



**OCEAN SHORE
ALTERATION PERMIT**

Application Approved with Conditions:



Application Denied:



Date: October 10, 2014

Applicant: Dale E. Anderson

OPRD File Number: BA-695-14

County: Tillamook

Project Location: Five vacant lots located at the south end of North Pacific Street, Rockaway Beach. Tillamook County Assessor's Map #2N-10W-32CB, Tax Lots 7800, 7900, 8000, 8100 and 8200.

OPRD's review included a staff inspection of the site and evaluation of the project against the Ocean Shore Permit Standards, OAR-736-020-0005 through 736-020-0030.

Project Description:

The proposed project involves the reconstruction of an existing riprap revetment along 150 feet of shoreline fronting five contiguous vacant lots. Plans call for armor rock 3.0 to 5.0 feet in diameter, keyed into the beach sand and placed in an interlocking state approximately 18 feet in height above beach level, with a slope of 2H to 1V or a maximum of 1.5H:1V. The proposed riprap revetment will project approximately 30 to 41 feet onto the ocean shore and tie into an existing riprap revetment to the north (BA# 477-99) of the subject property.

ORS.390.605 (2) defines the "ocean shore" to mean the land lying between extreme low tide of the Pacific Ocean and the statutory vegetation line as described by ORS 390.770 or the line of established upland shore vegetation, whichever is farther inland. In the location of the proposed project the statutory vegetation line is located farther inland.

The project is proposed to be located



Seaward of the statutory vegetation line



Seaward of the line of established upland shore vegetation

and therefore within OPRD's jurisdiction to make a decision on your application.

Submitted plans: Attached (See Condition 4)

Not Applicable

Based on the evaluation of the above standards, staff inspections of the site, and consideration of public and agency comments, the Oregon Parks and Recreation Department:



Approves your application
for a riprap revetment.



Denies your application

Conditions:

1. Prior to construction, the Permittee or subsequent owners shall file with the Tillamook County Clerk, a Declaration of Conditions and Restrictions. A form is attached for your use in satisfying this condition. The permittees shall pay any filing and recording costs. Upon recording, certified copies shall be submitted to OPRD as proof of compliance with this permit condition. Failure to provide OPRD with said certified Declarations of Conditions and Restrictions shall nullify this permit and all authorizations contained herein.
2. Prior to construction, the Permittee shall deliver to OPRD, a cash bond, or other security acceptable to OPRD, in the amount of \$15,000.00, to ensure that all required conditions of the permit are met. If the permit conditions are not complied with by the permit expiration date (October 10, 2015) OPRD may undertake action to complete the work without further notice to the Permittee and may deduct any and all costs and expenses of accomplishing such work. Use of the cash bond or other security for such purposes does not preclude OPRD from pursuing any other legal remedies or enforcement action at its disposal to ensure that permit conditions are achieved.
3. Use of equipment or vehicles on the beach requires a separate permit from OPRD. Use of public beach access routes, construction of any roads or other temporary access improvements, and timing of inspections shall be subject to conditions of the Equipment Access Permit. Contact Tony Stein at (541) 563-8504 prior to construction for the necessary permit.
4. The project shall be constructed in accordance with the submitted engineering plans and descriptions, and comply with the location, dimensions of the riprap revetment, and materials specified in the plans and descriptions. Only clean, erosion resistant basalt rock from an upland source shall be used as riprap.
5. Prior to construction, the project engineer shall meet with OPRD staff on-site to determine and confirm the location, position and dimensions of the existing revetment. This may require an excavator to remove sand and locate a small sample section of the damaged structure. A new location of the top (upland side) of the new riprap structure will be determined at that time. Under no circumstances will the top of the riprap extend any further westward than the submitted drawings.
6. For the purposes of covering the riprap and the upper portion of the revetment (above the reach of storm wave run-up), use of on-site material shall be limited only to sand or other material excavated from the toe trench. All other sand used as backfill must be hauled from off-site, be clean and free of invasive plant material.
7. The Permittee and shall be responsible for any City of Rockaway Public Works permit or approvals for use of the North Pacific Street public access or any other each access. During construction activities, the beach not be blocked and allow for safe emergency or pedestrian travel onto to the ocean shore. Upon completion of the project, the North Pacific Street beach access or any other beach access used shall be returned to its pre-existing condition.
8. The project shall be completed prior to October 10, 2015. If it appears that, due to unforeseen circumstances, the project cannot be installed by the expiration date, the Permittees or authorized representative(s), may request a permit extension. A time extension may be granted based on the submission of a revised construction schedule.
9. Upon completion of the project, the beach shall be cleared of all rock debris, or other debris associated with the riprap construction, and the beach shall be returned to its pre-existing condition.
10. The Permittee shall be responsible for obtaining any required permit approvals from the U.S. Army Corps of Engineers, if applicable to this project.

11. The Permittee shall be responsible for maintaining the revetment. This includes retrieving and replacing rocks or other materials moved or damaged because of the ocean or any other cause. Failure to maintain the revetment, where such failure causes a public safety hazard or detriment to ocean shore resources, may cause appropriate legal action to be pursued to ensure compliance with this provision.
12. In no event shall the issuance of the permit be construed as a sale, lease, granting of easement or any form of conveyance of the state recreational area, ocean shore or submerged lands.
13. The Permittee shall comply with the provisions of ORS 390.235 through 390.240, ORS 358.905 through 358.955 and OAR 736-051-0060 through 736-051-0090 as these statutes and rules affect the discovery, excavation, salvage, removal and disposition of archaeological resources and the permitting requirements for these activities as they affect archaeological sites on public and private land. If archeological objects are encountered during the project, all work must stop immediately, and work may not proceed until an archeological permit is issued under ORS 390.235
14. This approval does not affect any obligation the Permittee might have to other persons or agencies, local, state or federal.
15. If the Permittee fails to comply with the conditions provided herein and otherwise imposed by OPRD, OPRD shall exercise its authority under Oregon Revised Statutes 390.661 through 390.676; 390.990 through 390.995; and the provisions of OAR 736-020-0200 to cease any further activity by the Permittee on the ocean shore except as directed by OPRD. In such circumstances OPRD may assess a civil penalty according to the provisions of OAR 736-080-0005 through 736-080-0070.
16. The Permittee shall agree to save and hold harmless the State of Oregon, the Oregon Parks and Recreation Commission, and its members, and all officers, agents and employees of the Oregon Parks and Recreation Department, from any claim, suit or action whatsoever for damages to property, or injury or death to any person or persons due to negligence of permittee(s), their officers, agents or employees, and arising out of the performance of any work or project covered by the granting of a permit.
17. In issuing this permit, OPRD makes no representation regarding the quality or adequacy of the permitted revetment design, materials, construction, or maintenance, except to approve the project's design and materials, as set forth in the permit application, as satisfying the resource protection, scenic, safety, recreation, and public access requirements of ORS Chapter 390 and related regulations.

Jim Morgan, Stewardship Program Manager
Oregon Parks and Recreation Department

Cc: Jay Sennewald, City of Rockaway
Laren Woolley, DLCD
Karen Nelson, U.S. Army Corps of Engineer

Appeal Process

Any person aggrieved or adversely affected by the grant of a permit or the conditions imposed on the permit may file a written request for a hearing with the Parks and Recreation Director. The request must be received within 30 days of the date of the permit. The hearing shall be conducted as a contested case in accordance with ORS 183.415 to 183.430, 183.440 to 183.460 and 183.470