

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 timelines.
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).


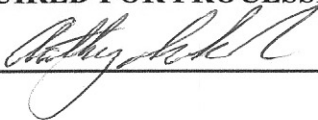
II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- 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: _____

Type of Access: Public Road Name of Access: Sacchi Lane

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.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. 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:

Sheri McGrath, Inc
Coos Curry Consulting
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, Thomas and Anthony Ireland of P.O. Box 338, Dillard, OR 97432 give permission to Coos Curry Consulting to represent me on all design, permit and consulting matters concerning the properties located on the Coos County Tax Assessor's Map 26-14-32 TL 101, 300, 403, 400. The tax accounts for these properties are 587302, 587400, 587504, 587500. The site addresses are not yet assigned.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other information related to the above property.

Contact information for Sheri McGrath is:

Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires 24 months from the date below, without requirement of notice.

DATED: 10-31-23, 2023

COOS CURRY CONSULTING


By: SHERI MCGRATH

CLIENT



By: THOMAS AND ANTHONY IRELAND

Send tax statements to:
Anthony Ireland
Ireland Investments, LLC
P.O. Box 338
Dillard, OR 97432

Coos County, Oregon
\$101.00

2023-07068
10/10/2023 01:38 PM
Pgs=4

After recording return to:
Anthony Ireland
Ireland Investments
P.O. Box 338
Dillard, OR 97432



Julie A. Brecke, Coos County Clerk

PROPERTY LINE ADJUSTMENT DEED

Known all men by these presents that Ireland Investments, LLC, Grantor, conveys to Ireland Investments, LLC, Grantee, a parcel of property more particularly described as follows;

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A"

Subject to and excepting:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets and highways.

Coos County real property Tax Account No. 587302 and 587504.

The consideration for this conveyance stated in terms of dollars is: \$ 0.00

This is a property line adjustment deed. In compliance with ORS 92.190, the following information is furnished:

1. The names of the parties to this deed are as set forth above.
2. The description of the adjusted line is as follows:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "B"

3. The deed whereby Grantor acquired title to the transferred property is recorded in Microfilm Reel No. 2022 – 08984, 2023 – 05941 and 2023 – 06185. Save and Except Microfilm Reel No. 2023 – 06740 of the Deed of Records of Coos County, Oregon.
4. The deed whereby Grantee acquired title to the property to which the transferred property is joined is recorded in Microfilm Reel No. 2022 – 08985 Save and Except Microfilm Reel No. 2023 – 06185 and 2023 – 06920 of the Deed Records of Coos County, Oregon.
5. The survey and monumentation, as required by ORS 92.060 and ORS 209.250, were done by Troy Rambo, LS 2865. His survey is filed with the County Surveyor under Coos County Surveyor's Records, Map No. 21B55.


PLA-22-041

ACCEPTANCE

The undersigned grantee(s) hereby accept(s) this property line adjustment deed and signs this acceptance in accordance with ORS 92.190(4).



Anthony J. Ireland, member of Ireland Investments, LLC



Thomas H. Ireland, IV, member of Ireland Investments, LLC

STATE OF OREGON)
) ss.
County of Douglas)



This instrument was acknowledged before me on AUGUST 29, 2023 by Anthony J. Ireland and Thomas H. Ireland, IV, members of Ireland Investments, LLC.

Notary Public of Oregon Troy Jon Rambo

My Commission expires: FEBRUARY 29, 2025

Exhibit A

The following real property located in the SE1/4 of the NE1/4 of Section 32, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows;

Beginning at a point from which the CE1/16 corner of Section 32, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, bears $S0^{\circ}58'08''W$ a distance of 470.91 feet; thence $N65^{\circ}00'00''E$ a distance of 144.53 feet to the centerline of an existing road; thence $N37^{\circ}56'54''W$ along said centerline a distance of 206.79 feet; thence leaving said centerline $S0^{\circ}58'08''W$ a distance of 224.16, more or less, to the point of beginning. Said parcel contains 0.33 acres.

Exhibit B

Beginning at a point from which the CE1/16 corner of Section 32, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, bears $S0^{\circ}58'08''W$ a distance of 470.91 feet; thence $N65^{\circ}00'00''E$ a distance of 144.53 feet to the centerline of an existing road; thence $N37^{\circ}56'54''W$ along said centerline a distance of 206.79 feet.

AFTER RECORDING RETURN TO:
Ian T. Richardson
Gleaves Swearingen LLP
975 Oak Street, Suite 800
Eugene, Oregon 97401

Coos County, Oregon
\$91.00

2023-06537
09/18/2023 02:07 PM
Pgs=2



Julie A. Brecke, Coos County Clerk

OREGON STATUTORY BARGAIN AND SALE DEED

Silver Butte Timber Co., an Oregon corporation, Grantor, conveys to Ireland Investments, LLC, an Oregon limited liability company, Grantee, the real property more particularly described as follows, subject to and excepting: easements, reservations and restrictions of record.

The Southeast quarter of the Northeast quarter and the North half of the Southeast quarter, all in Section 19, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Reserving, however, unto the Grantor: (1) all timber now growing or being grown or which may hereafter be grown, standing or down, of any species or size, upon said real property; (2) all oil, gas and other minerals, including gravel, on or under said real property; (3) gates and fences.

The true consideration for this conveyance is \$12,000.00.

Until a change is requested, all tax statements are to be sent to the following address:

Silver Butte Timber Co.
P.O. Box 4
Riddle, OR 97469

Tax Account Number: 275600

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.

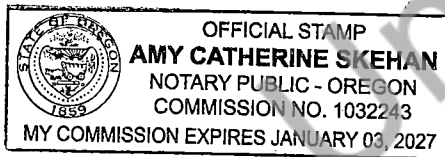
Dated: 9/14/2023



Silver Butte Timber Co.
By: Nicholas P. Johnson, President

STATE OF OREGON
County of Lane

On this 9/14, 2023, personally appeared the above named Nicholas P. Johnson, President of Silver Butte Timber Co., and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Oregon

Coos County
2023 Real Property Assessment Report
 Account 587302

Map 26S1432-00-00101
Code - Tax ID 0904 - 587302

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing IRELAND INVESTMENTS LLC
 PO BOX 338
 DILLARD OR 97432-0338

Deed Reference # 2022-8984
Sales Date/Price 09-27-2022 / \$0
Appraiser

Property Class 640 **MA SA NH**
RMV Class 600 01 03 CHA

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
0904	Land	44,741				Land	0
	Impr	0				Impr	0
Code Area Total		44,741	0	24,760	44,741	24,760	0
Grand Total		44,741	0	24,760	44,741	24,760	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0904	10	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	40.00 AC	E	006*	22,032
	20	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	57.02 AC	F	006*	22,709
Code Area Total							97.02 AC			44,741

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
Notations									
<ul style="list-style-type: none"> ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST 									
Fire Patrol						Amount		Acres	Year
<ul style="list-style-type: none"> ■ FIRE PATROL SRCHG 						0.00			2023
Code Area 0904									
Fire Patrol						Amount		Acres	Year
<ul style="list-style-type: none"> ■ FIRE PATROL TIMBER 						248.08		97.02	2023

Coos County
2023 Real Property Assessment Report
 Account 275600

Map 25S1219-00-00600
Code - Tax ID 1391 - 275600

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing IRELAND INVESTMENTS LLC
 PO BOX 4
 RIDDLE OR 97469-0004

Deed Reference # 2023-6537
Sales Date/Price 09-14-2023 / \$12,000
Appraiser

Property Class 650 **MA SA NH**
RMV Class 600 02 11 RRL

Site Situs Address	City
---------------------------	-------------

Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
1391	Land	116,938				Land	0
	Impr	0				Impr	0
Code Area Total		116,938	0	64,789	116,938	64,789	0
Grand Total		116,938	0	64,789	116,938	64,789	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
1391	10	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	120.00 AC	FC	006*	116,938
Code Area Total							120.00 AC			116,938

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations				
Notations				
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST				
Fire Patrol				
				Amount
				Acres
				Year
				0.00
				2023
Code Area 1391				
Fire Patrol				
				Amount
				Acres
				Year
				306.85
				120.00
				2023

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 32 T.26S. R.14W. W.M.
COOS COUNTY

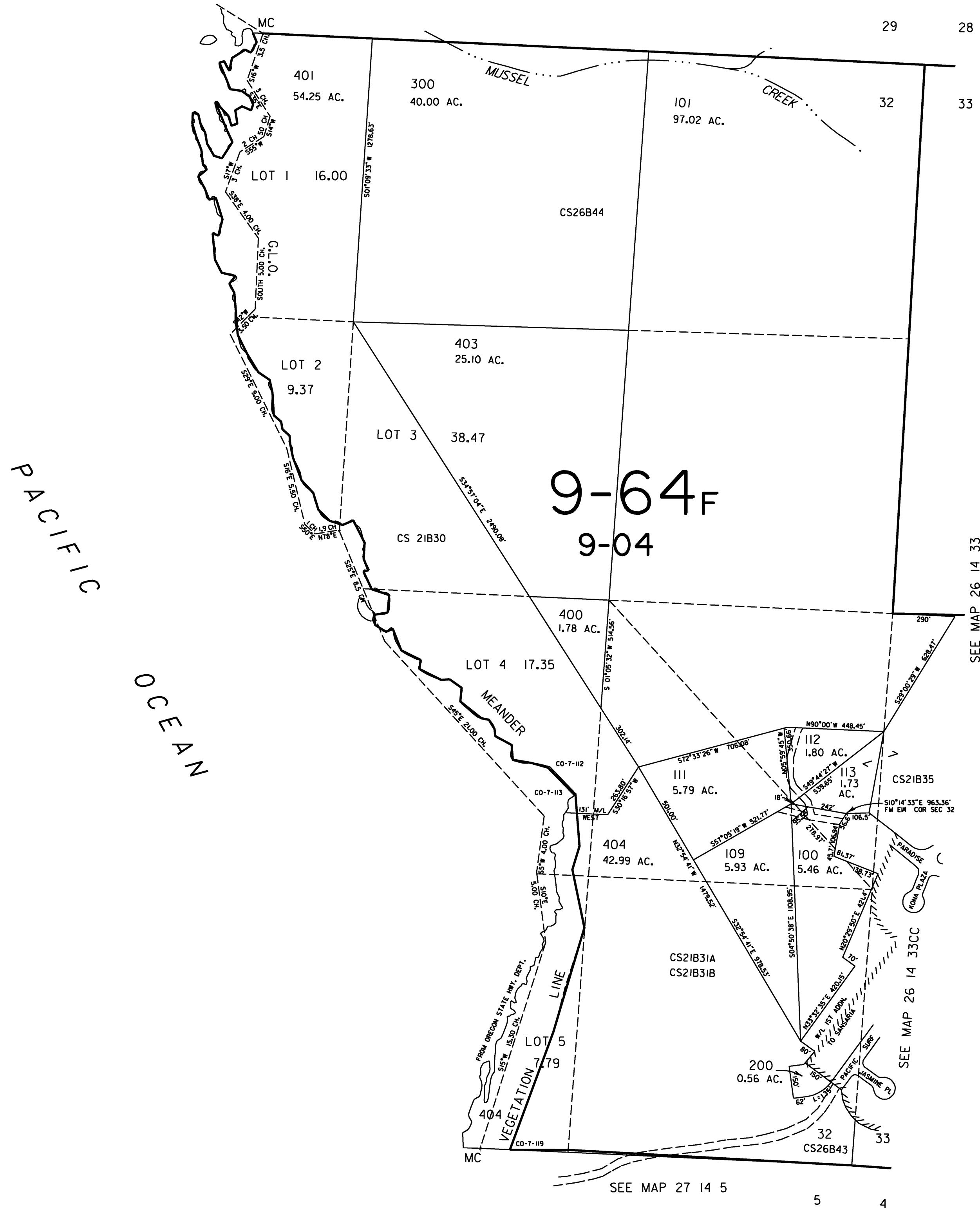
26 14 32

1" = 400'

SEE MAP 26 14 29

CANCELLED

- 500
- 102
- 402
- 103
- 104
- 105
- 600
- 106
- 107
- 108
- 110
- 114
- 115

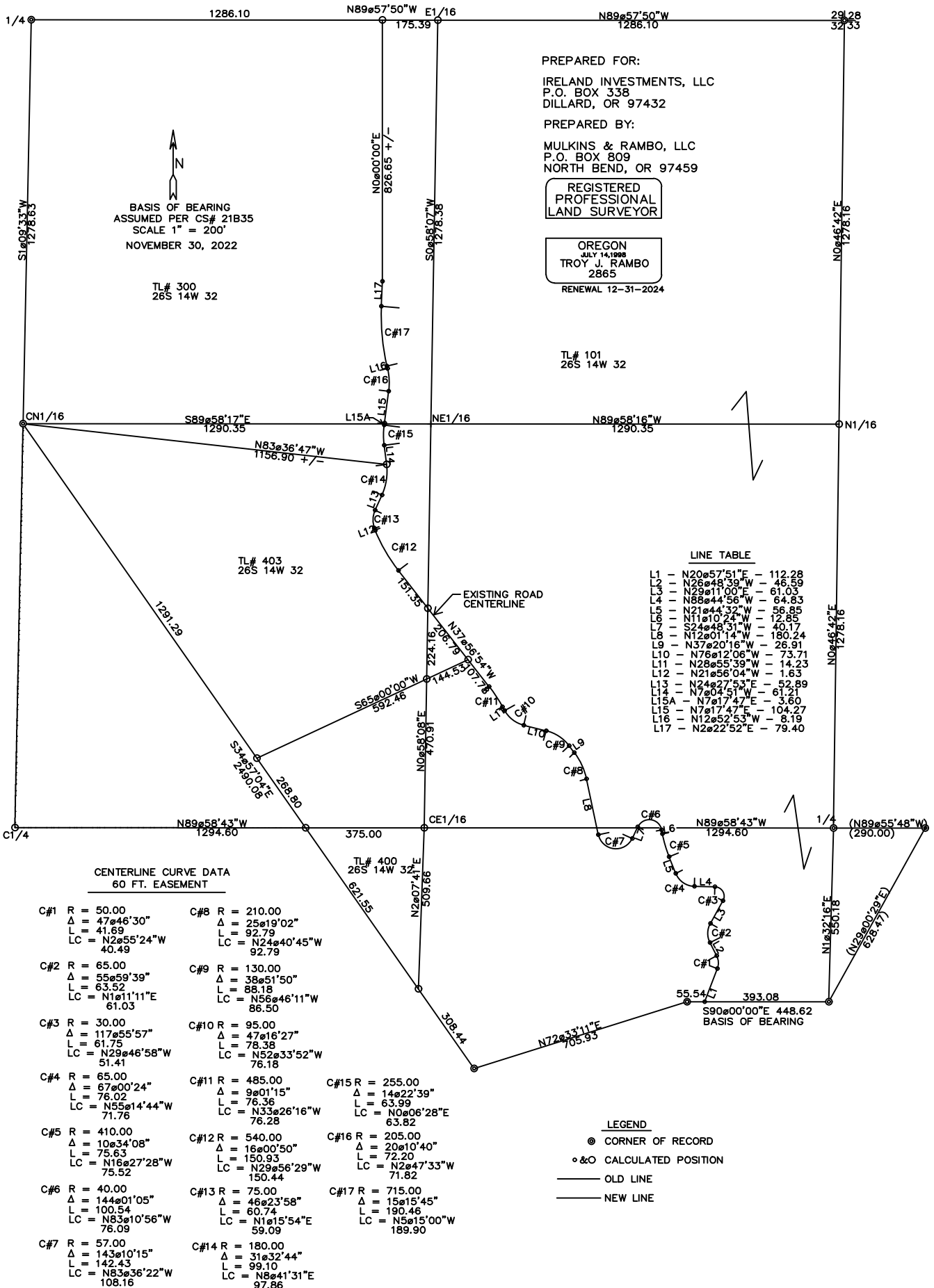


9-8-2004

26 14 32

PROPERTY LINE ADJUSTMENT SURVEY
 LOCATED IN THE W1/2 OF SECTION 32,
 T.26S., R.14W., W.M., COOS COUNTY, OREGON

COOS COUNTY SURVEYOR
 DATE RECEIVED: _____
 DATE ACCEPTED/FILED: _____
 COOS COUNTY SURVEYOR



PREPARED FOR:
 IRELAND INVESTMENTS, LLC
 P.O. BOX 338
 DILLARD, OR 97432

PREPARED BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 14, 1998
 TROY J. RAMBO
 2865
 RENEWAL 12-31-2024

N
 BASIS OF BEARING
 ASSUMED PER CS# 21B35
 SCALE 1" = 200'
 NOVEMBER 30, 2022

TL# 300
 26S 14W 32

TL# 101
 26S 14W 32

TL# 403
 26S 14W 32

LINE TABLE

L1	-	N20°57'51"E	-	112.28
L2	-	N26°48'39"W	-	46.59
L3	-	N29°11'00"E	-	61.03
L4	-	N88°44'56"W	-	64.83
L5	-	N21°44'32"W	-	56.85
L6	-	N11°10'24"W	-	12.85
L7	-	S24°48'31"W	-	40.17
L8	-	N12°01'14"W	-	180.24
L9	-	N37°20'16"W	-	26.91
L10	-	N76°12'06"W	-	73.71
L11	-	N28°55'39"W	-	14.23
L12	-	N21°56'04"W	-	1.63
L13	-	N24°27'53"E	-	52.89
L14	-	N7°04'51"W	-	61.21
L15A	-	N7°17'47"E	-	3.60
L15	-	N7°17'47"E	-	104.27
L16	-	N12°52'53"W	-	8.19
L17	-	N2°22'52"E	-	79.40

CENTERLINE CURVE DATA
 60 FT. EASEMENT

C#1 R = 50.00 Δ = 47°46'30" L = 41.69 LC = N2°55'24"W 40.49	C#8 R = 210.00 Δ = 25°19'02" L = 92.79 LC = N24°40'45"W 92.79
C#2 R = 65.00 Δ = 55°59'39" L = 63.52 LC = N1°11'11"E 61.03	C#9 R = 130.00 Δ = 38°51'50" L = 88.18 LC = N56°46'11"W 86.50
C#3 R = 30.00 Δ = 117°55'57" L = 61.75 LC = N29°46'58"W 51.41	C#10 R = 95.00 Δ = 47°16'27" L = 78.38 LC = N52°33'52"W 76.18
C#4 R = 65.00 Δ = 67°00'24" L = 76.02 LC = N5°51'44"W 71.76	C#11 R = 485.00 Δ = 9°01'15" L = 76.36 LC = N33°26'16"W 76.28
C#5 R = 410.00 Δ = 10°34'08" L = 75.63 LC = N16°27'28"W 75.52	C#12 R = 540.00 Δ = 16°00'50" L = 150.93 LC = N29°56'29"W 150.44
C#6 R = 40.00 Δ = 144°01'05" L = 100.54 LC = N83°10'56"W 76.09	C#13 R = 75.00 Δ = 46°23'58" L = 60.74 LC = N1°15'54"E 59.09
C#7 R = 57.00 Δ = 143°10'15" L = 142.43 LC = N83°36'22"W 108.16	C#14 R = 180.00 Δ = 31°32'44" L = 99.10 LC = N8°41'31"E 97.86
	C#15 R = 255.00 Δ = 14°22'39" L = 63.99 LC = N0°06'28"E 63.82
	C#16 R = 205.00 Δ = 20°10'40" L = 72.20 LC = N2°47'33"W 71.82
	C#17 R = 715.00 Δ = 15°15'45" L = 190.46 LC = N5°15'00"W 189.90

LEGEND
 ● CORNER OF RECORD
 ○&O CALCULATED POSITION
 — OLD LINE
 — NEW LINE



Plot Plan Instructions

FAILURE TO INCLUDE ALL INFORMATION IN THIS CHECKLIST WILL RESULT IN A DELAY OF YOUR PERMIT OR APPLICATION REVIEW.

The following information and elements must be on your plot plan map. The Plot Plan ***MUST*** be drawn on white paper that is 8½" x 11". Multiple pages may be used. Please verify that your plot plan contains each of the following elements listed below.

General Information

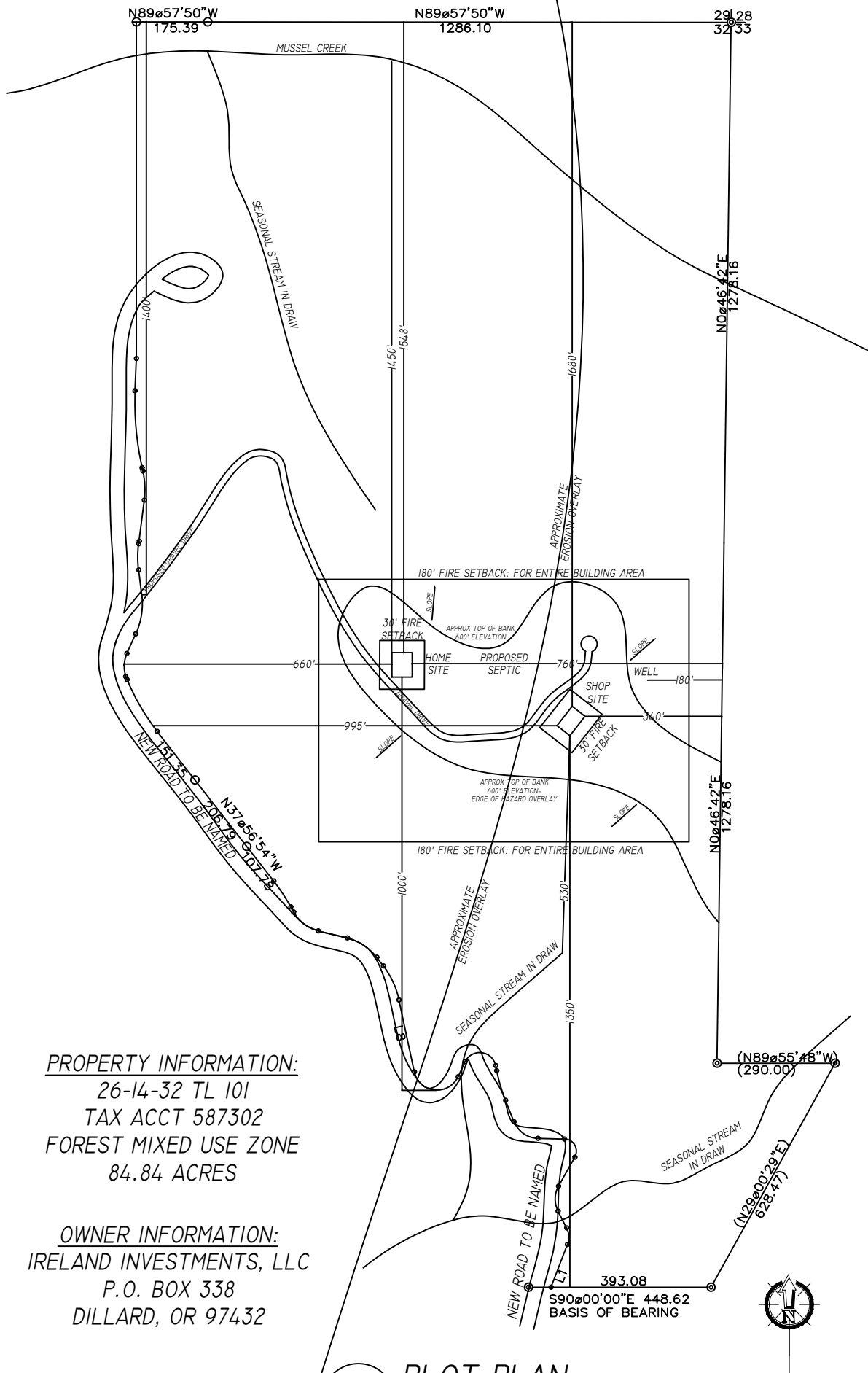
- Owner's name, address and phone number
- Assessor's map and tax lot number
- North arrow
- Scale – using standard engineering scale
- Accurate shape and dimensions of parcel or development site. Draw the property lines in a solid black line
- Lengths of all property lines
- Any adjacent public or private roads, all easements and/or driveway locations – including road names
- All natural features on the entire property, which may include but are not limited to creeks, rivers, ponds, lakes, wetlands, ravines, and slopes.
- 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)

Existing Structure(s)

- Clearly label *all* existing structures on the property and indicate if these structures will remain or be removed. Existing Structures include: all commercial and non-commercial buildings, dwellings, shops, garages, barns, porches, barns, equine facilities, sheds, propane tanks, pump houses, etc.
- Show distances to all property lines. If you have a large property you may want to submit a insert map.
- Location of existing water source (ie. well, lake, pond, etc.) and distance from property lines and development.
- Location of existing sewage facility (ie. tank, lines, replacement area, etc.) and distance from property lines and development.
- Show the distances from all Natural Features to the existing development.

Proposed Structure(s)

- Location of proposed structure showing distances to property lines and natural features. These proposed structures can be shown by dashed lines. Indicate dimensions of structures.
- Distance of proposed development from roadways, water sources and sewage facilities.
- Location of the proposed structure from existing development.
- Direction and location of all slopes.
- Location and dimension of all proposed water sources and sewage facilities.
- Confirm that all setbacks have been met for the proposed development and project



PROPERTY INFORMATION:

26-14-32 TL 101
 TAX ACCT 587302
 FOREST MIXED USE ZONE
 84.84 ACRES

OWNER INFORMATION:
 IRELAND INVESTMENTS, LLC

P.O. BOX 338
 DILLARD, OR 97432

PLOT PLAN
 $\frac{1}{32}'' = 1'-0''$



November 15, 2023

APPLICATION FOR A LARGE TRACT DWELLING AND EROSION OVERLAY

26-14-32 TL 101

Tax Account #587302

PROPERTY OWNER/APPLICANT

Ireland Investments, LLC

P.O. Box 338

Dillard, OR 97432

APPLICANT'S REPRESENTATIVE

Sheri McGrath

Coos Curry Consulting

P.O. Box 1548

Bandon, OR 97411

541-982-9531

cooscurry@gmail.com

NARRATIVE

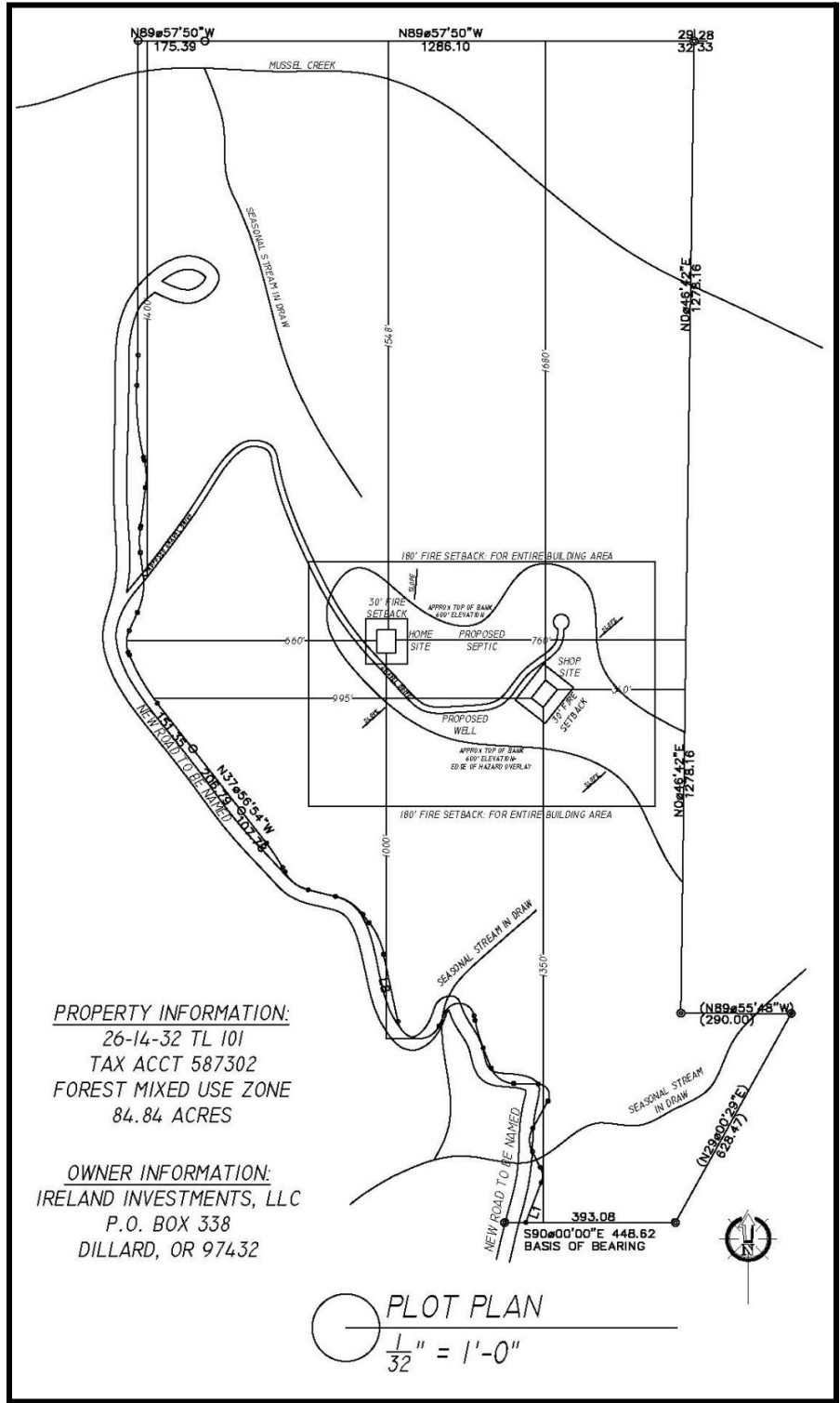
The landowner is seeking clearance from the Coos County Planning Department for the construction of a Large Tract Dwelling and Shop, together with associated improvements. As shown on the attached Plot Plan, the proposed improvements include a new Private Road and driveway that will access the homesite. Existing development includes a driveway and well. The home will be served by an on-site septic system and electricity is provided by Coos Curry Electric Cooperative. Proposed structures include a single-family dwelling, shop building, and potentially a pump house.

The subject property is located in Coos County on the southern Oregon coast, north of the City of Bandon and south of the City of Coos Bay. The Coos County Assessor's number is 26-14-32 TL 101. The zoning is Forest Mixed Use, and the lot parcel is 84.5 acres in size. There is no situs address yet. Access to the property is via an existing non-County maintained gravel road called Sacchi Lane. The proposed dwelling will be the third address served by the northern offshoot of Sacchi Lane, so a new Road will be created as a condition of approval.

Vegetation on the parcel consists of native coniferous evergreen and deciduous trees, rhododendron, huckleberries, and a variety of wild grass and weeds. The soil types are shown on the attached USDA NRCS Soil Survey, which also shows that the topography of the site varies from 0% to 50% slopes. The property has been logged and seeded with clumping grasses to date. Logging operations are still underway.

Enclosed are findings that support the request and address the criteria in the Coos County Zoning and Land Development Ordinances (CCZLDO). The applicant is confident that the criteria for approval have been met, and all conditions for approval can be met without a need

for a variance or exception.



PROPOSED PLOT PLAN

FINDINGS OF COMPLIANCE WITH CCZLDO

SECTION 4.6.100 FOREST AND FOREST MIXED USE – USE TABLES

Table 1 identifies the uses and activities in the Forest (F) and Forest/Mixed Use (FMU) zone. The tables describe the use, type of review, applicable review standards. Development shall also comply with Section 4.6.130 Siting Standards for Dwellings and Structures in the Forest Zones, Section 4.6.140 Development and Siting Standards. Land Divisions that apply to Forest Zones are found in Section 4.6.145 Land Division, and exceptions to minimum lot and parcel size is found in Section 4.6.150 Exceptions to Minimum Parcel Size. Properties that are located in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.

If a use specifically states Forest Mixed Use only it is not permitted in the Forest Zone. If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominant use of the tract on January 1, 1993.

SECTION 4.6.110 (OAR 660-006-0025) Uses Authorized in Forest Zones

(1) Goal 4 requires that forest land be conserved. Forest lands are conserved by adopting and applying comprehensive plan provisions and zoning regulations consistent with the goals and this rule. In addition to forest practices and operations and uses auxiliary to forest practices, as set forth in ORS 527.722, the Commission has determined that five general types of uses, as set forth in the goal, may be allowed in the forest environment, subject to the standards in the goal and in this rule. These general types of uses are: (a) Uses related to and in support of forest operations; (b) Uses to conserve soil, air and water quality and to provide for fish and wildlife resources, agriculture and recreational opportunities appropriate in a forest environment; (c) Locationally dependent uses, such as communication towers, mineral and aggregate resources, etc.; (d) Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.

Applicant's Response:

The Table of Uses, Comprehensive Plan and Ordinance permit Large Tract Dwellings as an Administrative Conditional Use, listed as Line Item 62 with review criteria (9)(B)(I).

(9) DWELLINGS AUTHORIZED BY ORS 215.705 TO 215.755; AND (E) OTHER DWELLINGS UNDER PRESCRIBED CONDITIONS.

(B) DWELLING ON FOREST AND FOREST MIXED USE ZONES - (I) LARGE TRACT FORESTLAND DWELLING – Other Forestland dwellings 215.740; Large tract forest dwellings; Criteria; rules:

(1) If a dwelling is not allowed under ORS 215.720 (1), a dwelling may be allowed on land zoned for forest use under a goal protecting forestland if it complies with other provisions of law and is sited on a tract:

(a) Not applicable to Coos County;

(b) In western Oregon of at least 160 contiguous acres except as provided in

subsection (3) of this section.

(2) For purposes of subsection (1) of this section, a tract shall not be considered to consist of less than 240 acres or 160 acres because it is crossed by a public road or a waterway.

(3)

(a) An owner of tracts that are not contiguous but are in the same county or adjacent counties and zoned for forest use may add together the acreage of two or more tracts to total 320 acres or more in eastern Oregon or 200 acres or more in western Oregon to qualify for a dwelling under subsection (1) of this section.

(b) If an owner totals 320 or 200 acres, as appropriate, under paragraph (a) of this subsection, the owner shall submit proof of nonrevocable deed restrictions recorded in the deed records for the tracts in the 320 or 200 acres, as appropriate. The deed restrictions shall preclude all future rights to construct a dwelling on the tracts or to use the tracts to total acreage for future siting of dwellings for present and any future owners unless the tract is no longer subject to protection under goals for agricultural lands or forestlands.

(c) The Land Conservation and Development Commission shall adopt rules that prescribe the language of the deed restriction, the procedures for recording, the procedures under which counties shall keep records of lots or parcels used to create the total, the mechanisms for providing notice to subsequent purchasers of the limitations under paragraph (b) of this subsection and other rules to implement this section. [1993 c.792 §4(2),(3),(5)]

Applicant's Response:

The applicant is applying for a Large Tract Dwelling with acreage that is non-contiguous. The owner has tracts that are not contiguous but located in the same county and together total 204.5 acres to qualify under this section. A non revocable deed restriction will be recorded in the deed records and shall preclude all future rights to construct a dwelling on the tracts or to use the tracts to total acreage for future siting of dwellings. Tax assessment records and deeds have been included in the application provided herein for the proposed Large Tract Dwelling as proof of ownership of both parcels under the same name- Ireland Investments, LLC.

SECTION 4.6.130 SITING STANDARDS FOR DWELLING AND STRUCTURES IN FOREST ZONES

The following siting criteria or their equivalent shall apply to all new dwellings and structures in forest and agriculture/forest zones. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve

values found on forest lands. A governing body shall consider the criteria in this rule together with the requirements OAR 660- 0060-0035 to identify the building site:

- (1) Dwellings and structures shall be sited on the parcel so that:
 - (a) They have the least impact on nearby or adjoining forest or agricultural lands;
 - (b) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
 - (c) The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and
 - (d) The risks associated with wildfire are minimized.

Applicant's Response:

The proposed dwelling and shop location is at the best suited part of the site. It is on top of the knob or highest elevation with the driveway utilizing an old logging road. The risks of wildfire are minimized because the site has been cleared to exceed the minimum 180' total fire safety area setback from development. The site has been logged and it will take several years to create a stand of trees that cause wildfire threat around the base of the homesite. The site is as far away as possible from surrounding forestry uses and provides a buffer greater than 500', therefore no adverse impacts are anticipated.

- (2) Siting criteria satisfying section (1) of this section may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

Applicant's Response:

The proposed structures will be clustered at a flat building area at the highest point of the property. The driveway is an old logging road that has been graded to meet the County standards for a driveway. No new roads or driveways were needed as all existing drive surfaces are utilizing old logging roads. The maximum setback requirement is 180' when accounting for a primary and secondary fire safety area within the confines of the property. The closest property line to proposed development is 340'.

- (3) The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of groundwater or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:

- (a) Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;

(b) A water use permit issued by the Water Resources Department for the use described in the application; or

(c) Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

Applicant's Response:

A domestic well was drilled on the subject site, near the homesite, in September of 2023.

Amended 10/18/2023
 STATE OF OREGON
 WATER SUPPLY WELL REPORT
 (as required by ORS 537.545 & 537.765 and OAR 690.205.0210)

Page 1 of 3

COOS 58314

WELL I.D. LABEL# L 152102
 START CARD # 1071347
 ORIGINAL LOG #

9/19/2023

(1) LAND OWNER
 Owner Well I.D. _____
 First Name _____ Last Name _____
 Company IRELAND INVESTMENTS LLC
 Address PO BOX 338
 City DILLARD State OR Zip 97432

(2) TYPE OF WORK
 Alteration (complete 2a & 10) New Well Deepening Conversion
 Abandonment (complete 5a)

(2a) PRE-ALTERATION
 Dia + From To Gauge Stl Plstc Wld Thrd
 Casing: _____
 Material From To Amt sacks/lbs _____

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other

(4) PROPOSED USE
 Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
 Depth of Completed Well 100.00 ft.
 BORE HOLE SEAL sacks/lbs

Dia	From	To	Material	SEAL	From	To	Amt	lbs
10	0	38	Bentonite	0	38	18	S	
6	38	100		Calculated			17.48	
				Calculated				

 Seal placement method A B C D E Other: POURED
 Backfill placed from _____ ft. to _____ ft. Material _____
 Filter pack from _____ ft. to _____ ft. Material _____ Size _____
 Explosives used: Type _____ Amount _____
 Seal Placement Begin Date 9/14/2023 Begin Time [11] [30]

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
 Proposed Amount _____ Actual Amount _____

(6) CASING/LINER

Casing/Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	6		2	38	250	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	4		5	100	sch40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

 Shoe Inside Outside Other Location of shoe(s) 38
 Temp casing Yes Dia _____ From + _____ To _____

(7) PERFORATIONS/SCREENS
 Perforations Method Saw Cut

Perf/Screen	Casing/Screen	Dia	From	To	width	length	slots	# of	Tele-
Perf	Liner	4	40	100	1	5	102		

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Baier Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
45		100	1

 Temperature 56 °F Lab analysis Yes By _____
 Water quality concerns? Yes (describe below) TDS amount 255 ppm
 From _____ To _____ Description _____ Amount _____ Units _____

(9) LOCATION OF WELL (legal description)
 County COOS Twp 26.00 S N/S Range 14.00 W E/W WM
 Sec 32 SE 1/4 of the NE 1/4 Tax Lot 101
 Tax Map Number _____ Lot _____
 Lat _____ or 43.27608000 DMS or DD
 Long _____ or -124.37627000 DMS or DD
 Street address of well Nearest address
 0 SACCHI LN BANDON, OR 97411

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration	Date	SWL(psi)	+ SWL(ft)
Completed Well	9/14/2023		45

 Flowing Artesian? Dry Hole?
 WATER BEARING ZONES Depth water was first found 63.00

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)
9/14/2023	63	64	45		45

(11) WELL LOG

Material	From	To
sandy brown clay	0	19
sandy grey clay	19	29
sandstone/claystone siltstone	29	100

 Construction
 Begin Date 9/14/2023 Begin Time 09 30 End Date 9/14/2023

(unbonded) Water Well Constructor Certification
 I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
 License Number _____ Date _____
 Signed _____

(bonded) Water Well Constructor Certification
 I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
 License Number 1878 Date 9/19/2023
 Signed KERRY SCHATTEKERRK (E-filed)
 Contact Info (optional) Southern Oregon Water Wells 541-672-7834

ORIGINAL - WATER RESOURCES DEPARTMENT
 THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:
 New exempt use wells must be submitted with a map and recording fee.

WELL LOG COOS58314

(4) As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management, or the U.S. Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement which could include an easement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

Applicant's Response:

The proposed road access is owned by the property owner. A long term road maintenance agreement will be provided when the property changes ownership.

(5) Approval of a dwelling shall be subject to the following requirements:

(a) Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in department of Forestry administrative rules;

(b) The planning department shall notify the county assessor of the above condition at the time the dwelling is approved;

(c) If the lot or parcel is more than 10 acres in western Oregon or more than 30 acres in eastern Oregon, the property owner shall submit a stocking survey report to the county assessor and the assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules;

(d) Upon notification by the assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If that department determines that the tract does not meet those requirements, that department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax; and

(e) The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

Applicant's Response:

The subject property is currently being logged under a Forestry permit. Replanting and

stocking surveys will comply with the permit under which the site was cleared. The required paperwork for removing the homesite from the Forestry tax designation will be completed at the time of permit approval or as a condition of approval for Certificate of Occupancy. All other requirements can and will be complied with.

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:

This section contains all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

1. Except as provided in subsection 4.6.145 of this ordinance, the following minimum lot or parcel sizes apply for land designated forestland, is at least 80 acres.

Minimum lot size will not affect approval for development unless specified in use. The size of the parcel will not prohibit development as long as it was lawfully created or otherwise required to be a certain size in order to qualify for a use.

Applicant's Response:

The subject property is 84.5 acres in size and it was lawfully created.

2. Setbacks: All Development with the exception of fences shall be set back a minimum of thirty five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.

Applicant's Response:

The proposed development exceeds the minimum setback.

3. Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 7.1.525.

Applicant's Response:

The proposed development does not affect vision clearance at the driveway approach to the new road. No fences, hedges or walls are proposed at this time.

4. Off-Street Parking and Loading: See Chapter VII.

Applicant's Response:

The proposed building area has room for more than the minimum parking requirements.

5. Minimizing Impacts: In order to minimize the impact of dwellings in forest lands, all applicants requesting a single family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.

Applicant's Response:

All owners of the property will sign a Forest Management Covenant and record it against the deed as a condition of approval.

6. Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:

- a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
- b. Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;
- c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;
- d. Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;
- e. Riparian vegetation may be removed to site or properly maintain public utilities and road rights-of-way;
- f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or
- g. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".
- h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
- i. The 50' measurement shall be taken from the closest point of the ordinary high water

mark to the structure using a right angle from the ordinary high water mark.

Applicant's Response:

As shown on the Department of State Lands (DSL) Statewide Wetlands Inventory and the US Fish and Wildlife Service (USFWS) National Wetland Inventory, there are no estuarine wetlands on the property. There is, however, a perennial stream (Mussel Creek) that meanders approximately 1200 ft. to 1500 ft. north of the building site, with an associated Riverine Wetland. There are also 3 intermittent unnamed streams with associated Riverine Wetlands, none of which are closer than 50 ft. from the building area. The proposed dwelling and accessory structures will maintain the required 50 ft. riparian vegetation setback.

7. All new and replacement dwellings and permanent structures shall, at a minimum, meet the following standards.

- a. The dwelling has a fire retardant roof.
- b. The dwelling will not be sited on a slope of greater than 40 percent. Slope will also determine additional firebreak in Section 8 Firebreak. Evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry.
- c. The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant provides evidence that the applicant has asked to be included in the nearest such district or contract with a private fire protection company.
- d. For dwellings and structures outside of a fire protection district alternative forms of fire protections will apply to the development including fire sprinkling system, on-site equipment and water storage.
- i. Water storage shall be a swimming pool, pond, lake or similar body of water that at all times contains at least 4,000 gallons or a stream that has a minimum flow of at least one cubic foot per second. Road access shall be provided to within 15 feet of the water's edge for fire-fighting pumping units, and the road access shall accommodate a turnaround for fire-fighting equipment. The access to the water source shall be marked with signs for fire water sources.
- e. If the dwelling has a chimney or chimneys, each chimney has a spark arrester.
- f. The owner provides and maintains primary fuel-free break and secondary break areas on land surrounding the dwelling that is owned or controlled by the owner and complies with Section 8 Firebreak.

Applicant's Response:

Other than "Fire Patrol" as shown in the Coos County 2023 Real Property Assessment Report, the parcel is currently not located within a fire protection district nor is fire protection provided by contract. Some nearby parcels with dwellings are within the Bandon Rural Fire Protection District (BRFPD). So, as a condition of approval, the applicant will ask to be included in the BRFPD. If and when accepted into the district, the applicant will provide proof of such acceptance.

The building site is relatively flat; however, the site contains slopes up to 40%. The proposed plot plan shows a primary and secondary fire safety area with a maximum dimension of 180'. A hose will be provided that can reach the perimeter of the homesite.

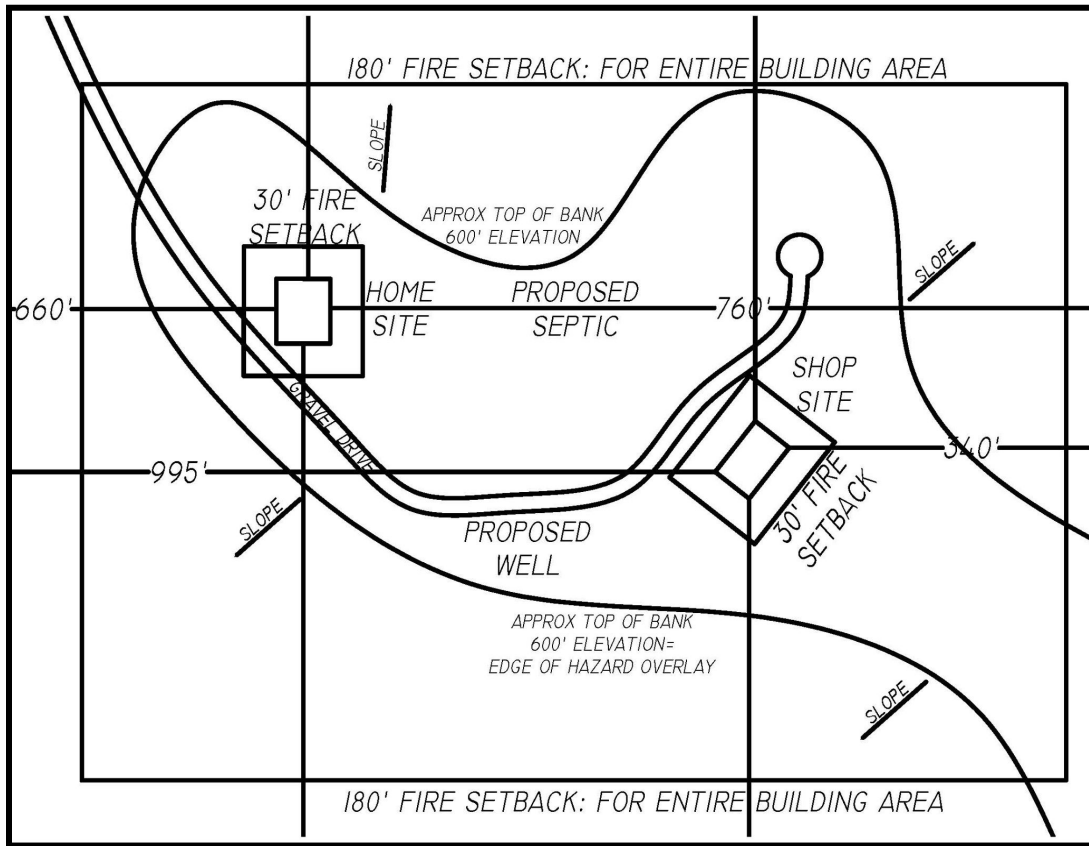
The proposed structures will have fire retardant roofs and siding and fire arrestors will be placed on every chimney. 4000 gallons of water storage will be provided within 15' of the drive surface and a sign will mark the water source. Alternatively, a swimming pool may be installed and will provide the required water storage.

8. Firebreak:

- a. The property owner shall maintain a primary firebreak safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.
- b. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.
- c. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.
- d. Proof that all of these items will be met includes proof of the slope to determine additional firebreak setbacks is required.

Applicant's Response:

The building site has been cleared of all vegetation and can meet the requirements of the primary and secondary areas by intentional planting of vegetation. The site will be managed from the time of planting. All trees will be maintained to be a minimum of 15' spacing at the crowns and be limbed to height of 8'. A hose will be provided.



FIRE SAFETY AREA FOR 180' FUEL BREAK

9. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.

Applicant's Response:

The roofing material will be fire retardant and clearly marked on the plans for construction. The condition of approval will be placed on the Zoning Compliance Letter which is submitted to the building department for compliance.

10. Access to new dwellings shall meet road and driveway standards in Chapter VII.

Applicant's Response:

The proposed road and driveway will meet or exceed the driveway standards in Chapter 7. The grade has already been cut down and sloped to be less than the standard.

SECTION 4.6.145 LAND DIVISION

Applicant's Response:

A land division is not proposed.

SECTION 4.11.132 NATURAL HAZARDS (BALANCE OF COUNTY POLICY 5.11)

Purpose Statements: Coos County shall regulate development in known areas potentially subject to natural disasters and hazards, so as to minimize possible risks to life and property. Coos County considers natural disasters and hazards to include river and coastal flooding, landslides, liquefaction potential due to earthquakes, fault lines, tsunamis, river bank erosion, coastal erosion along shorelines and headlands, coastal erosion due to wind, and wildfires, including those areas affected by gorse. This strategy shall be implemented by enacting special protective measures through zoning and other implementing devices, designed to minimize risks to life and property associated with new development and substantial improvements. The determination of whether a property is located in one of the above referenced potentially hazardous areas shall be made by the reviewing body (Planning Director, Planning Commission, Board of Commissioners, or any designee based upon adopted inventory mapping). A specific site may not include the characteristics for which it is mapped. In these circumstances staff shall apply § 4.11.132.ii.2m.

a. Flooding: Coos County shall promote protection of valued property from risks associated with river and coastal flooding along waterways in the County through the establishment of a floodplain overlay zone (/FP) that conforms to the requirements for participation in the National Flood Insurance Program. See Sections 4.11.211-257 for the requirements of this overlay zone. See Sections 4.11.211-257 for the requirements of this overlay zone.

Applicant's Response:

The property is not located in the floodplain and is not subject to flooding from the Ocean or Streams.

b. Landslides and Earthquakes Landslides: Coos County shall promote protection to life and property in areas potentially subject to landslides. New development or substantial improvements proposed in such areas shall be subject to geologic assessment review in accordance with section 4.11.150. Potential landslide areas subject to geologic assessment review shall include all lands partially or completely within "very high" landslide susceptibility areas as mapped in DOGAMI Open File Report O-16-02, "Landslide susceptibility map of Oregon."

Earthquakes: Coos County shall promote protection of life and property in areas potentially subject to earthquake hazards. New development or substantial improvements in mapped areas identified as potentially subject to earthquake induced liquefaction shall be subject to a geologic assessment review as set out in this section. Such areas shall include lands subject to "very high" and "high" liquefaction identified in DOGAMI Open File Report O-13-06, "Ground motion, ground deformation, tsunami inundation, co-seismic

subsidence, and damage potential maps for the 2012 Oregon Resilience Plan for Cascadia Subduction Zone Earthquakes.”

Coos County shall continue to support Oregon State Building Codes to enforce any structural requirements related to landslide and earthquakes. Staff will notify Oregon State Building Codes by providing a copy of the geologic assessment report with the Zoning Compliance Letter.

Applicant's Response:

The subject property is not located in a high or very high landslide or liquefaction overlay.

c. Tsunamis: Coos County shall promote increased resilience to a potentially catastrophic Cascadia Subduction Zone (CSZ) tsunami through the establishment of a Tsunami Hazard Overlay Zone (THO) in the Balance of County Zoning. See Sections 4.11.260-4.11.270 for the requirements of this overlay zone.

Applicant's Response:

The property is not subject to wave action caused by a Tsunami due to the elevation of the site.

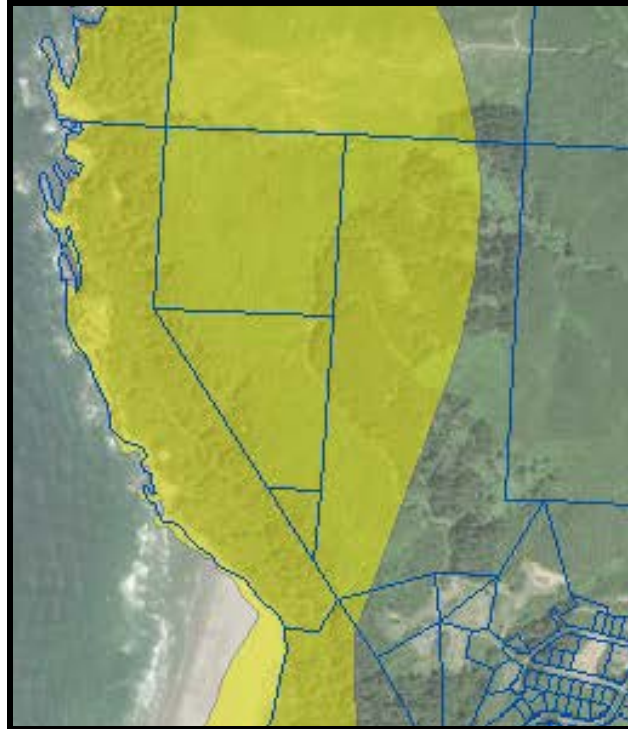
e. Erosion: Coos County shall promote protection of property from risks associated with shoreline, headland, and wind erosion and deposition hazards.

Coos County shall promote protection of property from risks associated with bank erosion along rivers and streams through necessary erosion-control and stabilization measures, preferring nonstructural solutions when practical.

Any proposed structural development within a wind erosion/deposition area, within 100 feet of a designated bank erosion area, or on a parcel subject to wave attack, including all oceanfront lots, will be subject to a geologic assessment review as set out in Section 4.11.150. There is a setback of 100 feet from any rivers or streams that have been inventoried in the erosion layer. If a variance is requested, a geologic assessment will be required.

Applicant's Response:

The County Planning Director has determined that a portion of the subject property is located within the revised Coastal Erosion Overlay, as illustrated on the attached map. The Applicant will comply with all regulations applicable to the affected property and as recommended in the attached Geohazard Assessment Report.



EROSION OVERLAY MAP

f. Wildfires: Coos County shall promote protection of property from risks associated with wildfires. New development or substantial improvements shall, at a minimum, meet the following standards, on parcels designated or partially designated as “High” or “Moderate” risk on the Oregon Department of Forestry 2013 Fire Threat Index Map for Coos County or as designated as at-risk of fire hazard on the 2015 Coos County Comprehensive Plan Natural Hazards Map:

1. The dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district or is provided fire protection by contract.
2. When it is determined that these standards are impractical the Planning Director may authorize alternative forms of fire protection that shall comply with the following:
 - a. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions, as established by credible documentation approved in writing by the Director;

b. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons per dwelling or a stream that has a continuous year round flow of at least one cubic foot per second per dwelling;

c. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and

d. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source

Applicant's Response:

Other than "Fire Patrol" as shown in the Coos County 2023 Real Property Assessment Report, the parcel is currently not located within a fire protection district nor is fire protection provided by contract. Some nearby parcels with dwellings are within the Bandon Rural Fire Protection District (BRFPD). So, as a condition of approval, the applicant will ask to be included in the BRFPD. If and when accepted into the district, the applicant will provide proof of such acceptance.

The building site is relatively flat; however, the site contains slopes up to 40%. The proposed plot plan shows a primary and secondary fire safety area with a maximum dimension of 180'. A hose will be provided that can reach the perimeter of the homesite.

The proposed structures will have fire retardant roofs and siding and fire arrestors will be placed on every chimney. 4000 gallons of water storage will be provided within 15' of the drive surface and a sign will mark the water source. Alternatively, a swimming pool may be installed and will provide the required water storage.

3. Fire Siting Standards for New Dwellings:

a. The property owner shall provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient ¾ inch garden hose to reach the perimeter of the primary fuel-free building setback.

b. If another water supply (such as a swimming pool, pond, stream, or lake) is nearby, available, and suitable for fire protection, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

Applicant's Response:

The property owner will provide a water supply of 500 gallons with an operating water pressure of at least 50 PSI and a garden hose to reach the perimeter of the 30' primary fuel free setback.

4. Firebreak:

a. A firebreak shall be established and maintained around all structures, including decks, on land owned or controlled by the applicant for a distance of at least 30 feet in all directions.

b. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.

c. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.

d. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.

e. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.

f. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).

g. The structure shall not be sited on a slope of greater than 40 percent.

h. If the structure has a chimney or chimneys, each chimney shall have a spark arrester.

i. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads, and driveways shall be constructed so as to provide adequate access for firefighting equipment. Confirmation shall be provided from the Coos County Road Department or local fire protection district that these standards have been met.

Applicant's Response:

The building site has been cleared of all vegetation and can meet the requirements of the primary and secondary areas by intentional planting of vegetation. The site will be managed from the time of planting. All trees will be maintained to be a minimum of 15' spacing at the crowns and be limbed to height of 8'. A hose will be provided that can reach the perimeter of the homesite. All driveways are adequate for fire fighting equipment and the standards have been met.

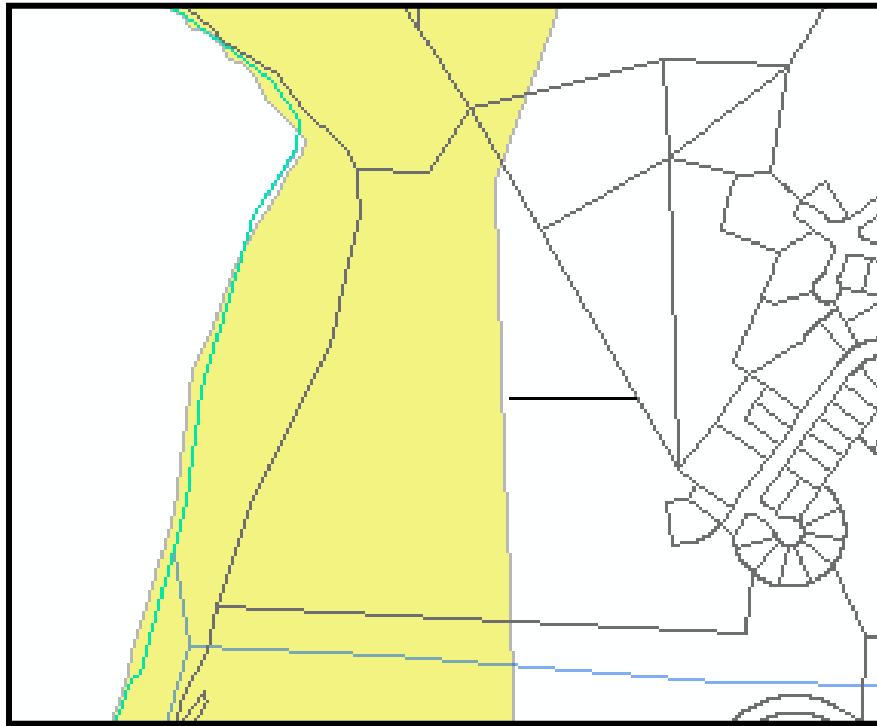
SECTION 4.11.150 GEOLOGICAL HAZARDS SPECIAL DEVELOPMENT REVIEW STANDARD
Applications for a geologic hazard review may be made concurrently with any other type of application required for the proposed use or activity. A review of the property must be conducted prior to any ground disturbance. All geologic hazard assessment reports shall include a description of the qualification of the licensed professional or professionals that prepared the assessment.

The applicant shall present a geologic hazard assessment report (geologic assessment) prepared by a qualified licensed professional competent in the practice of geosciences, at the applicant's expense, that identifies site specific geologic hazards, associated levels of risk, and the suitability of the site for the use and/or activity in view of such hazards. The geologic assessment shall include the required elements of this section and one of the following:

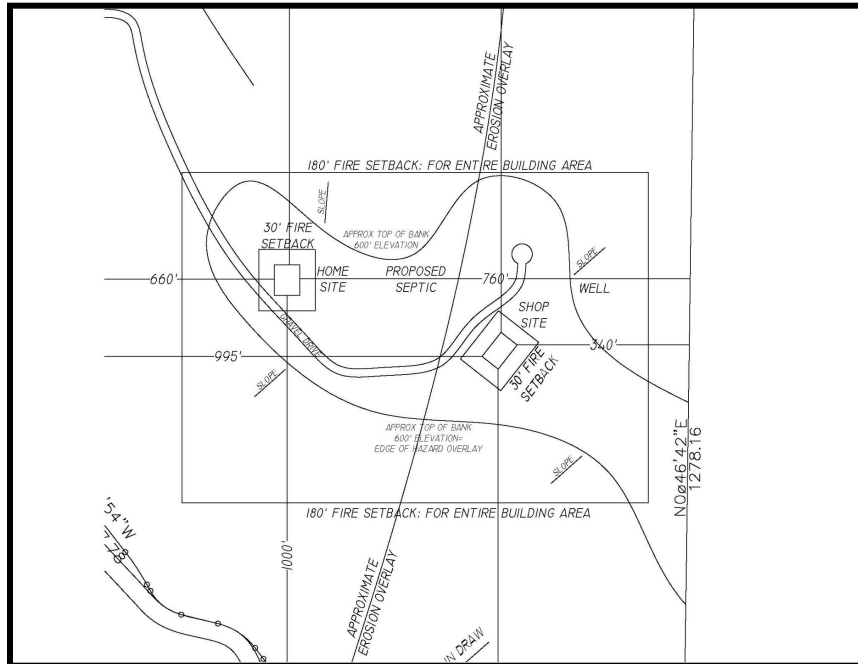
- a. A statement that the use and/or activity can be accomplished without measures to mitigate or control the risk of geologic hazard to the subject property resulting from the proposed use and/or activity;
- b. A statement that there is an elevated risk posed to the subject property by geologic hazards that requires mitigation measures in order for the use and/or activity to be undertaken safely sited on the property; or
- c. A certification that there are no high or very high geological hazards present on site. If such is certified by a licensed professional then an Administrative Conditional Use application is not required. Coos County is not liable for any type of certification that a geological hazard is not present on site.

Applicant's Response:

The property is located in the Erosion Overlay which created the need for a Geohazard Assessment. There are no High or Very High hazards present on the site. The erosion control comments from the Reports are listed below and will be placed as a condition on all development.



EROSION OVERLAY MAP



EROSION OVERLAY ON PLOT PLAN

4.2 Erosion Hazard

As stated above, given the proximity to the coastline and elevation of subject property, effects of coastal erosion are not anticipated at this site.

4.3 Erosion Control Measures

To reduce the potential for surface erosion, the measures shall be considered:

- Stripping of vegetation, grading, or other soil disturbance shall be done in a manner which will minimize soil erosion, stabilize the soil as quickly as practicable, and expose the smallest practical area at any one-time during construction.
- Development plans shall minimize cut or fill operations to prevent off-site impacts.
- Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
- Permanent plantings and any required structural erosion control and drainage measures shall be installed as soon as practical.
- Provisions shall be made to effectively accommodate increased runoff caused by altered soil and surface conditions during and after development. The rate of surface water runoff shall be structurally retarded where necessary.
- Provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surface of fills by installation of temporary or permanent drainage across or above such areas, or by other suitable stabilization measures such as mulching, seeding, planting, or armoring with rolled erosion control products, stone, or other similar methods.
- All drainage provisions shall be designed to adequately carry existing and potential surface runoff from the twenty-year frequency storm to suitable drainageways such as storm drains, natural watercourses, or drainage swales. In no case shall runoff be directed in such a way that it significantly decreases the stability of known landslides or areas identified as unstable slopes prone to earth movement, either by erosion or increase of groundwater pressure.
- Where drainage swales are used to divert surface waters, they shall be vegetated or protected as necessary to prevent offsite erosion and sediment transport.
- Erosion and sediment control measures may be required include, but are not limited to:
 - Energy absorbing devices to reduce runoff water velocity.
 - Sedimentation controls such as sediment or debris basins. Any trapped materials shall be removed to an approved disposal site on an approved schedule.
 - Dispersal of water runoff from developed areas over large undisturbed areas.
- Disposed spoil material or stockpiled topsoil shall be prevented from eroding into streams or drainageways by applying mulch or other protective covering; or by location at a

SECTION 7.1.525 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 exits).

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.

Applicant's Response:

The applicant will ensure the provision and maintenance of the required Vision Clearance Triangle. The line of sight where the driveway meets the new proposed road is clear for 100' or more and the speed limit will be less than 35 M.P.H.

SECTION 7.5.175 REQUIRED NUMBER OF PARKING SPACES FOR TYPE OF USE:

Single-family dwelling. 2 spaces per dwelling unit.

Applicant's Response:

The applicant will create at least two parking spaces for the proposed dwelling. Each parking space will be a minimum of 9 ft X 20 ft., with 4 in. of rock surface. The proposed dwelling will contain a garage that will have room for at least 2 vehicles. There is ample space on the subject site for additional parking and a fire turn around.



United States
Department of
Agriculture

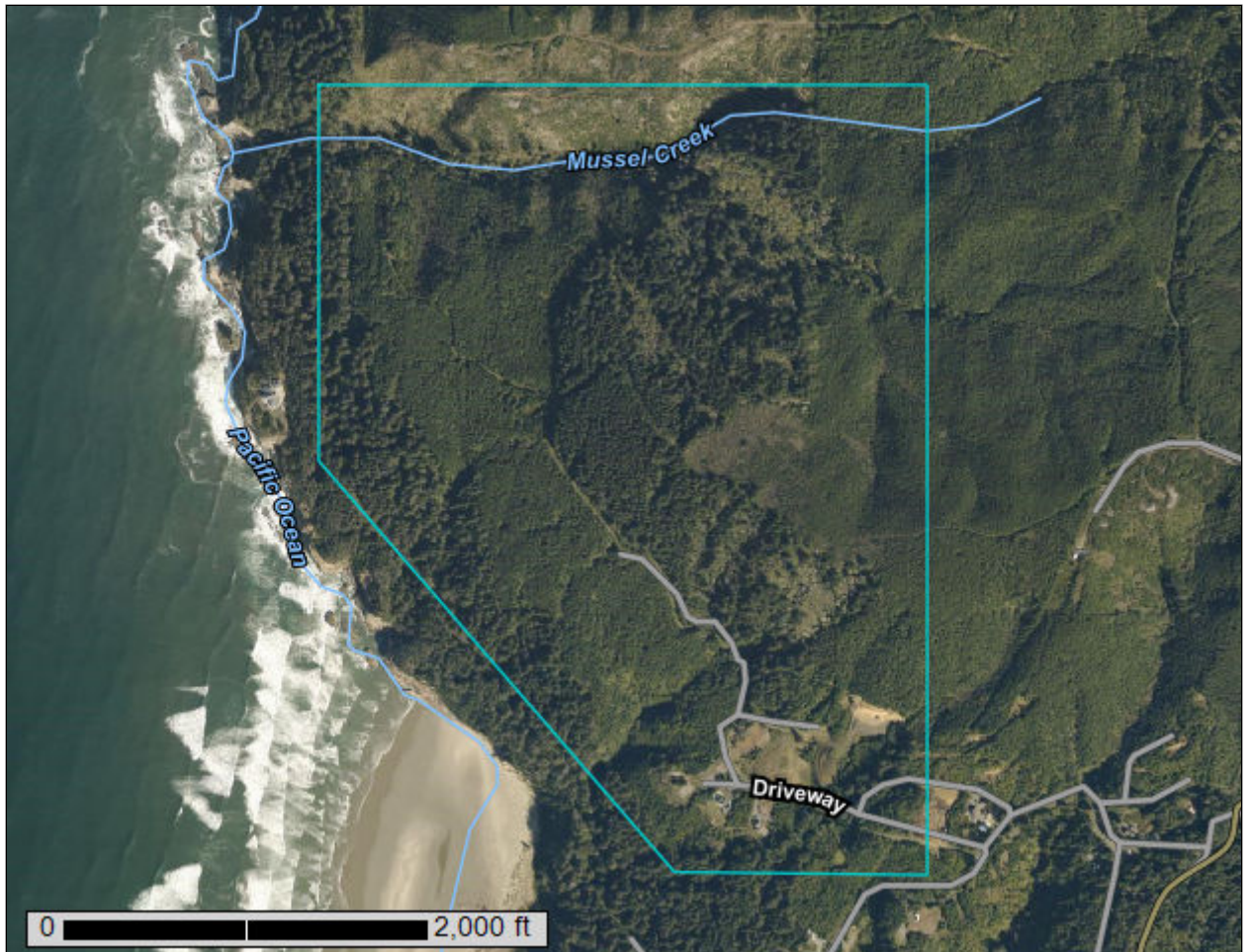
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Coos County, Oregon**

IRELAND DWELLING



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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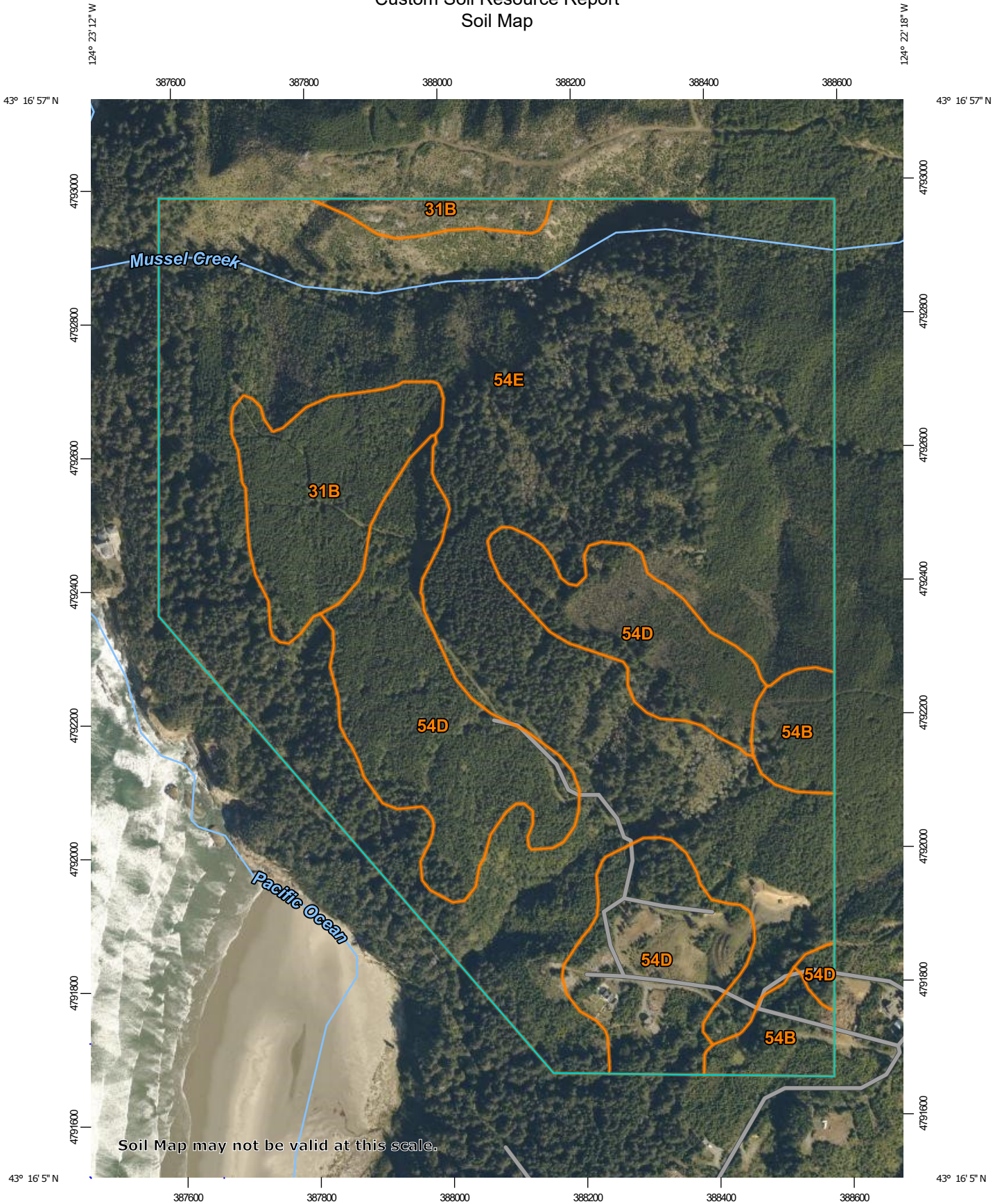
Contents

Preface	2
Soil Map	5
Soil Map.....	6
Legend.....	7
Map Unit Legend.....	8
Map Unit Descriptions.....	8
Coos County, Oregon.....	10
31B—Joeney very fine sandy loam, 0 to 7 percent slopes.....	10
54B—Templeton silt loam, 0 to 7 percent slopes.....	11
54D—Templeton silt loam, 7 to 30 percent slopes.....	12
54E—Templeton silt loam, 30 to 50 percent slopes.....	13

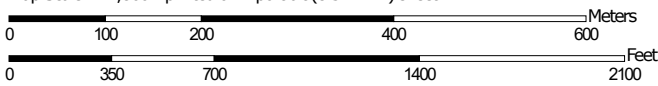
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map




Map Scale: 1:7,860 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84


MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Coos County, Oregon
 Survey Area Data: Version 18, Sep 8, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 5, 2019—Oct 10, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31B	Joenev very fine sandy loam, 0 to 7 percent slopes	21.4	7.7%
54B	Templeton silt loam, 0 to 7 percent slopes	9.8	3.5%
54D	Templeton silt loam, 7 to 30 percent slopes	58.5	21.0%
54E	Templeton silt loam, 30 to 50 percent slopes	189.4	67.9%
Totals for Area of Interest		279.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Coos County, Oregon

31B—Joenev very fine sandy loam, 0 to 7 percent slopes

Map Unit Setting

National map unit symbol: 21ng
Elevation: 150 to 600 feet
Mean annual precipitation: 50 to 90 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 190 to 300 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Joenev and similar soils: 75 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Joenev

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Marine deposits

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
H1 - 1 to 7 inches: very fine sandy loam
H2 - 7 to 13 inches: very fine sandy loam
H3 - 13 to 25 inches: cemented
H4 - 25 to 61 inches: stratified loam to silty clay loam

Properties and qualities

Slope: 0 to 7 percent
Depth to restrictive feature: 10 to 18 inches to ortstein
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F004AC012OR - Udic Flood Plain Forest
Forage suitability group: Poorly Drained (G004AY018OR)
Other vegetative classification: Poorly Drained (G004AY018OR)
Hydric soil rating: Yes

Minor Components

Joeney, sandy substratum

Percent of map unit: 12 percent
Landform: Marine terraces
Hydric soil rating: Yes

54B—Templeton silt loam, 0 to 7 percent slopes

Map Unit Setting

National map unit symbol: 21pz
Elevation: 50 to 450 feet
Mean annual precipitation: 60 to 70 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Templeton and similar soils: 75 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Templeton

Setting

Landform: Rotational slides, mountain slopes
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Mountaintop, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium and residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 42 inches: silt loam
H3 - 42 to 52 inches: weathered bedrock

Properties and qualities

Slope: 0 to 7 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e

Custom Soil Resource Report

Hydrologic Soil Group: B
Ecological site: F004AB404WA - Coastal Upland Warm Forest
Forage suitability group: Well Drained <15% Slopes (G004AY014OR)
Other vegetative classification: Well Drained <15% Slopes (G004AY014OR)
Hydric soil rating: No

54D—Templeton silt loam, 7 to 30 percent slopes

Map Unit Setting

National map unit symbol: 21q0
Elevation: 50 to 800 feet
Mean annual precipitation: 60 to 70 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Templeton and similar soils: 75 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Templeton

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Colluvium and residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 42 inches: silt loam
H3 - 42 to 52 inches: weathered bedrock

Properties and qualities

Slope: 7 to 30 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F004AB404WA - Coastal Upland Warm Forest
Forage suitability group: Well Drained >15% Slopes (G004AY013OR)

Custom Soil Resource Report

Other vegetative classification: Well Drained >15% Slopes (G004AY013OR)
Hydric soil rating: No

54E—Templeton silt loam, 30 to 50 percent slopes

Map Unit Setting

National map unit symbol: 21q1
Elevation: 50 to 800 feet
Mean annual precipitation: 60 to 80 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Templeton and similar soils: 75 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Templeton

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Colluvium and residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 42 inches: silt loam
H3 - 42 to 52 inches: weathered bedrock

Properties and qualities

Slope: 30 to 50 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F004AB404WA - Coastal Upland Warm Forest
Hydric soil rating: No

Custom Soil Resource Report