



Coos County Land Use Permit 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

FILE NUMBER: ACU-21-056

Date Received: 9/24/21 Receipt #: 228621 Received by: UMB
This application shall be filled out electronically. If you need assistance please contact staff.
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 submital)

LAND INFORMATION

A. Land Owner(s)

Mailing address:

Phone:

Email:

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
23S	13W	35	Select <u>B</u>	Select <u>C</u>	2100
Select	Select	Select	Select	Select	

Tax Account Number(s): 69804 Zone: Select Zone Rural Residential-2 (RR-2)
 Tax Account Number(s): _____ Please Select

B. Applicant(s) Brian Patridge

Mailing address: 132 Sunnyview Dr., Ashland, OR
 Phone: 541-301-9634 brianpatridge@yahoo.com

C. Consultant or Agent:

Mailing Address: _____
 Phone #: _____ Email: _____

Type of Application Requested

- | | | |
|--|---|---|
| <input type="checkbox"/> Comp Plan Amendment | <input checked="" type="checkbox"/> Administrative Conditional Use Review - ACU | <input type="checkbox"/> Land Division - P, SUB or PUD |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone | <input type="checkbox"/> Variance - V | <input type="checkbox"/> Home Occupation/Cottage Industry |

Special Districts and Services

Water Service Type: On-Site (Well or Spring) Sewage Disposal Type: On-Site Septic
 School District: Coos Bay Fire District: Coos Bay RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or contulant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

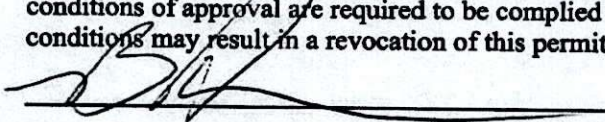
- D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County 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. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
- 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.
 - A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - A complete description of the request, including any new structures proposed.
 - If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
- Location of all existing and proposed buildings and structures
 - Existing County Road, public right-of-way or other means of legal access
 - Location of any existing septic systems and designated repair areas
 - Limits of 100-year floodplain elevation (if applicable)
 - Vegetation on the property
 - Location of any outstanding physical features
 - Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

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 the application is signed by an agent, the owner's written authorization must be attached.

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.



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: 73773 Crannog Road, North Bend, OR. 97540

Type of Access: Public Road

Name of Access: Crannog Road

Is this property in the Urban Growth Boundary? No

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

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-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: 74329 Crannog Road

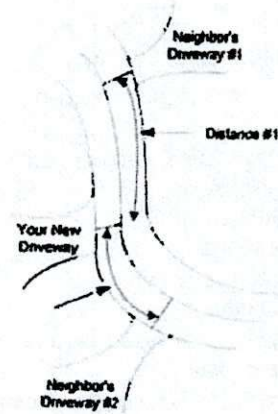
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: 50 yards

Is this driveway on the same side of the road as your Driveway: Yes

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: 73591 Crannog Road

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: 20 Feet

Is this driveway on the same side of the road as your Driveway: Yes



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

This application is not required.

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: _____

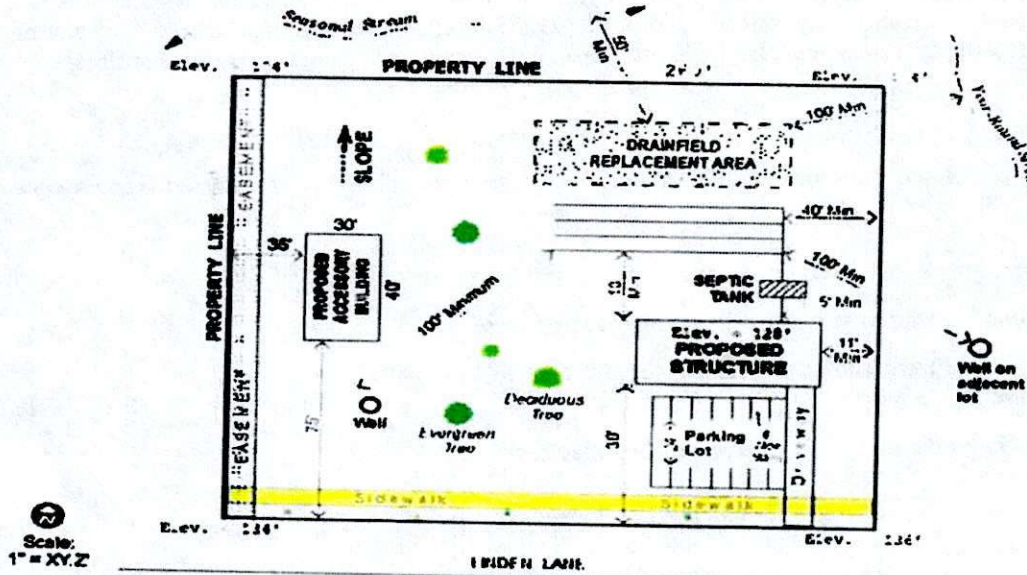
Staff Signature: _____

- 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 Health Division to make an appointment.

Additional Comments:

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

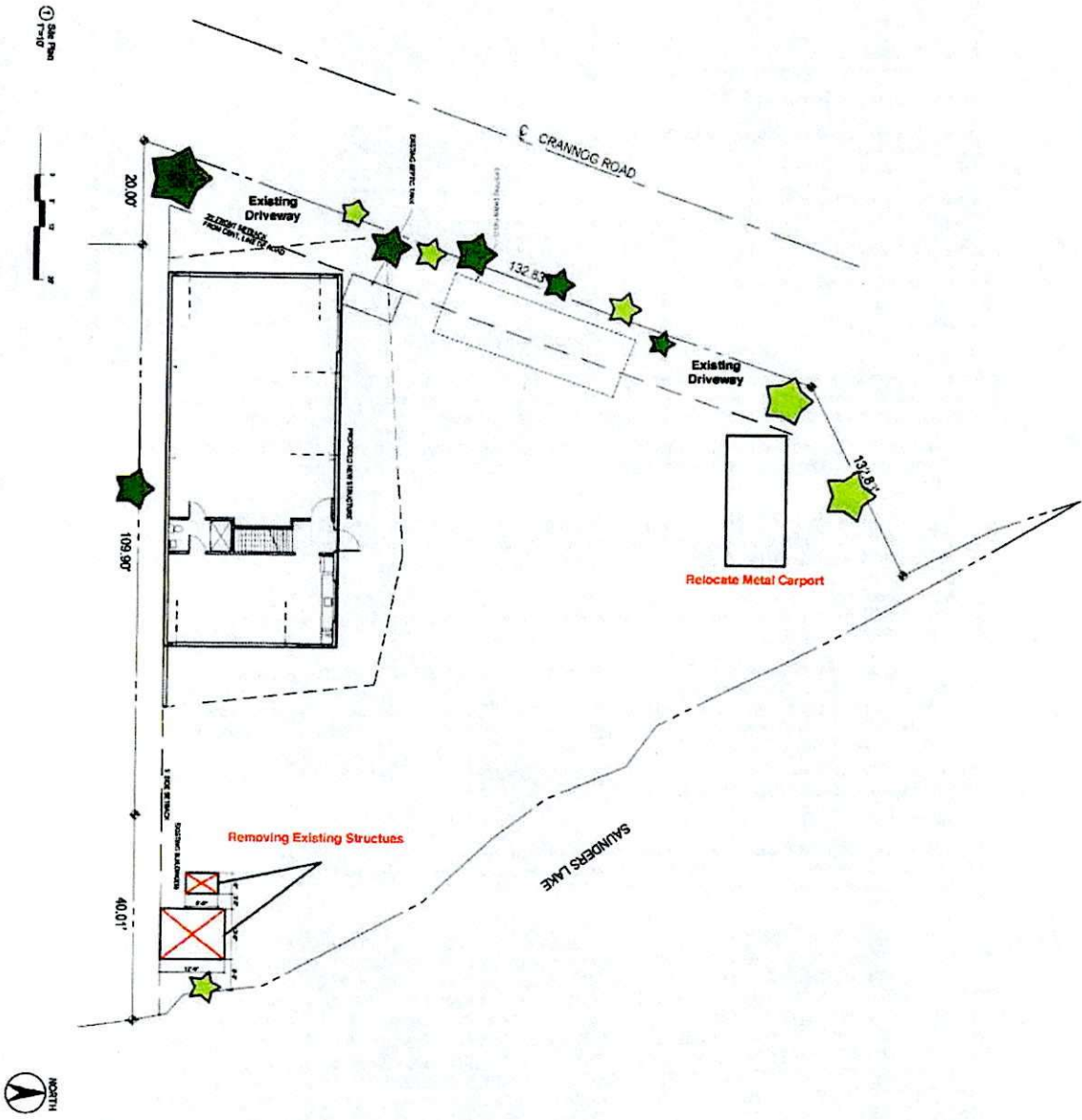
SAMPLE PLOT PLAN



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.



A1.0

Sheet:

PLAN

REVISIONS

Bunker House

73773 Crannog Road, North Bend -
Partridge Dune Lot



428 N Street
Astoria, OR
97120
Tel: 541.591.9908



CHRISTOPHER
BROWN

RECORDING REQUESTED BY:

300 W Anderson St
Coos Bay, OR 97420

GRANTOR'S NAME:
Matt P. Stormberg

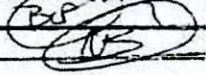
GRANTEE'S NAME:
Coasty Ventures, LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:
Order No.: 470318062345-MW
Coasty Ventures, LLC, an Oregon limited liability company
2855 E Main Street
Ashland, OR 97520

SEND TAX STATEMENTS TO:
Coasty Ventures, LLC, an Oregon limited liability company
2855 E Main Street
Ashland, OR 97520

73773 Crannog Road, North Bend, OR 97459

Read & Approve



SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Matt P. Stormberg, an estate in fee simple, Grantor, conveys and warrants to Coasty Ventures, LLC, an Oregon limited liability company, 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:

A parcel of land situated in the Southwest quarter of the Northwest quarter of Section 35, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon more particularly described as follows:

Beginning at the Northwest corner of Lot 11, Northwood; thence North 88° 12' West 20 feet; thence North 24° 21' East 80.7 feet to the true point of beginning; thence North 24° 21' East 59.8 feet; thence South 65° 39' East 40.1 feet; thence South 58° 13' West 72.0 feet to the point of beginning.

A tract, piece or parcel of land located in the Southwest quarter of the Northwest quarter of Section 35, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 11, Northwood; thence North 88° 27' West 20.0 feet; thence North 24° 21' East 80.7 feet; thence North 58° 13' East 72.0 feet, more or less, to the West shoreline of Saunders Lake; thence following said shore line South 33° 09'30" East 137.95 feet, more or less, to the North line of Lot 11, Northwood; thence along said Lot line North 88° 27' West 150 feet, more or less, to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00). (See ORS 93.030).

Subject to:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as they appear of record.

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 195.338 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 195.338 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.

Wednesday, September 22, 2021
Application For:
73773 Crannog Road
North Bend, OR

Statement Of Intent

The request is to construct a new rural dwelling for the current zoning of Rural Residential at 73773 Crannog Road, North Bend, OR. The lot previously had a residential structure with existing septic, well, and electric meter. The residential structure was removed and the lot has been maintained and free of any vegetation with a clear flat building pad. The lot has existing driveways with access off Crannog Road. The new residential structure would utilize the existing infrastructure to support the new rural dwelling. In addition there has been a geotech reported conducted from SHN Consulting Engineers & Geologists to confirm feasibility and compliance.



Brian Fairidge
Coasty Ventures LLC



Reference: 621070

June 28, 2021

Brian Patridge
132 Sunnyview Drive
Ashland, OR 97520

Subject: Dunes, Ocean, and Coastal Lake Shorelands Development Assessment for a Proposed Garage/Residence—73773 Crannog Road, North Bend, Coos County; Tax Lot 2100, 23S 13W 35

1.0 Introduction

1.1 General

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

Pursuant to the Coos County Zoning and Land Development Ordinances, a Certified Engineering Geologist from SHN conducted a site visit on May 26, 2021 and prepared the following report of findings. This report provides certification that the development activity can be accomplished without measures to mitigate or control the risk of geologic hazard to the subject property or to adjacent properties resulting from the proposed development activity.

1.2 Purpose and Scope of Work

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

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



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

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

2.0 Project and Site Description

The project site is located on an existing parcel that formerly contained a mobile home which was removed prior to the new ownership. SHN understands from the current owner that the proposed development entails the construction of a new garage with a second-story habitable space that will contain a kitchen, bathroom, and living area. The first-floor garage area will be used primarily for storage of off-road vehicles. The proposed building footprint in relation to site features is shown in the site plan included in Attachment 1.

The proposed garage/residence will be supported by a reinforced concrete slab-on-grade foundation constructed on a graded cut pad. From our field review it appears that the cut pad is developed into an older dune deposit based on the sediment's high degree of cementation and induration. The eastern boundary of the subject parcel is bordered by Saunders Lake. The nearest unvegetated and active dune complex is located to the west and across Crannog Road. The coastal shoreline is more than 1 mile west of the site.

Existing developments at the site include a gravel driveway, gravel RV parking pads, and a private sewage disposal system. Electricity to the site will be provided by the local utility company.

The ground surface and building pad at the site is nearly level to less than about 2 percent. Slopes bordering Crannog Road opposite of the subject parcel, ascend toward the west at gradients of up to 25 percent and form the eastern edge of the nearest active dune deposits. The sloped dune surface bordering the west side of Crannog Road supports mature, straight-standing fir and pine forest.

3.0 Geologic/Geotechnical Hazards

3.1 Seismic

The Cascadia subduction zone (CSZ) is located more than 50 miles offshore of the Coos County coastline. The CSZ is a regional scale thrust fault (megathrust) that forms the plate boundary between



the subducting Juan de Fuca Plate and the overriding North America Plate in the offshore areas of the Pacific Northwest. The subduction zone extends a length of 750 miles from offshore Northern California to southern British Columbia. Geological evidence—such as drowned coastal forests, buried tidal marshes, and tsunami wave deposits—indicates great subduction zone earthquakes have repeatedly occurred in the past 7,000 years at a minimum. It also indicates that, at least for the most recent great earthquake on January 26, 1700, much of the subduction zone ruptured in a single M9 earthquake (Personius and Nelson, 2005).

A great subduction earthquake along the Cascadia subduction zone would generate long duration, very strong ground shaking at the project site. Ground acceleration parameters related to seismic design of the proposed structure are provided below.

The proposed structure should be designed to resist earthquake loading in accordance with the applicable portions contained in the 2019 OSSC. The native soil profile is identified as a Site Class D consisting of "stiff soil" for design of structures per the OSSC Section 1613, and as defined in ASCE 7-16, Chapter 20. On this basis, the mapped and design spectral response accelerations were determined using the *Applied Technology Council Hazards by Location* website (ATC, 2021) in conjunction with the site class and the site coordinates (43.5324° N and -124.2202° W) and are presented in Table 1.

Table 1. ASCE 7-16 Spectral Acceleration Parameters

Parameter	0.2 Second	1 Second
Maximum Considered Earthquake Spectral Acceleration (MCE _R)	S _S = 1.559	S ₁ = 0.804
Site Class	D	
Site amplification factor	F _a = 1	F _v = null
Site-modified spectral acceleration	S _{MS} = 1.559	S _{M1} = null
Numeric seismic design value	S _{DS} = 1.039	S _{D1} = null
Seismic Design Category (SDC)	null	
MCE _G peak ground acceleration (PGA)	0.795	
Site amplification factor at PGA (F _{PGA})	1.1	
Site modified peak ground acceleration (PGA _M)	0.874	

3.2 Surface Fault Rupture

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



3.3 Tsunami Inundation

The proposed building site is located at an elevation of approximately 67 feet, which is approximately coincident with the reported tsunami inundation elevation of 70 feet for this section of the Oregon coast (DOGAMI, 2012). However, the building site is located more than 1 mile from the coastal shoreline. Dune crests located between the project site and the ocean reach elevations of 130 feet or more and determined to be of sufficient height to protect the site from tsunami inundation. Therefore, the potential for tsunami inundation to adversely affect the project site is considered remote.

3.4 Shrink/Swell Potential

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

3.5 Liquefaction

The project site is underlain by older stabilized dune deposits as indicated on the "Geologic Map of Coos County, Oregon" (Baldwin and Beaulieu, 1973). A cut bank developed into the slope at the south edge of the property indicates the older dune deposit to be moderately to strongly cemented and well indurated. Based on the age, composition, and apparent degree of cementation of the underlying materials, and our experience with similar materials elsewhere within the Coos Bay region, we judge the liquefaction potential at this site to be negligible.

4.0 Conclusions

The existing ground surface at the subject parcel site lacks evidence of active eolian (wind-driven) transport, such as, unvegetated sand accumulations, active dune formation and migration, or ablation surfaces. Our review of aerial imagery dating back to 1994 indicates that the active back dune located west of the Crannog Road has not encroached towards the site. Vegetation on the east facing slope of the active dune complex appears to have become more established since that time which has resulted in the stabilization of the nearest dune crest.

No wet areas or standing water was apparent on the day of our site visit at the project site. No surface erosion or evidence of concentrated surface runoff is evident at the site. It appears that stormwater runoff occurs primarily by infiltration into the subsurface and by sheet flow toward to Saunders Lake. Based on the site's elevation below the neighboring parcel to the south, it would appear that no stormwater runoff could adversely affect neighboring properties or Crannog Road.

We conclude, therefore, that based on the aforementioned conditions, the proposed development is not expected to have any adverse effects on the site and adjacent areas. Temporary and/or permanent stabilization programs are not required, and the planned construction will not require methods for protecting the surrounding area from any adverse effects of the development. Lastly, it is our



Brian Patridge

Dunes, Ocean, and Coastal Lake Shorelands Geologic Assessment-73773 Crannog Road, North Bend

June 28, 2021

Page 5

professional opinion that no hazard to life, public and private property, or the natural environment will be caused by the proposed use.

5.0 Closure and Limitations

The finding contained in this report are based on site conditions that we observed at the time of our investigation, our current understanding of proposed project elements, and our experience with similar projects in similar geologic environments. We have assumed that the information obtained from our reconnaissance-level site investigation and desktop review is representative of conditions throughout the areas of proposed development addressed in this report. If conditions differ significantly from those disclosed by our investigation, we should be given the opportunity to re-evaluate the applicability of our conclusions.

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

The field work was conducted to investigate the site characteristics specifically addressed by this report. Assumptions about other site characteristics, such as, hazardous materials contamination, or environmentally sensitive or culturally significant areas, should not be made from this report.

If you have any comments or concerns regarding this investigation or the disposal system design, please call me at (707) 441-8855.

Sincerely,

SHN

G. A. Vadurro



Exp. 6/1/22

Giovanni A. Vadurro, E 2385
Engineering Geologist

Attachments: 1. Site Development Plan



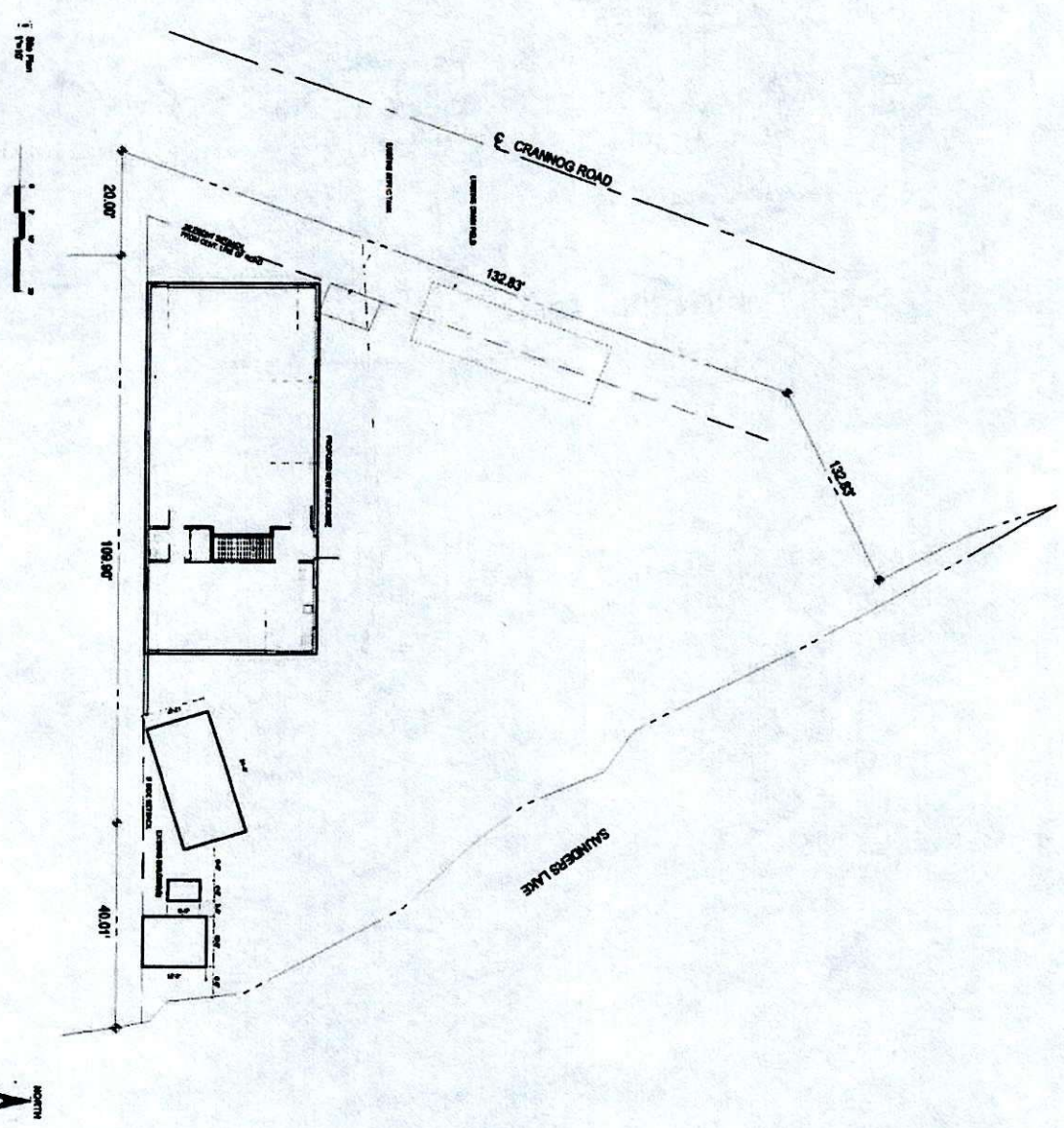
References Cited

- American Society of Civil Engineers. (2017). "ASCE/SEI 7-16: Minimum Design Loads for Buildings and Other Structures." Reston, VA: ASCE.
- Applied Technology Council. (2020). "Multi-Hazard Design Loads." Redwood City, CA: ATC. Accessed September 2020 at: <https://hazards.atcouncil.org>
- Baldwin, E.M. and J.D. Beaulieu. (1973). "Geology and Mineral Resources of Coos County, Oregon," State of Oregon, Department of Geology and Mineral Industries, Bulletin 80. Portland, OR: Oregon Department of Geology and Mineral Industries.
- Oregon Department of Consumer and Business Services. (2019). "2019 Oregon Structural Specialty Code." Based on International Building Code (2018) by the International Code Council. Portland, OR: Building Codes Division.
- Oregon Department of Geology and Mineral Industries. (2012). Local Source (Cascadia Subduction Zone) Tsunami Inundation Map for Lakeside West, Coos County, Oregon. Portland, OR:DOGAMI.
- Personius, S.F. and A.R. Nelson, compilers. (2005). "Fault Number 781, Cascadia Subduction Zone" in Quaternary Fault and Fold Database of the United States: United States Geological Survey website. NR:USGS. Accessed May 2019 at: <http://earthquakes.usgs.gov/hazards/qfaults>.



**Site Development
Plan**

1



A1.0

sheet:

PLAN

Bunker House

REVISIONS

73773 Crannog Road, North Bend -
 Patridge Dune Lot



christopher brown
 architect
 426 a street
 ashland, or
 97520
 tel.:
 541.591.9908

County Ventures, LLC
2855 E Main St
Ashland, OR 97520

96-673/1292

021

Pay to the order of Coos County Planning \$ 3,000.
Three Thousand ^{Date 9-20-21}

People's Bank of Commerce
Ashland, OR 97520

[Signature]

⑆ 23 206 736 ⑆ 020086 5600 ⑆ 002 ⑆