



*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**NOTICE OF PUBLIC HEARING
TILLAMOOK COUNTY PLANNING COMMISSION**

Date of Notice: June 16, 2022

Public hearings will be held by the Tillamook County Planning Commission at 7:00p.m. on Thursday, July 14, 2022, and at 7:00p.m. on Thursday, August 11, 2022, in the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

#851-22-000154-PLNG: Request for Conditional Use approval for development of a 4-site primitive campground on a property zoned Rural Residential 2-Acre (RR-2) located east of Tierra Del Mar and north of the Unincorporated Community of Pacific City/Woods. The subject property is accessed via Sandlake Road, a County road, and designated as Tax Lot 3401 of Section 1DD, Township 4 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 250 feet of the exterior boundary of the subject property for which application has been made at least 10 days prior to the date of the hearing.

The applicable criteria include Tillamook County Land Use Ordinance Section 6.040: Review Criteria and the Tillamook County Comprehensive Plan. Applicable development standards include TCLUO Section 3.010: Rural Residential 2-Acre Zone and TCLUO Section 5.040: Primitive Campground Standards. Only comments relevant to the approval criteria are considered relevant evidence.

The hearing will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the July 14, 2022 hearing, please visit the Tillamook County Community Development homepage at <https://www.co.tillamook.or.us/commdev> for instructions and protocol or email Lynn Tone, Office Specialist 2, at ltone@co.tillamook.or.us. The virtual meeting link is provided on the DCD homepage as well as a dial in number for those who wish to participate via teleconference but are unable to participate virtually.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the July 14, 2022, Planning Commission hearing. If submitted by 4:00 p.m. on July 5, 2022, the testimony will be included in the packet mailed to the Planning Commission the week prior to the July 14, 2022, hearing.

Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Lynn Tone, Office Specialist 2, Tillamook County Department of Community Development, ltone@co.tillamook.or.us as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

The documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.co.tillamook.or.us/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection on July 7, 2022. Please contact Lynn Tone for additional information ltone@co.tillamook.or.us or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance, Tillamook County Comprehensive Plan, and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Port of Tillamook Bay Conference Center is handicapped accessible. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearing, please contact 1-800-488-8280 ext. 3423, at least 24 hours prior to the hearing in order that appropriate communications assistance can be arranged.

If you need additional information, please contact Lynn Tone, DCD Office Specialist, at 1-800-488-8280 ext. 3423 or email ltone@co.tillamook.or.us.

Sincerely,



Tillamook County Department of Community Development
Sarah Absher, CBO, CFM, Director

Enc. Applicable Ordinance Criteria
 Maps

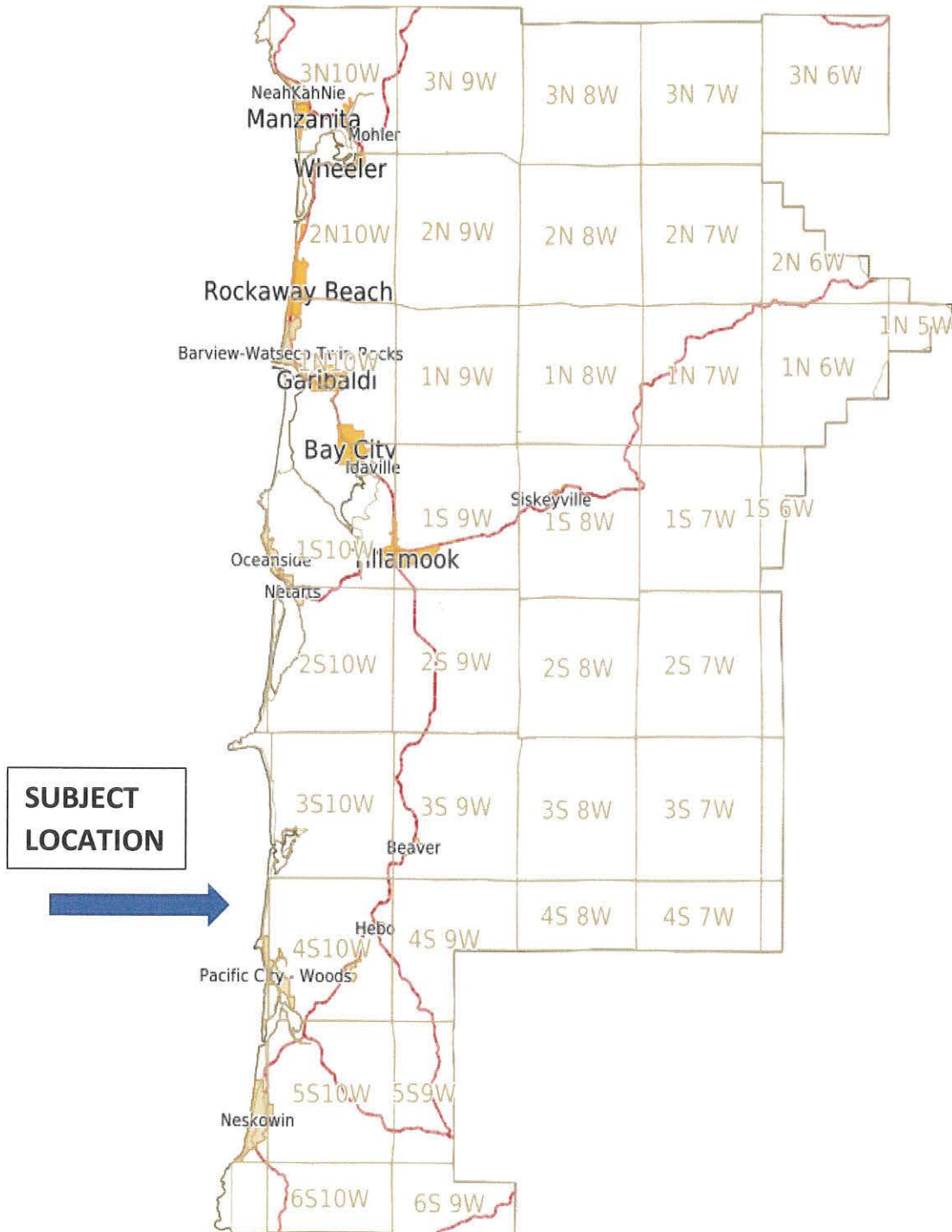
REVIEW CRITERIA

SECTION 6.040: REVIEW CRITERIA:

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) 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.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

VICINITY MAP



#851-22-000154-PLNG: SEARS
PRIMITIVE CAMPGROUND

Map



Citizen Tips for Providing Testimony at a Planning Commission/Board of County Commissioner Hearing

Goal 1 of Oregon's Statewide Planning Goals recognizes the importance of citizen involvement "in all phases of the planning process." One of the principal ways for citizens to be involved is by testifying at local land use hearings. These citizen tips are designed to help citizens prepare and deliver testimony during Tillamook County land use hearing processes.

Know the Process

The Chair of the decision-making body will always read aloud the order of presentation and the process. Presentation is generally as follows:

- Planning Staff Presentation (generally 15 minutes)
 - Questions to Staff by the Decision-Maker
- Applicant's Presentation (generally 15 minutes)
 - Questions to Applicant by the Decision-Maker
- Public Comment Period
 - Generally limited to 3 minutes per person.
- Applicant Rebuttal & Final Statements
- Staff Final Statements
- Public Hearing Closed for Decision-Maker Deliberation
 - No further public testimony accepted.
 - Decision-maker may ask questions of staff.
- Decision
 - Decision-makers vote on issue.
 - Notice of Decision mailed to all parties.

Understand the Issue

- Become familiar with the land use record (application, staff report and hearing materials) found on the [Land Use Applications page](#) under the Planning tab of the Community Development website.
- Become familiar with the relevant criteria (included in notice of public hearing).

Prepare an outline of your testimony to use while testifying and focus testimony to the relevant criteria

- Decisions to approve or deny a request are based on the relevant criteria.

Know when, where and who you are speaking to

- Tillamook County Planning Commission or Board of County Commissioners- depending on nature of request, application review process, and current phase of hearing process.
- Public testimony is generally limited to 3 minutes per person.
- Be sure to state your name and address for the record at the beginning of your testimony to ensure you receive notice of decision after hearing process has ended.

Check Department Website for Updates

- Visit the [Land Use Applications page](#).
 - Follow posted calendar dates for written testimony submittal opportunities if the hearing is ongoing.
 - Review additional written testimony received during the open comment periods.
 - Review hearing packets and agendas if hearing process is ongoing.
 - Review Notice of Decision and remain informed on appeal dates.



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: David Sears Phone: 503 – 965 – 5071
 Address: 28805 Sandlake Rd.
 City: Cloverdale State: OR Zip: 97112
 Email: dgsears@hotmail.com

Property Owner

Name: Phone:
 Address:
 City: State: Zip:
 Email:

OFFICE USE ONLY	
Date Stamp	RECEIVED APR 14 2022 BY: drop off @ counter
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees: 1089-	
Permit No: 851-22-000154-PLNG	

Request: See Attached

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Foredune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address:

Map Number: 4S 1101 DD 03401

Township

Range

Section

Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

David Sears

Property Owner Signature (Required)

3/23/22

Date

Applicant Signature

Date

Sears Lake Campground Master Plan

Scale - 100ft



Main Access from Sandlake Rd.

Parking Lot 60'X70'

Existing Storage Shed

Platform 1 12'X20'

Platform 2 12'X20'

Conditional Use Permit 851-21-000223-PLNG: SEARS (Dock and Storage Shed)

Utility Shed 12'X12'

Storage Shed

Dock

Emergency Access

14' Gravel Road

Parking Lot 20'X30'

Pedestrian Beach Access

Platform 3 12'X20'

Platform 4 12'X20'

Sandlake Rd

Sandlake Rd

Sandlake Rd

April 5, 2022

To Whom it May Concern,

Please find attached to this document a Conditional Use Permit and supporting materials to place a primitive campground on our property located on the south end of Tierra Del Mar. Our family has chosen to move forward with a primitive campground for three reasons: stewardship, sustainability, and accessibility.

Our family has stewarded this property for 100 years and highly value our family's ties to this special place on the Oregon Coast. This proposed primitive campground will provide the funds necessary to pay maintenance, taxes, and insurance. This will prevent the property from becoming a financial burden on us now and for our future generations. When we look at options for financial sustainability we feel that a primitive campground is the best option for us and our community. The second reason for the proposal is to share this unique spot on the Oregon Coast in an affordable way. Dave Sears is a retired ranger from Cape Lookout State Park. His favorite part of that job was meeting and providing information to the guests about the area we call home. The rest of our family volunteers for the Kiawanda Community Center, Pacific City Doryman's Association, Nestucca School District, Nestucca Rural Fire Protection District and the Tillamook County Historical Society. We enjoy giving back to the community and people who come here to visit.

Our proposed plan is for four campsites. Each of these campsites will have the minimum requirements of a picnic table, fire ring and trash can. We want to upgrade each site with its own water spigot and a platform large enough for a 12' x 12' cabin tent and 12' x 8' deck. A total platform size of 12' x 20' and no more than 6' off the ground. The reason for the platforms to be elevated off the ground is to allow viewing the lake without cutting or breaking down the bulrushes.

As requested by Nestucca Rural Fire District there will be a gravel road placed through the pasture for emergency access. This road will not be located in any wetland. With the exception of bringing rock for the road, no material will be brought in or removed for establishment of campground. Along the lake edge there are bulrushes 20 to 50 feet wide. During establishment of the campground it will not be disturbed. There will be a small shed, 12' x 12', located across the gravel road from the lake access. In this shed will be porta a johns discreetly located along with a bulletin board and firewood.

Guests will be given clear guidance on how to appropriately behave not only while at our campground but in our local area as well. This will include stewardship messages, safety messaging, as well as property boundaries so they don't trespass on private property. We believe our primitive campground will allow affordable access to guests on the Oregon Coast while also maintaining our local identity.

Please let us know if we can provide any additional information or materials.

Sincerely,

The Sears Family

April 5, 2022

RE: The Lake Pasture Campground, Tierra Del Mar, Oregon

To Whom It May Concern:

My name is Lois Sears-Prince. As the owner of the property directly north of the proposed Lake Pasture campground, I fully support the proposal submitted by Dave Sears and his family.

Dave and I grew up with this property being a part of our everyday life, both for recreation and supporting livestock. This property was a part of the property where our father and uncle grew up as their parents homesteaded with determination, hard work, love and respect for what the land had to offer.

And now, our children have grown up loving and respecting this place that their great-grandparents homestead so many years ago.

The proposal that has been submitted to build a small campground will be developed with stewardship of the land, accessibility for individuals and families to enjoy this part of the Oregon Coast and sustainability to offset costs so this land can stay in the family for further generations.

I know that beyond a doubt this campground will be maintained in superior manner and will be a place that many people will come to make their own memories; beach walks, canoeing on the lake, bird watching, bonfires, kite flying, building sand castles, watching the sunset, watching for whales migrating. So many opportunities are possible!

Sincerely,

A handwritten signature in black ink, appearing to read "Lois A. Sears-Prince", with a long, sweeping horizontal line extending to the right.

Lois A. Sears-Prince

Conditional Use Criteria in reference to
Campground on Sears Lake

In reference to Section 6.040 Review Criteria

- (1) The property for our proposed campground is zoned RR-2 and we have more than 10 continuous acres.
- (2) Our proposed campground is consistent with the Tillamook County Comprehensive Plan, specifically Goal 8.
- (3) This proposed primitive campground is to be put on a four-acre field. There are two access points to this property. One is located across from the Tierra Del Mar beach access on the southern part of the field. The other is located on the north end accessed from a service road on Sears property that goes around the north end of Sears Lake. This will be the primary entrance to the campground. A message dated April 1, 2021 from Tillamook County Public Works recommended setbacks for our entrance that already exist. There is sufficient parking for all guests in the campground area. The guests can access the beach (on foot) on the southern access point of the campground. No existing vegetation will be removed or cut back. Gravel will be brought in for the service road required by the Nestucca Rural Fire Protection District for emergency response. Other than that, no fill will be brought in or excavation of existing terrain.
- (4) This area of South Tillamook County is a well-known multi use recreation area and vacation destination. Our campground is planned to be a low impact camping opportunity focused on our three pillars: environmental stewardship, accessibility, and financial sustainability.

There is growing concern with the amount of vehicles parking on the side streets of Tierra Del Mar. Fortunately, our campground has ample parking and beach access South of Tierra Del Mar so it won't contribute to this community impact. There are houses located to the West of the campground across Sandlake Rd. These houses are oriented away from the campground, facing the ocean. There is existing vegetation on both sides of Sandlake Rd and the nearest house to one of our campsites is 270 ft.

The current and future residents of Nantucket Shores will and may see the campsites from their property. There are no existing viewshed ordinances in Tierra del Mar and the campground will not block their view of the beach or ocean. Sandlake Rd and a row of houses are between our campground and the beach. The existing houses of Nantucket Shores are 2,000 feet to the South East. It is 750 feet from our campground to the East side of the lake. Our guests will have access to the lake. It will be in a responsible and environmentally friendly way, as no powered boats or personal craft will be allowed. Guests will enter from our established lake access.

- (5) There are currently no solar energy, wind energy conversion systems or wind mills in the area.

(6) The proposed project is located on the southern end of Tierra Del Mar, an increasingly popular tourist destination. It is accessible from Sandlake Rd. approximately four miles north of Pacific City where there are existing emergency response resources like the fire and ambulance stations. We have worked closely with the fire department to ensure that our campground is accessible to emergency vehicles and laid out with fire safety in mind. We look forward to creating an equitable experience that supports the Oregon Beach Bill, ensuring that visitors and Oregonians have public access to all 363 miles of Oregon coastline.

SECTION 5.040: PRIMITIVE CAMPGROUND STANDARDS

PURPOSE

The purpose of the PRIMITIVE CAMPGROUND STANDARDS is to insure that each new or enlarged campground provides the necessary facilities, sites, amenities, and other requirements in the interest of preserving the public safety, health, and general welfare, and that such developments provide a quality camping opportunity for visitors to the County.

A PRIMITIVE CAMPGROUND is a designated place where four or more campsites are located for occupancy by camping units on a temporary basis for recreation, education or vacation purposes. A PRIMITIVE CAMPGROUND is predominantly an unattended facility which is established to accommodate recreational vehicles, tents, or bicycle uses for a period of time not to exceed two weeks in any given four week period.

The standards contained in this Section are minimum standards. Additional standards may be required where necessary to meet other requirements of this Ordinance, i.e. Flood Plain, Geologic Hazard zone, riparian vegetation.

A campground shall be built to State standards and shall comply with the following provisions:

(1) The total area utilized for campsites and access shall not exceed 60% of the total area of the campground.

The proposed campground is on a four-acre parcel or 174,240 square feet. The area for the campground is around 30,000 square feet or less than 20%.

(2) Each space shall be a minimum of 1,200 square feet.

Each of the campsites will exceed the 1,200 square feet minimum.

Platform 1 is 40' by 75' and/or 3000sq feet.

Platform 2 is 40' by 50' and/or 2000sq feet.

Platform 3 is 50' by 75' and/or 3750 sq feet.

Platform 4 is 50' by 75' and/or 3750 sq feet.

(3) Each campsite shall be provided with a fire pit or ring.

Our stone fire rings will have a 2' wide border of stone or concrete pavers. This design was approved by Chief Oeder of the Nestucca Rural Fire Protection District.

(4) Tables shall be provided at all campsites.

Yes, each site will have a picnic table.

(5) Natural vegetation or landscaping surrounding campsites shall remain intact.

No existing vegetation will be removed or cut back for the proposed plan.

(6) Trash cans may be provided in convenient locations for the use of guests of the park, may be located in such number, and may be of such capacity that there is no uncovered accumulation of trash at any time.

A fenced enclosure will have animal proof container(s) for garbage and containers for recycling.

(7) A house, mobile home or manufactured home may be located within the campground for the owner, manager or caretaker of the campground.

There are no plans for on site living quarters.

(8) Other camp-related buildings may be permitted, if approved through the Conditional Use process.

Approved Conditional Use Permit 851-21-000223-PLNG authorized us to build a dock and boat shed in the area of the proposed campground, The proposed campground has four camping platforms and a storage shed not larger than 12' x12'.

(9) No recreational vehicle, tent, or other building or structure shall be within 20 feet of any property line

No part of the proposed campground will be within 20' of property lines.

(10) Access and interior roadways must be approved by the County Public Works Department.

See attached email from County Public Works Department dated April 1, 2021.

(11) The campground may be adequately screened with vegetation and/or natural features around its exterior boundary lines.

Existing vegetation, mainly willows, will not be disturbed. Additional native shrubs and trees will be planted to screen the campground area from Sandlake Rd for aesthetics and privacy around campsites.

(12) Preliminary plans which contain all the information specified in OAR 333-31-059 shall be submitted to the Planning Department when requesting Conditional Use or permit approval.

All regulations have and will be followed.

Platforms

There are four platforms planned for the campground. They measure 12' wide, 20' long and vary in height due to the terrain, however none will be more than 6' high. During the peak season between Memorial Day and Labor Day each platform will be outfitted with a 12' x 16' cabin wall tent. Each platform site will have its own parking spot. A maximum of two vehicles will be allowed at each site. Self contained vehicles like camper vans or pickup campers will be allowed. Tear drop trailers or tent trailers will also be allowed. Camper trailers or RVs will not be allowed. Maximum capacity for each site is four adults regardless of vehicle make up. During the off season, the cabin tents will be removed from the platforms before expected inclement weather. Same parking guidelines apply as during the peak season.

Water and Sanitation

The Tierra Del Mar Water Company has given us a water availability letter for the limited amount of water we will need for the campground. We do not have flushing toilets and showers, which is the biggest user of water in a campground. We will have water spigots conveniently located at or near the campsites for drinking water, cooking, and dousing out campfires. There will be a designated cleaning station at the utility shed for pots and dishes. This cleaning station will have a sink that empties into a gray water sump. The sump will collect the food debris and there will be a drainage system to eliminate standing water. The utility shed will also have a porta-john discreetly located inside. The parking lot located at the main entrance will have a fenced area for trash and recycling. The containers for the trash and recycling will all be animal proof.

Emergency and Cascadia Plans

Certain areas of the Lake Pasture have cell phone access. These specific spots will be identified to guests so in the event of a medical emergency they can call 911. If there is a Cascadia event, the nearest assembly site is the home of David and Lisa Sears. The guests staying at the campground will actually be closer to the safety of an assembly area than most of Tierra Del Mar. There is existing signage showing the route and more will be added as necessary.

TIERRA DEL MAR WATER CO.

26600 Sandlake Road

Ph : (503) 965-5140

Cloverdale, Oregon 97112

Friday, April 8, 2022

To: Tillamook Dept. of Community Development
1510-B Third Street
Tillamook, OR 97141

Subject: Water Availability

This is to confirm that domestic water service is available to the following property within our service area:

4S1101DD003401.

The street address is:

The name of record in our files is: David Sears

If you have any questions or need additional information, please contact me.

Sincerely,

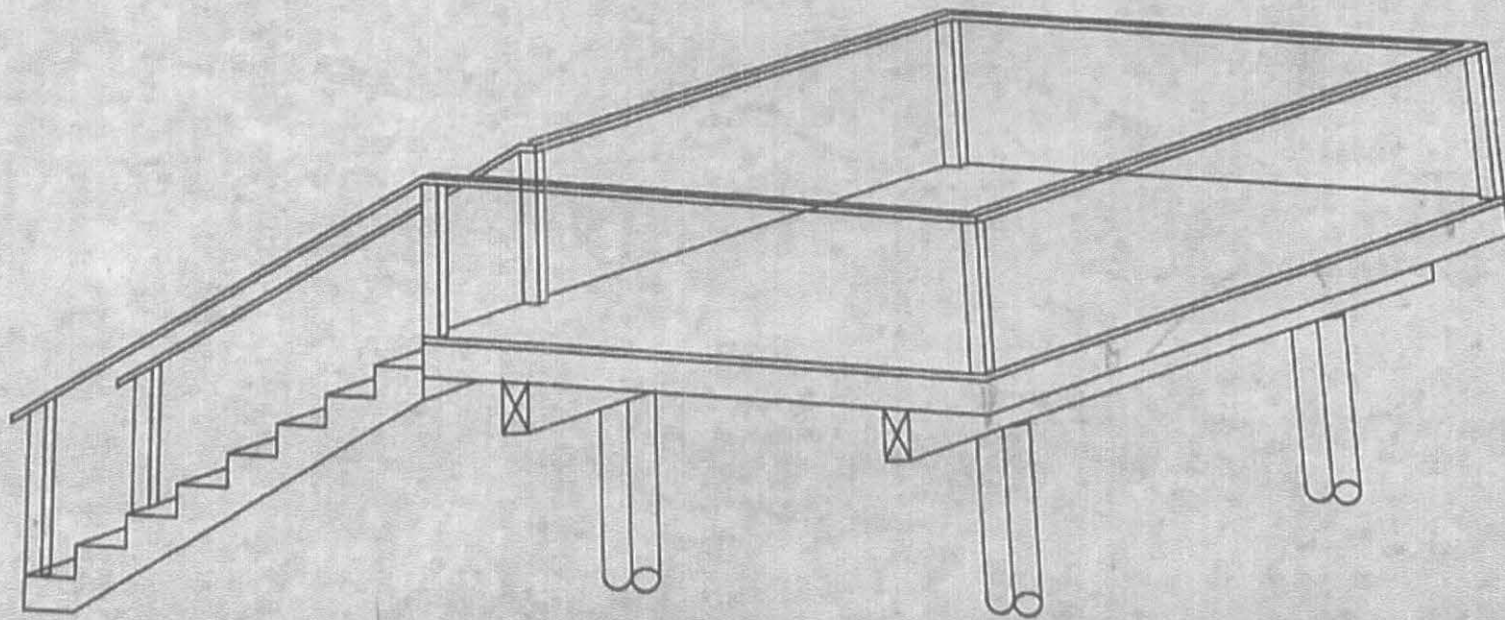


Owen G. Miller Jr.
President

E-Mail: tierradelmarwaterco@gmail.com

Phone: 503.965.5140

CC: Property Owner



Example of a typical platform.
12' wide X 20' long.
Not more than 6' tall.



Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

July 22, 2021

David Sears
28805 Sandlake Road
Cloverdale, OR 97112

Kate Brown
Governor

Re: **WD # 2021-0100 Approved with Revisions**
Wetland Delineation Report for Sears Lake
Tillamook County; T4S R11W S1DD TL3401

Shemia Fagan
Secretary of State

Tobias Read
State Treasurer

Dear Mr. Sears:

The Department of State Lands has reviewed the wetland delineation report prepared by Westbrook Science & Design for the site referenced above. Based upon the information presented in the report, a site visit on June 24, 2021, and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in revised Figure 5 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, 3 wetlands (Wetland A, B and C, totaling approximately 1.63 acres) and one water (Sears Lake) were identified. They are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Jurisdiction Coordinator for Tillamook County, Daniel Evans, PWS, at (503) 986-5271.

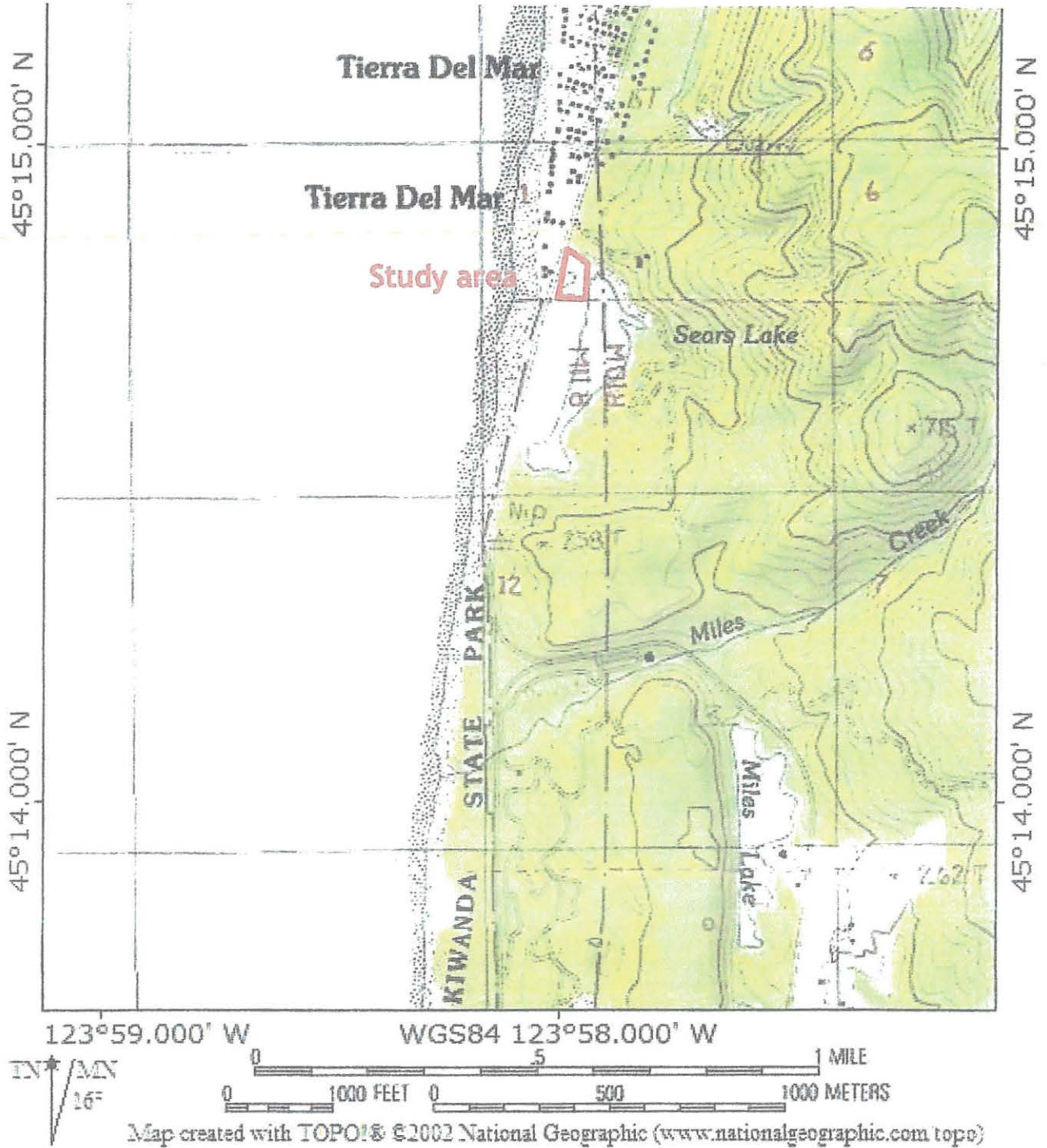
Sincerely,



Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Anita Cate Smyth, SPWS, Westbrook Science & Design, Inc
Tillamook County Planning Department
Kinsey Friesen, Corps of Engineers
Dan Cary, SPWS, DSL
Oregon Coastal Management Program (coast.permits@state.or.us)



Source: as shown

VICINITY MAP - USGS

Sears Property
 28805 Sandlake Road
 Cloverdale, Tillamook County, Oregon

Figure

1

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SE1/4 SE1/4 SEC. 1 T.4S. R.22W. W.M.
TILLAMOOK COUNTY

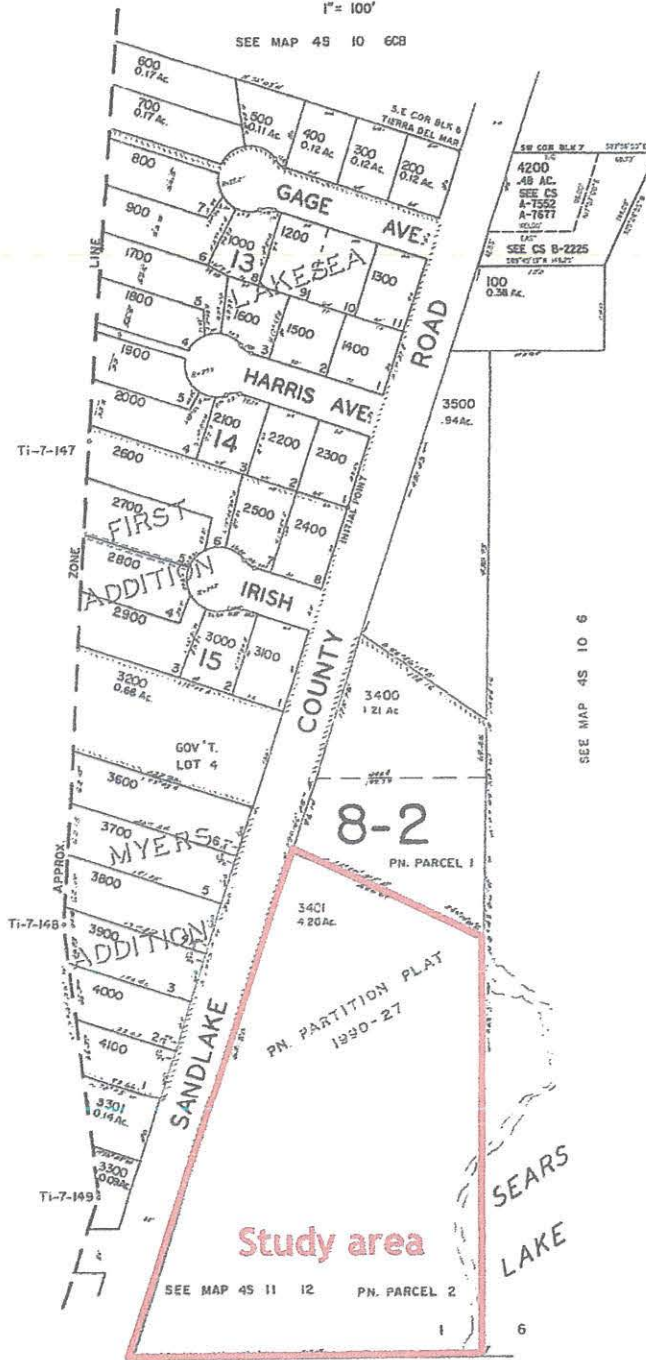
4S 11 IDD
LAKESEA

CANCELLED NO.
1100

1" = 100'

SEE MAP 4S 10 6CB

PACIFIC OCEAN



SEE MAP 4S 11 12 PN. PARCEL 2

4S 11 IDD
LAKESEA

Revised 12/06/01, KA

Source: OregonMap accessed from www.ormap.net

TAX LOT MAP

Sears Property
28805 Sandlake Road
Cloverdale, Tillamook County, Oregon

Figure

2

FIGURE 5 WETLAND MAP

GRAPHIC SCALE

SCALE: 1" = 100'-0"



LEGEND	
Symbol	Classification
	STUDY AREA
	ON-SITE DELINEATED WETLAND AREA 'A' 51,485 SF (1.18 AC.)
	ON-SITE DELINEATED WETLAND AREA 'B' 12,731 SF (0.29 AC.)
	ON-SITE DELINEATED WETLAND AREA 'C' 6,986 SF (0.16 AC.)
	ON-SITE SEARS LAKE (BELOW OHW) 12,415 SF (0.16 AC.)
	WETLAND DELINEATION BOUNDARY
	ORDINARY HIGH WATER MARK (OHW)
	SAMPLE POINT LOCATION
	PHOTO POINT AND DIRECTION

	Acreage	Cowardin/HGM
Wetland 'A'	51,485 SF	PEMB/Depressional Outflow
Wetland 'B'	12,731 SF	PEMB/Depressional Outflow
Wetland 'C'	6,986 SF	PEM1C/Depressional Impounding
Sears Lake (below OHW)	12,415 SF	PUBH/Lacustrine Fringe

DSL WD # 2021-0100
Approval Issued 7/22/2021
Approval Expires 7/22/2026



DESIGNED BY: ACS
DRAWN BY: TAM
CHECKED BY: ACS
APPROVED BY: ACS

**Westbrook
Science & Design, LLC**

• SAMPLE PLOT LOCATIONS AND JURISDICTIONAL BOUNDARY WERE OBTAIN BY UTILIZING A TRIMBLE GEOXH 8000 GPS DEVICE. ACCURACY +/- 1 FOOT.
• PLAN SHOWN PROPERTY LINES ARE DEVELOPED FROM THE PROPERTY TAX LOT MAP. THEY ARE NOT PROVIDED BY A LAND SURVEY. FOR REFERENCE PURPOSES ONLY.

**SEARS PROPERTY
TILLAMOOK COUNTY
T 4S, R 11W, SECTION 1, TAX LOT 3401**

DATE: 2021 | **WETLAND DELINEATION**

FIGURE
5



NESTUCCA RURAL FIRE PROTECTION DISTRICT
30710 Highway 101 South
Cloverdale, Oregon 97112

Fire District Review & Approval Form

This form must be completed and signed by the local Fire Protection District prior to applying for a Building Permit or
Manufactured Dwelling Placement Permit.

Proposed Development/Construction/Location 4S 11W 01dd 3401

Water Source: Water District
Well * Creek * Spring *

* You will need to provide documentation from the Water Resources Department showing the gallons per minute (GPM) available to your property and a copy of your Well Report or Residential Water Right to your water source. **No hydrant GPM information provided**

***** **Fire District to complete information below** *****

1. Review of road access for fire district use to the property resulted in the following:

- The road access is passable for Emergency Vehicles
 Road Gradient is less than 10% Road width clearance of 20'
 Road Gradient is between 10-15% Road height clearance of 13'6"
 The road access is not passable for Emergency Vehicles
 Road Gradient is greater than 15% Private Bridge does not meet GVW
 Road does not have required turnarounds or pullouts

Recommendations: **Community Development will determine needs**

2. Review of water supply for fire district use to the property resulted in the following:

- There is adequate water available to the property for Fire Suppression
 Residence is within 1,000' of hydrant Available water per NFPA 1142
 Sprinkler system installation Fire wall installation to reduce size
 There is not adequate water available to the property for Fire Suppression
 Square footage of residence exceeds available water for both NFPA 1142 and/or 2004 OFC,
Appendix B

Recommendations: **Follow All IBC & OFC Codes as determined by TCCD**

3. Action Taken:

- I have reviewed the information regarding the property listed above.

*****Failure to follow codes may inhibit the ability to provide suppression*****

Printed Name: James Oeder

Title: Chief

Signature *James Oeder*

Date: 03/14/2022



Arica Sears <aricasears@gmail.com>

Fw: Existing Road Approach Permit #5388 Found

1 message

david sears <dgsears@hotmail.com>
To: Arica Sears <aricasears@gmail.com>

Tue, Apr 13, 2021 at 8:26 AM

From: Jasper Lind <jlind@co.tillamook.or.us>
Sent: Thursday, April 1, 2021 5:36 PM
To: dgsears@hotmail.com <dgsears@hotmail.com>
Cc: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: Existing Road Approach Permit #5388 Found

Hello David,

I was able to find the original Road Approach Permit that covers the road we were discussing which connects to Sandlake Road just North of Sears Lake. This road continues to the East of Sandlake and appears to be a private road not under the direct jurisdiction of Tillamook County Public Works. However, due to the proximity of the intended development to Sandlake Road it is likely to impact the public transportation of that area. As such we strongly recommend for the safety of your intended guests and the traveling public that the access to your planned campground be located at least 60 feet from the Easterly fog line on Sandlake Road. In addition, we recommend that the junction between the campground access and the private road be at a 90 degree angle to reduce future safety concerns of vehicles driving West on the private road.

Have a good day,

Jasper Lind
Engineering Technician
Tillamook County Public Works

503 Marolf Loop Road
Tillamook, OR 97141
Phone (503) 842-3419
jlind@co.tillamook.or.us

2 attachments

Sandlake to Private Road to Road Approach.jpg
1157K

 **RA4S1101DD03401.pdf**
131K

An Approach on an Approach

There is an existing Road Approach Permit (#5388) for the connection to Sandlake Road.
What is being proposed sounds like an approach to the private road that continues Eastward from there.



Tillamook County

PUBLIC WORKS DEPARTMENT



503 Marolf Loop Road
Tillamook, Oregon 97141
Roads (503) 842-3419
Solid Waste (503) 815-3975
FAX (503) 842-6473
Email: pubwks@co.tillamook.or.us
TTY Oregon Relay Service

Land of Cheese, Trees and Ocean Breeze

January 16, 2007

Barbara Giddings
Wild Flower Group
PO Box 999
Pacific City, OR 97135

FILE COPY

RE: T4SR11W 1DD TL 3400, parcel 1, TL 3401, parcel 2, 1990-27.
Commercial Road Approach Permit 5388
Sandlake Road C871

Barbara Giddings,

I have inspected the road approach as per your Commercial Road Approach Permit Application and found it to meet the requirements of the issued permit.

This approach is, therefore, recognized meeting the described conditions in road approach permit 5388 and is accepted into the county system as final.

Any alteration or change in use of this road approach will require new Road Approach Permit Application. Please refer to the above referenced Road Approach Permit number in any future correspondence.

Sincerely,

A handwritten signature in cursive script that reads "Walt Gile".

Walt Gile
Engineering Technician

cc: Grant Graves, District #3 Road Foreman
Department of Community Development
Leonard A. Rydell, 601 Pinehurst Drive, Newberg, Oregon 97132-1625
File

RECEIVED
JAN 11 2007

Application Permit No. 5398 Road No. 871
ROAD APPROACH APPLICATION AND CONSTRUCTION PERMIT

NOTICE

TILLAMOOK COUNTY ROAD DEPT

Applicant must be the person, representative of the firm or corporation having the legal ownership of the property to apply for a Road Approach Permit. Such legal right is vested only in the owner of the property abutting the highway or the holder of an easement or similar right to construct and use an approach road upon the abutting property.

PROPOSED USE: SINGLE FAMILY RESIDENCE COMMERCIAL
TOWNSHIP 4 RANGE 11 WEST, W.M. SECTION 1DD TAX LOT NO. 3400 PALM #1
Barbara Giddings Trustee, Dupont Street 12797
(NAME OF APPLICANT/PROPERTY OWNER) 3101 PALM #1
P.O. 999 503-965-7420 1990-27
(MAILING ADDRESS AND PHONE NUMBER)
Pacific City, Oreg - Sandlake / easement Attached
(NAME OF STREET OR ROAD TO BE ACCESSED)

NO CONSTRUCTION SHALL BE ALLOWED ON THE APPROACH ROAD UNTIL THIS APPLICATION HAS BEEN ISSUED BY THE DEPARTMENT OF PUBLIC WORKS.

This application is made pursuant to O.R.S. Chapter 374 and Tillamook County Ordinance #44 (see Ordinance #44 for detailed information).

The APPLICANT SHALL PROVIDE A MAP accompanying this application showing the following information:

- _____ The road right-of-way lines; submitted with Major Partition
- _____ The location of the traveled road in the road right-of-way; see MP-06-05
- _____ All existing and proposed road approaches; see MP-06-05
- _____ All existing and proposed structures; none / Rent Shores
- _____ The existing and proposed drainage ditching and culverts
- _____ The distance from the center of the road approach to the nearest property corner. MD-06-05

THE PROPOSED APPROACH ROAD LOCATION MUST BE STAKED AND FLAGGED ON THE SITE. A \$350.00 fee will be required at the time of application. DOUBLE FEES SHALL BE ASSESSED FOR ANY APPLICATION RECEIVED AFTER CONSTRUCTION HAS ALREADY STARTED. If additional trips are required because the site is not staked or flagged an additional fee of \$25.00 for each trip can be assessed. has been done

PRIOR TO ISSUING THE PERMIT THE PUBLIC WORKS DEPARTMENT OF THE COUNTY WILL INSPECT THE SITE for proper drainage, traffic hazards and general acceptability.

4016

THE APPROACH ROAD CONSTRUCTION SHALL COMMENCE BY THE APPLICANT AS DIRECTED BY THE COUNTY AND INSPECTED FOR COMPLETION IN THE FOLLOWING PHASES:

PHASE I: Clearing of the site, ditch excavation and subgrade of the approach. The applicant shall request an inspection for approval, prior to proceeding with Phase II construction.

PHASE II: Installing the culvert, placing all rock base. The applicant shall request an inspection for approval. PHASE II MUST BE COMPLETED PRIOR TO CONSTRUCTION ACCESS.

FINAL PHASE: Paving. After the paving, the applicant shall request a final inspection for approval.

In consideration of the applicant's agreement to comply in all respects with the regulation of Tillamook County, permission is hereby granted for construction described in the above application and in the instructions attached hereto and by this reference made a part hereof to same extent as if set forth in full. The applicant shall make all corrections as directed. Applicant agrees to save and hold harmless the County from any and all liability of whatever kind or nature arising or to arise by reason of issuance of this construction permit, the issuance thereof being for the sole benefit of applicant. Applicant is responsible to obtain all approvals or permits from other government agencies having jurisdiction effected by the proposed road approach construction site, i.e., wetlands; urban growth; riparian areas; access to county road within city.

The entire expense of maintaining said approach road shall be borne by applicant. If in the event of the reconstruction or widening of any highway, it becomes necessary to remove, alter or reconstruct the approach road constructed under authority of this permit, the cost of such removal or replacement to a like width and condition will be borne by the County. Any widening or other improvement of the approach road at the applicant's request shall be done only under authority of a new permit and at the expense of the applicant.

Barbara Sedding 1-11-07
APPLICANT (PROPERTY OWNER ONLY) DATE

FOR DEPARTMENT USE ONLY

APPLICATION APPROVED: Walt Doe 1/17/06
PUBLIC WORKS DEPARTMENT DATE

PHASE II COMPLETION REQUIRED BY: PRWA COMPLETED:
(Phase II must be completed prior to construction access)

FINAL COMPLETION REQUIRED BY: JANUARY 17, 2007

PERMIT NUMBER: 5388

FINAL COMPLETION INSPECTED AND APPROVED: Walt Doe 12/30/08



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, PORTLAND DISTRICT
P.O. BOX 2946
PORTLAND, OR 97208-2946

November 25, 2020

Regulatory Branch
Corps No.: NWP-2020-368

Mr. David Sears
28805 Sandlake Road
Cloverdale, OR 97112
dgsears@hotmail.com

Dear Mr. Sears:

The U.S. Army Corps of Engineers (Corps) has received your application for a Department of the Army (DA) permit to place a dock, gangway and two wood posts in a freshwater lake known as Sears Lake. Sears Lake is located at 28805 Sandlake Road in Cloverdale, Tillamook County, Oregon at Latitude/Longitude: 45.24634°, -123.96585°. Your application has been assigned Corps No.: NWP-2020-368. Please refer to this number in all correspondence. We have reviewed the application you provided to us pursuant to Section 404 of the Clean Water Act (CWA).

Under Section 404 of the CWA, a DA permit is generally required for the discharge of dredged or fill material into waters of the U.S. The proposed project does not involve a discharge of dredged or fill material regulated under Section 404, therefore a Section 404 DA permit is not required. The project would place two 8-inch diameter wood posts within Sears Lake for placement of a 10-foot by 20-foot dock with a 30-foot gangway as documented on the enclosed document figures (Enclosure 1).

Our determination regarding the proposed work is based on the project description and construction methods provided in your permit application. You are cautioned that any change in the location or plans of the work may result in activities that require a DA permit.

We would like to hear about your experience working with the Portland District,

Regulatory Branch. Please complete a customer service survey form at the following address: https://corpsmapu.usace.army.mil/cm_apex/f?p=136:4.

- 2 -

If you have any questions regarding our regulatory authority, please contact Mr. Jason Pietroski by telephone at (503) 530-0118 or e-mail at: Jason.P.Pietroski@usace.army.mil.

Sincerely,

Jaimee W. Davis
Chief, Portland Permits Section, Regulatory

cc:

Oregon Department of State Lands (Daniel Evans, Daniel.Evans@dsl.state.or.us;
Dan Cary, dan.cary@dsl.state.or.us)
Oregon Department of Environmental Quality
(401applications@deq.state.or.us) Oregon Department of Land Conservation
and Development (Patty Snow, patty.snow@state.or.us; Deanna Caracciolo,
deanna.caracciolo@state.or.us)

The Lake Pasture

Tierra del Mar, OR

A humble little pasture nestled between the lake and the sea. Stewarded by the Sears Family since 1923.

Basic information

- Four campsites in total with plans to have some wooden platforms.
- No more than four adults per site with a max of 16 adults in total for all four sites.
- Routine maintenance, cleaning, customer service, and onsite management processes learned from Oregon State Parks.
- Property is located across from the existing beach access at the south end of Tierra del Mar.
- Parking onsite.
- Portable toilets onsite.
- Fire safety will be paramount.
- Sears family onsite for management.
- Quiet hours begin at 10:00pm.

Three Key Pillars

1.

STEWARDSHIP - Our family has stewarded this land since 1923 and takes the maintenance and health of our natural resources seriously. All plans for the campsites are being done in compliance with fire department guidance and all local, state and federal regulations. We have already conducted a wetland delineation to determine appropriate places for infrastructure.

2.

ACCESSIBILITY - The Oregon Coast is "the People's Coast" meaning it's Oregon law that the entire Coast is open to everyone. Our family wants to see that continue. We believe our sites will give families and couples accessible camping opportunities. Additionally, we are learning how to create an ADA accessible site.

3.

SUSTAINABILITY - We believe this small-scale campground will help financially offset the costs of maintenance and stewardship of our family property for our future generations.

Tierra del Mar Community Impacts

We anticipate little impact to the Tierra del Mar community because all parking will be on site, there is public beach access across the street and the closest homes are mostly second homes, vacation rentals and the Sears family permanent residences.

Nantucket Shores Impacts

We anticipate little impact to the houses at Nantucket Shores which are located 2,000 ft away across Sears Lake. Campers will not be going on Nantucket Shores property, quiet hours will be enforced and management will be on site. The four sites will not dramatically affect the existing view shed of homeowners at Nantucket Shores compared to existing rental houses, traffic and beach use.

Frequently Asked Questions

Do we need another campground in Tierra Del Mar?

The Lake Pasture will offer an accessible experience that doesn't currently exist in the area. Unlike a short term vacation rental or a large-scale campground, the Lake Pasture offers a low impact experience that is in harmony with the character of Sears Lake and Tierra del Mar. We are striving to provide a positive experience to all. We look forward to sharing our part of the Oregon Coast with families and small groups of friends that enjoy the camping experience. We also look forward to providing an experience to those who may want to try camping for the first time, or those with limited physical mobility and to make it affordable to all.

Is this going to increase our fire danger?

We have been working closely with the Nestucca Rural Fire Protection District in the Master Plan for the campground. We will have a gravel road providing emergency vehicle access to the whole campground. The fire rings have a 18" rock or stone border and we will be providing a water spigot at or near each campsite with a bucket and shovel to douse a campfire when no longer being monitored. Of course, we will be following any fire restrictions as they are posted.

How is this going to affect the existing wildlife?

There will be minimal if any impact on the wildlife. The platforms will enable visitors to observe the wildlife from a distance. The existing break in the reeds about midway of the campsites will give access to the lake without disturbing vegetation elsewhere on the lake. The most important procedure is to keep the campsites clean of garbage and all food articles safely put away to prevent animals from associating the campsites as a food source. To do this we will have an aggressive outreach to our guests as to expectations in reference to campsite cleanliness. There will be a designated area to clean and dispose of food waste in animal proof containers. There will be another area away from the campsites for recycling and garbage. This area will be screened off by wooden fences with animal proof containers also.

How is the campground going to be operated?

David Sears retired from Cape Lookout State Park as a ranger in 2018. Our operation procedures are based on his experience. We will be using a third party reservation system like HipCamp so that we know who is coming, who is there and who was in the campground. This seems to give the campers a sense of accountability for their actions. There will be no drop in or those looking for a vacancy staying at the campground. In fact, there will be no signs visible from Sandlake Rd or in the campground itself with the word, "Campground". We, the Sears family, will be doing the day-to-day procedures for the campground. The small number of campsites will make it easier for us to meet all campers. This will give us an opportunity to answer questions explaining how to enjoy this area responsibly. It will also give us an opportunity to explain expectations to ensure the campers are respectful of natural resources surrounding Sears Lake and the nearby neighbors.

Frequently Asked Questions

Water and Sanitation

The Tierra Del Mar water company has given us a water availability letter for the limited amount of water we will need for the campground. We do not have flushing toilets and showers which is the biggest user of water in a campground. We will have water spigots conveniently located at or near the campsites for drinking water, cooking, and dousing out campfires. There will be a designated cleaning station at the utility shed for pots and dishes. This cleaning station will have a sink that empties into a gray water sump. The sump will collect the food debris and there will be a drainage system to eliminate standing water. The utility shed will also have a porta-john discreetly located inside.

Tsunami/Emergency Evacuation

There is an existing designated route that campers will be informed about. The route is accessible by foot and leads guests and community members to the top of the Sears hill where there is an assembly area. Specific areas in and near the campground area where cell service works.

This area left intentionally blank

ABOUT US

Contact: Dave Sears dgsears@hotmail.com



Dave Sears

A 20-year Navy veteran, former middle school teacher and most recently Oregon State Parks Ranger.

Active volunteer in Tierra del Mar (TDM) including South County Emergency Volunteer Corps board member, Chairman of TDM Emergency Committee, Net Control for Tierra Del Mar and Nantucket Shores monthly emergency radio drills.

Austin Sears

Former Navy Fire Controlman and now an ambulance driver for Tillamook Adventist health and full time student at University of Oregon.

Active volunteer for the Nestucca Rural Fire Protection District.

Lisa Sears

Retired Tillamook preschool Director and currently an active volunteer for the Pioneer Museum, Tillamook County Historic Cemetery Preservation, and Tillamook County Historical Society.

Also a state commissioner for Oregon Commission on Historic Cemeteries.

Arica Sears

Deputy Director for the Oregon Coast Visitors Association focusing on destination management and sustainable tourism.

Volunteer Vice President of the Kiawanda Community Center, Treasurer for the Pacific City Dorymen's Association and volunteer for Nestucca School District Budget Committee.