

D. ATTACHED WRITTEN STATEMENT. With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

I. PROPOSAL AND CRITERIA: A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:

1. Project summary and details including time limes.
2. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. This shall be addressed on the supplemental criteria page (see staff for criteria).

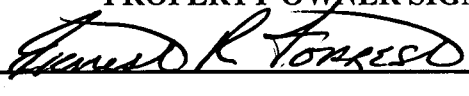
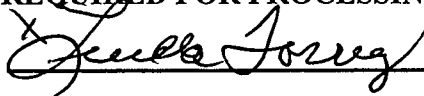
II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
- All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
- Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.

III. DEED: A copy of the current deed, including the legal description, of the subject property.

IV. CERTIFICATION: I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director’s decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county’s behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 63011 Beaver Loop Road, North Bend, OR 97411

Type of Access: County Road Name of Access: Beaver Loop Rd.

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- Traffic Study completed by a registered traffic engineer.
- Access Analysis completed by a registered traffic engineer
- Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

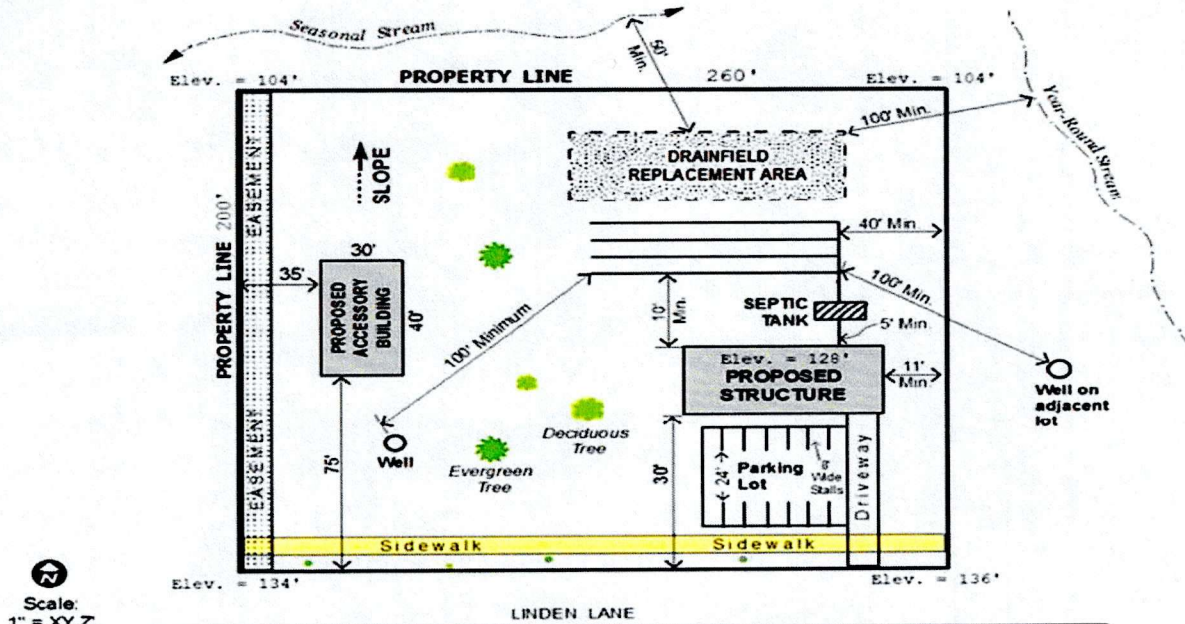
Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

Plot Plan
The grid for the plot plan is found on the next page

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.

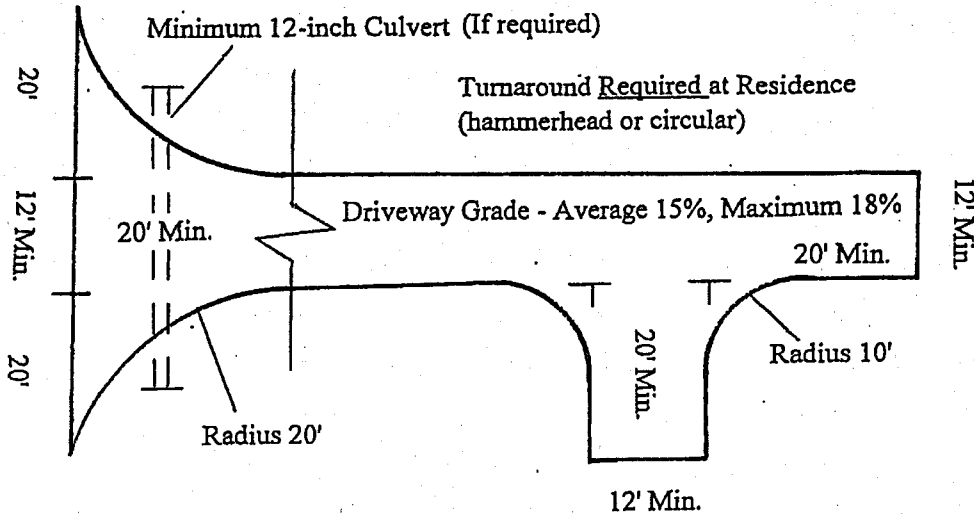
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



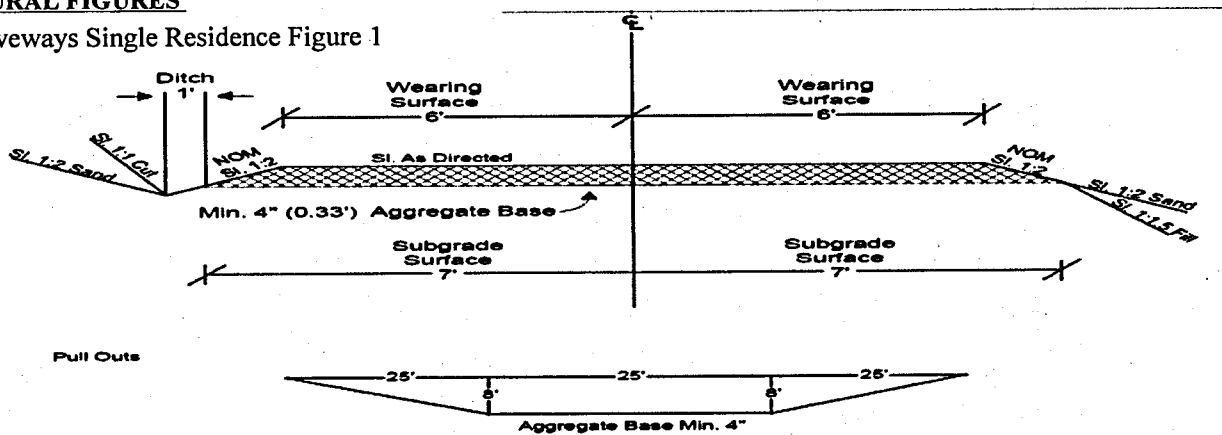
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

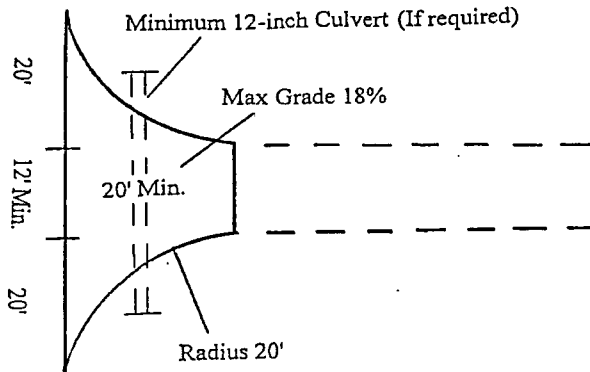
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

Forestry, Mining or Agricultural Access Standard drawing
 Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35 mph – 150' both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
 The access will be developed from the edge of the developed road.

Figure 7.1.450

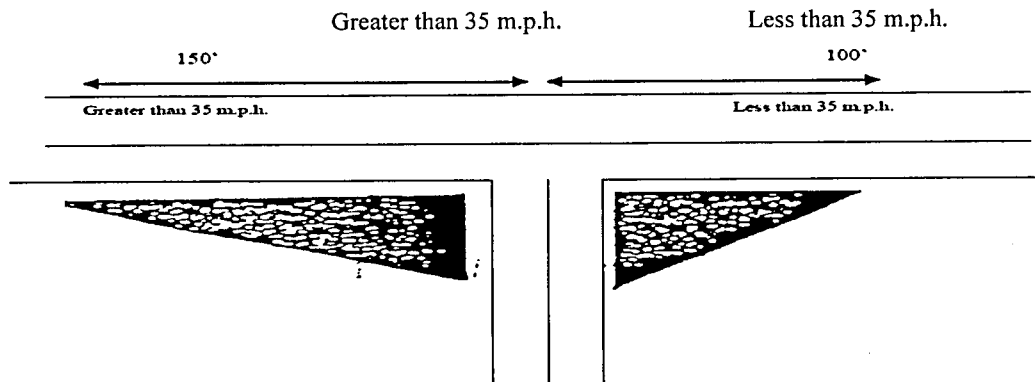


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi-family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

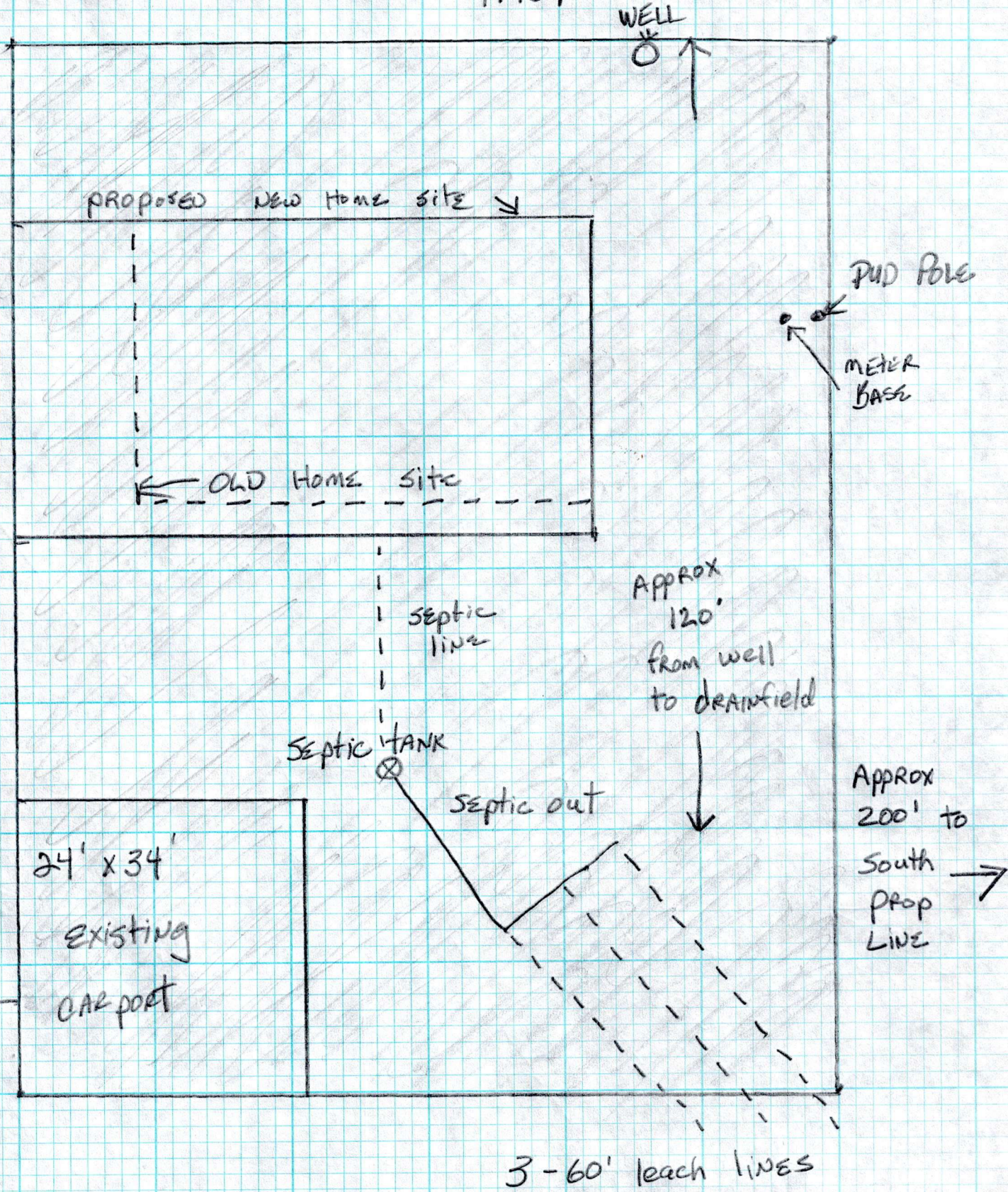
Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

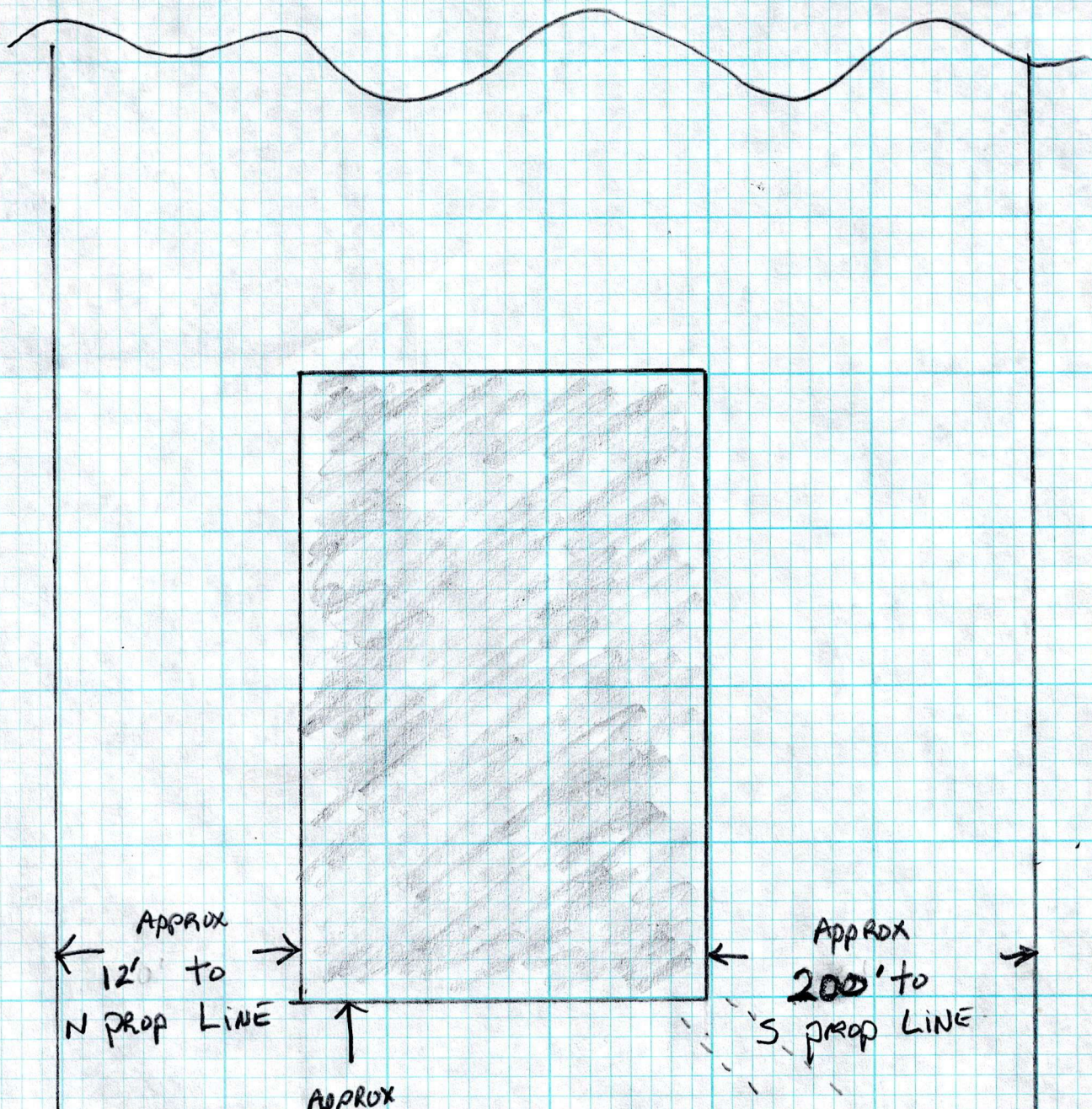
Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
Figures	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s					
	F	G	H	I	J
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

63011 BEAVER Loop Rd
North BEND OR 97459





← APPROX
12' to →
N PROP LINE

← APPROX
200' to →
S PROP LINE

↑ APPROX
72' to ⌀ of ROAD

63011
BEAVER LOOP Rd
North BEND OR 97459

DRIVEWAY

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Lucella Torrey
67630 Spinnecreek Rd
North Bend, OR 97141

Grantor's Name and Address

Ernest Forrest
915 Doc Circle
Tillamook, OR 97141

Grantee's Name and Address

After recording, return to (Name and Address):

Lucella Torrey
67630 Spinnecreek Rd.
North Bend, Or

Until requested otherwise, send all tax statements to (Name and Address):

Lucella Torrey
67630 Spinnecreek Rd
North Bend, Or 97141

Coos County, Oregon
\$86.00

2022-04641
05/18/2022 02:20 PM
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Diris D. Murphy, Coos County Clerk

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Lucella Torrey

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Lucella Torrey and Ernest Forrest with Rights of Survivorship hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Coos County, State of Oregon, described as follows (legal description of property):

The South 1/2 of the SW 1/4 of the SE 1/4 of the SW 1/4 lying East of the right of way of the Southern Pacific Railroad; also the South 1/2 of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 26, Township 23 South, Range 13 West, Willamette Meridian, Coos County, Oregon.
ALSO: The West 1/2 of the South 1/2 of the SW 1/4 of the SW 1/4 of the SE 1/4 of Section 26, Township 23 South, Range 13 West, Willamette Meridian, Coos County, Oregon.
Parcel II: The Southeast quarter of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 26, Township 23 South, Range 13 West, Willamette Meridian, Coos County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. [Ⓞ] However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration. [Ⓞ] (The sentence between the symbols Ⓞ, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on May 18th, 2022; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Luzelle Jerry

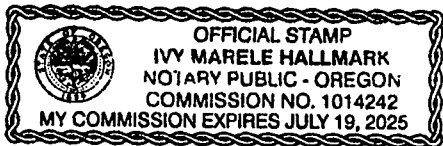
Ernest R. Forrest

STATE OF OREGON, County of COOS) ss.

This instrument was acknowledged before me on May 18th, 2022,
by Luzella Torrey

This instrument was acknowledged before me on May 18th, 2022,
by Ernest Forrest

as _____
of _____



Ivy Hallmark
Notary Public for Oregon
My commission expires July 19th, 2025



Phone: (541) 266-9890 Email: info@shn-engr.com Web: shn-engr.com
275 Market Avenue, Coos Bay, OR 97420-2228

Reference: 622086

July 6, 2022

Rick Forrest
63011 Beaver Loop Road
North Bend, OR 97459

**Subject: Dunes, Ocean, and Coastal Lake Shorelands Development
Assessment for a Proposed Residence—63011 Beaver Loop Road,
North Bend, Coos County; Tax Lot 5300, 23S 13W 26**

1.0 Introduction

1.1 General

This report presents the results of a focused geologic hazard assessment in the location of a proposed residence at the above referenced subject parcel. The property is within an identified "Beach and Dune Areas with Limited Development Suitability" on the Special Considerations Map. The following assessments are, therefore, being provided to identify site-specific geologic hazards, if any; associated levels of risk; and the suitability of the site for the development activity in view of such hazards. SHN's site investigation also assesses erosion and any potential increase in stormwater runoff and any diversion or alteration of natural stormwater runoff patterns that could result from the proposed development activity.

Pursuant to the Coos County Zoning and Land Development Ordinances, a Certified Engineering Geologist from SHN conducted a site visit on June 23, 2022, and prepared the following report of findings. This report provides certification that the development activity can be accomplished without measures to mitigate or control the risk of geologic hazard to the subject property or to adjacent properties resulting from the proposed development activity.

1.2 Purpose and Scope of Work

SHN's scope of services included a review of published geologic mapping and aerial imagery, performing a geologic field reconnaissance of the project site and vicinity, and preparation of this report. The primary purpose of SHN's assessment was to establish findings in consideration of the following site conditions:

1. The type of use proposed and adverse effects it might have on the site and adjacent areas
2. The need for temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation
3. The need for methods for protecting the surrounding area from any adverse effects of the development



4. Hazards to life, public and private property, and the natural environment that may be caused by the proposed use
5. Provide a professional opinion as to whether the new residence can be safely constructed at the site such that it is safeguarded from unreasonable risk from local geologic hazards

Based on the current geologic conditions and the property's distance from the nearest active dune and shoreline, and elevation of the site relative to Saunders Lake, we conclude that the planned development can be constructed at the owner's proposed location such that it will not be subject to or create any adverse effects to the site or adjacent areas. The proposed development will neither be subject to, nor contribute to, geologic hazards other than earthquake ground shaking. Therefore, the development is determined to be within the acceptable level of risk established by state and local building codes.

2.0 Project Description

The project site is a wooded parcel totaling 8.48 acres and that formerly contained a residence that has since been removed. SHN understands from the current owner that the proposed development entails the construction of a new residence in the approximate location of the former residence. The new residence will consist of a pre-manufactured modular home with a building footprint of 48 feet by 27 feet. The residence will be supported by a continuous concrete block perimeter foundation constructed on a concrete pad. Existing developments at the site include a gravel driveway, gravel parking areas, a domestic water well, and an onsite sewage disposal system. Electricity to the site will be provided by the local utility company.

3.0 Site Conditions

The project site is located on an uplifted Quaternary marine terrace surface as indicated on the "Geologic Map of Reedsport Quadrangle, Oregon" (Beaulieu and Hughes, 1975). The nearest active dune complex and lake shoreline is located more than 1,300 feet west and 900 feet west of the project site, respectively, on the opposite side of U.S. Highway 101. The elevation of the building site is approximately 120 feet and is 60 feet higher than the nearest lake surface.

The proposed building footprint is on nearly level ground. The near-surface soils consist of consolidated marine terrace deposits predominantly composed of sand, silt, and gravel. No wet areas or area of standing water was visible on the day of our site visit. No surface erosion or evidence of concentrated surface runoff is evident, indicating that drainage of stormwater occurs primarily by sheet flow and infiltration into the subsurface. In general, the site soils appear well drained and are suitable for a shallow conventional spread footing foundation.



4.0 Geologic/Geotechnical Hazards

4.1 Seismic

The Cascadia subduction zone (CSZ) is located more than 50 miles offshore of the Coos County coastline. The CSZ is a regional scale thrust fault (megathrust) that forms the plate boundary between the subducting Juan de Fuca Plate and the overriding North America Plate in the offshore areas of the Pacific Northwest. The subduction zone extends a length of 750 miles from offshore Northern California to southern British Columbia. Geological evidence—such as drowned coastal forests, buried tidal marshes, and tsunami wave deposits—indicates great subduction zone earthquakes have repeatedly occurred in the past 7,000 years at a minimum. It also indicates that, at least for the most recent great earthquake on January 26, 1700, much of the subduction zone ruptured in a single M9 earthquake (Personius and Nelson, 2005). A great subduction earthquake along the Cascadia subduction zone would generate long duration, very strong ground shaking at the project site.

4.2 Surface Fault Rupture

The nearest Pleistocene age faults to the project site are located about 5 miles offshore. Based on a field reconnaissance of the site and vicinity and a review of available geologic maps, literature, and aerial imagery, there is no geomorphic evidence to suggest that active faults cross the site. The lack of any identified faults in the on-land portions of the coast in proximity to the project site precludes the likelihood of a Holocene age fault to be present. Therefore, the potential for surface fault rupture to occur at the project site is considered remote.

4.3 Tsunami Inundation

The building site is located more than 1.3 miles from the coastal shoreline and at an elevation of approximately 120 feet, which is approximately 50 feet higher than the reported tsunami inundation elevation of 70 feet for this section of the Oregon coast (DOGAMI, 2012). Therefore, the potential for tsunami inundation to adversely affect the project site is considered remote.

4.4 Shrink/Swell Potential

No highly plastic, potentially expansive soil was observed at the site. Highly plastic, potentially expansive soil generally is not anticipated in the sandy geologic materials comprising the subsurface at this site. Therefore, there is no potential for the shrink/swell of soils to adversely affect foundation performance.

4.5 Liquefaction

The project site is underlain by Quaternary marine terrace deposits as indicated on the “Geologic Map of Reedsport Quadrangle, Oregon” (Beaulieu and Hughes, 1975). Local cut bank exposures indicate the terrace deposits to be moderately to strongly cemented, well indurated, and very dense. Based on the age, composition, and apparent degree of cementation of the underlying materials, and our experience with similar materials elsewhere, we judge the liquefaction potential at this site to be negligible.



5.0 Conclusions

The project site is located on an uplifted marine terrace surface and at a distance of about ¼ mile from the nearest active dune complex. The existing ground surfaces at the subject parcel and nearby vicinities lack any evidence of active eolian (wind-driven) transport, such as unvegetated sand accumulations, active dune formation and migration, or ablation surfaces. No wet areas or standing water was apparent on the day of our site visit at the project site. No surface erosion or evidence of concentrated surface runoff is evident at the site. It appears that stormwater runoff occurs primarily by infiltration into the subsurface and by sheet flow toward Beaver Loop Road to the west and the drainage to the northeast.

We conclude, therefore, that based on the aforementioned conditions, the proposed development will not have any adverse effects on the site and surrounding areas. Temporary and/or permanent stabilization measures are not required, and the planned construction will not require methods for protecting the surrounding area from any adverse effects of the development. Lastly, it is our professional opinion that there are no high or very high geological hazards present onsite and that no hazard to life, public and private property, or the natural environment will be caused by the proposed use.

6.0 Closure and Limitations

The finding contained in this report are based on site conditions that we observed at the time of our investigation, our current understanding of proposed project elements, and our experience with similar projects in similar geologic environments. We have assumed that the information obtained from our reconnaissance-level site investigation and desktop review is representative of conditions throughout the areas of proposed development addressed in this report.

The conclusions presented in this report are professional opinions derived in accordance with current standards of professional practice and are tendered on the assumption that design of the improvements will conform to their intent. No representation, express or implied, of warranty or guarantee is included or intended.

SHN

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