

## **Attachment G**

### **Proposed Uses and Activities described in Application**



909 NE Boat Street, Seattle, Washington, 98105

Ms. Sarah Absher, Director  
Tillamook County Department of Community Development – Planning  
1510-B Third Street  
Tillamook, OR 97141

March 4, 2019

**RE:** Edge Cable Holdings, USA, LLC's Application for Conditional Use Review and Development Permit Application for a Beach Manhole Installation in Tillamook County, Oregon.

Dear Ms. Absher:

Please accept Edge Cable Holdings, USA, LLC's application for Conditional Use Review and Development Permit Application for a beach manhole installation on residential lot #3200 in the Tierra del Mar subdivision, Tillamook County. Enclosed please find:

- Type I Flood Development Permit Application, inclusive of Attachment A (Description of Work).
- Type II Conditional Use Review Planning Application, inclusive of Project Narrative and Figures 1 to 3.
- Payment for the Conditional Use Permit application fee (\$1,089.00) and Development Permit application fee (\$615.00), submitted via credit card.

Please feel free to contact me upon your initial review at either (206) 714-5474 or at [cfisher@48northsolutions.com](mailto:cfisher@48northsolutions.com).

Kind Regards,

A handwritten signature in black ink, appearing to read "C. Fisher".

Cameron Fisher

Enclosed: As stated above.



Tillamook County Department of Community Development  
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819  
[www.co.tillamook.or.us](http://www.co.tillamook.or.us)

## PLANNING APPLICATION

**Applicant**  (Check Box if Same as Property Owner)

Name: Edge Cable Holdings, USA, LLC. Phone: 650-543-4800  
 Address: 1601 Willow Road  
 City: Menlo Park State: CA Zip: 940125-1452  
 Email: mj@fb.com

**Property Owner**

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

OFFICE USE ONLY
Date Stamp MAR 04 2019 MJ
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by: MJ
Receipt #: 110014
Fees: 1089.00
Permit No: 851-19-000106 -PLNG

Request: Request a Conditional Use approval to install a utility on a private lot.

Please see the attached narrative for more detail of the proposed action.

**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**

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

**Type IV**

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

**Location:**

Site Address: 28560 Sandlake Road, Cloverdale, OR 97112

Map Number: 11W 01-DD 4S 03200  
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.

Property Owner Signature (Required) \_\_\_\_\_ Date 3/4/19  
 Applicant Signature \_\_\_\_\_ Date 3/4/19

100-04-000  
MJ

## TILLAMOOK COUNTY – CONDITIONAL USE PERMIT APPLICATION

### JUPITER CABLE BEACH MANHOLE INSTALLATION

#### Project Description:

Edge Cable Holdings USA, LLC, proposes to install the JUPITER Submarine Cable System (or “JUPITER”), an ultra-high-speed fiber-optic cable system, crossing the Pacific Ocean, to provide large capacity direct link between the continental United States and Asia (Japan and the Philippines). The cable will be trenched in the seafloor where possible, landing at Lot 3200 (28560 Sand Lake Road) Cloverdale, Oregon 97112, via horizontal directional drilling (HDD) bore pipe (Figure 1). Upon landing in Cloverdale, the cable will be fed through a new beach manhole (BMH) and then from the site, into a newly installed terrestrial conduit to an existing Cable Landing Station in Pacific City.

The sub-oceanic HDD work will start the proposed BMH located on the landward side of the fore dune on Lot 3200 (Figure 2). Two HDD bores will extend to approximately 0.43 and 0.6 miles offshore, respectively. The northern HDD bore will result in the placement of a 5-inch submarine bore pipe for the JUPITER cable to feed through. The second, southern bore will be drilled to allow for installation of a future, yet to be determined, fiber-optic cable.

This HDD effort will provide the terrestrial-to-marine interface to minimize possible disturbances to the beach area and nearshore environment. The HDD profiles will be at least 30 feet below grade, in accordance with Oregon State requirements, while also providing maximum protection to cables in the surf zone. It will take approximately 65 working days to complete the BMH installation and both HDD activities, depending on weather conditions and if implementation of contingency measures is required (e.g., frac-out occurs). Upon completion of the HDD operations, areas surrounding the BMH will be revegetated.

Site preparations on Lot 3200 will include the grading of an approximately 19,000-square foot work area, including site access improvements from Sand Lake Road (Figure 3). All proposed construction activities will be at or below grade:

1. For the BMH, approximately 14-foot x 12-foot x 12-foot will be excavated, removing 74.6 cubic yards (2,016 cubic feet) of fill. Any excess excavated material disposed of offsite.
2. The temporary excavation for the HDD bore pit will include excavation of an approximately 4 foot x 10 foot x 10 foot area, removing approximately 14.8 cubic yards (400 cubic feet). The bore pit will be backfilled with the excavated material upon installation of the BMH.
3. Up to 33.1 cubic yards (894 cubic feet) will be excavated for the installation of the cable conduit trench. Two 4-inch conduits will be placed inside the trench. The total conduit volume will be 1 cubic yard (26 cubic feet). The excavated trench will be backfilled with the previously excavated material, excluding the 26 cubic feet of conduit fill, leaving 26 cubic feet of material to be removed from site.
4. Upon completion of the BMH and conduit installation, the intent is to restore the site to its pre-construction survey elevations.

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MS

**Size, Shape Location:** The proposed use meets all the setback regulations of a parcel within the RR-2 Zoning designation.

**Topography and Natural features:** The parcel is approximately level, and covered with vegetative ground and tree cover. The proposed area of construction minimizes impacts to treed vegetation on the lot. Post construction the site will be restored in grade and vegetated ground cover consistent with surrounding properties.

**Existing Improvements:** The proposed use does not require the expansion of public services such as water, sewer, and power. Construction equipment will utilize Sand Lake Road for access to the site, however, upon completion, no additional demands on public infrastructure will be placed

- 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.**

**Response:**

Any (temporary) impacts of the proposed use are limited to the duration of installation of the BMH and conduit to the road and will be entirely confined within the boundaries of Lot 3200. Entry and egress to the site will be from Sand Lake Road and will not infringe on any adjacent land uses.

Since the proposed use is entirely contained below grade, the character of the parcel will not be altered by the proposed project. During construction, crews will be mindful of noise, sightlines, property line boundaries, and any applicable vegetative buffers. Upon completion of the BMH installation, the site will be restored to pre-construction condition.

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

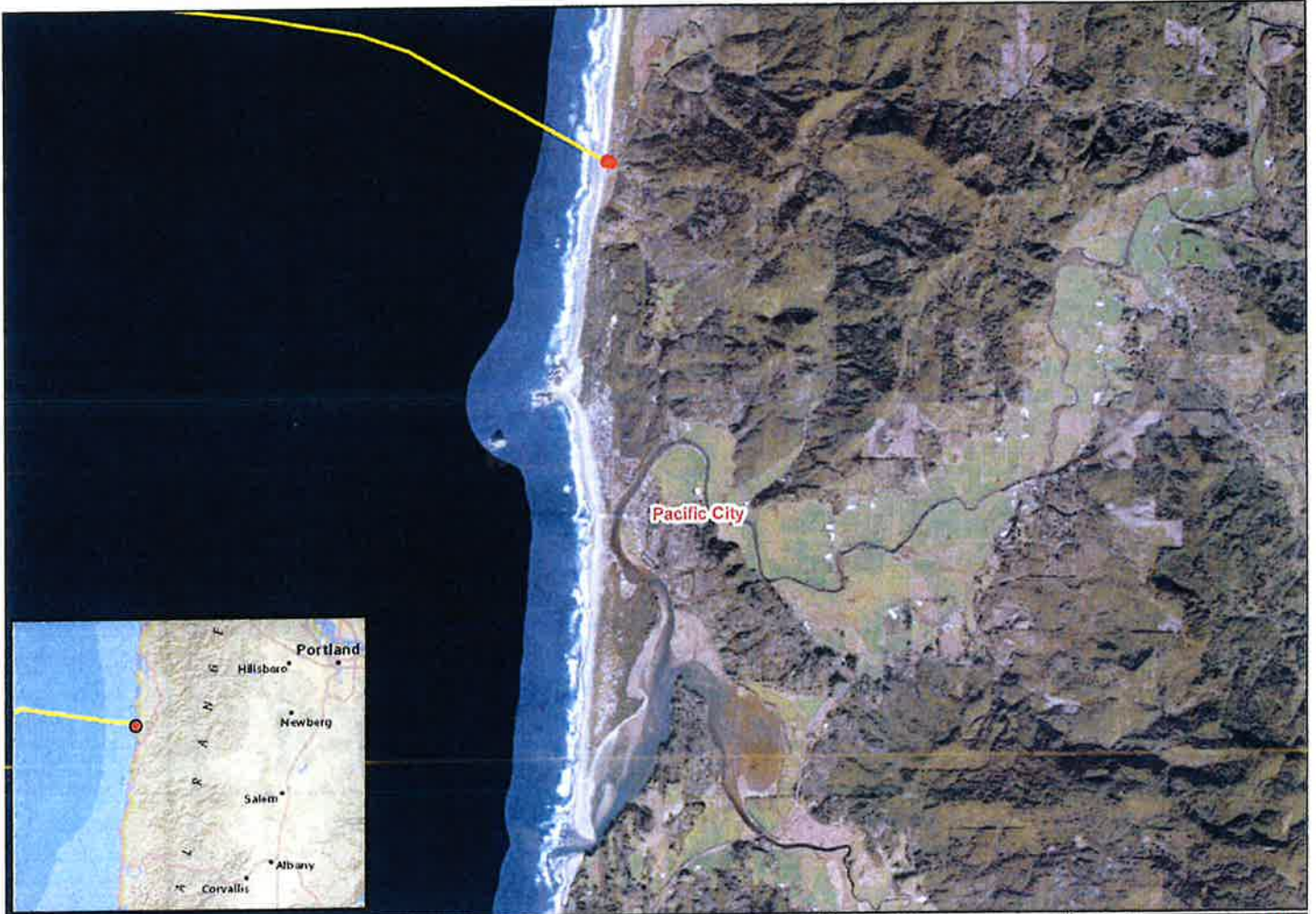
**Response:**

No solar energy or wind energy conversion systems exist in proximity to the site; therefore, none will be affected by the proposed use.

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

**Response:**

The proposed use is in response to the large demand for high speed internet services worldwide. The JUPITER undersea fiber-optic cable will provide large capacity direct link between the continental United States and Asia (Japan and the Philippines), crossing the Pacific Ocean. The proposed use does not impinge on existing internet services in the area.



**Figure 1: General Location Map**  
 Pacific City Oregon  
 Jupiter Submarine Cable System

- Legend**
- Lot 3200
  - Proposed Cable Route



**Notes:**  
 Source: ES SubCom, NOAA, Esri  
 Projection: UTM-NAD84



11/20/24  
 MJ



909 NE Boat Street, Seattle, Washington, 98105

June 7, 2019

Ms. Sarah Absher, Director  
Tillamook County Department of Community Development  
1510 – B Third Street  
Tillamook, Oregon 97141

**RE:** Additional Material in Support of the Conditional Use Review 851-19-000105-PLNG

Dear Ms. Absher,

This letter is in response to the Tillamook County Department of Community Development's request, dated April 4, 2019, for additional information on the above-referenced Conditional Use Permit application. The Applicant, Edge Cable Holdings, USA, LLC, (the Applicant) has completed a geotechnical study of Lot 3200, providing the Department additional information documenting that the site development will meet the Beach and Dune Overlay Zone requirements. This study accompanies this letter.

The intent of this letter is to provide an expanded explanation as to how the proposed utility line, the Jupiter Submarine Cable System, is consistent with the goals and policies of the Tillamook County Comprehensive Plan (TCLUO Section 6.040 Criteria #2). We understand that the applicable goals and policies of Criteria #2 of the Comprehensive Plan are:

- Goal 6: Air, Water, Land
- Goal 11: Public Facilities
- Goal 18: Beaches and Dunes.

*Goal 6: Air, Water, Land*

The installation of the beach manhole (BMH) and conduit from the BMH to Sandlake Road will use standard excavating equipment, such as a backhoe and excavator, along with small diesel generators, that meet both the State and Federal air quality standards. As a result, the project will meet all applicable air quality standards.

As discussed above, the Applicant has completed a geotechnical study of Lot 3200. As part of this study, the potential impact to groundwater from the horizontal directional drilling (HDD) activities have been assessed. The report notes that there are no surface waters onsite, and excluding the Pacific Ocean, there are no surface waters immediately adjacent the project area.

It should also be noted that the methodology proposed for this HDD effort is consistent with the methodology outlined in the Oregon Department of Environmental Quality's (DEQ) *Groundwater Monitoring Well Drilling, Construction, and Decommissioning* (OAR 690-240-0035).

Furthermore, all construction activities will operate during county-approved daily time periods. The implementation of these measures will mitigate any significant noise impacts to the adjacent neighborhood.

*Goal 11: Public Facilities*

The installation and operation of the proposed buried utility line will not impact any of the following Public Facilities present in or around the Tierra del Mar community:

- Sewage Treatment
- Solid Waste Disposal
- Fire Protection
- Public Schools
- Police Protection
- Storm Drainage
- Planning, Zoning, and Subdivision Control
- Community Health
- Energy Utilities
- Community Government.

*Goal 18: Beaches and Dunes*

With regard to Goal 18 (Beaches and Dunes) the County's comprehensive plan indicates that Lot 3200 and the area adjacent to it is classified as "Recently Stabilized Foredunes" (or "FD"). The applicant's geotechnical report confirmed that the site is not part of an active dune or beach shoreline, and that the property is well vegetated with grasses, shrubs, and trees, which significantly reduce the susceptibility to erosion across the site. Construction activities will be subject to an approved temporary erosion and sedimentation control plan (TESC), subject to best management practices (BMPs). As a result, the risk of any impacts to adjacent beaches and dunes will be low and will be monitored through an approved construction management plan.

*Conclusion*

The proposed installation and operation of this utility line has been designed to minimize impacts to air, water, land, public facilities, beaches, dunes, and nearby residential properties. The geotechnical study confirms these conclusions and provides additional analysis and technical data to support these conclusions.

Please do not hesitate to contact me if you have any additional questions upon review of both this summary and the geotechnical study. I can be reached at either (206) 714-5474 or at [cfisher@48northsolutions.com](mailto:cfisher@48northsolutions.com).

Sincerely



Cameron Fisher



