



Tierra Del Mar
Recreational Camp
Floyd Ave

Agenda

- Camp Overview
- Land Use Criteria Recap
- Site Engineering
- Water and Sewer
- Safety
- Conclusion



Overview - Tierra Del Mar Recreational Campground

Vision: To create a boutique recreational campground that provides guests with an amazing experience on the Oregon Coast while ensuring we have a positive impact on both the local community and the environment. Environmental stewardship will be at the heart of onsite programs including beach cleanup at local beaches and a tree planting program.

Location: Total of 58 Acres of beautiful coastal forest, short drive/walk to amazing parks, and a short drive to restaurants and shopping in Pacific City.

Camping Sites:

19 Campsites

- 15 Tent Sites
 - 9 Geodesic Dome Tents
 - 6 Tent Sites with option to have tent pre-setup
- 4 Accessory Cabins

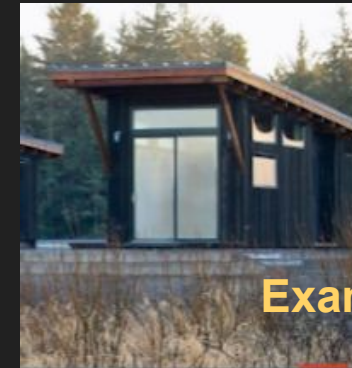
Common Areas in Plan:

Support Cabin with viewing deck, Food and drink options for campers

Common area bath house

Picnic Area

Ample Parking for guests on site



Examples only



Land Use Ordinance Criteria - Section 6

- **18 Acres of RR-2 zoning (10 required), 40 SFW-20**
- **Is consistent with the goals of the Comprehensive plan Goal 8**
 - Demand for camping is high. Availability is low.
 - Private investment in recreation with onsite facilities and activities
- **Suitable for planned use:**
 - **its size** - 58 total acres, 18 Acres of RR-2 (10 Acres required) plus 40 Acres zoned SFW-20
 - **shape** - The size and shape support the proposed plan
 - **location** - close to supporting commercial businesses and utilities
 - **topography** - supports site plan
 - **existence of improvements and natural features** - Utilities and improvement plans meet the needs of the site plan



Land Use Ordinance Criteria - Section 6

The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

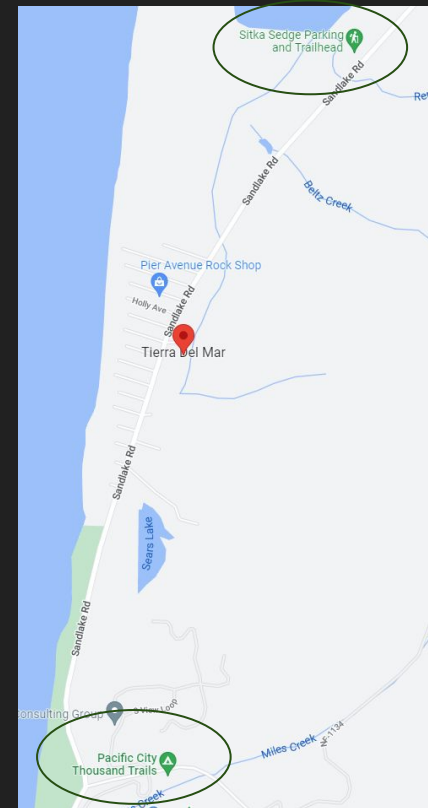
- True, 50 foot vegetation buffer and location of campsites are such to ensure the character of the surrounding area is not impacted
- The surrounding area is already a recreation destination, therefore the project does not alter the character

The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

- There are no close systems of this nature. Support cabin is planned to utilize Solar panels/roof

The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

- The Proposed use is timely as campsites are in very short supply in this area especially during peak seasons
- The site will have facilities for campers



Site Engineering, Wetlands, Geo Hazards

Our goal is to invest properly in our boutique campground planning and engineering and do things RIGHT!

- We are working with the Engineering team at Keller Associates that offers a full array of services to meet our infrastructure needs with major considerations like stormwater management, road design and grading, geodesic hazards, wetland impacts, sanitation design, water system design, noise reduction, and light pollution reduction.

Geological Hazard Zone

- An extensive geological study has been done to the site by the previous owner utilizing the roads planned for the campground, and the study confirmed that the site is suitable for development.
- Geotechnical investigation has been contracted with Apex Industries and Earth Engineering is currently in process. OTP will meet all Oregon State and Tillamook County requirements.



Wetland

- We will follow all permitting requirements including contracting to have a **Wetland determination and delineation report** performed on the property, and this is currently in process in order to submit to DSL.

Parking and Congestion

- Ample Parking (34 parking spots with 2+ ADA) will be onsite
- We will work with our Civil Engineering team on creating an overflow parking area on the property, conveniently located
- If our guests will need to haul their belongings to the beach, we plan to have campground shuttle assistance as an option.
- Additionally our guests can ride The Wave from Tierra Del Mar to local attractions from Whalen Island to Bob Straub state park.



Water and Sewer



Water Systems:

- Water for 4 Accessory cabins will be supplied by Tierra Del Mar water per commitment letter provided. These will have no impact on community water supply according to Tierra Del Mar Water.
- Water well will be drilled above Recreational support cabin to supply water for campsites and support cabin. The well will meet all permit requirements.
- Oregon Treehouse Partners have a contract with a well drilling company that has drilled in the area successfully on nearby hills

Sanitation System:

- There will be two (2) septic systems onsite, one located by the Accessory cabins. The other will be centrally located in the center of the recreational campground and located by the common area bathhouse. Both will be in compliance with County sanitation requirements and inspected by County sanitation. The site was already inspected by Chris Chiola, Environmental Program Manager for suitability.

Both the water systems and sanitation systems will be engineered to ensure they meet all permit requirements and codes. They will not have any negative impact on the surrounding area.

Safety



Safety is of utmost concern to Oregon Treehouse partners and measures will be taken to ensure 24/7 Safety of the boutique campground

- The campground will have **24/7 security** and oversight for the campground and possibly an onsite host. This is required under OAR 333-021-0030.
- We will have an **emergency phone** and the property will have surveillance

Emergency Preparedness / Disaster Preparedness

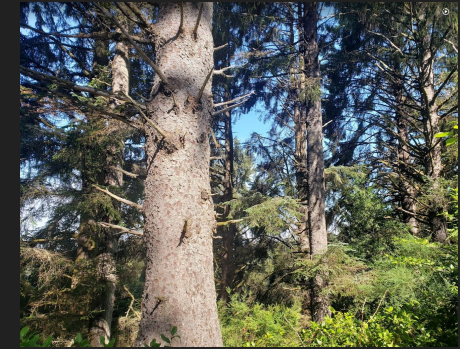
- We will work with an industry expert Patrick Hardy specializing in business continuity and disaster planning
- We will have a disaster plan, threat plans, and emergency equipment
- Emergency response and disaster preparedness training for all employees
- Evacuation maps
- Our onsite manager will be certified in emergency management
- We are happy to have our property be a Tsunami evacuation point for the community including possibly providing an area for Emergency supply storage

Community Comment response

THANK YOU to all who submitted comments on our project and to our local supporters!

How Oregon Treehouse Partners plan to be a good neighbor and contribute to the community:

- We will provide local **family wage job opportunities**
- We will have and **enforce quiet hours** for our guests
- We will provide incentives for **beach clean ups** by our guests focused on helping with the micro plastic problem on the coast and will partner with nonprofits focused in this area
- We will make **updates to Floyd Ave** as requested by public works and would be happy to partner on signage, crossing light or a speed bump for merging traffic and pedestrian crossing if deemed necessary
- We will be **contributing to local economy** via the TLT Tillamook Lodging Tax that our guests will pay, which projections show will be >50K per year



Conclusion

Oregon Treehouse Partners are investing to ensure this boutique campground is environmentally friendly, an asset to the area, and fits in with the community.

All land use criteria are being met with this planned project.

Oregon Treehouse Partners love the Oregon Coast and Tierra Del Mar!

Thank you!