARTHLIGHT TECHNOLOGIES 812 McCLANE ST SILVERTON, OR 97381 PHONE: 503-874-4142 EXT 199 CONTRACTOR LICENSE: 201408		<b>YONG HONG ZHONG RESIDENCE</b> RESIDENTIAL GRID INTERACTIVE SOLAR AND ENERGY STORAGE INSTALLATION 38008 HISTORIC COLUMBIA RIVER HWY, CORBETT, OR 97019 ASSESSOR'S #: 11ME354-00200 PHONE: 323-327-5360	<b>SITE PLAN</b> SYSTEM AC SIZE @ STC: 6.300 KW (20) SUNPOWER SPR-X21-350-BLK-E AC MODULES (1) FRANKLIN/WH AGATE ENERGY STORAGE BATTERY ENCLOSURE (1) FRANKLIN/WH AGATE ENERGY STORAGE GATEWAY SYSTEM DC SIZE @ STC: 7,000 KW (N) ESS AC SIZE: 5 KW <b>PV-1</b> PAGE: DATE: 8/17/2025 REV: PERMIT SET DRAWN: V.D. CHECKED: D.A.
--	--	--	---



MODULE:  
SUNPOWER  
SPR-X21-350-BLK-E-AC  
350 WATTS



01 SOLAR RACKING PLAN

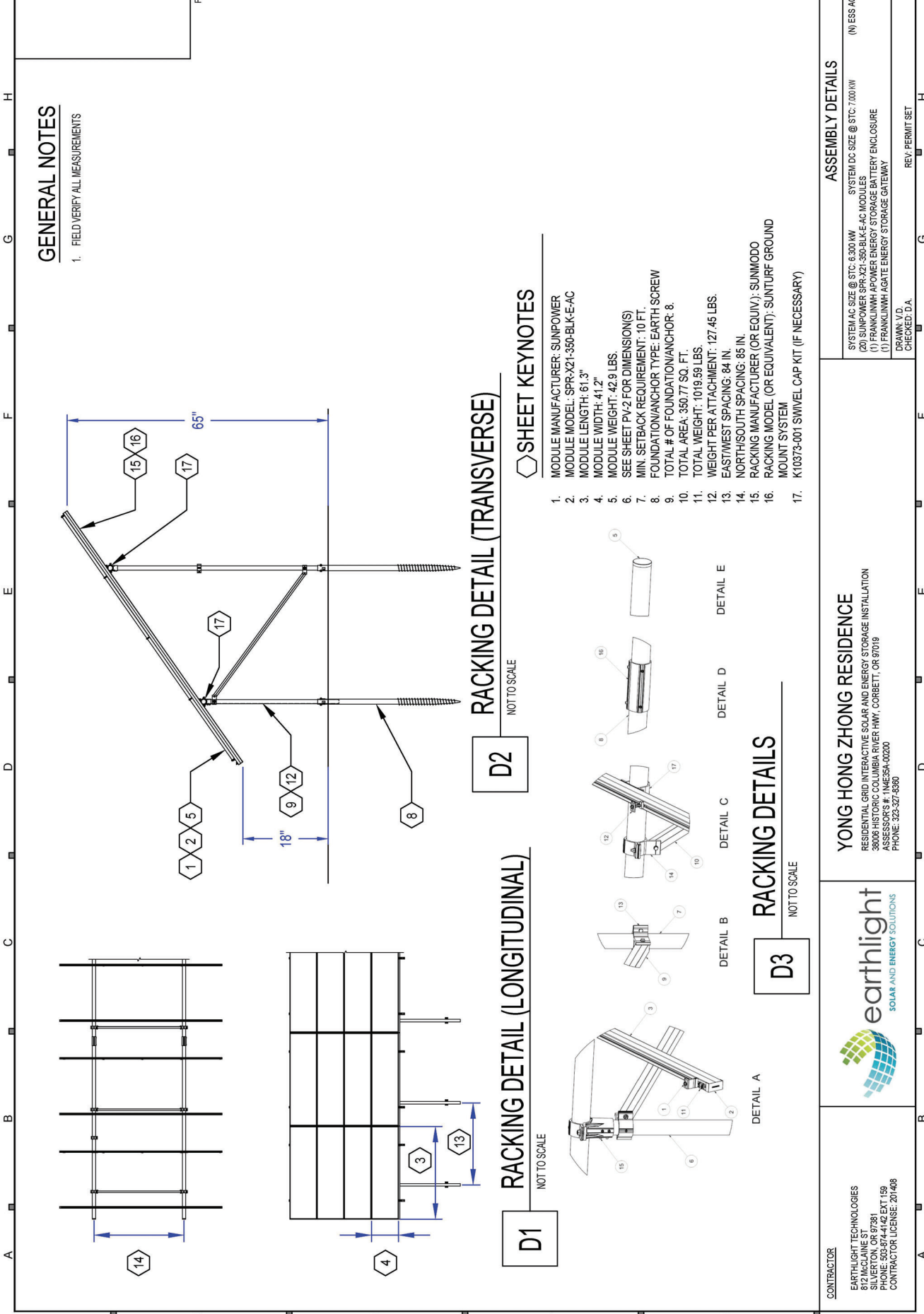
<b>CONTRACTOR</b> EARTHLIGHT TECHNOLOGIES 812 McCLANE ST SILVERTON, OR 97381 PHONE 503-874-4142 EXT 199 CONTRACTOR LICENSE 201408	 SOLAR AND ENERGY SOLUTIONS	<b>YONG HONG ZHONG RESIDENCE</b> RESIDENTIAL GRID INTERACTIVE SOLAR AND ENERGY STORAGE INSTALLATION 38008 HISTORIC COLUMBIA RIVER HWY, CORBETT, OR 97019 ASSESSOR'S #: 11ME354-00200 PHONE 323-327-5360	<b>SOLAR RACKING PLAN</b> SYSTEM AC SIZE @ STC: 6.300 kW SYSTEM DC SIZE @ STC: 7.000 kW (N) ESS AC SIZE: 5 kW (20) SUNPOWER SPR-X21-350-BLK-E-AC MODULES (1) FRANKLIN/HI APOWER ENERGY STORAGE BATTERY ENCLOSURE (1) FRANKLIN/HI AGATE ENERGY STORAGE GATEWAY		<b>PAGE:</b> PV-2
			DRAWN: V.D. CHECKED: D.A. REV: PERMIT SET DATE: 8/17/2025		

FOR OFFICIAL USE

**GENERAL NOTES**

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE





GENERAL NOTES

- 1. FIELD VERIFY ALL MEASUREMENTS

FOR OFFICIAL USE

RACKING DETAIL (TRANSVERSE)

SHEET KEYNOTES

- 1. MODULE MANUFACTURER: SUNPOWER
- 2. MODULE MODEL: SPR-X21-350-BLK-E-AC
- 3. MODULE LENGTH: 61.3"
- 4. MODULE WIDTH: 41.2"
- 5. MODULE WEIGHT: 42.9 LBS.
- 6. SEE SHEET PV-2 FOR DIMENSIONS(S)
- 7. MIN. SETBACK REQUIREMENT: 10 FT.
- 8. FOUNDATION/ANCHOR TYPE: EARTH SCREW
- 9. TOTAL # OF FOUNDATION/ANCHOR: 8.
- 10. TOTAL AREA: 350.77 SQ. FT.
- 11. TOTAL WEIGHT: 1019.59 LBS.
- 12. WEIGHT PER ATTACHMENT: 127.45 LBS.
- 13. EAST/WEST SPACING: 84 IN.
- 14. NORTH/SOUTH SPACING: 85 IN.
- 15. RACKING MANUFACTURER (OR EQUIV.): SUNMODO
- 16. RACKING MODEL (OR EQUIVALENT): SUNTURF GROUND MOUNT SYSTEM
- 17. K10373-001 SWIVEL CAP KIT (IF NECESSARY)

RACKING DETAIL (LONGITUDINAL)

RACKING DETAILS

YONG HONG ZHONG RESIDENCE  
RESIDENTIAL GRID INTERACTIVE SOLAR AND ENERGY STORAGE INSTALLATION  
38006 HISTORIC COLUMBIA RIVER HWY, CORBETT, OR 97019  
ASSESSOR'S #: 1ME354-00200  
PHONE: 323-327-5360



CONTRACTOR  
EARTHLIGHT TECHNOLOGIES  
812 McCLANE ST  
SILVERTON, OR 97381  
PHONE: 503-874-4142 EXT 159  
CONTRACTOR LICENSE: 201408

ASSEMBLY DETAILS

SYSTEM AC SIZE @ STC: 6.300 kW  
SYSTEM DC SIZE @ STC: 7.000 kW  
(N) ESS AC SIZE: 5 kW  
(20) SUNPOWER SPR-X21-350-BLK-E-AC MODULES  
(1) FRANKLIN/WH APOWER ENERGY STORAGE BATTERY ENCLOSURE  
(1) FRANKLIN/WH AGATE ENERGY STORAGE GATEWAY  
PAGE: PV-3  
DATE: 8/17/2025  
REV: PERMIT SET  
DRAWN: V.D.  
CHECKED: D.A.