



Tierra Del Mar
Recreational Camp
Floyd Ave

Agenda

- Camp Overview
- Site Engineering
- Geotechnical and Wetland contracts
- Water and Sewer
- Safety and Fire Protection
- 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

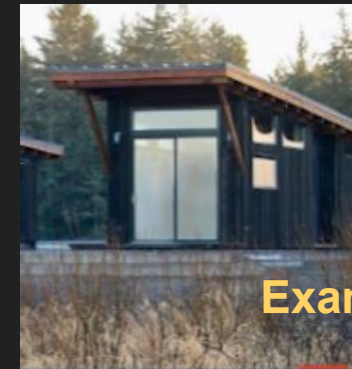
Common Areas in Plan:

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





Viewing Platform
(30'x40')

3,630 sf Cabin
Support Structure
including additional (2)
showers and (2) bathrooms

(6) Tent sites (16'x24')
w/ owner provided trash areas, fire rings

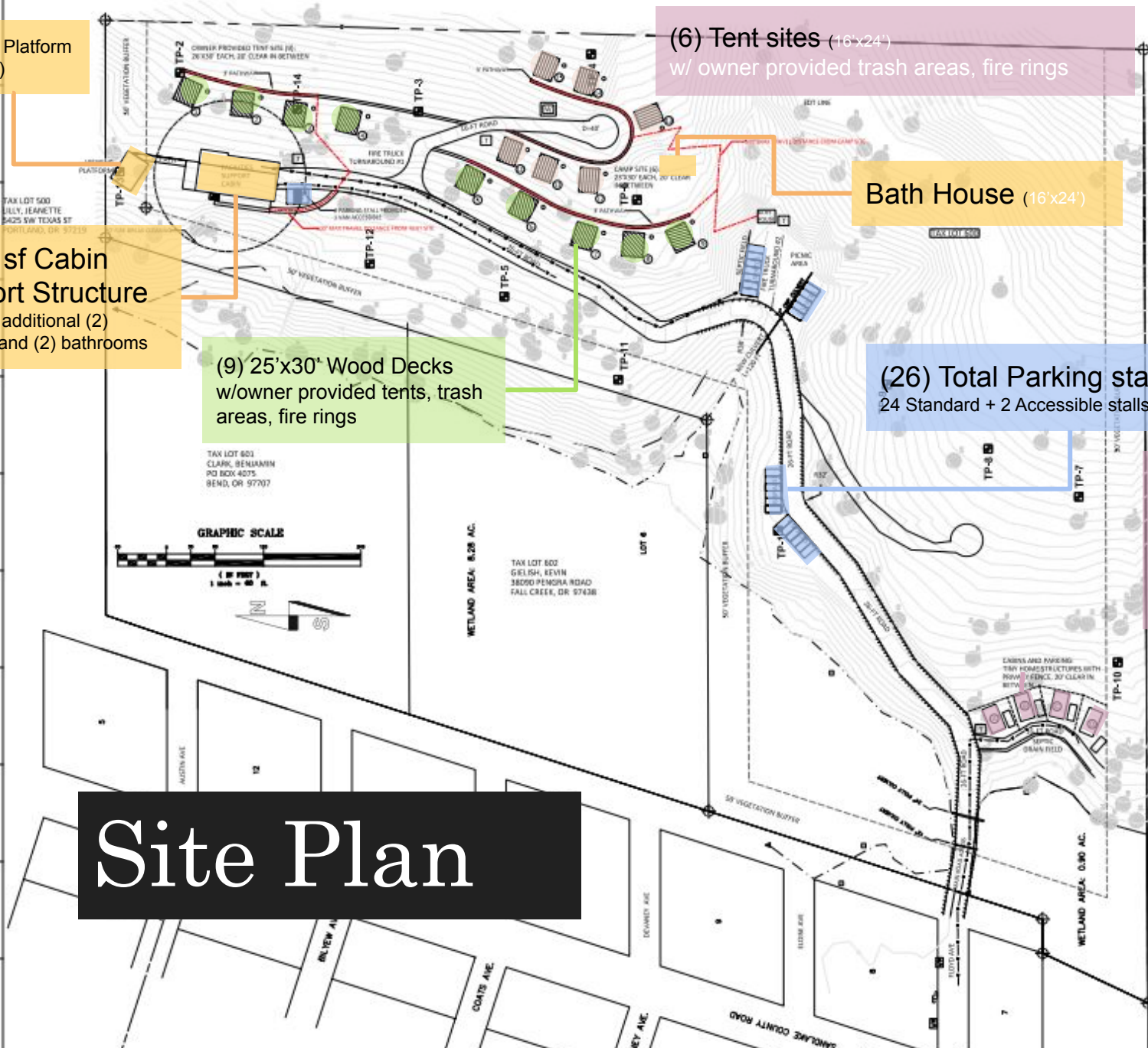
Bath House (16'x24')

(9) 25'x30' Wood Decks
w/owner provided tents, trash
areas, fire rings

(26) Total Parking stalls
24 Standard + 2 Accessible stalls

(4) Accessory
Cabins
including (4)
parking stalls
(3) standard
(1) accessible

Site Plan



SHEET NOTES

- OWNER PROVIDED TENT
- 400-50 PEOPLE
- 400-60 PEOPLE
- 400-70 PEOPLE
- 400-80 PEOPLE
- 400-90 PEOPLE
- PROPERTY LINE
- VEGETATION BUFFER
- TEST PIT LOCATION
- EDGE OF WETLANDS
- ROADWAY
- PARKING AREA
- BUILDING
- WELL
- WATER PIPE
- SEWER PIPE
- WALK DISTANCE TO COMMON AREA/BATH HOUSE
- TREE
- OWNER PROVIDED TENT SITE WITH FIRE PIT
- CAMP SITE WITH FIRE PIT
- 500 GALLON WATER TANK (300' HOSE) WITH HOSE FOR FIRE PROTECTION
- TROUGH AREA
- SLURRY MEASUREMENTS

014PROJECT NO: 314,000

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET FROM
A00.01

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 and will be underway soon. 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
 - OTP already have two contracts in hand, one with ZION Natural Resources Consulting who submitted for adjacent properties and another with an independent contractor. Both are on the DSL's list.

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.



Geotechnical Contract and Exploration Map

April 1, 2022

Oregon Treehouse Partners
 Tierra Del Mar Development
 Tax Lot #600
 Tierra Del Mar, Oregon 97112
 Attention: Kevin Gindlesperger

Subject: Proposal for Geotechnical Investigation and Geologic Hazard Assessment Report Proposed Camping Support Structure Tierra Del Mar, Oregon EEI Proposal No. 22-P156

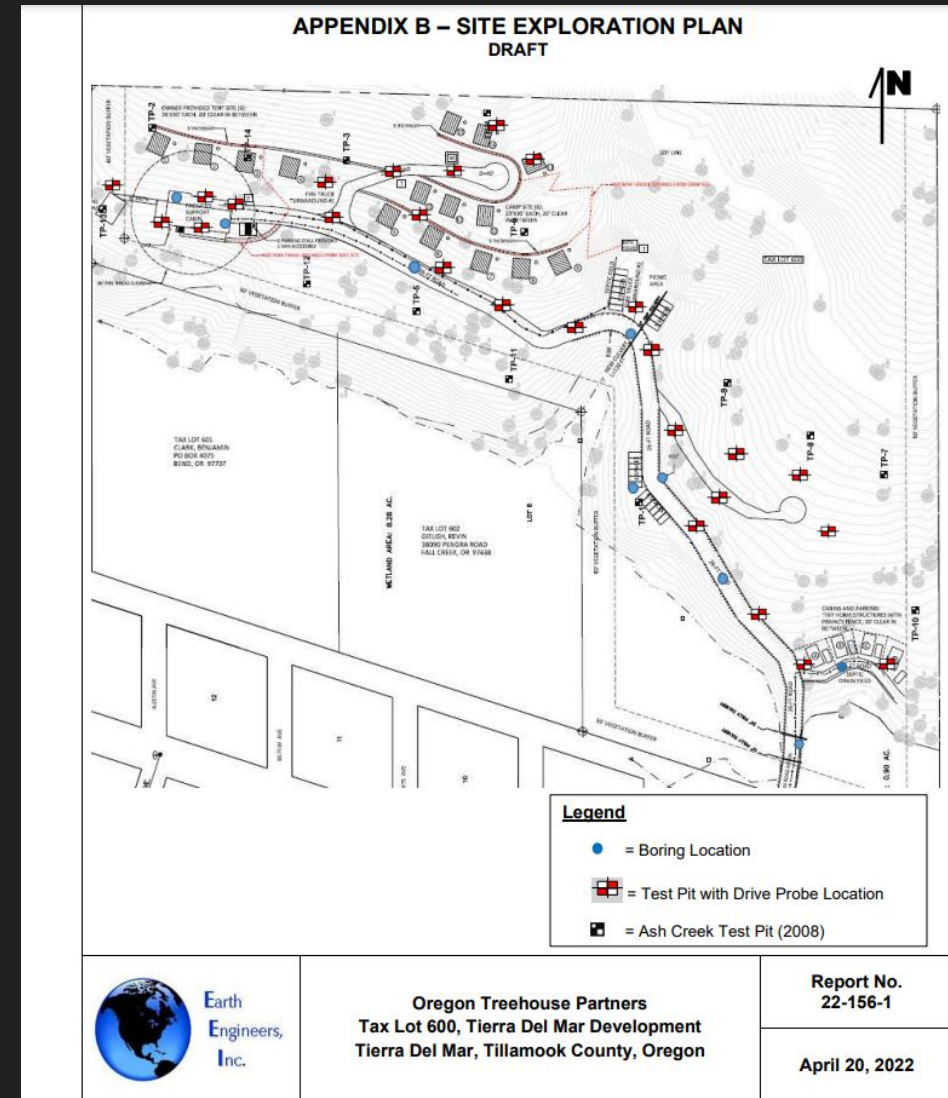
Dear Mr. Gindlesperger:

As requested by Kevin Gindlesperger of Oregon Treehouse Partners, **Earth Engineers, Inc. (EEI)** is pleased to submit our proposal to provide geotechnical engineering and geologic hazard assessment services for the subject project. Apex is supporting EEI on this project, providing field investigation, and reporting. Troy Hull P.E., G.E. of EEI will be the Geotechnical Engineer of Record for this project. Adam Reese R.G., C.E.G. (EEI) and Jake Munsey, R.G., C.E.G. (Apex) will provide project support including site reconnaissance, analysis, project management, and reporting effort. The project team is familiar with the site and recommend that there will challenges to developing this property and hazards that will need to be mitigated to reduce risk. Based on our experience with the site, we are uniquely qualified to support you with this project. This proposal outlines our project understanding, proposed scope of services, schedule, fees, and General Conditions that will apply.

PROJECT UNDERSTANDING

Our current understanding of the project is based on the information Mr. Gindlesperger provided to Apex Principal John Foxwell. We received the following documents:

- November 10, 2021 site plans, floor plans, 3D drawings, elevation plans, and section plans by Officeuntitled.
- August 11, 2008 report by Ash Creek Associates titled "Geologic and Geotechnical Report, Tierra Vista, LLC, Tierra Del Mar, Tillamook County, Oregon."



Wetland Contracts



PHONE: (503) 838-0103 • FAX: (503) 623-7425

PO BOX 545 • MONMOUTH, OR • 97361

PROFESSIONAL SERVICES AGREEMENT

PROJECT NAME: Tierra Del Mar Project
CLIENT: Kevin Gindlesperger
BILLING ADDRESS: 1276 NW 107th Avenue, Portland, OR 97229

1. DESCRIPTION OF SERVICES:

The CLIENT requests and authorizes ZION NATURAL RESOURCES CONSULTING to complete the following services for the property located east of Sandlake Road in Tierra Del Mar, Tillamook County, OR (T4S, R10W, Sec. 10, tax lot 600):

Proposal Expiration Date: April 1, 2022

A. Scope of Work

1. Wetland Delineation

- ◆ ZNR will review all available information in order to ascertain where potential wetlands may exist on-site prior to the field work.
- ◆ ZNR will conduct field work and evaluate the subject site utilizing the routine on-site methods described in the *U.S. Army Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory, 1987).
- ◆ Data sheets will be completed at each sample plot documenting the vegetation, soils, and hydrology.
- ◆ Site photographs will be taken to further document the subject site.
- ◆ ZNR will consult with client, engineering firm, and state and federal agencies regarding the project and will offer guidance on proposed development activities affecting the wetlands.
- ◆ ZNR will attend any regulatory meetings or field visits required for concurrence.
- ◆ ZNR will provide an electronic copy of the comprehensive analytical report to the client.

B. Additional Services Not Included

Additional services/costs not included within this scope of work may include, but are not limited to: project specific engineering, agency fees, or other professional services, surveying, mapping, development drawings, stormwater management plans, erosion and sediment control plans, mitigation costs, excavation costs, planting costs, monitoring costs, and archeological surveys.

If the project includes a report as a part of the project, a finalized computerized report will be sent to the client. If a physical copy is requested by the client, an additional \$50.00 per copy will be applied to the account.

2. ESTIMATED COST, RETAINER AND PAYMENT TERMS:

A. Estimated Cost

INDEPENDENT CONTRACTOR AGREEMENT Wetland Determination and Delineation For Kevin Gindlesperger, Oregon Treehouse Partners LLC

This Professional Services Agreement is entered into by and between Christine McDonald (hereinafter "Contractor") and Kevin Gindlesperger (hereinafter "Client").

Legal Location of Subject Property: T04SR10W06, 600
Phase 1 Study Area Boundary: 18 acres as described in Client Site Plan Map A00.01

Client Contact: Kevin Gindlesperger
1276 NW 107th Ave.
Milwaukee, OR 97229
KevinGindy@yahoo.com
Cell-503-969-2158

Contractor Contact: Christine McDonald
2901 Brayton Road
Pullman, Washington 99163
(503) 801-2243 cell
Contactchris100@gmail.com

WHEREAS, the parties wish to enter into the Agreement to memorialize and confirm the terms and conditions under which Contractor will provide services to Client.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES CONTAINED IN THIS AGREEMENT, THE PARTIES AGREE:

1. **SERVICES TO BE PERFORMED:** Client engages Contractor to perform the following services as Contractor:
 - a. Contractor will do an on-site inspection of hydric soils, wetland hydrology and hydrophytic vegetation to determine if wetlands exist on the subject property. The focus of this study will be within the wetlands along Beltz Creek and the tributary that flows through the historic quarry. The remainder of the 18 acres will be walked to see if wetlands are present.
 - b. If wetlands are present, the boundary line will be demarcated with pin flags and/or flagging. Paired sample plots along the boundary will further document wetlands and non-wetlands. Multiple site visits may be necessary. Field procedures will follow the *Corps of Engineers Wetland Delineation*

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

Fire Protection



Oregon Treehouse Partners view fire protection as essential and will take every necessary action to prevent fires from occurring on the site. Measures include but are not limited to:

- Main road will be 26' feet wide and finished to Country Road standards for a Fire truck.
- Two Fire truck turnarounds will be located near the parking and clubhouse areas
- Recreational Support cabin will be sprinklered and major brush will be cleared 30 feet around the building for Fire break.
- Campsites will have a 500-gallon water storage tank with 300-foot hose box and on demand generator for pressure and ability to reach all campsites.
- Fire truck will have the ability to reach most campsites from the main road.
- Fire truck water hook up will be located near the Recreational Support cabin
- Fire extinguishers will be strategically located throughout the campground.
- Accessory cabins will have 30-foot clearing of overgrown brush while still maintaining natural vegetation for landscaping.
- Accessory cabins will have fire extinguishers in each cabin, smoke detectors, and CO2 detectors.

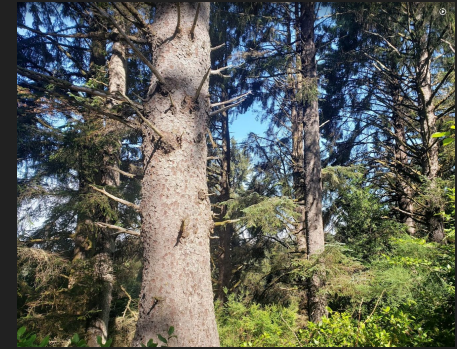
Chief Oeder with Nestucca Rural Fire Protection District commented that the plans showing road width, grade and pull outs are acceptable for the Nestucca Rural Fire Protection District

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.

Proper permitting and engineering will be done to ensure this investment is done properly, safely, and for the long term.

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

Thank you!