



COOS COUNTY CONDITIONAL USE LAND USE APPLICATION

**SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL TO:
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770**

If the fee is not included the application will not be processed
(If payment is received on line a file number is required prior to submittal)

Date Received: _____ Receipt #: _____ Amount: _____ Received by: _____

This application shall be filled out electronically. If you need assistance please contact staff.

Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser.

The application shall include the signature of all owners of the property.

A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.

LAND INFORMATION

A. Property Owner(s)

Mailing address:

Phone:

Email:

Township: _____ Range: _____ Section: _____ ¼ Section: _____ 1/16 Section: _____ Tax lots: _____

Tax Account Number(s):

Zone: Select Zone

Tax Account Number(s)

B. Special Districts and Services

Water

Sewage Disposal

School

Fire District

C. Type of Application (s) please consult with staff to determine prior to submittal

Administrative Conditional Use for

Hearings Body Conditional Use for

Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness

Beaches and Dunes

Non-Estuarine Shoreland Boundary

Significant Wildlife Habitat

Natural Hazards

Flood

Landslide

Liquefaction

Erosion

Wildfires

Airport Surfaces Overlay

Variance to which standard

Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page at the following links:

[Map Information](#) Or [Account Information](#)

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. *See Attached Appendix A. Pages 11-19*

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 referred 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

(13) SIGNATURES

Application is hereby made for the activities described herein. I certify that I am familiar with the information contained in the application, and, to the best of my knowledge and belief, this information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities. By signing this application I consent to allow Corps or DSL staff to enter into the above-described property to inspect the project location and to determine compliance with an authorization, if granted. I hereby authorize the person identified in the authorized agent block below to act in my behalf as my agent in the processing of this application and to furnish supplemental information in support of this permit application. I understand that the granting of other permits by local, county, state or federal agencies does not release me from the requirement of obtaining the permits requested before commencing the project. I understand that payment of the required state processing fee does not guarantee permit issuance. To be considered complete, the fee must accompany the application to DSL. The fee is not required for submittal of an application to the Corps.

Fee Amount Enclosed	\$
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Applicant Signature (required) must match the name in Block 2

Print Name	Title
Fred R. Messerle	District Manager

Signature	Date
<i>Fred R. Messerle</i>	06/01/2022

Authorized Agent Signature

Print Name	Title
Caley Sowers	District Manager

Signature	Date
<i>Caley Sowers</i>	02/09/2023

Landowner Signature(s)**Landowner of the Project Site (if different from applicant)**

Print Name	Title
Fred Messerle & Sons, Inc.	Secretary-Treasurer

Signature	Date
<i>Fred R. Messerle</i>	6/10/2022

Landowner of the Project Site (if different from applicant)

Print Name	Title
Everett-Ona Isenhart Ranch, Inc.	President

Signature	Date
<i>Cynthia Henson</i>	06/02/2022

Landowner of the Project Site (if different from applicant)

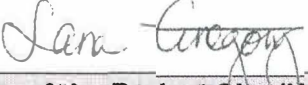
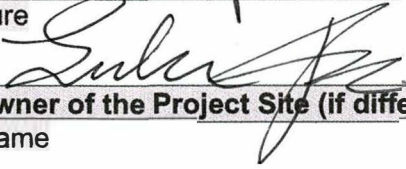
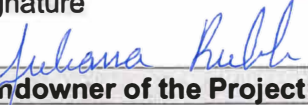
Print Name	Title
Laura Isenhart	Owner Trustee, Isenhart Living Trust

Signature	Date
<i>Laura Isenhart</i>	6.10.22

Landowner of the Project Site (if different from applicant)

Print Name	Title
John Isenhart	Trustee Trustee, Isenhart Living Trust

Signature	Date
<i>John Isenhart</i>	6.10.22

Landowner Signature(s)*	
Landowner of the Project Site (if different from applicant)	
Print Name Sara Gregory	Title ODFW, Umpqua Watershed District Manager
Signature 	Date April 13, 2022
Landowner of the Project Site (if different from applicant)	
Print Name Luke Fitzpatrick	Title Trustee, The Bridges Foundation
Signature 	Date 7-28-2022
Landowner of the Project Site (if different from applicant)	
Print Name Juliana Ruble	Title District 7 Permit Specialist
Signature 	Date 04.04.2023
Landowner of the Project Site (if different from applicant)	
Print Name	Title
Signature	Date

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: _____ Name of Access: _____

Is this property in the Urban Growth Boundary? _____

Is a new road created as part of this request? _____

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: Choose a Service-Type.

Sewage Disposal Type: Choose a Type.

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: _____

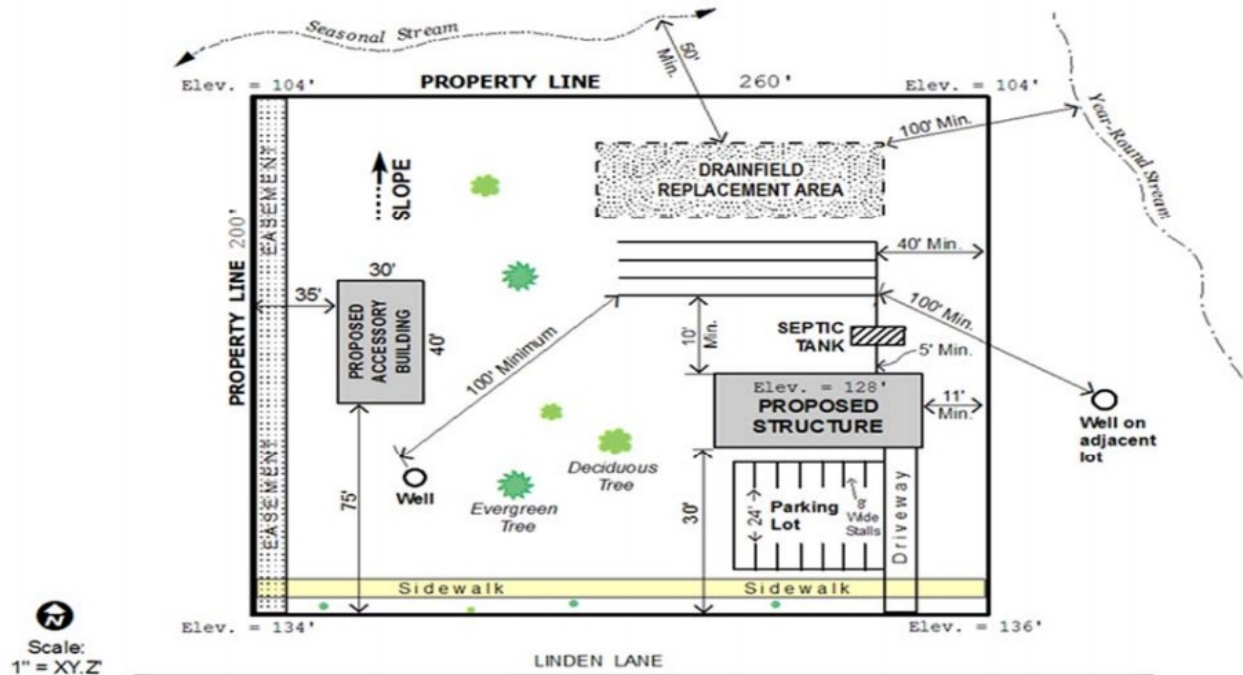
Staff Signature: _____

- 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 Health 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.

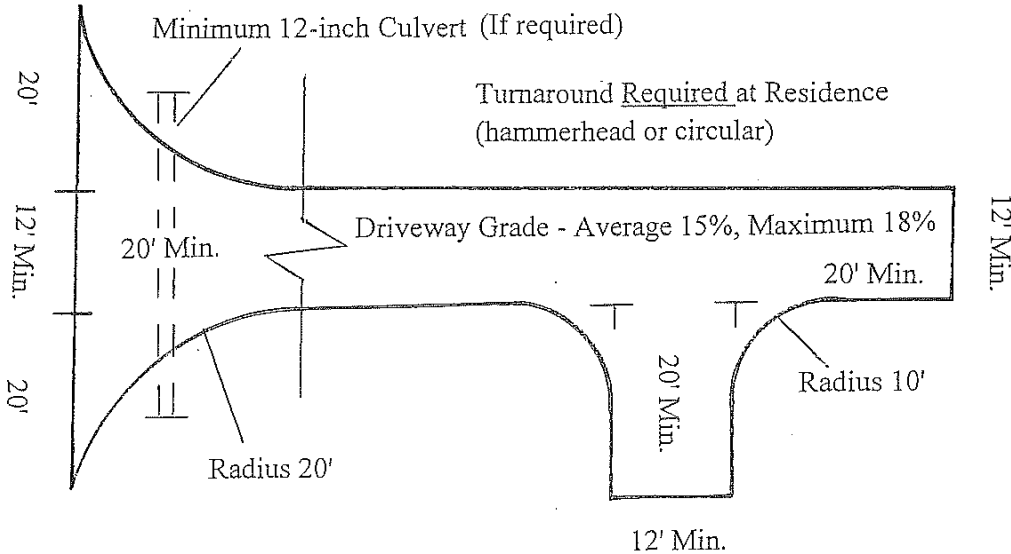
ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE

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



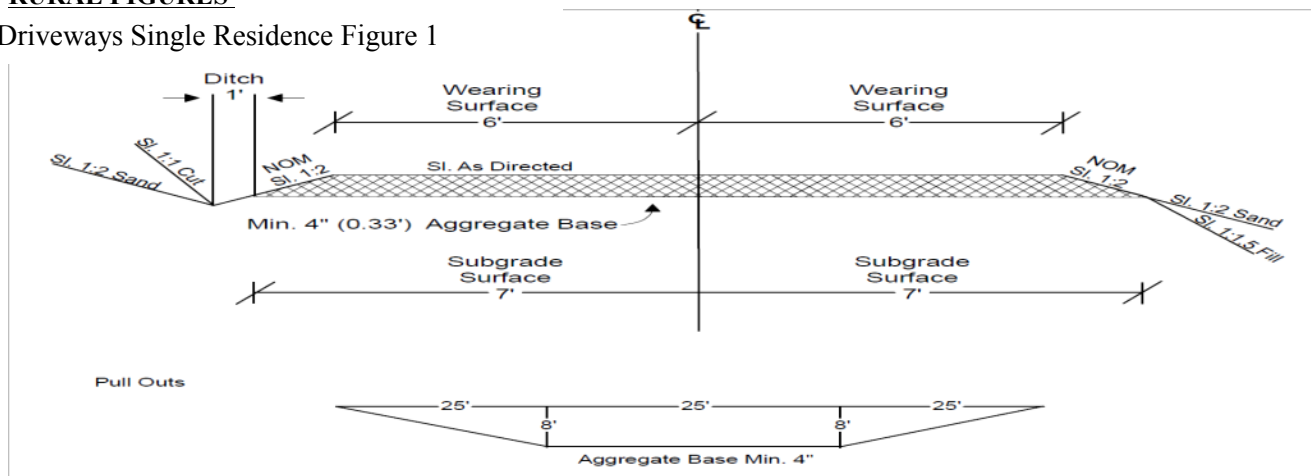
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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:

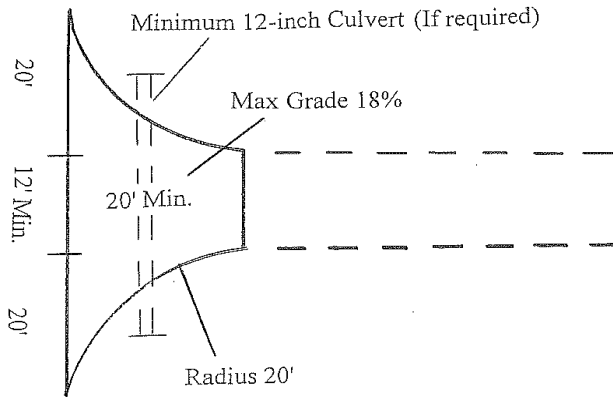
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways 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

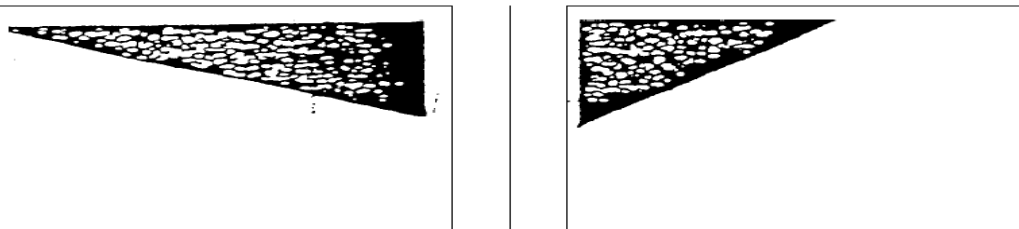
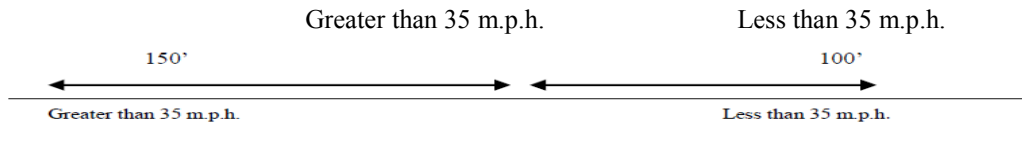


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

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.

APPENDIX A.

Winter Lake Phase III Restoration Project

Assessment of Project Actions and Coos County Planning/Zoning



Prepared by,

*Christopher W. Claire
Habitat Protection Biologist
ODFW
Charleston, OR*

*Caley Sowers
District Manager
Coos Soil and Water Conservation District
Coquille, OR*

Introduction

The Winter Lake Phase III project is a working lands infrastructure rehabilitation project proposed on 1,290 acres of the 1,790 acre Beaver Slough Drainage District and two additional parcels totaling 99 acres in the Coaledo Drainage District. The project will replace/consolidate a total of 42 pasture culverts with associated tidegates, install over 90,000ft of new and reconstructed tidal/farm drainage channel, repair five segments of failing berm, excavate deposited sediments from China Camp Creek, and install up to nine heavy use watering site troughs (see 404 Fill and Removal permit application and associated Additional Materials). The project area is fully within properties that are zoned as EFU, EFU/CREMP, and or EFU/IND. As such the proposed actions to rehabilitate drainage infrastructure for farming use are facilitatively allowed under the Coos County Planning Code. The lands are within the FEMA floodway Zone A. An engineer floodplain certification application documenting that the project complies with FEMA guidelines is in preparation for submission separately to accompany the 404 Fill and Removal permit application materials to the County Planning Dept. All potentially affected parcels are noted in Table 1. Herefore, this report is written feedback for specifically applicable planning criteria that directly guide project actions within these zoning codes. Ownership documentation in Appendix A.

Table 1. Winter Lake Phase III taxlot parcels within and included in project action area.

Owner Name	TLID	Tax Account #	Plan Zoning
<i>BRIDGES FOUNDATION LANDS</i>	27S13W29TL0010300	99916787	EFU , CREMP
<i>BRIDGES FOUNDATION LANDS</i>	27S13W20TL0150300	99916790	EFU*
<i>BRIDGES FOUNDATION LANDS</i>	27S13W29TL0010100	717600	EFU , CREMP
<i>BRIDGES FOUNDATION LANDS</i>	27S13W28TL0040000	717402	EFU
<i>BRIDGES FOUNDATION LANDS</i>	27S13W28TL0060000	717401	EFU
<i>BRIDGES FOUNDATION LANDS</i>	27S13W27TL0040000	716702	EFU
<i>BRIDGES FOUNDATION LANDS</i>	27S13W27TL0050000	716800	EFU
<i>BRIDGES FOUNDATION LANDS</i>	27S13W28TL0070000	717500	EFU
<i>EVERETT-ONA ISENHART RANCH,INC; ETAL</i>	27S13W33TL0010000	721202	EFU , CREMP
<i>ISENHART, JOHN & LAURA J TTEE</i>	27S13W33TL0020000	721200	EFU , CREMP
<i>FRED MESSERLE & SONS, INC.</i>	27S13W34TL0080000	722300	EFU , CREMP
<i>FRED MESSERLE & SONS, INC.</i>	28S13W03TL0010000	898300	EFU , CREMP
<i>FRED MESSERLE & SONS, INC.</i>	27S13W35CTL0090000	724600	EFU
<i>OREGON DEPARTMENT OF FISH/WILDLIFE</i>	27S13W21TL0240500	712904	IND, EFU
<i>STATE OF OREGON</i>	27S13W34TL0089900	7715000	EFU

Responses to Applicable Coos Planning Code Criterion

Criterion One

SECTION 3.3.710, pg 491 ADMINISTRATIVE CONDITIONAL DEVELOPMENT AND USE:

The following uses and their accessory uses may be allowed as administrative conditional uses in the "CREMP-EFU" zone subject to applicable requirements in Sections 3.3.730 and 3.3.740.

1. *Diking (construction and maintenance). CREMP Policies #14, #18, #19, #22, #23, and #27.*
2. *Drainage and tide-gating. CREMP Policies #14, #18, #19, #22, #23, and #27.*
3. *Fill. CREMP Policies #14, #18, #19, #22, #23, and #27. Use not permitted in Segment 26.*
5. *Dredge material disposal. CREMP Policies #14, #18, #19, #20, #22, #23, and #27. DMD is to include stabilization measures to control run-off and prevent sloughing. Use not permitted in Segment 26.*
13. *Shoreland structural stabilization. Flood elevation certificate required. CREMP Policies #9, #14, #23, #27, #18, #19, and #22. Use not permitted in Segment 47.*

Winter Lake Phase III Project Information in regard to Criterion One

Response items #1-5):

- *The Winter Lake Phase III project will address insufficient culvert size at 42 existing interior pasture drain culverts upstream of the Winter Lake Phase I control point large tidegates installed in 2017 and upstream of the Coaledo Tidegates upgraded last in the 1990's. Project actions are within Zoning codes EFU, EFU/IND, and EFU/CREMP. The full suite of project actions, tactics, and Best Management Practices are illuminated in detail within the 404 Fill and Removal permit application and associated Additional Materials submitted with this assessment.*
- *The project will address rehabilitation of five segments of existing dike, installation of new larger culverts and upgraded tidegates, place fill to 3" depths in accordance with Oregon Department of State Lands (DSL) and U.S. Army Corps of Engineers (USACE) guidelines, and dispose of dredge fill through 3" thinspread in alignment with DSL/USACE. All actions are designed to minimize effects to the floodplain and estuary habitat in accordance with the National Marine Fisheries Service (NMFS) Tidal Area Restoration Programmatic (TARP), which requires construction actions within tidal areas to be implemented with specific tact and measures to minimize negative effects.*
- *The project materials will include (in progress) an engineer Flood certification (in progress) for submission to the County providing documentation the project will align with the FEMA Floodway guidelines for the project area, which is designated Zone A.*

Criterion Two

SECTION 3.3.730, pg 495 CRITERIA AND REVIEW STANDARDS FOR CONDITIONAL USE PERMITS (BOTH ADMINISTRATIVE AND HEARINGS BODY)

A use may be allowed provided the following requirements are met:

- 1. Such uses will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use.*
- 2. Will not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.*
- 3. Siting Standards for Dwellings and Structures in the EFU Zone. The following siting criteria shall apply to all dwellings, including replacement dwellings and structures in the EFU zone. Replacement dwellings may be sited in close proximity to the existing developed homesite. 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 agricultural lands. These criteria 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 agricultural uses, and shall be considered together with the requirements in Section 3.3.740 to identify the building site. 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 agricultural lands used to site access roads, service corridors, the dwelling and structures is minimized; and*
 - d. The risks associated with wildfires are minimized.**

Winter Lake Phase III Project Information in regard to Criterion Two

Response items #1-3):

- The Winter Lake project is designed specifically to improve the functional production of forage grasses, while allowing for increased ecological productivity. The project will provide substantial benefit to the farming/ranching operations. The project is expected to improve irrigation water delivery and benefit operations costs of ranching/farming. No dwellings, barns, or similar structure will be installed/sited within the project area as part of the project.*

Criterion Three

SECTION 3.3.740, pg 496 DEVELOPMENT AND USE STANDARDS

Development Standards *All dwellings and structures approved shall be sited in accordance with this section.*

Winter Lake Phase III Project Information in regard to Criterion Three

Response:

- *The Winter Lake Phase III project will not implement installation of any housing, dwelling, barn, or other similar infrastructure. The project is designed to minimize removal of riparian woody vegetation. The actions of the project will include installation of 72,000ft of fencing to provide for planting of native riparian woody species (willow, cottonwood, ash) along selected reconstructed/new channels. This riparian enhancement is a critical component of the design of the project with the goal of improving water quality (temperature and dissolved oxygen).*

Criterion Four

SECTION 4.6.200, EXCLUSIVE FARM USE – USE TABLES:

Table II identifies the uses and activities in the Exclusive Farm Use (EFU) zone. The tables describe the use, type of review, applicable review standards and Section 4.6.210 Development and Siting Standards. 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.

Winter Lake Phase III Project Information in regard to Criterion Four

Response:

- *The Winter Lake Phase III project will enhance riparian habitat through project actions which in compliance with the CREMP goals. The channel excavation, installation of interior field drain culverts/tidegates and fence construction are allowed actions under the Exclusive Farm Use.*

Criterion Five

SECTION 4.6.210, pg 142 ADMINISTRATIVE CONDITIONAL DEVELOPMENT AND USE:

The following uses and their accessory uses may be allowed as administrative conditional uses in the "Exclusive Farm Use" zone and "Mixed Use" overlay subject to the applicable requirements in and applicable siting and development requirements. Additional conditional use review criteria can be found in § 4.6.230 and must be addressed unless otherwise specified by the ordinance.

i. Creating of, restoration of, or enhancement of wetlands. The removal of high value farmland from agricultural production for the purpose of creating wetlands except within 35 feet of the mean high water mark (extended riparian vegetation area). The applicant must address floodplain requirements.

Winter Lake Phase III Project Information in regard to Criterion Five

Response:

- *The project will improve inflow outflow drainage from the Beaver Slough Drainage District (BSDD) and Coaledo Drainage District (CDD) lands where work will be completed. Improvement of drainage will be accomplished by replacing undersized culverts with new appropriately sized infrastructure addressing issues at 42 locations in the Winter Lake floodplain and reconstructing/installing a greatly increased channel network.*

- *The project is designed to enhance Exclusive Farm Use and Coquille River Estuary Management Plan (EFU/CREMP) habitat function for native fish and wildlife. The improved drainage will facilitate reduced water souring of pasture soils and allow for appropriate irrigation in the summer months. Management of water during winter through the new tidegates*
- *The proposed project actions have been reviewed and evaluated for relationship to the 100 year floodflow levels. The project floodplain certification is currently in progress by the project engineer to delineate that the project will not result in greater than 1.0ft of floodwater rise associated with the 100yr flood.*

Criterion Six

SECTION 4.6.230, 4.6.230, pg 194 CRITERIA AND REVIEW STANDARDS FOR CONDITIONAL USE PERMITS (BOTH ADMINISTRATIVE AND HEARINGS BODY):

A use may be allowed provided the following requirements are met:

- 1. Such uses will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use.*
- 2. Will not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.*
- 3. Siting Standards for Dwellings and Structures in the EFU Zone. The following siting criteria shall apply to all dwellings, including replacement dwellings and structures in the EFU zone. Replacement dwellings may be sited in close proximity to the existing developed homesite. 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 agricultural lands. These criteria 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 agricultural uses, and shall be considered together with the requirements in § 4.6.240 to identify the building site. 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 agricultural lands used to site access roads, service corridors, the dwelling and structures is minimized.*
 - d. And The risks associated with wildfires are minimized.*

Winter Lake Phase III Project Information in regard to Criterion Six

- *The Winter Lake Phase III project is designed to improve the drainage and irrigation capacity for the lands that are in the project area. Accordingly, the project goals will maintain or increase function for farming use. There is not forestry use on the project area. Project actions will not have offsite effects to neighboring properties.*

- *The project actions (reconstructed/new channels, culverts, water control structures) will provide infrastructure that will reduce the effort of the agricultural landowners to manage water levels that occur from flooding and rainfall on the pastures. In that context the cost to manage the lands will be maintained or reduced over current levels.*
- *No structures such as houses, barns, sheds, or other will be constructed as part of this project.*

Criterion Seven

SECTION 4.6.240, pg 194 DEVELOPMENT AND USE STANDARDS

Development Standards *All dwellings and structures approved shall be sited in accordance with this section.*

Winter Lake Phase III Project Information in regard to Criterion Seven

1). The Winter Lake Phase III project will not implement construction of houses, barns, or similar structures or roads, thus this Section 4.6.240, 1-9 are not applicable.

2. The project area has few if any trees, however, riparian sedges and grass vegetation will be impacted through excavation actions that will be used to construct channels, rebuild berms, and install new culverts. ODFW guidance for the project has been incorporated to develop tactics and strategies that minimize impacts to the riparian vegetation and wetlands. ODFW technical oversight is noted as an approved pathway for compliance with the county ordinance 4.6.240 (10)(d).

Criterion Eight

SECTION 4.11.125, 4.11.125(3), pg 228 SPECIAL DEVELOPMENT CONSIDERATIONS:

The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed in the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site.

Winter Lake Phase III Project Information in regard to Criterion Eight

Section 1, 2, 4, and 7 not applicable

Section 3. Historical, Cultural and Archaeological Resources, Natural Areas and Wilderness (Balance of County Policy 5.7): The Winter Lake Phase III project area has legacy berms/dikes that were constructed in 1908 and 1909 when the interior pasture canals were excavated (see DSL/USACE 404 Fill and Removal permit application). These berms have been altered repeatedly over the years through repair and additional excavation events. These berms will not be permanently altered in character or nature during rebuilding as the rebuilt sections will be blended in to match with those segments that need no repair.

Section 5. 5. Non-Estuarine Shoreland Boundary (Balance of County Policy 5.10)

- *Riparian Vegetation*
- *Wetlands under agricultural use*

The Winter Lake Phase III project is designed to reconstruct and install channels, replace existing culverts, and water control structures that will improve the wetland hydrology and facilitate a more functional level of pasture management. Riparian vegetation in the project area consists of sedges and grasses. These cover types and all channel adjacent vegetation will be benefitted by the more natural inflow/outflow tidal regimes that will be able to be incorporated as a goal of the project.

Section 6. Significant Wildlife Habitat (Balance of County Policy 5.6): The wetland pastures comprise the majority of the work area (other than berms). These pastures are able to serve as high quality habitat for juvenile anadromous fish. The current undersized culverts and lack of channel networks inhibit full wetland function and access for anadromous fish. This project has as a major goal incorporated features that will improve the access for juvenile anadromous fish to rear and feed in the wetland pastures. As such the project proposed actions fully support County Planning goals in Section 6 of 4.11.125, 4.11.125(3).

Criterion Nine

SECTION 4.11.217, pg 249; PROCEDURAL REQUIREMENTS FOR DEVELOPMENT WITHIN SPECIAL FLOOD HAZARD AREAS:

4. Other Development. Includes mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of a special flood hazard, but does not include such uses as normal agricultural operations, fill less than 12 cubic yards, fences, road and driveway maintenance, landscaping, gardening and similar uses which are excluded from definition because it is the County's determination that such uses are not of the type and magnitude to affect potential water surface elevations or increase the level of insurable damages.

Review and authorization of a floodplain application must be obtained from the Coos County Planning Department before "other development" may occur. Such authorization by the Planning Department shall not be issued unless it is established, based on a licensed engineer's certification that the "other development" shall not:

- a. Result in any increase in flood levels during the occurrence of the base flood discharge if the development will occur within a designated floodway. or,
- b. Result in a cumulative increase of more than one foot during the occurrence of the base flood discharge if the development will occur within a designated flood plain outside of a designated floodway.

Winter Lake Phase III Project Information in regard to Criterion Nine

1). *The Winter Lake Phase III project designs and proposed actions have been developed by ODFW, the Coos Soil and Water District, the Beaver Slough Drainage District, and are under review by an Oregon Licensed engineer. The Oregon licensed engineer is currently developing information to support the proposed designs do not have attributes or features incorporated into the project that will: a). Not raise the base flood discharge; and b). Will not result in a cumulative increase of more than one foot during the occurrence of the base flood discharge. (see attached floodplain certification).*

Criterion Ten

SECTION 4.11.231, pg 255; ALTERATION OF WATER COURSES:

If a development application proposes a stream, creek or other water body relocation or alteration, Coos County shall:

- 1. Notify affected cities and the State Coordinating Agency (Department of Land Conservation and Development – DLCD) and other appropriate state and federal agencies prior to any alteration or relocation of a water course, and shall submit evidence of such notification to the Federal Insurance Administration at the following address (or if the office moves, at any subsequent address):*

*Federal Insurance Administration
500 C Street SW*

Washington, DC 20472

- 2. Require that maintenance is provided within the altered or relocated portion of said water course so that the flood carrying capacity is not diminished.*

Winter Lake Phase III Project Information in regard to Criterion Ten

Note: The Winter Lake Phase III project will realign tidal/drainage channels, however, they are within the control and upstream of the Winter Lake Beaver Slough Drainage District C3P tidegate. As such the realignment of drainage networks is subservient hydrologically to that tidegate structure and the associated Water Management Plan.

- The project will install numerous additional on grade channels within agricultural wetland pastures that follow historical tidal channel paths and provide hydrologic connectivity that mimics conditions that were present pre-European settlement.*
- These channels and increased culvert sizes on pasture channels will provide for improved pasture drainage and designs have been evaluated to not have potential to raise the floodflows as is specified with FEMA guidelines.*
- There will not be impacts to adjacent properties associated with the project actions.*
- Channels and culverts will increase the outflow capacity improving hydrologic function. Channels will be inspected by landowners annually for drainage function and if there is an accumulation of material that needs cleaned it will be addressed.*

Appendix A. Ownership documentation for parcels within the Winter Lake Phase III project area.

RECORDING REQUESTED BY:



105 E 2nd Street
Coquille, OR 97423

Luke E. Fitzpatrick as trustee of The Bridges Foundation
approves this document and conveyance

X

Dated: _____

Luke E. Fitzpatrick, trustee of
The Bridges Foundation

GRANTOR'S NAME:

Hanna Elizabeth Hart, Successor Trustee of the Maria Concepcion
Frias 1996 Revocable Trust dated August 12, 1996 as amended
and restated on October 9, 2006

GRANTEE'S NAME:

The Bridges Foundation

AFTER RECORDING RETURN TO:

Order No.: 360621038553-TT
The Bridges Foundation, an Oregon non-profit corporation
Attn: Luke Fitzpatrick, Trustee, PO Box 1123
Turner, OR 97392

SEND TAX STATEMENTS TO:

The Bridges Foundation
Attn: Luke Fitzpatrick, Trustee, PO Box 1123
Turner, OR 97392

APN: 99916790
716702
716800
717402
717401
717500
717600
99916787

Map: 27S13200001503
27S13270000400
27S13270000500
27S13280000400
27S13280000600
27S13280000700
27S13290000101
27S13290000103

Vacant Land Lower Coquille River (Chisholm Tract) 528 Acres,
Coos Bay, OR 97420

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Hanna Elizabeth Hart, Successor Trustee of the Maria Concepcion Frias 1996 Revocable Trust dated August 12, 1996 as amended and restated on October 9, 2006, Grantor, conveys and warrants to The Bridges Foundation, an Oregon non-profit corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO MILLION SIX HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$2,640,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: _____

Hanna Elizabeth Hart, Successor Trustee of the Maria Concepcion Frias 1996 Revocable Trust dated August 12, 1996 as amended and restated on October 9, 2006

BY: _____
Hanna Elizabeth Hart
Successor Trustee

State of _____
County of _____

This instrument was acknowledged before me on _____ by Hanna Elizabeth Hart, Successor Trustee of the Maria Concepcion Frias 1996 Revocable Trust dated August 12, 1996 as amended and restated on October 9, 2006.

Notary Public - State of Oregon

My Commission Expires: _____

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

Account # 721202
Map 27S133300 00100
Owner EVERETT-ONA ISENHART RANCH,INC; ETAL
 97065 LANGLOIS MOUNTAIN RD
 LANGLOIS OR 97450-9668

Name Type	Name	Ownership Type	Own Pct
OWNER	EVERETT-ONA ISENHART RANCH,INC,ETAL	OWNER	100.00
OWNER	SMITH, CLATIE & ONA	OWNER	

AFTER RECORDING RETURN TO:
Law Offices of Patrick M. Terry
PO Box 630
Coos Bay, OR 97420

Coos County, Oregon **2021-13197**
\$91.00 Pgs=2 11/29/2021 02:25 PM
eRecorded by: PATRICK M. TERRY LAW OFFICE
Debbie Heller, CCC, Coos County Clerk

SEND TAX STATEMENTS TO:
John Isenhart and Laura J. Isenhart, Trustees
Isenhart Living Trust
PO Box 174
Broadbent, OR 97414

CONSIDERATION: \$0.00

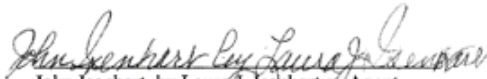
BARGAIN AND SALE DEED

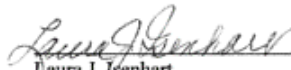
John Isenhart and Laura J. Isenhart, hereinafter known as Grantors, do hereby grant, bargain, sell, and convey unto John Isenhart and Laura J. Isenhart, Trustee of the Isenhart Living Trust as restated in its entirety on March 18, 2014, hereinafter known as Grantees, with power of sale, the following described real property; that is, the fee shall vest in the survivor of the Grantees:

See Exhibit A

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.

WITNESS my hand and seal this 29th day of November, 2021.

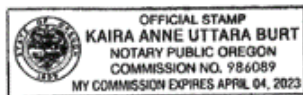

John Isenhart, by Laura J. Isenhart as Agent
Durable Power of Attorney, dated 10/24/14



Laura J. Isenhart

STATE OF OREGON
County of Coos

Before me this 29th day of November, 2021, personally appeared the above named Laura J. Isenhart, individually and in her capacity as Agent under Durable Power of Attorney dated 10/24/14 for John Isenhart, and acknowledged that she executed the foregoing instrument freely and voluntarily.





Notary Public for Oregon

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

Account # 722300
Map 27S133400 00800
Owner FRED MESSERLE & SONS, INC.
94881 STOCK SLOUGH LN
COOS BAY OR 97420-6346

Name Type	Name	Ownership Type	Own Pct
OWNER	FRED MESSERLE & SONS, INC.	OWNER	100.00

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

Account # 724600
Map 27S1335C0 00900
Owner FRED MESSERLE & SONS, INC.
94881 STOCK SLOUGH LN
COOS BAY OR 97420-6346

Name Type	Name	Ownership Type	Own Pct
OWNER	FRED MESSERLE & SONS, INC.	OWNER	100.00

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

Account # 898300
Map 28S130300 00100
Owner FRED MESSERLE & SONS, INC.
94881 STOCK SLOUGH LN
COOS BAY OR 97420-6346

Name Type	Name	Ownership Type	Own Pct
OWNER	FRED MESSERLE & SONS, INC.	OWNER	100.00

COOS COUNTY, OREGON **2017-09908**
\$81.00 10/16/2017 10:16:00 AM
DEBBIE HELLER, CEA, COOS COUNTY CLERK Pgs=8

SEND TAX STATEMENTS TO:
Oregon Department of Fish and Wildlife
ATTN: REALTY SERVICES (Tofte)
4034 Fairview Industrial Drive SE
Salem, OR 97302

AFTER RECORDING, RETURN TO:
same as above

**AFTER RECORDING
RETURN TO**
Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233
60152235

WARRANTY DEED
(ORS 93.850)

RAYMOND C. WHEELER, Grantor, conveys and warrants to the STATE OF OREGON, by and through the OREGON DEPARTMENT OF FISH AND WILDLIFE, Grantee, the following described real property free of all encumbrances except as specifically set forth herein:

Land in Coos County, Oregon, as described on **Exhibit "A"** attached hereto and by this reference made a part hereof.

SUBJECT TO the encumbrances described on **Exhibit "B"** attached hereto and by this reference made a part hereof; and

The true consideration for this conveyance is \$294,900.00

RESERVING UNTO THE GRANTOR, a personal, non-assignable, non-appurtenant easement for the purpose of ingress and egress to Grantor's property North and adjacent to property conveyed herein, for the term of Grantors life, forty (40) feet in width, which is twenty (20) feet on each side of the following described centerline:

Beginning on the Southerly boundary of the old Southern Pacific Railroad right-of-way at a point that bears North 73°10'14" East 864.34 feet from a 2" iron pipe per CS PB3-1 marking the Center South Sixteenth (CS1/16) corner of said Section 21, Township 27 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, thence along the centerline of the herein described easement South 00°25'39" East 248.64 feet, said center line being perpendicular and offset 15 feet West of the East boundary of that property described per Warranty Deed 90-11-0535, Deed Records of Coos County, Oregon;

Thence leaving said parallel offset and continuing along said easement centerline, also being the centerline of an existing dirt road as follows:

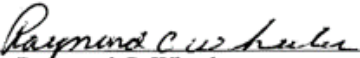
South 36°45'37" East 187.93;
South 02°05'55" East 62.28 feet;
South 20°34'05" West 39.23 feet;
South 39°51'48" West 65.56 feet;
South 59°44'35" West 350.45 feet;
South 56°11'21" West 142.27 feet;

South 71°09'24" West 183.45 feet;
 North 89°28'41" West 275.75 feet;
 North 80°51'56" West 109.87 feet;
 North 72°51'34" West 227.65 feet;
 North 50°06'00" West 446.42 feet;
 Thence North 31°35'41" West 132.96 feet to a point on the North line of that property described per said Deed Instrument 90-11-0535, said point bearing South 80°02'00" West 731.27 feet from said Center South Sixteenth (CS1/16) section corner of Section 21 and the end of the easement centerline.

All bearings based upon CS 24B78, Records of the Coos County Surveyor

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 this 12 day of Oct, 2017.


 Raymond C. Wheeler

STATE OF OREGON)
) ss.
 COUNTY OF Coos)

This instrument was acknowledged before me on 10/12, 2017 by Raymond C. Wheeler.


 Notary Public for Oregon

My commission expires: 4/29/2018



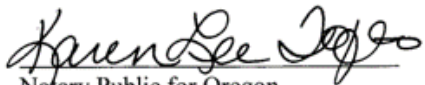
The State of Oregon, acting by and through the Oregon Department of Fish and Wildlife, accepts this conveyance in accordance with ORS 93.808.

OREGON DEPARTMENT OF FISH AND WILDLIFE:

By:  _____
Shannon Hurn, Deputy Director
Fish and Wildlife Programs

STATE of OREGON)
) ss.
COUNTY of Marion)

This instrument was acknowledged before me on 10/3, 2017, by Shannon Hurn,
as Deputy Director of Fish and Wildlife Programs for the Oregon Department of Fish and Wildlife.


Notary Public for Oregon
My commission expires: 4/29/2018



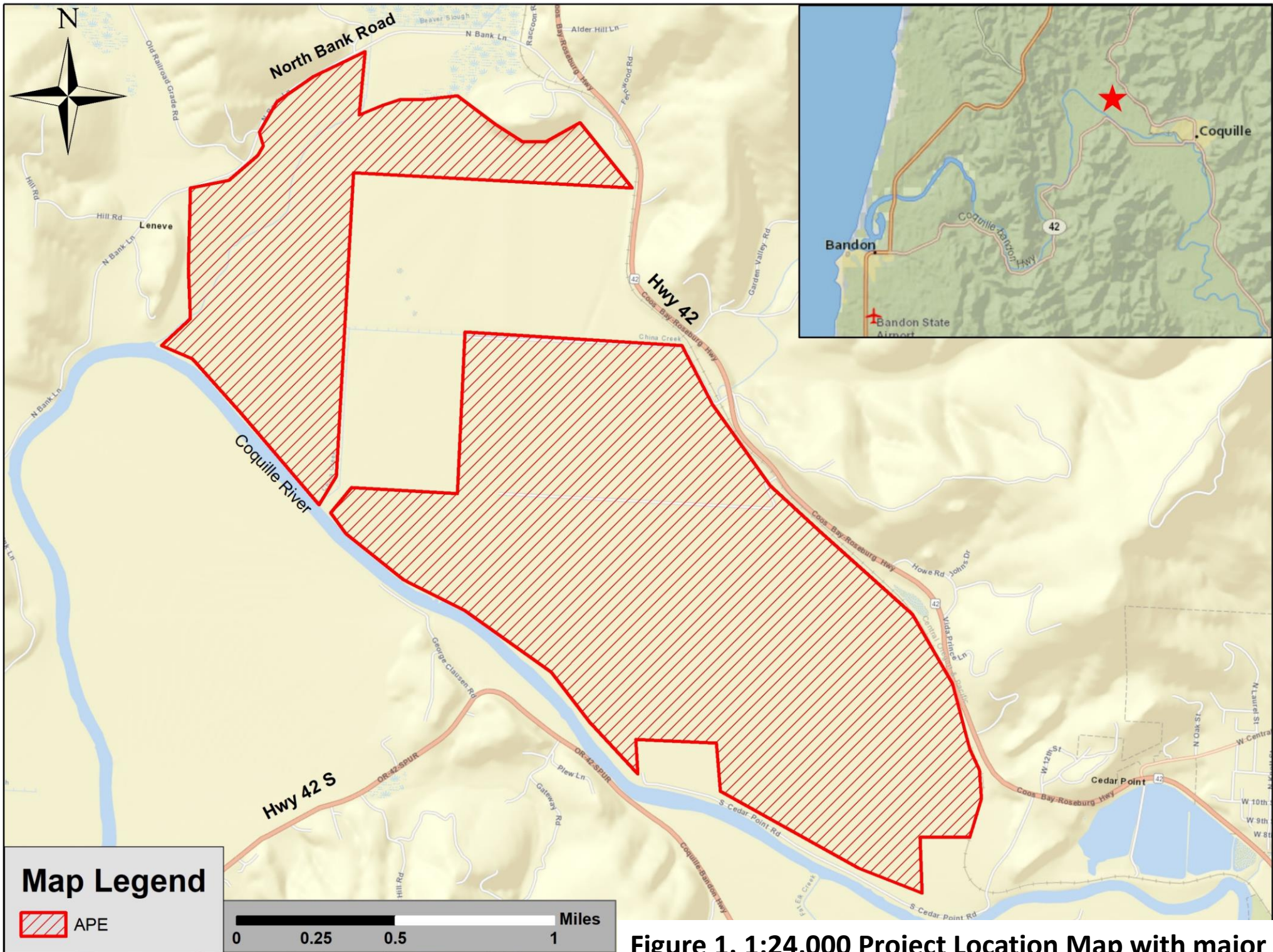
**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

Account # 7715000
Map 27S133400 00899
Owner STATE OF OREGON
61036 HWY 101 SOUTH
COOS BAY OR 97420

Name Type	Name	Ownership Type	Own Pct
OWNER	STATE OF OREGON	OWNER	

Appendix B: FIGURES AND PHOTOS

WINTER LAKE PHASE III



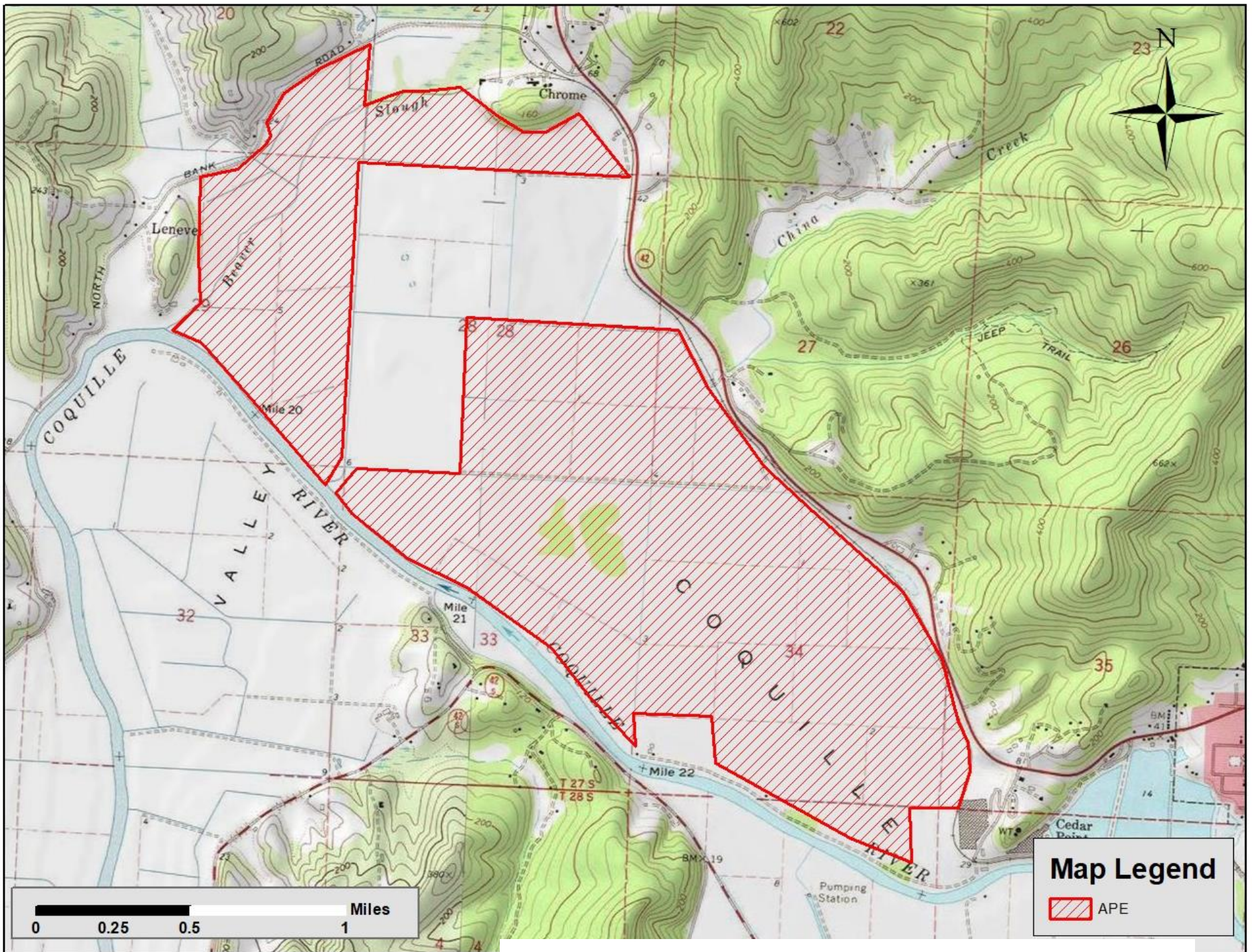
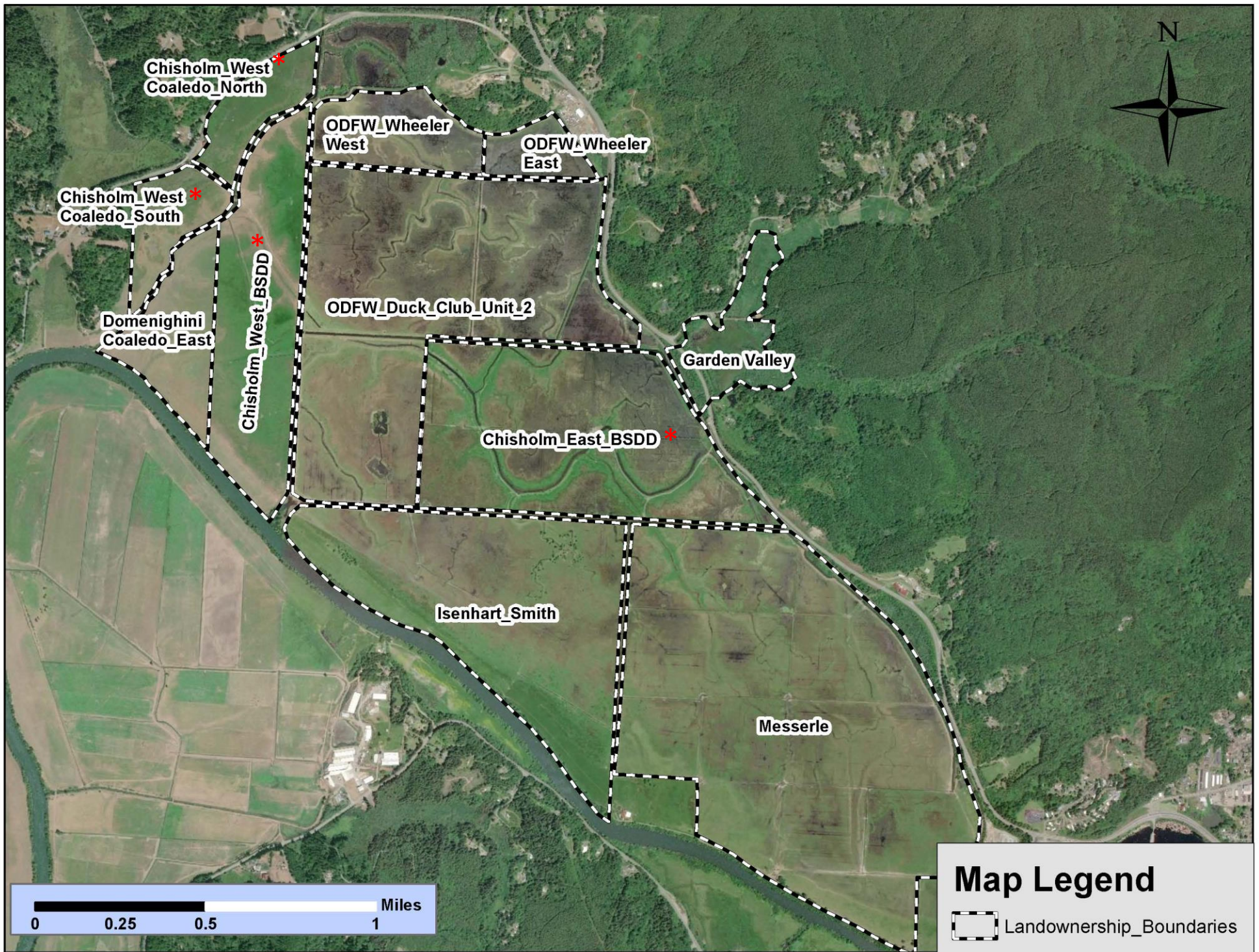


Figure 2. 1:24,000 USGS Topographic Map of Area of Project Effect (APE)



Figure 3. Taxlot ID Map



*Update 8/6/2022 Chisholm Properties now owned by The Bridges Foundation

Figure 4. Winter Lake Land Ownership Map

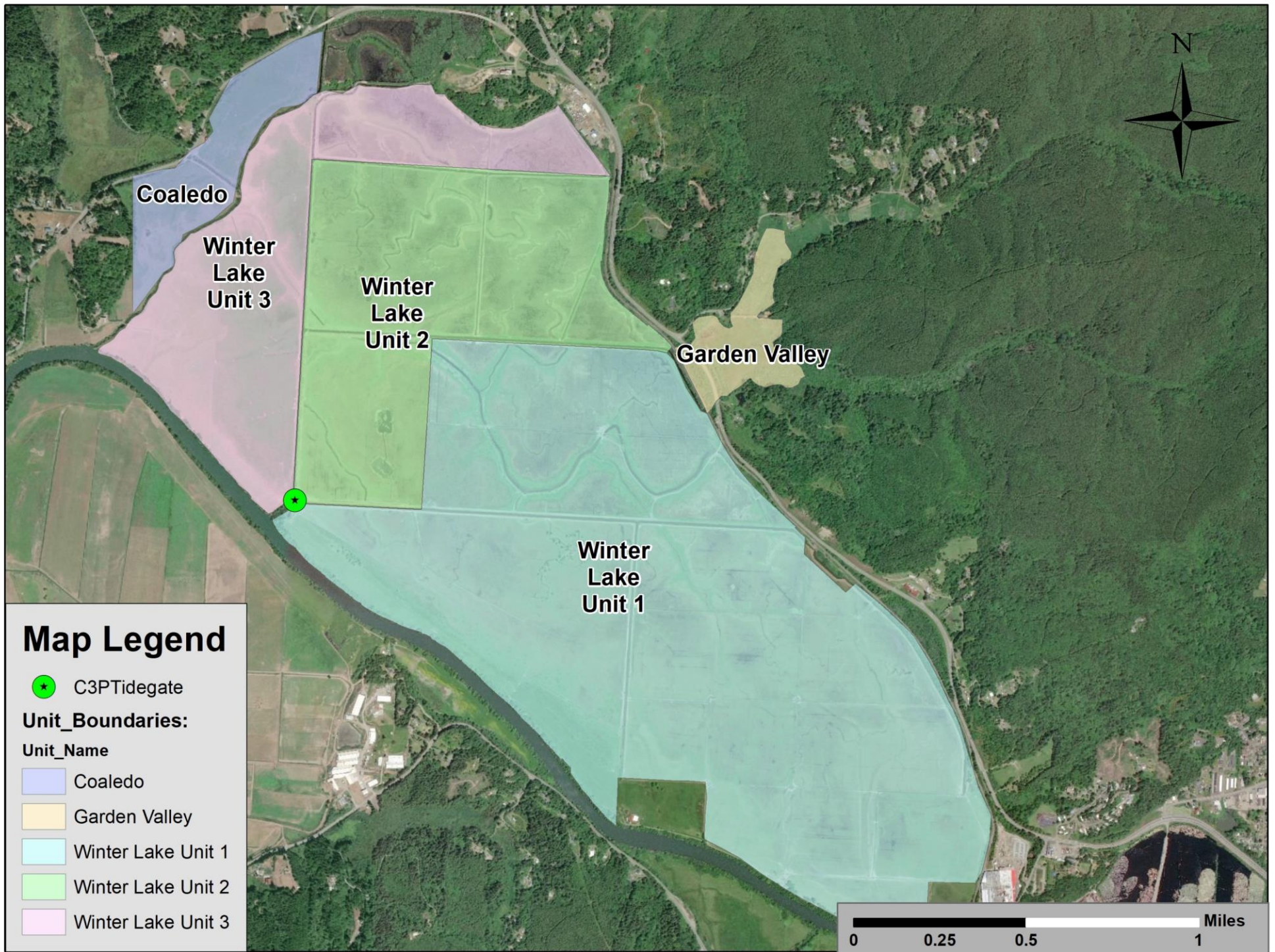
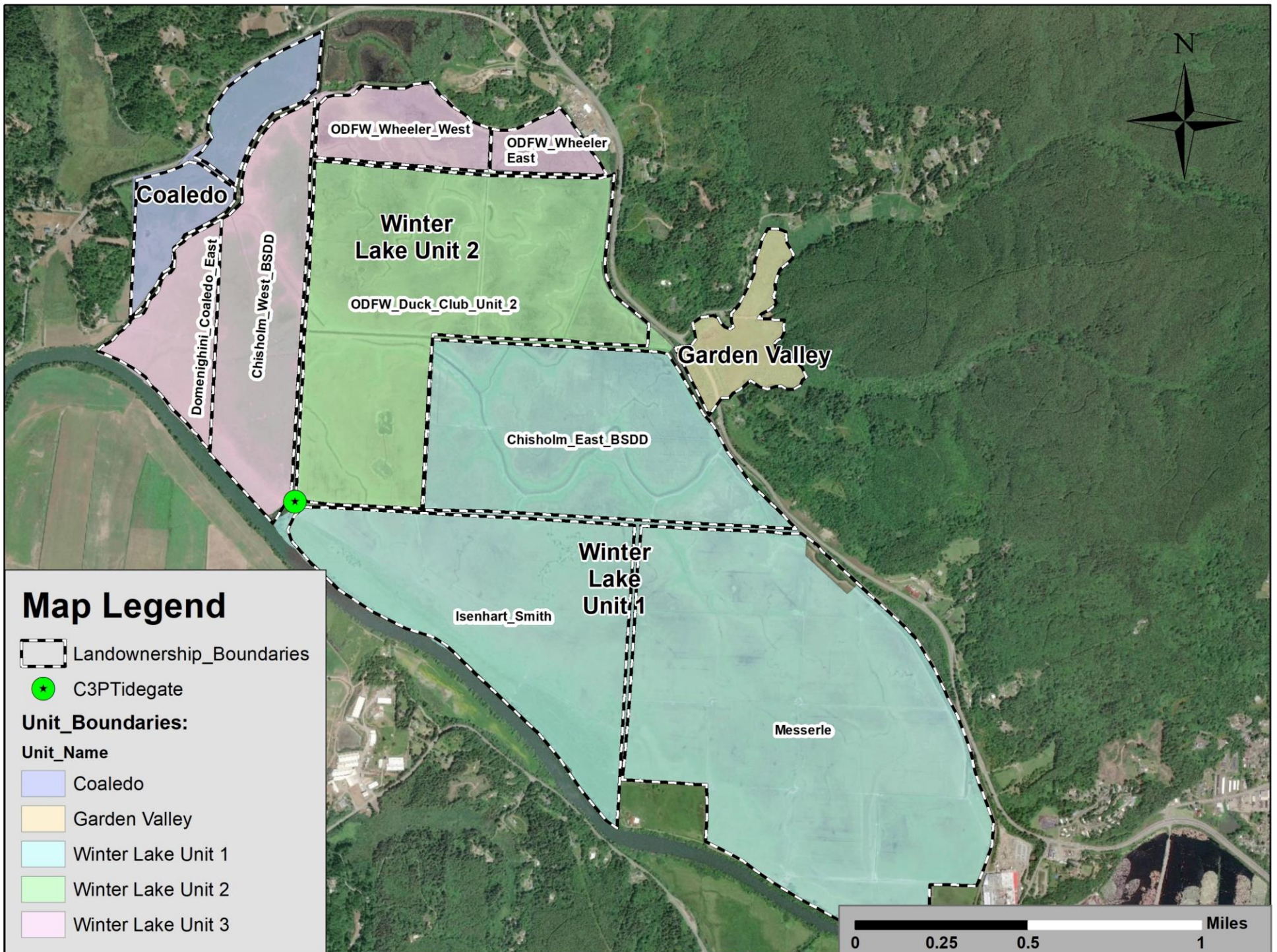


Figure 5. Winter Lake Unit Map



Map Legend

Landownership_Boundaries

C3PTidegate

Unit_Boundaries:

Unit_Name

Coaledo

Garden Valley

Winter Lake Unit 1

Winter Lake Unit 2

Winter Lake Unit 3

Figure 6. Winter Lake Land Ownership and Unit Map

November 28th, 2017



Sept 13th, 2017; looking north

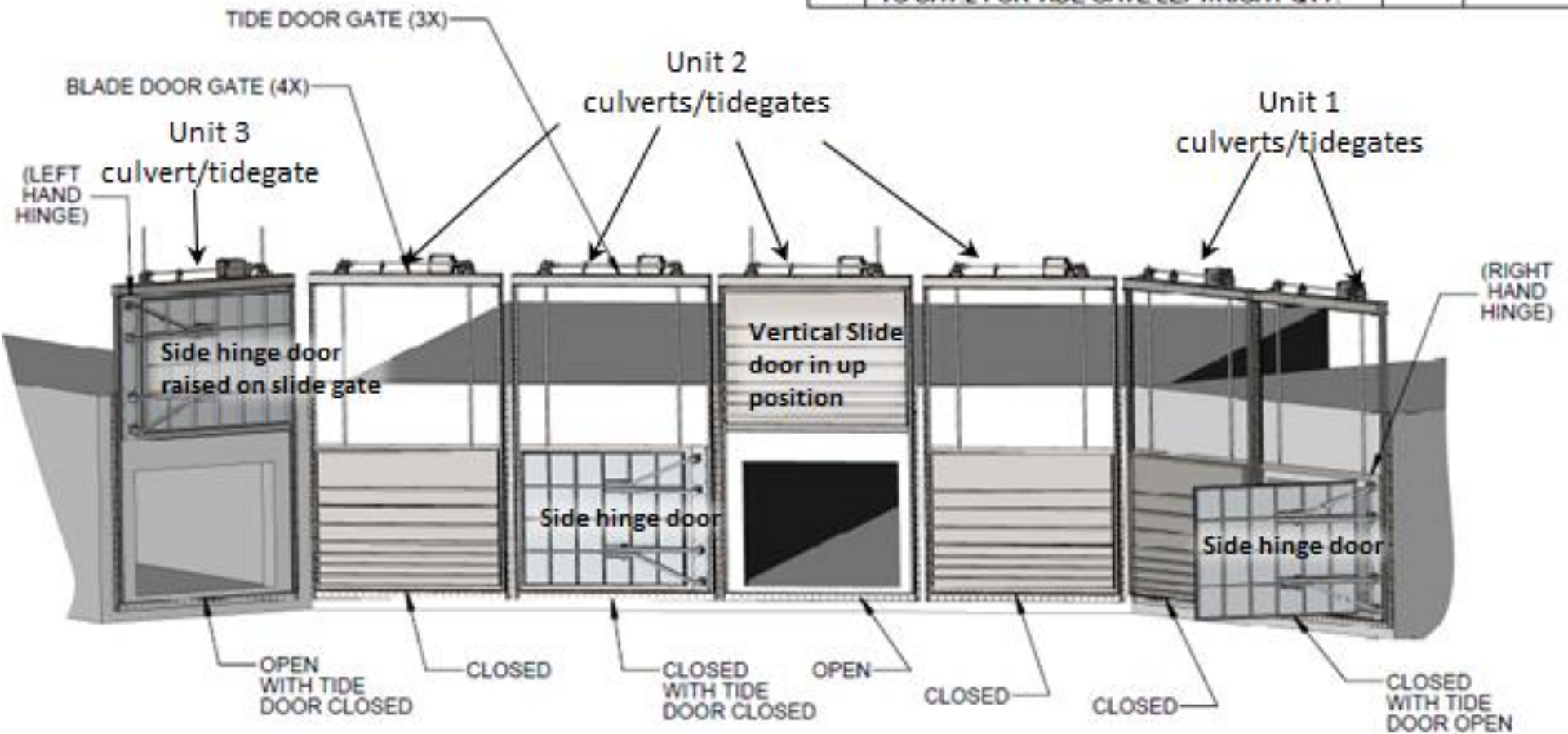


August 21st, 2017



Figure 7. Winter Lake Phase I, CP3 Tidegate

REVISIONS:			
REV.	DESCRIPTION	DATE	DRAWN
00B	MOVED GATES PER CUSTOMER EMAIL. MADE ONE TIDE GATE LEFT HANDED. ADDED NOTE TO SHT. 2 FOR TIDE GATE LEFT/RIGHT QTY.	4/12/17	REUTER



PROPOSED CONCEPTUAL SITE VIEW
 4 GATES WITHOUT TIDE DOORS
 3 GATE WITH TIDE DOORS
 SHOWN IN VARIOUS OPENED/CLOSED STATES

UNLESS OTHERWISE NOTED DIMENSIONS AND TOLERANCES ARE IN INCHES. STANDARD TOLERANCES: .XX = +/- .01 .XXX = +/- .005 XX* = +/- .1"		Watch Technologies, Inc 2185 SPALDING AVE. SUITE 10 GRANT'S PASS, OR 97526 OFFICE: 541.472.6095 CELL: 541.660.3182		PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WATCH TECHNOLOGIES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF WATCH TECHNOLOGIES, INC. IS PROHIBITED.
NAME:	DATE:	JOB:	DWG:	
DRAWN: REUTER	4/7/17	CUSTOMER: CHINA CREEK	PROPOSED CONCEPT SITE GATES	
APPROV:		SCALE: DO NOT SCALE	SHT. 1 OF 2 REV.: 00B	
RELEASE:				

Figure 8. Winter Lake Phase I, CP3 Tidegate



Figure 9. Winter Lake Phase II, Unit 2 Tidal Channel Restoration

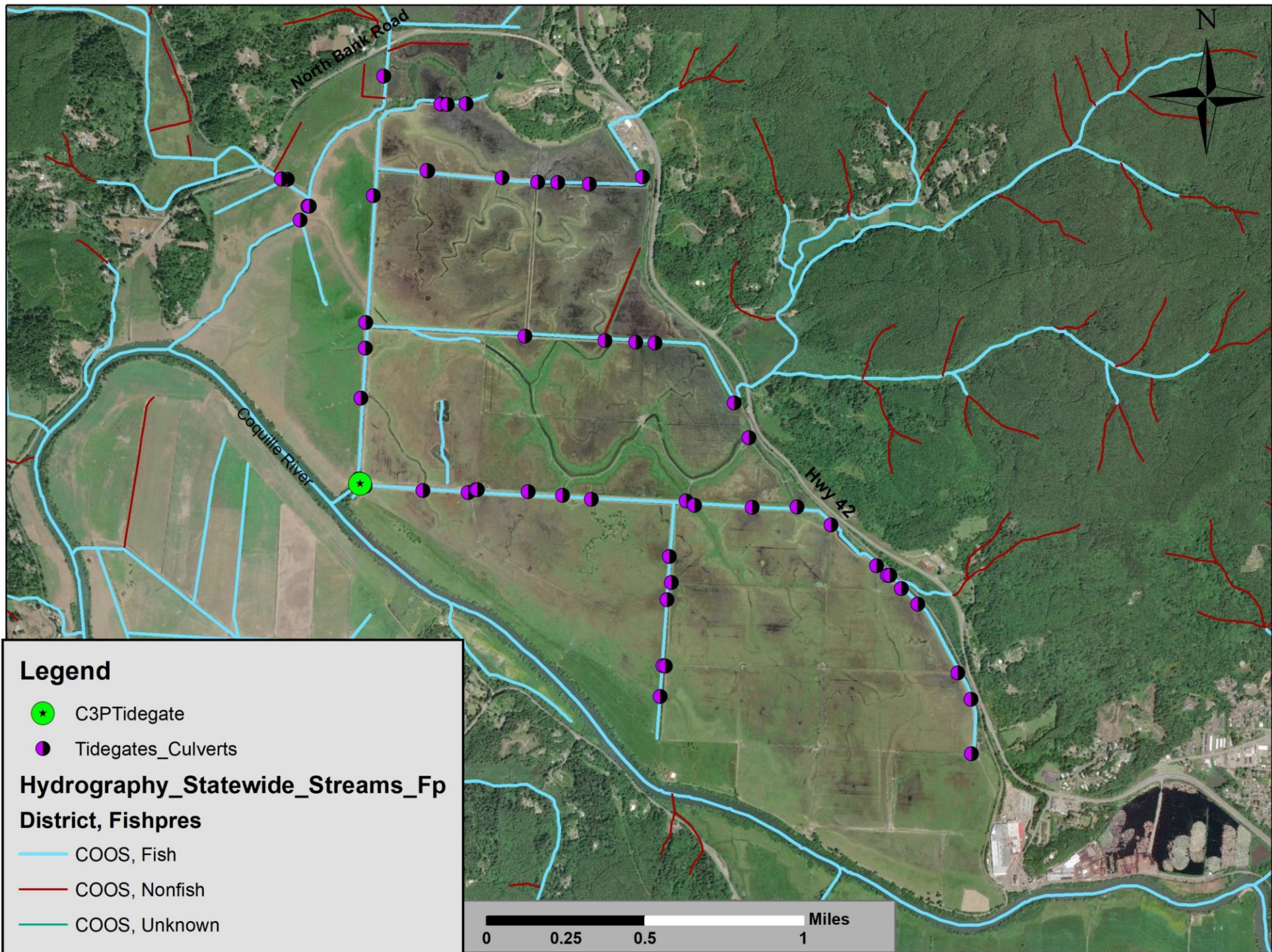


Figure 10. Winter Lake Aerial Imagery with existing linear channel network



Figure 11. "Flapper" and Top-hinge style interior tidegates

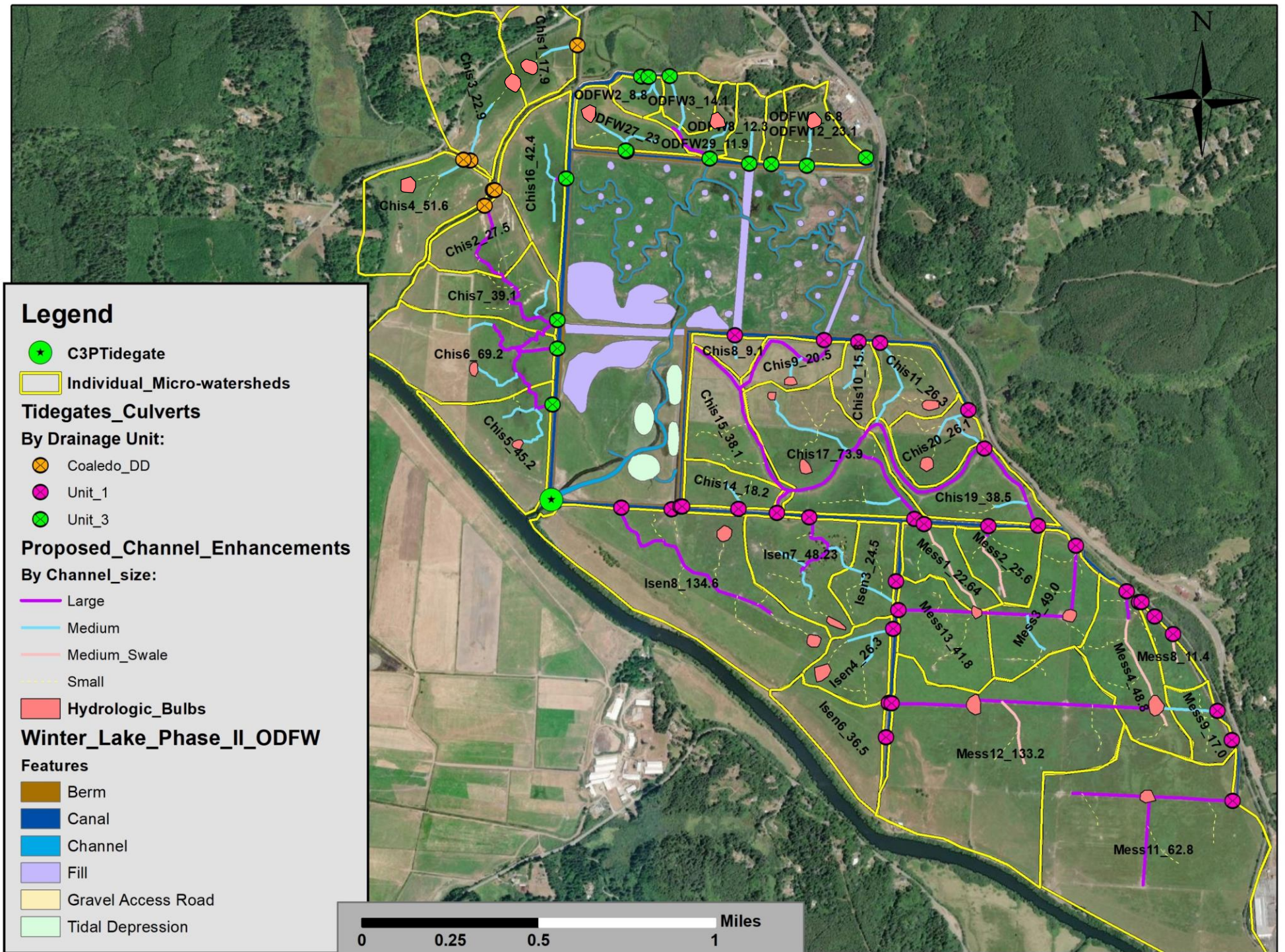


Figure 12. Individual micro-watersheds associated with culverts and proposed channel enhancements



Figure 13. Examples of a side-hinge aluminum tidegate

Aluminum Waterman Style Gate



<http://www.agriexpo.online/prod/waterman-industries/product-174233-19232.html>

Figure 14. Aluminum Waterman Style gate

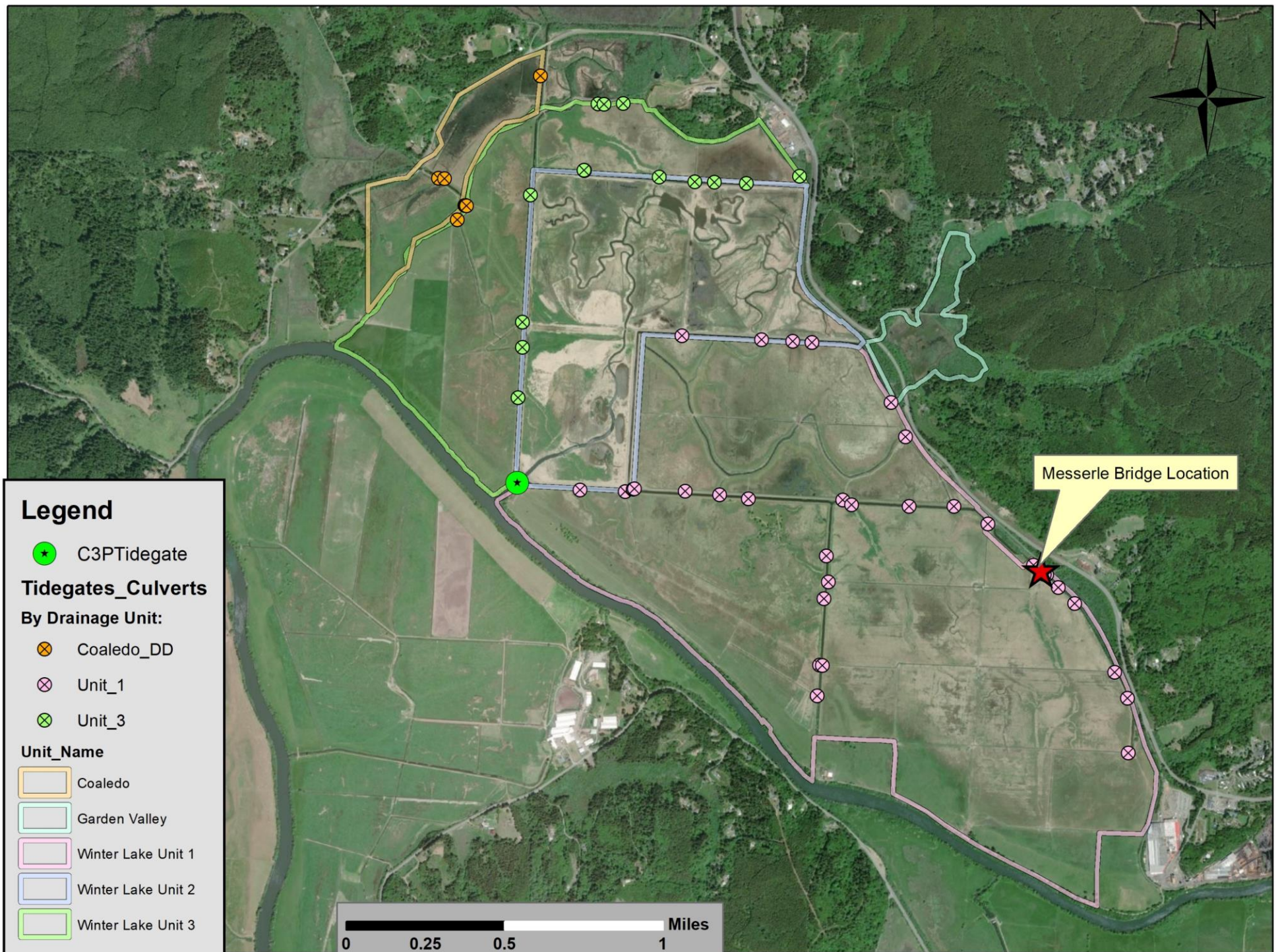


Figure 15. Messerle Bridge Location Map



Culvert-to-Bridge Location

Figure 16. Bridge Site Photo

4.18.2020 - Water level = 2.43'
 Canal Invert = -2.0

Excavation:

Hill
 Middle
 field.

Fill:
 Field Approach

Road Profile

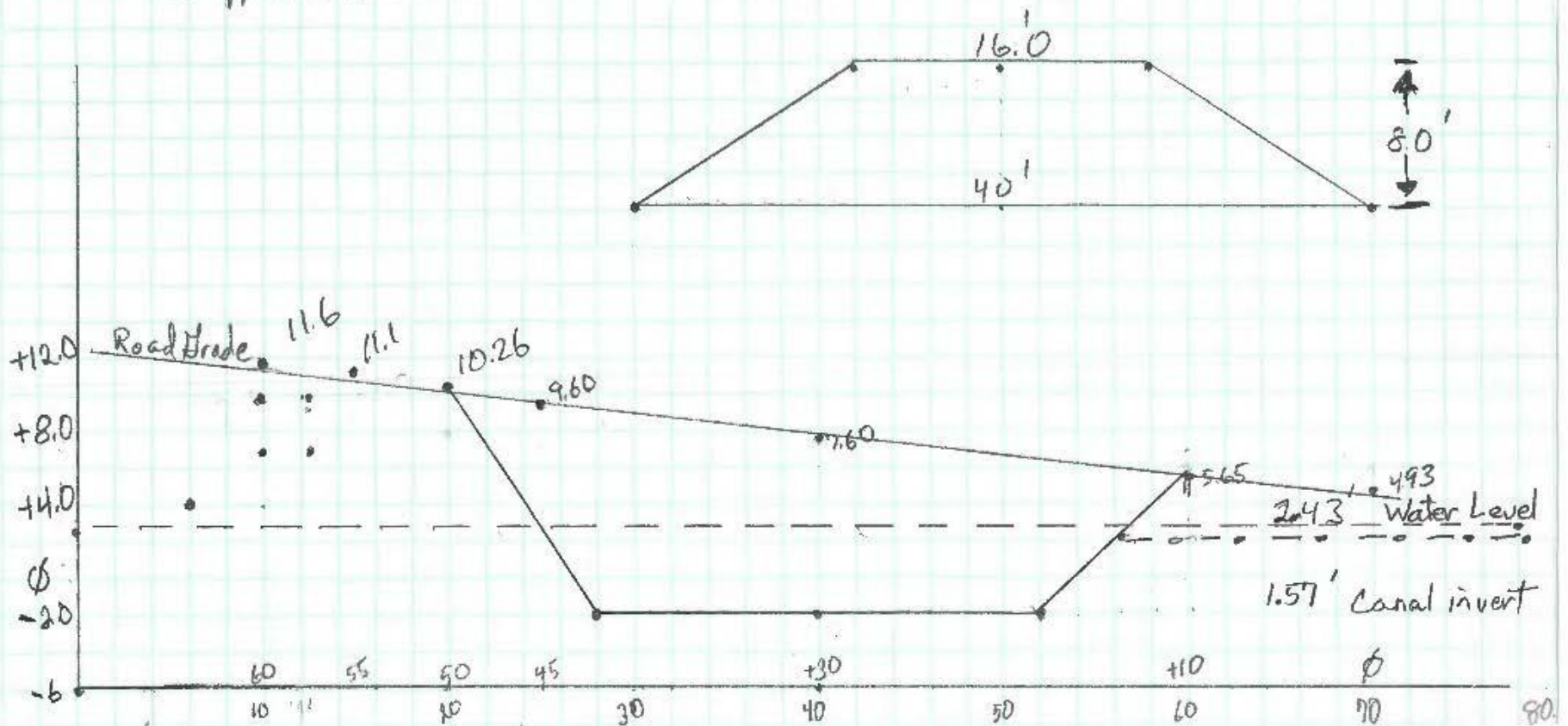


Figure 17. Bridge Design Drawing

MTS Bridge - Unit 1 East Canal
 60' RR Bridge with 10' Wide Deck.
 12" I Beam Header
 3 - Eco Blocks
 3" shallow Mat Pad Foundation
 with 12" 3" ϕ fabric Burrito Waps

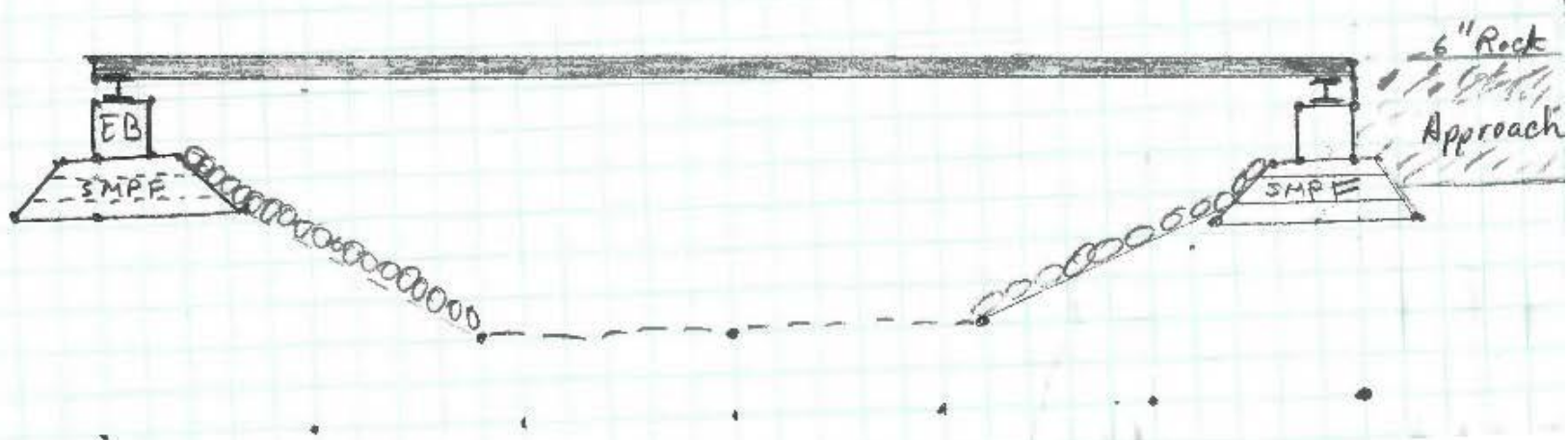
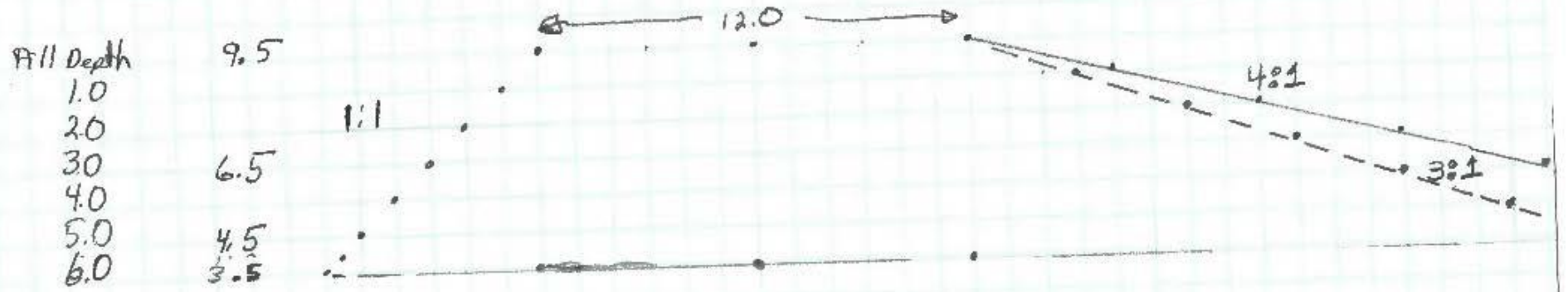


Figure 18. Bridge Design Drawing

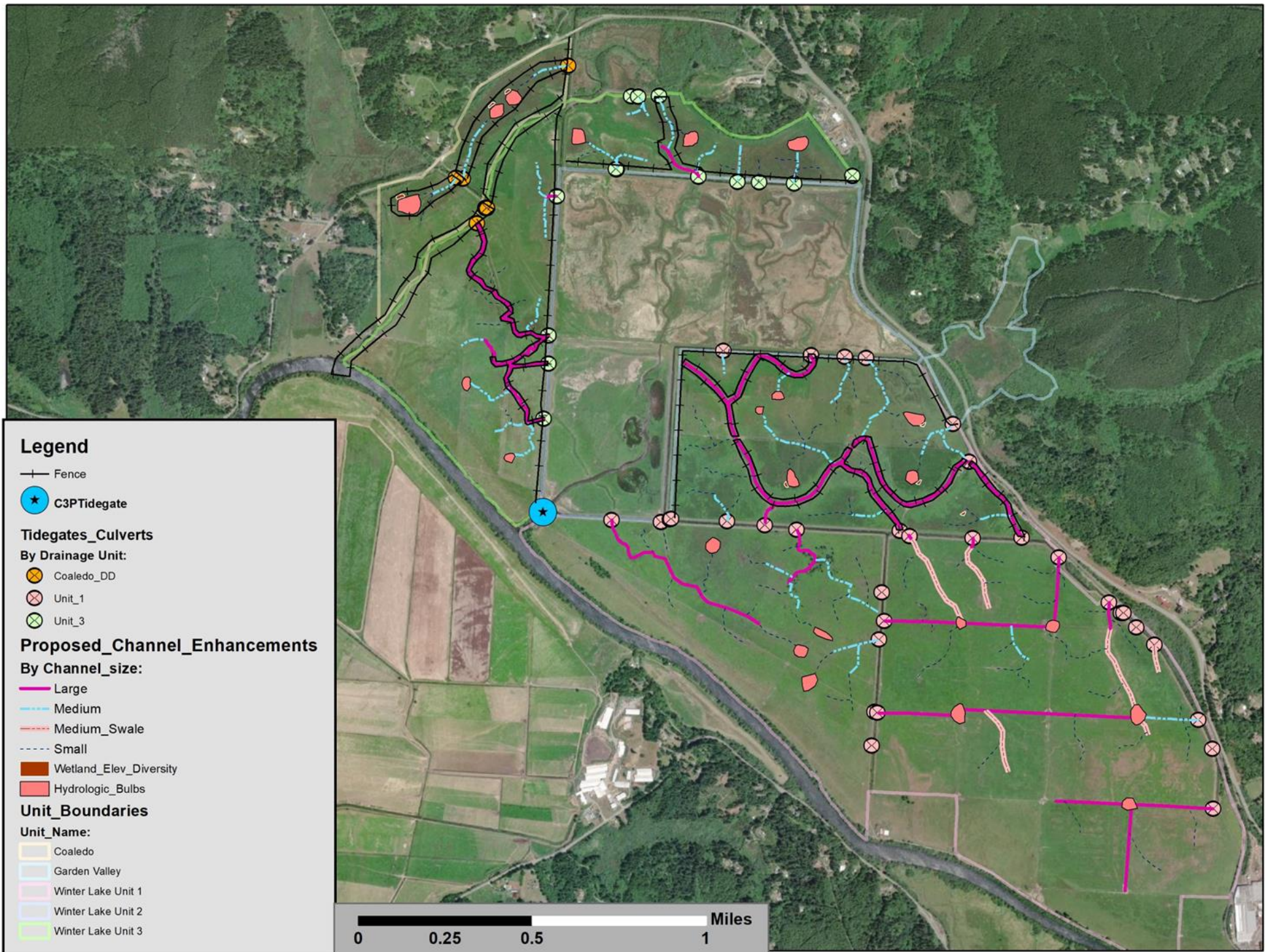
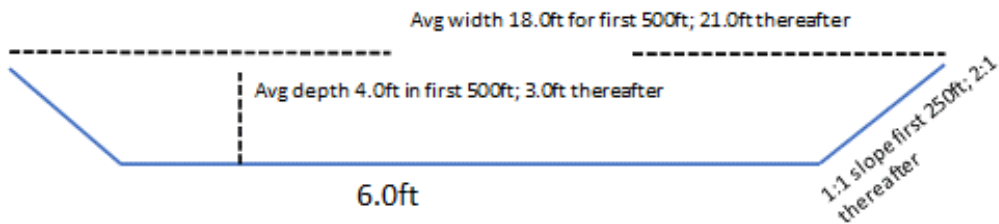


Figure 19. Winter Lake Phase III Proposed Channel Enhancements

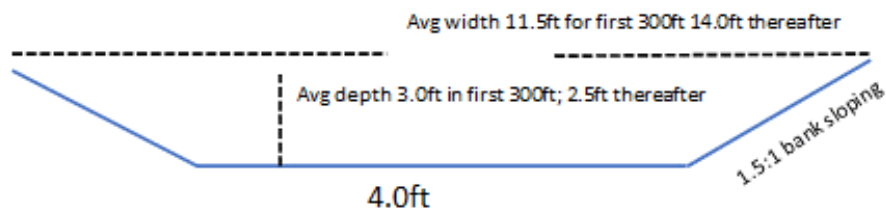


Pasture Channel Cross-Sections

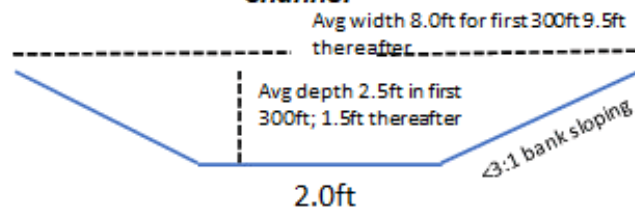
Large Channel



Medium Channel



Small Channel



Note: For large channels first 500ft and for medium channels the first 300ft of selected channels that connect to main canals will have an invert grade that is steeper.

Note: Channel drawings not to scale.

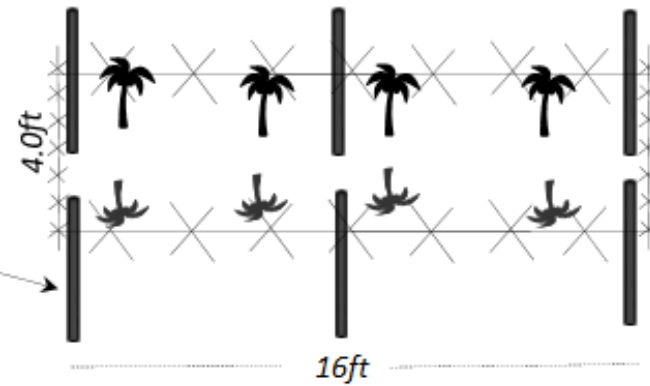
Figure 20. Pasture Channel Cross Sectional Drawings



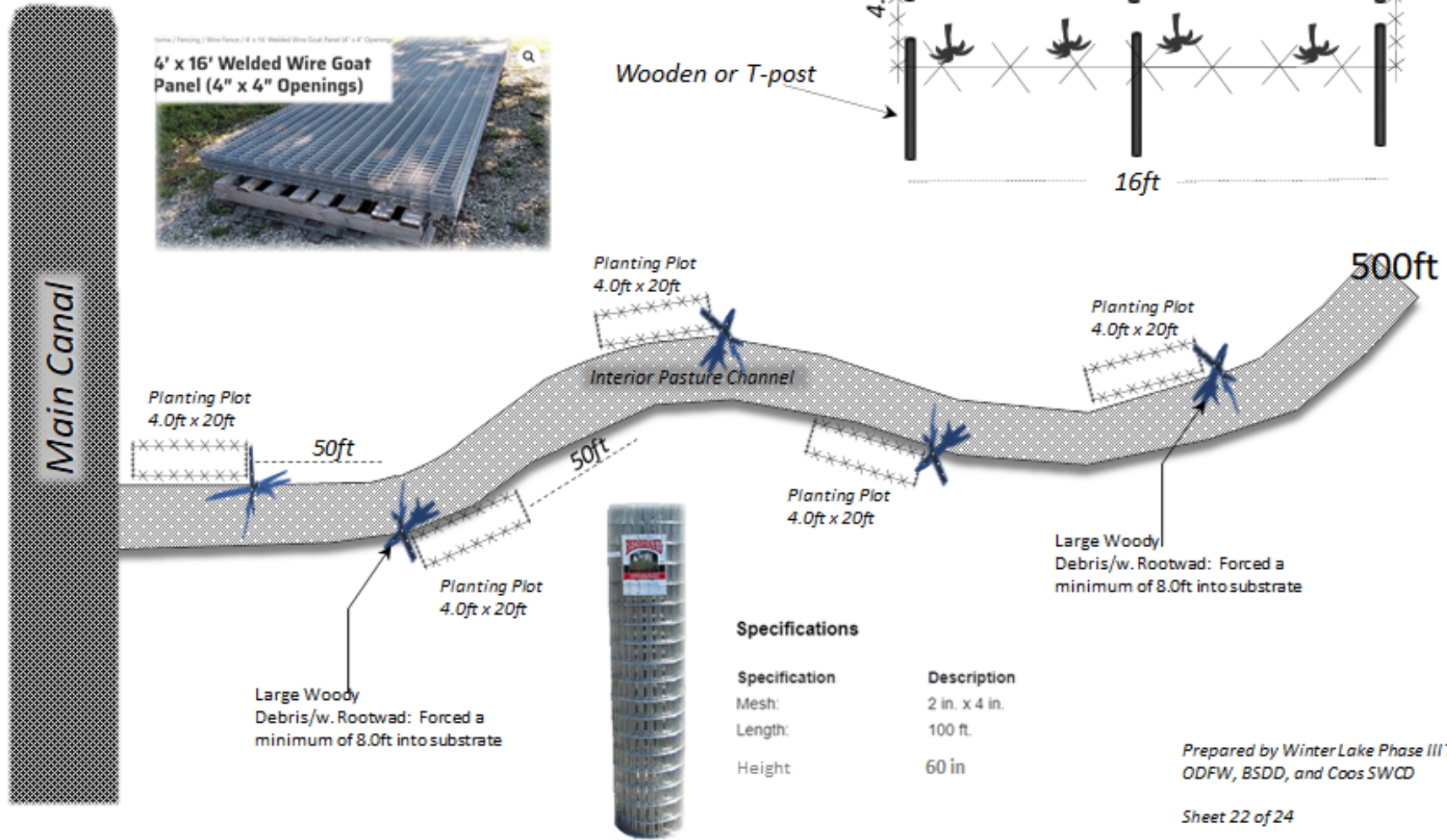
Large/Medium Connecting Channel Skip Planting Concepts Option #1

Planting Plots #1: Welded panels or wire; 4.0w x 20ft in length alternated on channel sides with 50ft spacing. Trees planted (cottonwood or ash) inside enclosure 8 total trees planted on six ft spacing. Planting plots are on large and medium channels that connect to main canals for first 500ft. **Note:** Welded panels or wire is needed with 4"x4" mesh to protect trees from livestock and beaver.

Expanded Plot View



Wooden or T-post



Prepared by Winter Lake Phase III Team
ODFW, BSDD, and Coos SWCD

Sheet 22 of 24

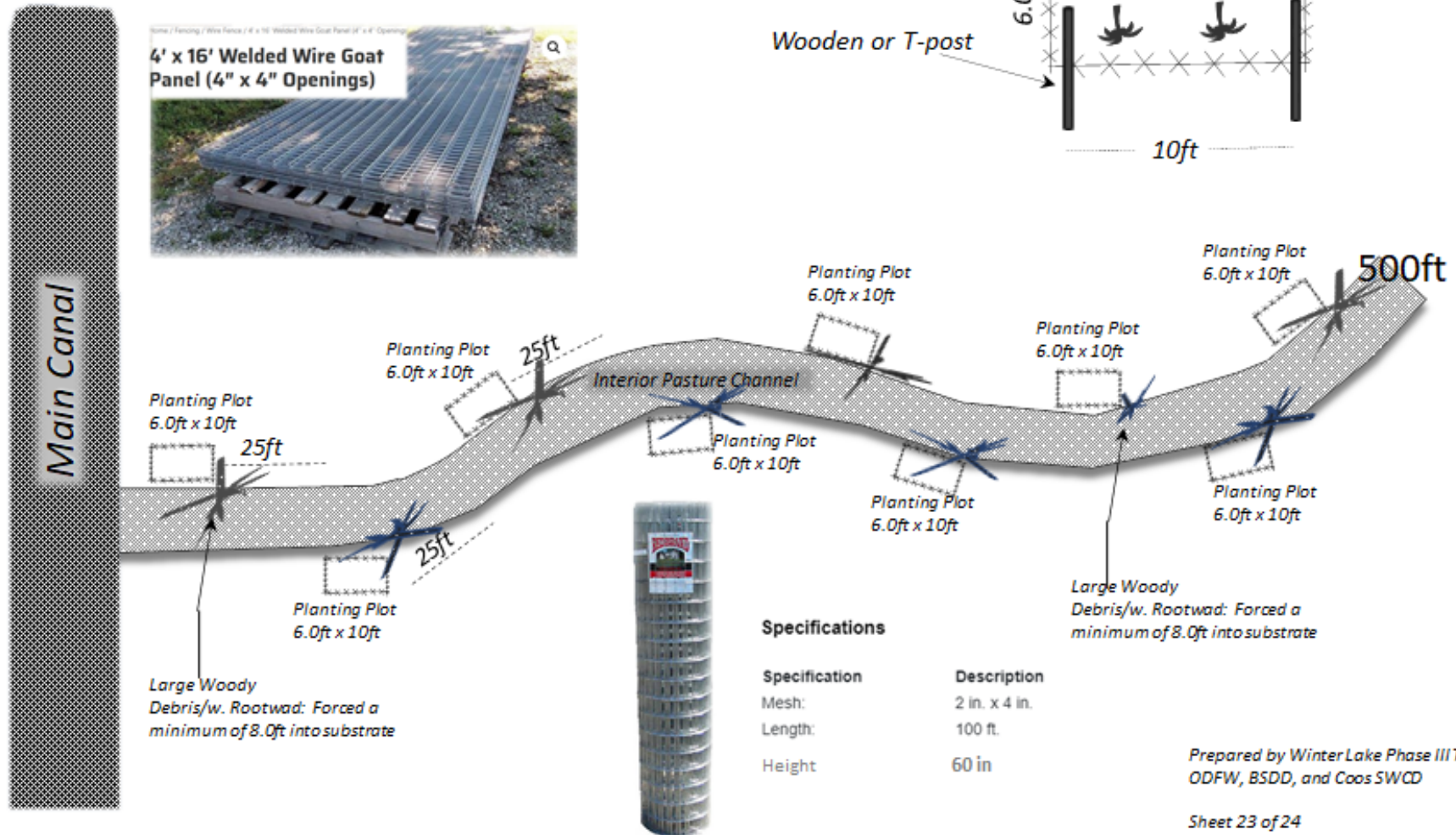
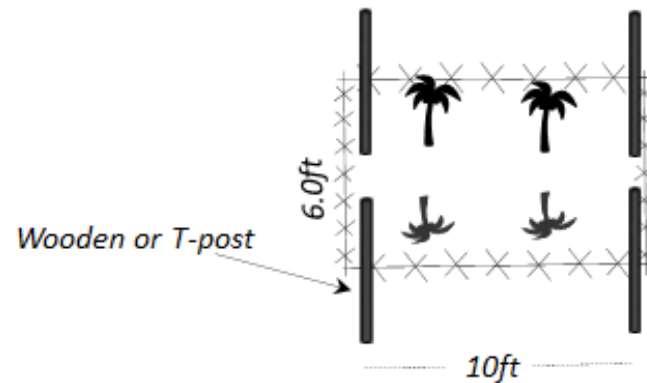
Figure 21. Photos of existing shallow swale channels



Large/Medium Connecting Channel Skip Planting Concepts Option #2

Planting Plots #2: Welded panels or wire; 4.0w x 10ft in length alternated on channel sides with 25ft spacing. Trees planted (cottonwood or ash) inside enclosure 8 total trees planted on six ft spacing. Planting plots are on large and medium channels that connect to main canals for first 500ft. **Note:** Welded wire is needed with 4"x4" mesh to protect trees from livestock and beaver.

Expanded Plot View



Specifications

Specification	Description
Mesh:	2 in. x 4 in.
Length:	100 ft.
Height:	60 in

Prepared by Winter Lake Phase III Team
ODFW, BSDD, and Coos SWCD

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Figure 22. Photos of existing shallow swale channels

Large/Medium Connecting Channel Skip Planting Concepts Option #3

Planting Plots #2: Welded panels or wire around individual trees planted in groups of 4 trees with 8ft spacing alternating every 25 ft of channel. Trees planted (cottonwood or ash) inside. Plantings on large and medium channels that connect to main canals for first 500ft. **Note:** Welded panels or wire is needed with 4"x4" mesh to protect trees from livestock and beaver.

Expanded Plot View

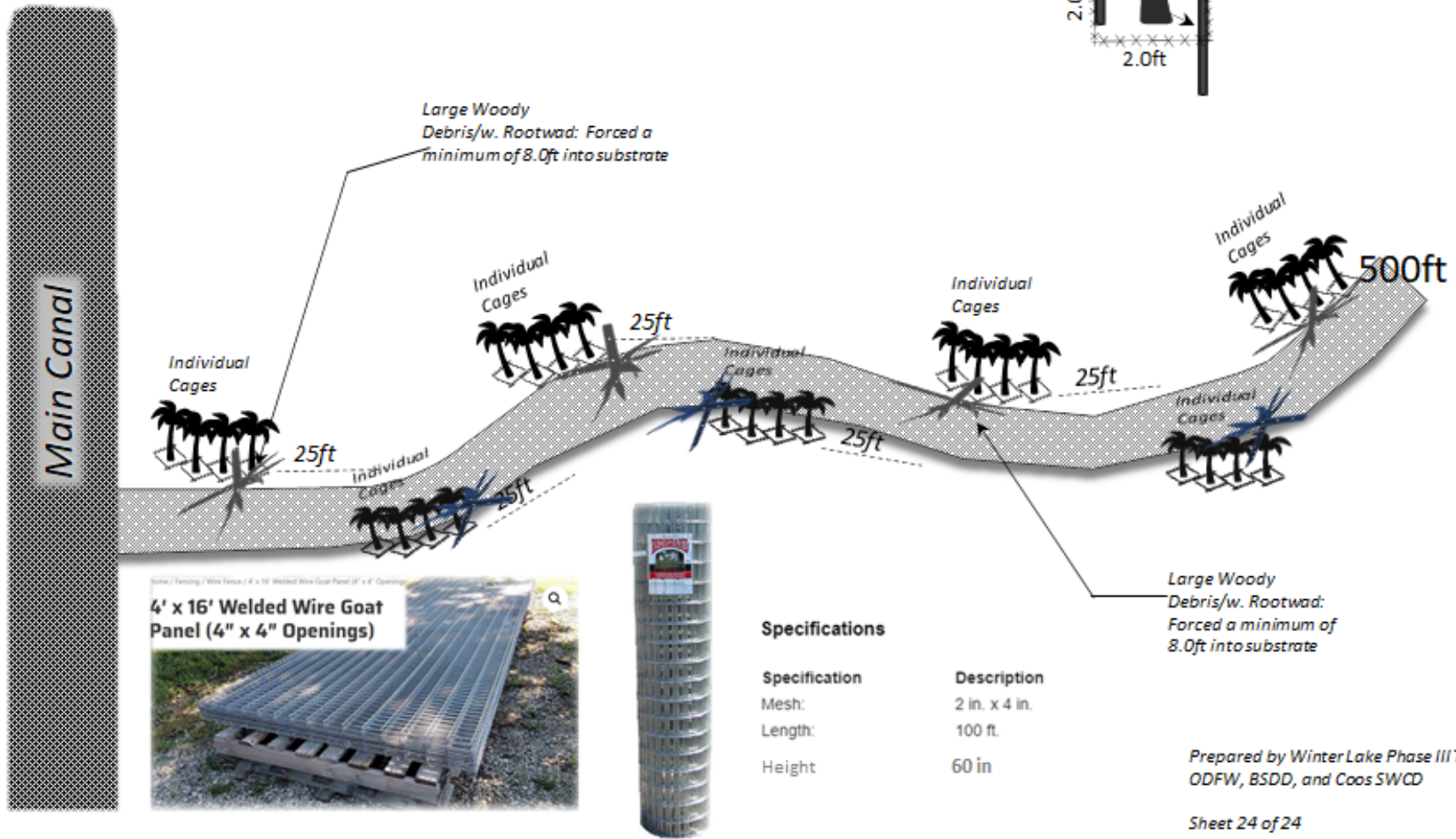
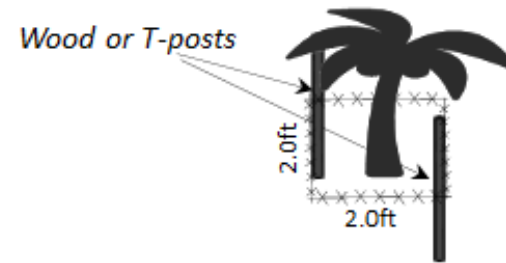


Figure 23. Photos of existing shallow swale channels

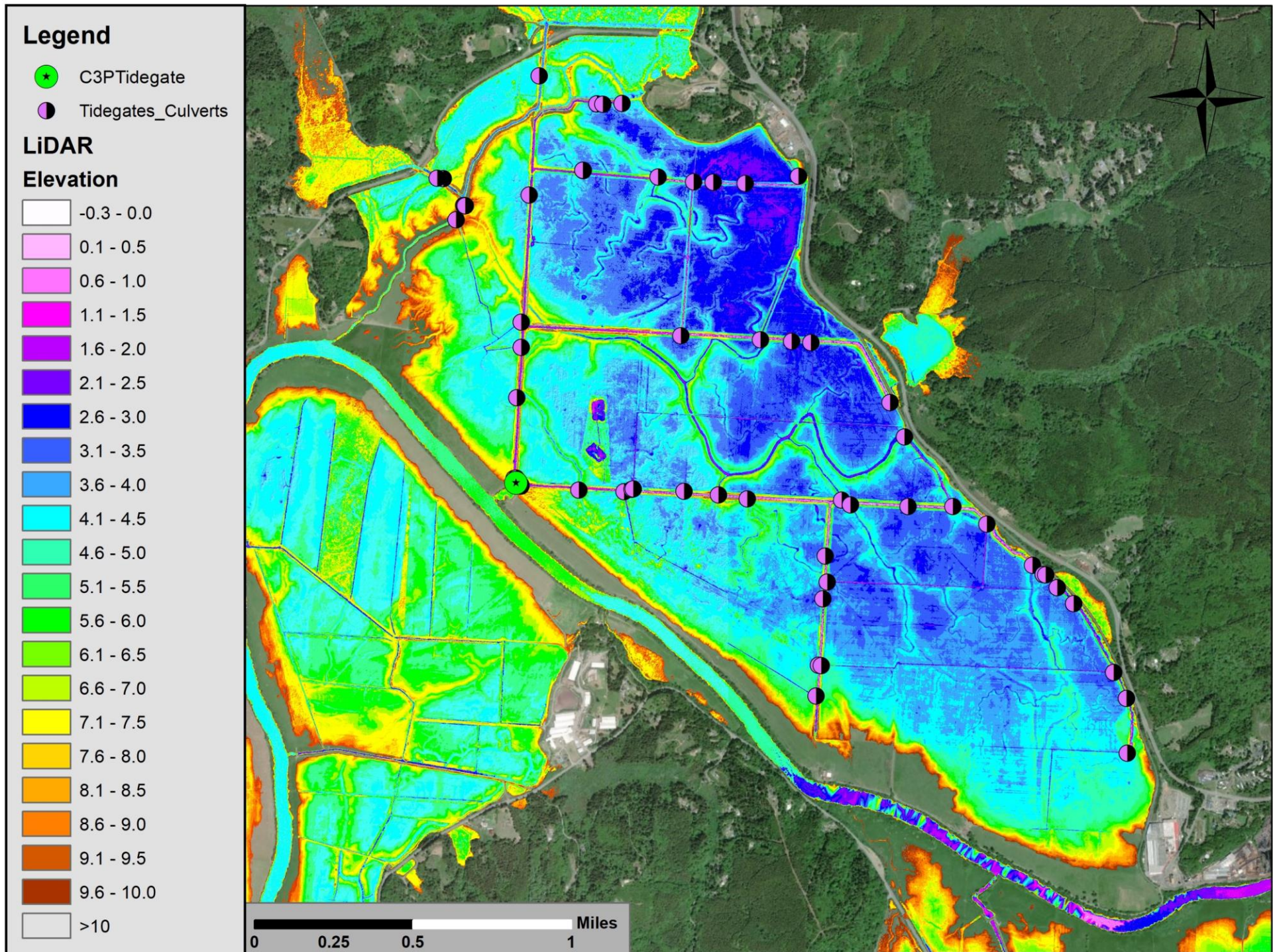


Figure 24. LiDAR color map

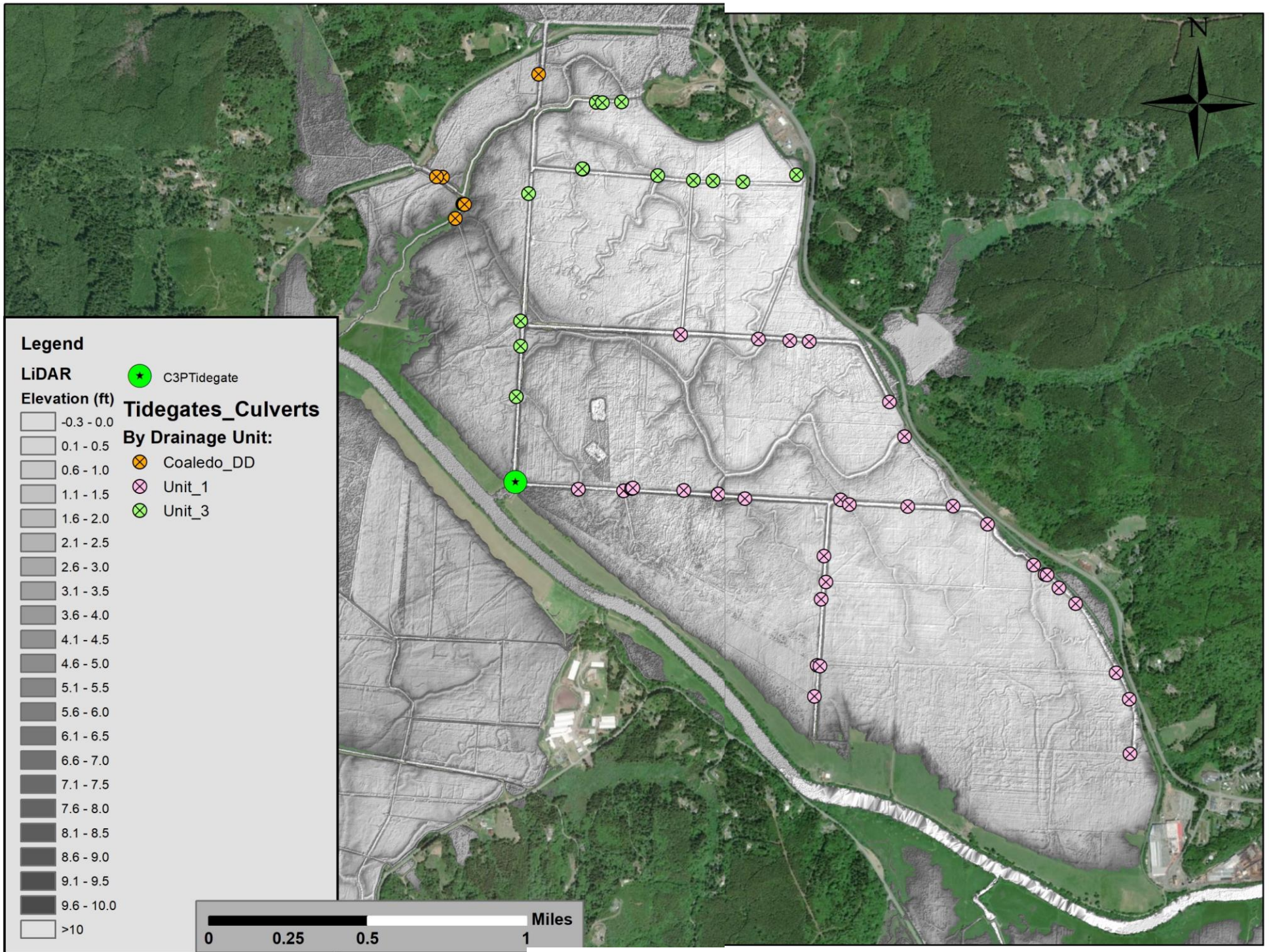


Figure 25. LiDAR Hillshade Imagery

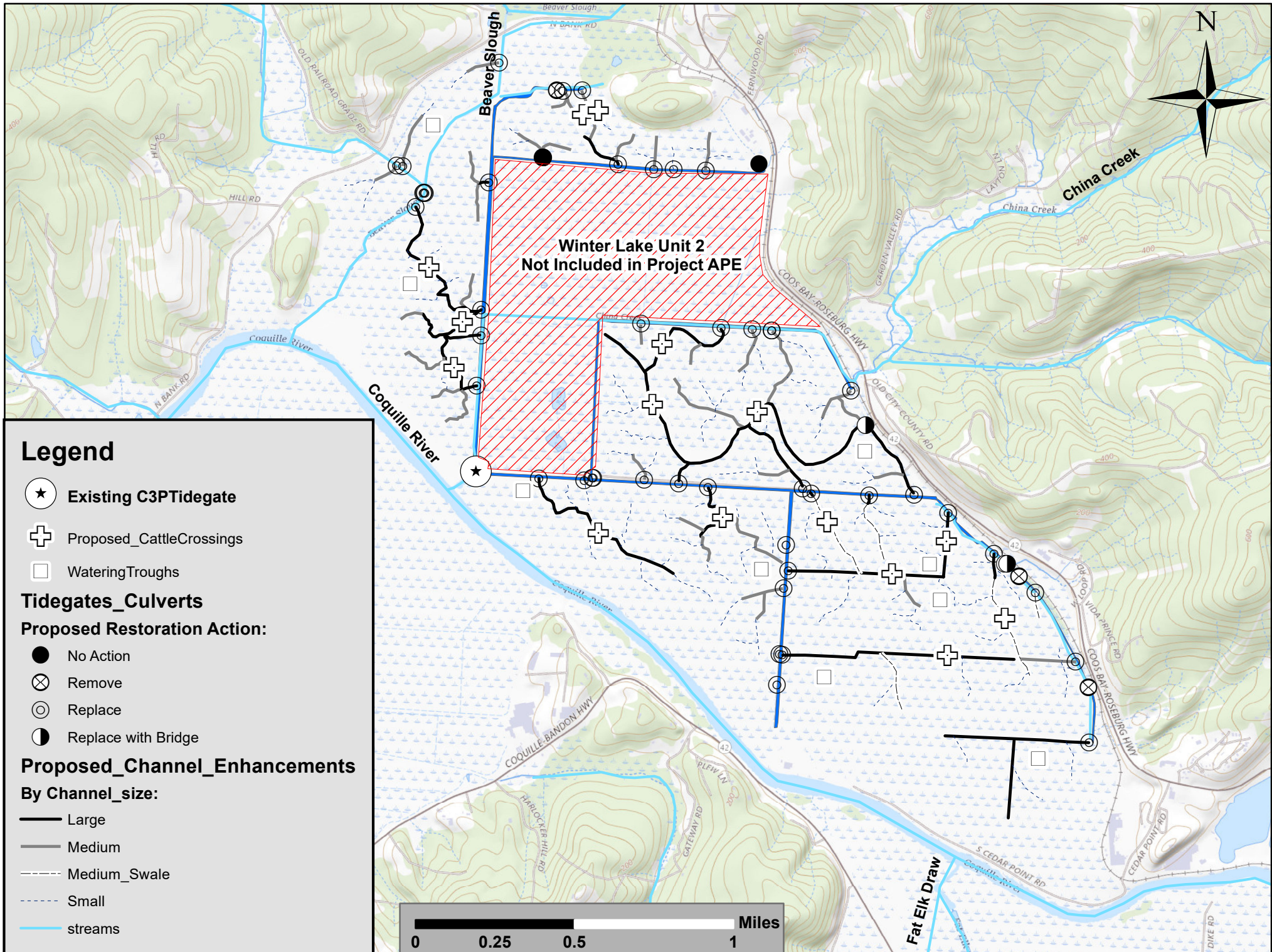


Figure 25.b (Revised): Map showing the locations of proposed Watering Troughs and Cattle Crossings.

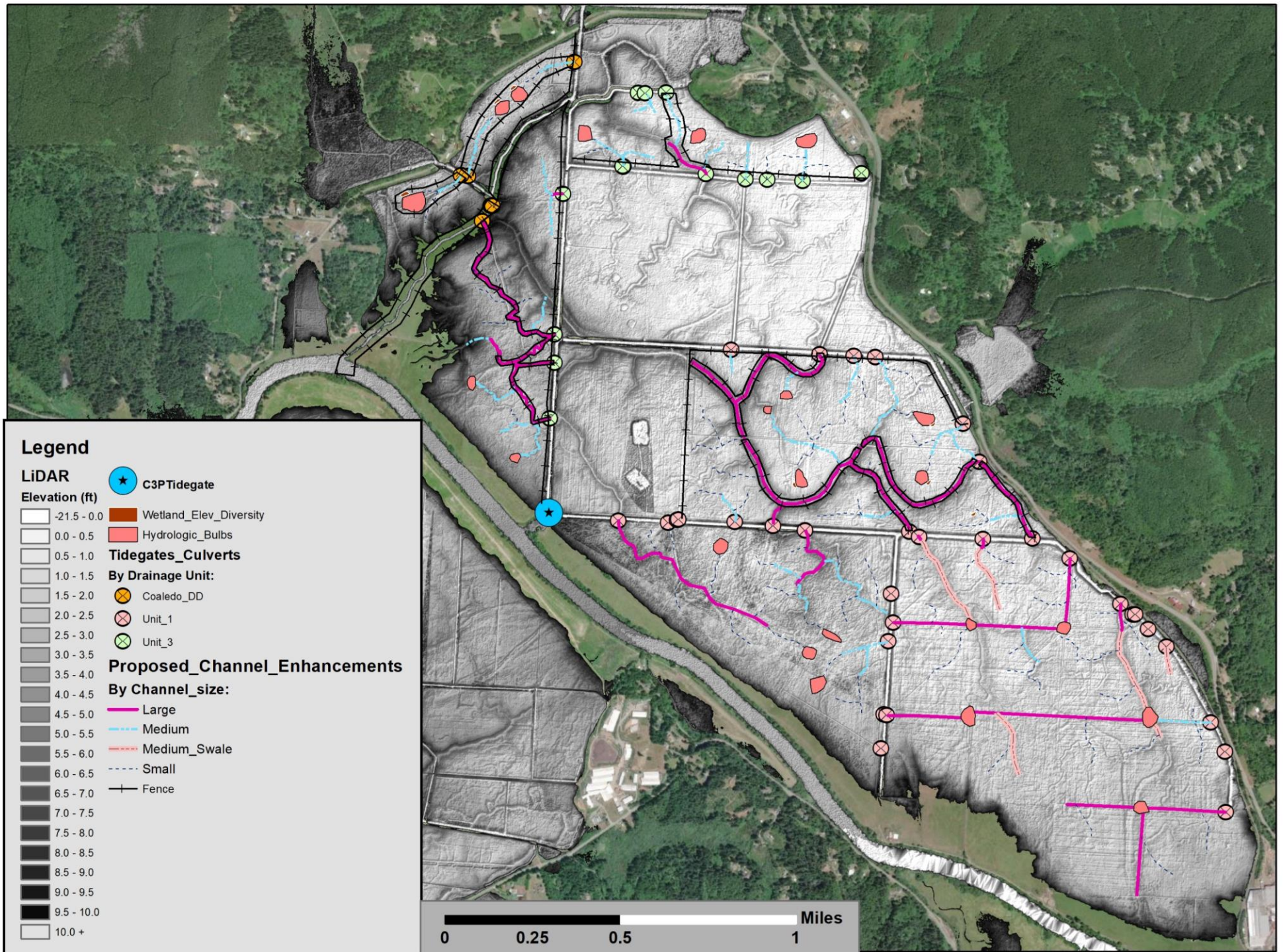


Figure 26. LiDAR Hillshade Imagery with proposed channel network



Figure 27. Photos of existing shallow swale channels

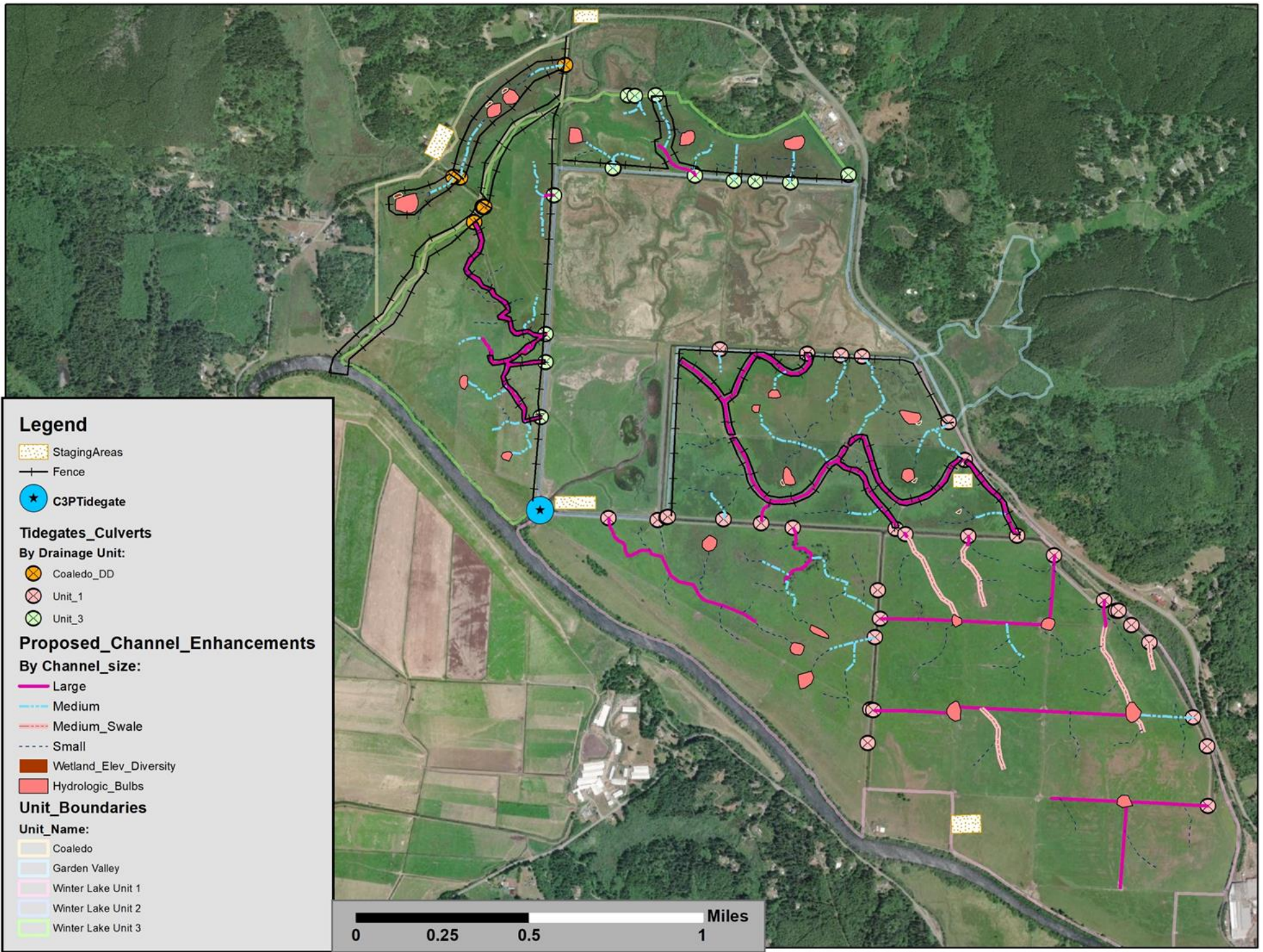


Figure 28. Map of Equipment Staging Areas

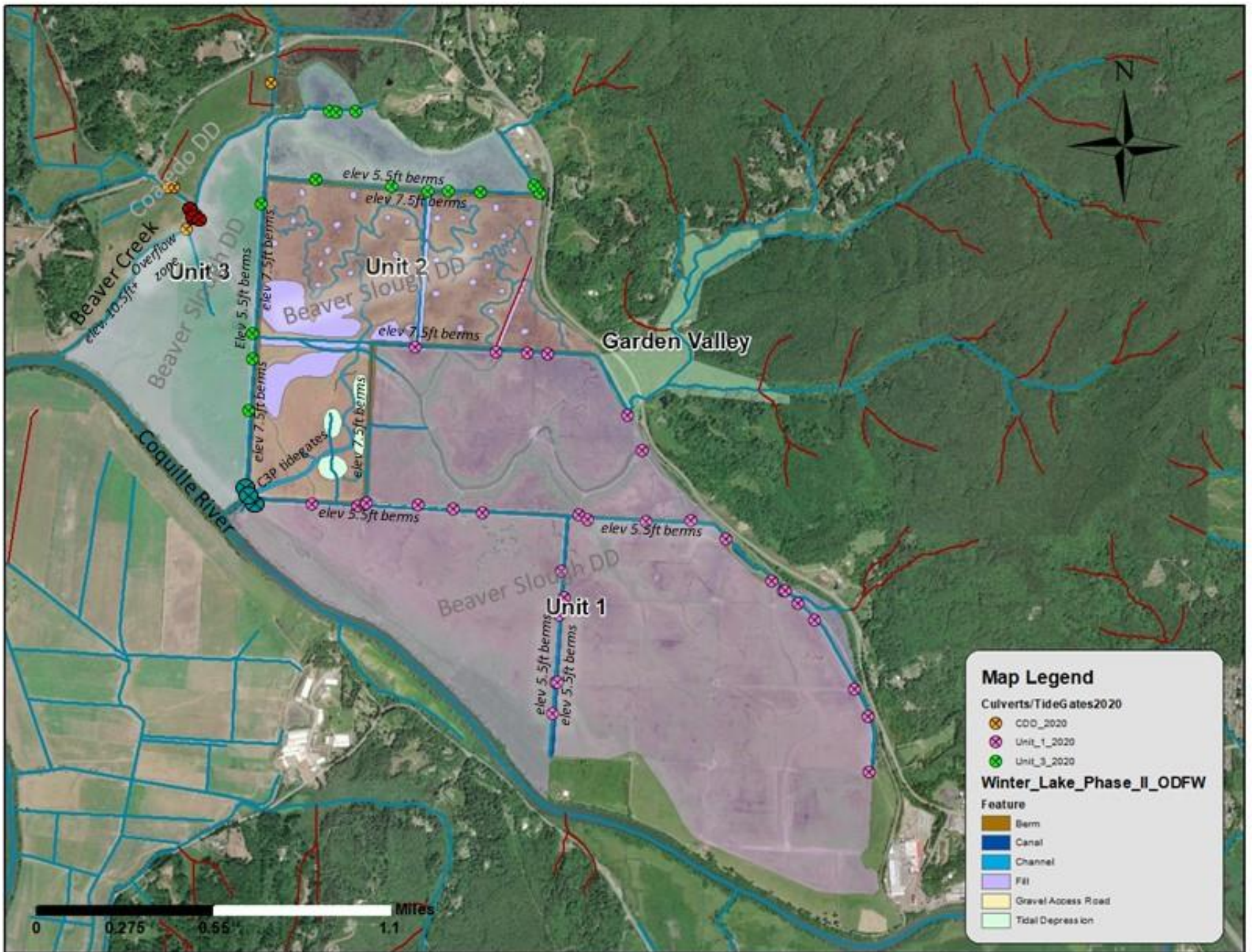


Figure 29. Berm Map

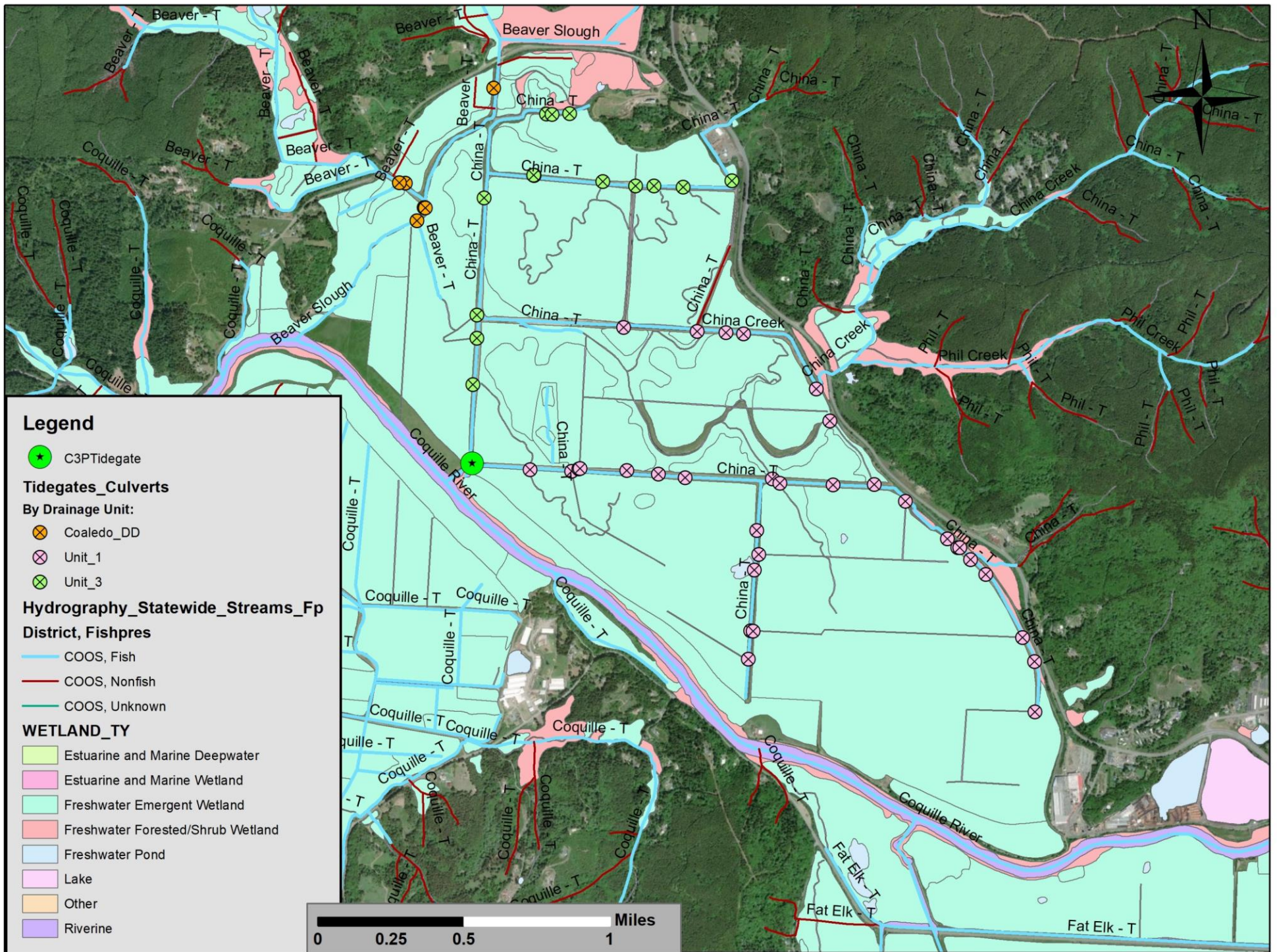


Figure 30. Wetlands Map