



Land of Cheese, Trees and Ocean Breeze

NESKOWIN COASTAL HAZARDS AREA PERMIT

#851-21-000393-PLNG: RUSINA

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

March 16, 2022

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited request on March 16, 2022. A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141 and can be found on the Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps>.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before 4:00pm on March 28, 2022. This decision will become final on March 28, 2022, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

Request: A request for approval of a Neskowin Coastal Hazard Area Permit for the construction of a deck.

Location: Located within the Unincorporated Community Boundary of Neskowin and within the Neskowin Coastal Hazards Overlay (Nesk-CH) Zone, the subject property is accessed via Kinnikinnick Road, a private road, and designated as Tax Lot 1900 of Section 24BD in Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Neskowin Low Density Residential (NeskR-1) Neskowin Coastal Hazards Overlay (Nesk-CH) Zone

**Applicant/
Property Owner:** Fredrick Rusina, 19686 Sunshine Way, Bend, OR 97702

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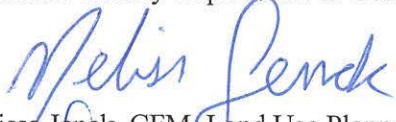
CONDITIONS OF APPROVAL:

The Conditions of Approval are as follows. Failure to comply with the Conditions of Approval may result in both nullification of this permit approval and enforcement action.

1. The applicant shall obtain all required permits from Federal, State and local agencies prior to development.
2. Development of this property shall adhere to the development standards outlined in TCLUO Section 3.570: Neskowin Coastal Hazards Overlay (Nesk-CH) Zone.
3. The Hazard Disclosure Statement (Exhibit D) shall be recorded in the Tillamook County Clerk's Office. A copy of the recorded statement shall be provided to the Department at the time of consolidated Zoning and Building application permit submittal.
4. Development of this property shall adhere to the development recommendations outlined in the Geologic Hazard Report (GHR) prepared by J. Douglas Gless, MSc, RG, CEG, LHG, H.G. Schlicker and Associates (HGSA), dated September 30, 2021, Exhibit B) including the following recommendations for testing/inspections:
 - a. Structural fill shall be approved and periodically observed by HGSA and tested by a qualified testing firm. Test results shall be reviewed and approved by HGSA.
 - b. HGSA shall observe foundation excavations prior to placing fill, and forming and pouring concrete to assure that suitable bearing materials have been reached.
 - c. Documentation of all inspections/observations shall be submitted by HGSA to the Tillamook County Building Official prior to piling installation inspection.
5. The following supplemental information shall be provided to the Department of Community Development at the time of Zoning Permit application submittal:
 - a. Original copy of a stamped and signed letter from HGSA certifying the submitted plans (including plans for site preparation, grading, erosion control during and after construction, a stormwater management plan and vegetation removal/revegetation plan) are in conformance with the development standards outlined in the GHR (Exhibit B). Certification shall include the date of the plans reviewed and the following must also be including with the plan set at the time of HGSA certification review:
 - i. Grading plan clearly identifying all cuts and fills.
 - ii. Stormwater Management plan consistent with the stormwater management recommendations outlined in the GHR that also demonstrates consistency with the standards outlined in TLCUO Section 5.100: Neskowin Erosion Control and Stormwater Management. The stormwater management plan shall demonstrate management of surface water runoff at or behind the riprap structure to reduce potential erosion and structure failure.
 - iii. Erosion control plan shall be consistent with the recommendations outlined for erosion control made part of the GHR that also demonstrates consistency standards outlined in TLCUO Section 5.100: Neskowin Erosion Control and Stormwater Management. The plan shall include temporary measures to control runoff and erosion of soils during construction.
 - iv. Vegetation removal and revegetation plan.
6. Development of this property shall adhere to the development standards outlined in TCLUO Section 3.322: Neskowin Low Density Residential (NeskR-1) Zone. The maximum building height shall be limited to 35-feet as measured from existing/pre-construction grade.

7. This Neskowin Coastal Hazard Area Permit shall be valid for a period of two (2) years from the effective date of the decision (March 16, 2022). If development authorized by the permit is not initiated within this two (2) year time period, this Neskowin Coastal Hazard Area permit is expired.

Sincerely,
Tillamook County Department of Community Development



Melissa Jenck, CFM, Land Use Planner II



Sarah Absher, CFM, Director

Enclosed: Vicinity & Zoning Maps



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

Land of Cheese, Trees and Ocean Breeze

NESKOWIN COASTAL HAZARD AREA PERMIT REQUEST
#851-21-000393-PLNG: RUSINA
ADMINISTRATIVE DECISION & STAFF REPORT

Decision Date: March 16, 2022

Decision: APPROVED WITH CONDITIONS
(This is not Building or Zoning Permit Approval)

Report Prepared by: Melissa Jenck, CFM, Land Use Planner II

I. GENERAL INFORMATION

- Request:** A request for approval of a Neskowin Coastal Hazard Area Permit for the construction of a deck (Exhibit B).
- Location:** Located within the Unincorporated Community Boundary of Neskowin and within the Neskowin Coastal Hazards Overlay (Nesk-CH) Zone, the subject property is accessed via Kinnikinnick Road, a private road, and designated as Tax Lot 1900 of Section 24BD in Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Neskowin Low Density Residential (NeskR-1)
Neskowin Coastal Hazards Overlay (Nesk-CH) Zone
- Applicant & Property Owner:** Fredrick Rusina, 19686 Sunshine Way, Bend, OR 97702

Property Description: The subject property is located on a younger stabilized dune, is approximately 0.26 acres in size, vegetated with European beachgrass, ornamental plants, & young shore pine, and is improved with an existing single-family dwelling (Exhibits A and B). The subject property is bordered by residentially zoned properties in all directions, and residentially zoned properties are predominant in this vicinity (Exhibit A).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS

A. TCLUO Section 3.570: Neskowin Coastal Hazards Overlay (Nesk-CH) Zone

III. ANALYSIS:

A. TCLUO Section 3.570: Neskowin Coastal Hazards Overlay (Nesk-CH) Zone

(1) PURPOSE: The purpose of the Neskowin Coastal Hazards Overlay Zone is to manage development in areas subject to chronic coastal hazards in a manner that reduces long term risks to life, property, and the community by:

- (a) Identifying areas that are subject to chronic coastal natural hazards including ocean flooding, beach and dune erosion, dune accretion, bluff recession, landslides, and inlet migration;*
- (b) Assessing the potential risks to life and property posed by chronic coastal natural hazards; and*
- (c) Applying standards to the site selection and design of new development which minimize public and private risks to life and property from these chronic hazards; such measures may include hazard avoidance and other development limitations consistent with Statewide Planning Goals 7 and 18 as well as the Hazards Element and Beaches and Dunes Element of the Tillamook County Comprehensive Plan.*

Section 3.570(4)(c)(D) Procedure requires notification of the request to be mailed to landowners within 250-feet of the subject property and agencies in accordance with Article 10 of the TCLUO, to allow 14 days for written comment, and requires staff to consider comments received in making the decision.

Findings: Notice was mailed to property owners and agencies on January 31, 2022. One comment was submitted on the record from Tillamook County Public Works, confirming Kinnikinnick Drive is private and therefore under jurisdiction of the local road district (Exhibit C).

B. TCLUO Section 3.570(4)(e): A decision to approve a Neskowin Coastal Hazard Area Permit shall be based upon findings of compliance with the following standards:

- (A) The proposed development is not subject to the prohibition of development on beaches and certain dune forms as set forth in subsection (8) of this section;*

Findings: Review of the Goal 18 Element of the Tillamook County Comprehensive Plan confirms the subject property is within a Goal 18 exception area where there is no prohibition of development on beaches and certain dune forms as set forth in subsection 8 of TCLUO Section 3.570: Neskowin Coastal Hazards Overlay (Nesk-CH) Zone (Exhibit A). The vicinity includes riprap revetment on the dune slope to the west (Exhibit B).

- (B) The proposed development complies with the applicable requirements and standards of subsections (6), (7), (8), and (10) of this section;*

Findings: A Geologic Hazard Report (GHR) was prepared by J. Douglas Gless, MSc, RG, CEG, LHG, H.G. Schlicker and Associates, for the construction of an elevated deck (Exhibit B). Main engineering geologic concerns at the site are poorly consolidated dune sands, loose soils to at least 2-ft deep, erosion and accretion from wind and wave attack, potential flood due to proximity to FEMA floodplain, wind and rain erosion, as well as a regional risk of earthquakes and associated tsunamis. Review of the GHR (Exhibit B) in relation to the applicable requirements and standards of subsections (6), (7), (8) and (10), Staff finds the following:

- A hazard setback of a minimum 100-feet for all foundation elements from the top of the revetment and outside of the FEMA VE zone, which ever is greater, shall be maintained for development of the property.
- The proposal is for the construction of a deck. The proposal is not increasing residential density on the property.
- The proposed setbacks as shown on the submitted site plan meet the minimum setback requirements of the NeskR-1 zone, TCLUO Section 3.322.
- Staff finds that (7)(c) does not apply.
- Foredune breaching is not proposed and any foredune restoration would only entail vegetation restoration measures necessary after construction completion is proposed.
- This proposal does not include utilization of groundwater resources.
- Foredune grading is not proposed.

- The subject property is located within a Goal 18 Exception area.
- The property owner is not proposing a land division of the subject property.
- Applicant's submittal includes a hazard disclosure statement. A copy of the Hazard Disclosure Statement required to be recorded in the Tillamook County Clerk's Office is included as "Exhibit D" of this report.

(C) The geologic report conforms to the standards for such reports set forth in subsection (5) of this section;

Findings: A Geologic Hazard Report (GHR) was prepared by J. Douglas Gless, MSc, RG, CEG, LHG, H.G. Schlicker and Associates, for the construction of a deck on the subject property (Exhibit B). The GHR dated September 30, 2021, adequately addresses the standards outlined in subsection (5) and includes a description of the subject property, a description of the fronting beach, analyses of erosion and flooding potential, and an assessment of potential reactions to erosion episodes (Exhibit B).

(D) The development plans for the application conform, or can be made to conform, with all recommendations and specifications contained in the geologic report; and

Findings: The GHR includes development recommendations for site preparation, fills, vegetation removal and re-vegetation practices, foundation recommendations, drainage and stormwater management, erosion control, flooding considerations, and seismic considerations (Exhibit B). From the beach and revetment to the west along with the western portion of the subject property is located in an "Zone VE" flood zone, defined as a coastal flood zone with velocity hazard, along with an additional portion of the western side of the subject property is "Zone AE", with the remainder of the subject property in Zone X, defined as an area of minimal flood hazard, as per FEMA Flood Insurance Rate Map FIRM Panel #41057C1005FA dated September 28, 2018.

The subject property is located entirely within the Tsunami Hazard Overlay Zone (Exhibit A). The proposed activity is an accessory use to the primary single-family dwelling (Exhibit B). The request will not be required to provide Evacuation Route Improvements due to being the construction of a use accessory to a single-family dwelling.

Conditions of Approval have been made to ensure development of the subject property conforms to the recommendations and specifications contained in the GHR, including requirements for geotechnical review of construction plans prior to submittal for zoning and building permit review and a requirement for those site development inspections during construction as recommended in the GHR (Exhibit B).

(E) The geologic report provides a statement that, in the professional opinion of the engineering geologist, the proposed development will be within the acceptable level of risk established by the community, as defined in subsection (5)(c) of this section, considering site conditions and the recommended mitigation.

Findings: The GHR (Exhibit B) includes summary findings and conclusions that state:

- No adverse impacts are anticipated to occur on adjacent properties as a result of development of this site, provided that the recommendations detailed in the GHR are adhered to.
- Recommendations for mitigation of stormwater erosion, ocean wave erosion, seismic hazards and possible flooding are incorporated into the GHR as part of the recommendations for development of the subject property.
- Adverse effects of this development on surrounding areas will be minimized provided all the stormwater, foundation, vegetation, and erosion control recommendations detailed in the GHR are adhered to.
- Stabilization programs for this site include vegetation and erosion stabilization, surface water collection and maintenance of the riprap revetment are included in the GHR.
- GHR includes additional requirements for structural plan review and construction monitoring. These requirements have been incorporated into the Conditions of Approval outlined below.

IV. DECISION AND CONCLUSION

Staff concludes that the submitted Geologic Hazard Report (GHR) **complies with the standards outlined in TCLUO Section 3.570(4)(e)** and this project is therefore **Approved with Conditions**. All development activities shall conform to

the Conditions of Approval outlined in Section V of this report. No further development shall occur on the subject property without prior land use approval. This approval does not address any additional development of the subject property.

By accepting this approval the applicant and property owner agrees to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicant /property owner shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed construction.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before 4:00 PM on **March 28, 2022**.

V. CONDITIONS OF APPROVAL

The Conditions of Approval are as follows. Failure to comply with the Conditions of Approval may result in both nullification of this permit approval and enforcement action.

1. The applicant shall obtain all required permits from Federal, State and local agencies prior to development.
2. Development of this property shall adhere to the development standards outlined in TCLUO Section 3.570: Neskowin Coastal Hazards Overlay (Nesk-CH) Zone.
3. The Hazard Disclosure Statement (Exhibit D) shall be recorded in the Tillamook County Clerk's Office. A copy of the recorded statement shall be provided to the Department at the time of consolidated Zoning and Building application permit submittal.
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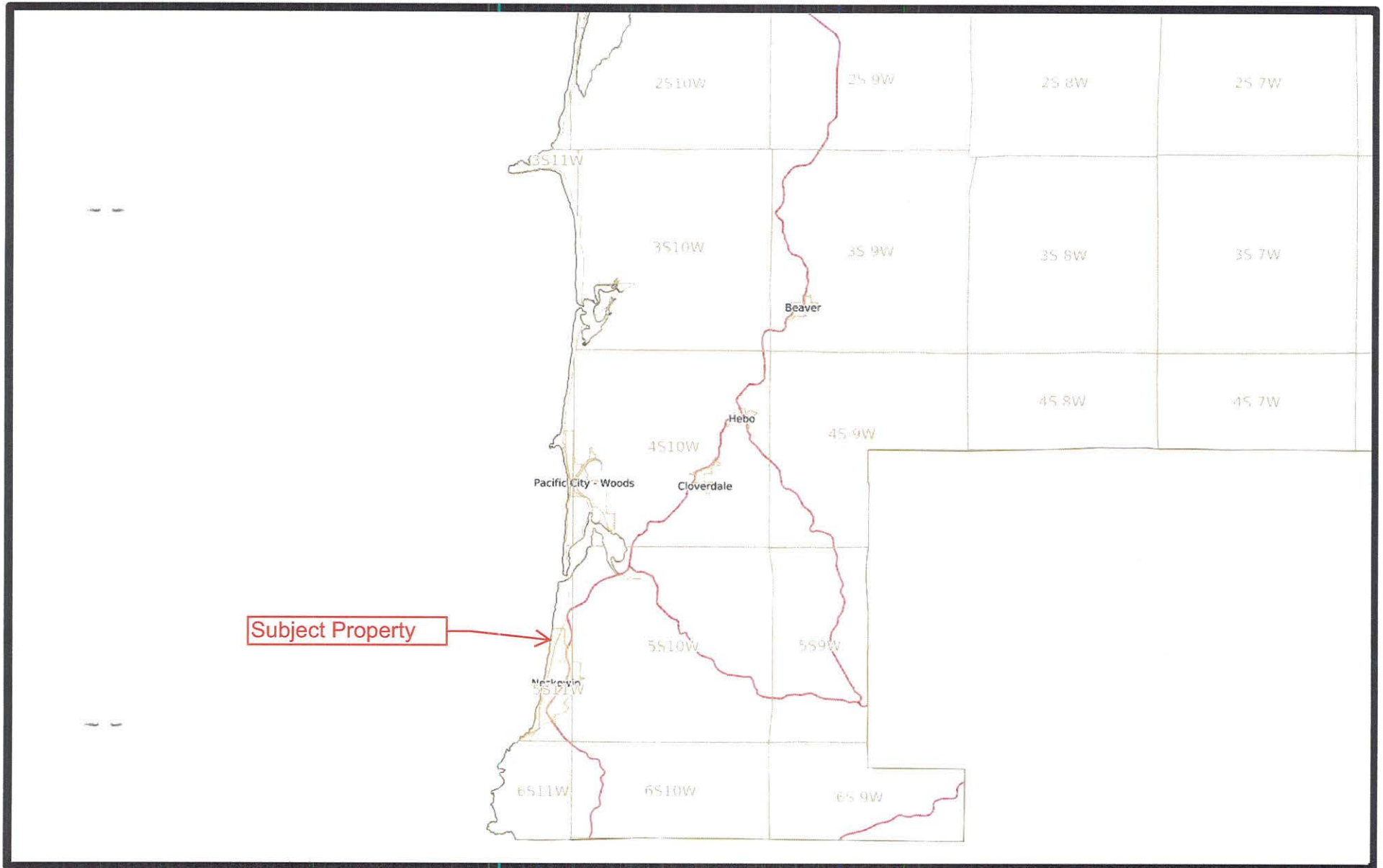
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VI. EXHIBITS

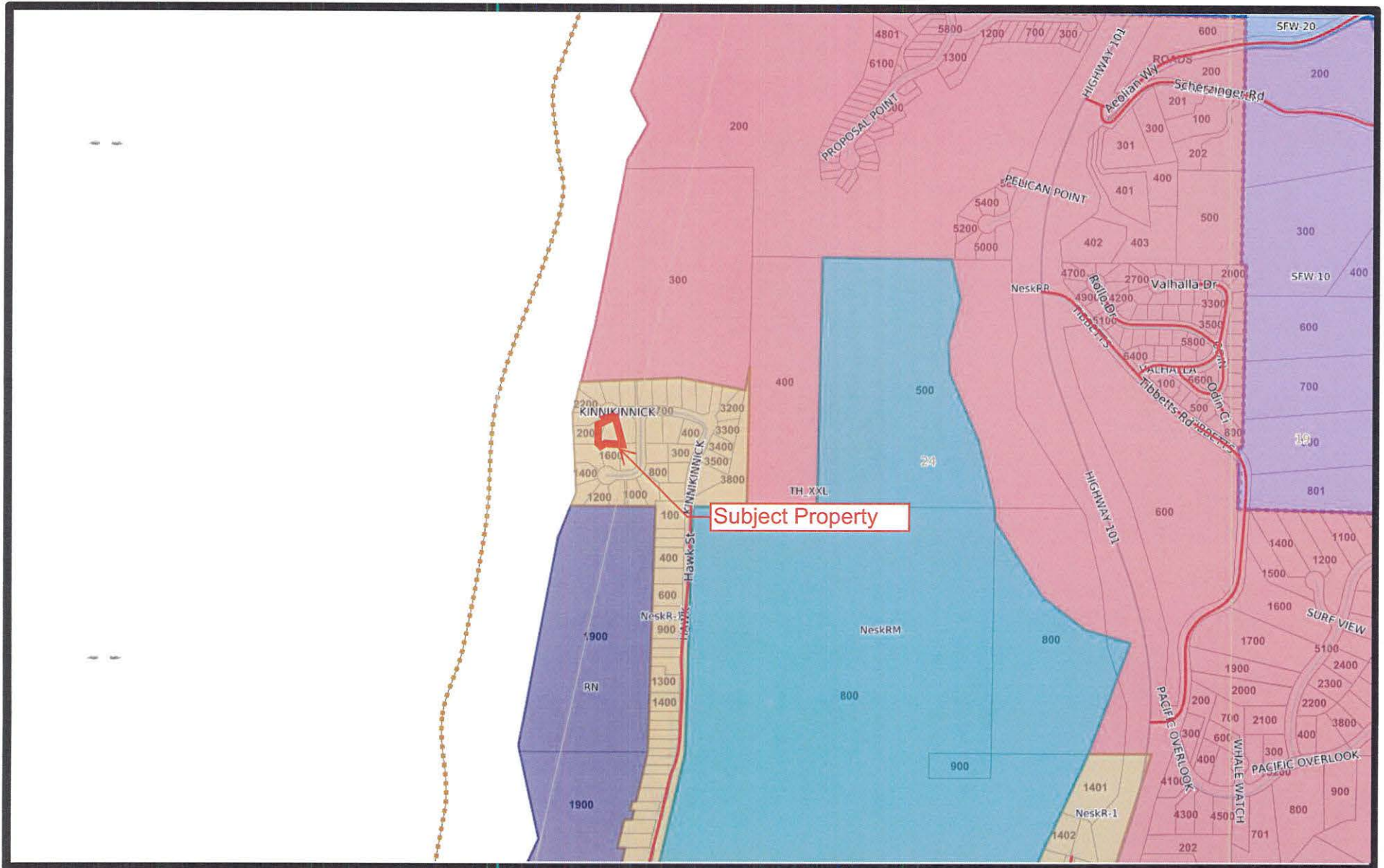
- A. Assessor's Map, Zoning Map, FEMA FIRM
- B. Applicant submittal
- C. Public Testimony
- D. Hazard Disclosure Statement

EXHIBIT A

Vicinity Map



Zoning Map



FOR ASSESSMENT AND TAXATION ONLY. NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES

S.E. 1/4 N.W. 1/4 SEC. 24 T.5S. R.11W. W.M.
Tillamook County

1" = 100'

05S11W24BD
NESKOWIN NORTH

CANCELLED:
1401

PACIFIC

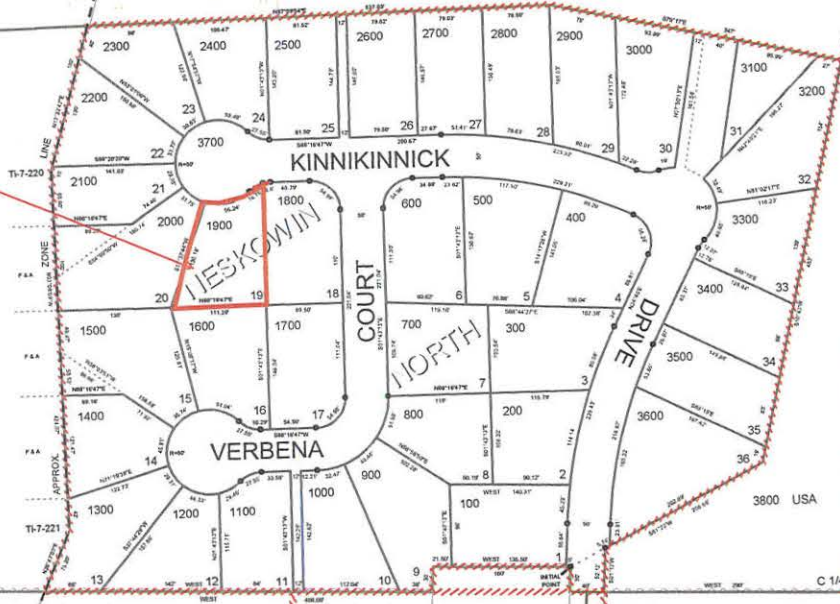
OCEAN

22-10

SEE MAP 5S 11W 24

SEE MAP 5S 11W 24

Subject Property



SEE MAP 5S 11W 24CA

C 1/4

NESKOWIN NORTH
05S11W24BD
REVISED 05/22/18, WS

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

January 31, 2022 5:27:04 pm

Account # 257331
 Map # 5S1124BD01900
 Code - Tax # 2210-257331

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr NESKOWIN NORTH
 Lot - 19

Mailing Name RUSINA, FREDERICK C

Deed Reference # 2010-7409

Agent

Sales Date/Price 11-24-2010 / \$0.00

In Care Of

Appraiser RANDY WILSON

Mailing Address 19686 SUNSHINE WAY
 BEND, OR 97702

Prop Class 101 MA SA NH Unit
 RMV Class 101 09 ST 999 18775-1

Situs Address(s)	Situs City
ID# 1 45740 KINNIKINNICK DR	COUNTY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
2210	Land	232,530		Land	0
	Impr.	386,780		Impr.	0
Code Area Total		619,310	483,260		0
Grand Total		619,310	483,260		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
2210					LANDSCAPE - FAIR	100				500
2210	1	<input checked="" type="checkbox"/>		NESKR -1	Market	104	A	0.23		212,330
2210					OSD TYPE B - AVERAGE	100				19,700
Grand Total								0.23		232,530

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
2210	1	1996	149	Basement First Floor	123	2,108		386,780
Grand Total						2,108		386,780

Exemptions / Special Assessments / Potential Liability									
Code Area 2210									
SPECIAL ASSESSMENTS:									
■ SOLID WASTE					Amount	12.00	Acres	0	Year 2021

Comments: 03/02/09 - Phase 1 desk review - corrected STAT class, KL. 5/2014 Reapp. of land/Tabled values. RCW

National Flood Hazard Layer FIRMette



123°59'3"W 45°7'39"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone J*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2** Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5** Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

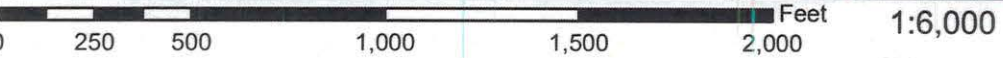
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/31/2022 at 8:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



123°58'26"W 45°7'14"N



February 1, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

EXHIBIT B



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

PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
OCT 12 2021	
Email	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>NJ</u>	
Receipt #:	
Fees: \$ <u>615.00</u>	
Permit No: <u>303</u>	
<u>851-21-0000</u> -PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Frederick Rusina Phone: 503 970-2004
 Address: 19686 Sunshine Way
 City: Bend State: OR Zip: 97702
 Email: fredrusina@gmail.com

Property Owner

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

Request: A NESKOWIN COASTAL HAZARD AREA PERMIT TO BUILD AN APPROX 12'X18' FOOT ELEVATED DECK ON WESTSIDE OF RESIDENCE ATTACHED IS HG SCHLICKEA + ASS GEOLOGICAL REPORT AND OWNER'S STATEMENT.

- | Type II | Type III | Type IV |
|--|--|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Plan and/or Code Text Amendment |
| <input type="checkbox"/> Exception to Resource or Riparian Setback | <input type="checkbox"/> Ordinance Amendment | |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Map Amendment | |
| <input type="checkbox"/> Development Permit Review for Estuary Development | <input type="checkbox"/> Goal Exception | |
| <input type="checkbox"/> Non-farm dwelling in Farm Zone | | |
| <input type="checkbox"/> Fore-dune Grading Permit Review | | |
| <input checked="" type="checkbox"/> Neskowin Coastal Hazards Area | | |

Location:

Site Address: 45740 KINNIKIDNICK DR. NESKOWIN, OR
 Map Number: 55-11W-24BD 1900
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Frederick Rusina 10/12/2021
 Property Owner Signature (Required) Date

Applicant Signature _____ Date _____

FREDERICK C. RUSINA
19686 SUNSHINE WAY
BEND, OREGON 97702
(503) 970-2004 cell

00112719
BY: _____

Email: fredrusina@gmail.com

October 12, 2021
Tillamook County Department of Community Development
1510-B Third Street
Tillamook, OR 97141

RE: Property: 45740 Kinninnick Dr. Neskowin Oregon 9719
Tillamook County Tax Lot 1900, Map 5S-11W-24BD
H.G.Schlicker & Associates Geological Report
Owner Hazard Disclosure Statement

Director,

I am submitting this letter as part of my Application for a Neskowin Coastal Hazard Area Permit to build a deck on a portion of my property as described in the Geological Report.

Referring specifically to NESK-CH (4) (d) (A) Thru (E)
The Geological Report (A) contains the site plans and describes the affected areas.
The Geological Report (B) details all excavation and fill work; (C) identifies any hazard zones; (D) meets the content requirements of subsection (5) and (E) identifies any remedial work.

The following statement is being submitted as required by Section 3.750 NESK-CH 4(d) (F). I state as follows:

(F) (i) I understand that my Property is subject to potential chronic natural hazards and that development thereon is subject to risk of damage from such hazards;

(F) (ii) I have commissioned a Geologic Report for the Property prepared by H.G. Schlicker & Associates dated Sept 30, 2021 submitted with this application and I have reviewed the Geologic Report and have been informed and am aware of the type and extent of hazards present and the risks associated with the development of my Property;

(F) (iii) I acknowledge and accept that I accept and assume all risks of damage from natural hazards associated with the development of the Property.

Respectfully Submitted,

Frederick C. Rusina



**Geologic Hazards and Geotechnical Investigation
Tax Lot 1900, Map 5S-11W-24BD
45740 Kinnikinnick Drive
Neskowin, Tillamook County, Oregon**

**Prepared for:
Fred Rusina
19686 Sunshine Way
Bend, Oregon 97702**

Project #Y214556

September 30, 2021



H.G. Schlicker & Associates, Inc.

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Project #Y214556

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**To: Fred Rusina
19686 Sunshine Way
Bend, Oregon 97702**

**Subject: Geologic Hazards and Geotechnical Investigation
Tax Lot 1900, Map 5S-11W-24BD
45740 Kinnikinnick Drive
Neskowin, Tillamook County, Oregon**

Dear Mr. Rusina:

The accompanying report presents the results of our geologic hazards and geotechnical investigation for the above subject site.

After you have reviewed our report, we would be pleased to discuss it and to answer any questions you might have.

This opportunity to be of service is sincerely appreciated. If we can be of any further assistance, please contact us.

H.G. SCHLICHER & ASSOCIATES, INC.

J. Douglas Gless, MSc, RG, CEG, LHG
President/Principal Engineering Geologist

JDG:mgb

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- Appendix A – Site Photographs
- Appendix B – Checklist of Recommended Additional Work,
Plan Review, and Site Observations



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45740 Kinnikinnick Drive
Neskowin, Tillamook County, Oregon

Dear Mr. Rusina:

1.0 Introduction

At your request and authorization, a representative of H.G. Schlicker and Associates, Inc. (HGSA) visited the subject site on August 27, 2021, to complete a geologic hazards and geotechnical investigation of Tax Lot 1900, Map 5S-11-24BD, located in Neskowin, Tillamook County, Oregon (Figures 1 and 2; Appendix A). Based on the provided plans, it is our understanding that you would like to construct an elevated deck attached to the west side of the existing home.

This report addresses the engineering geology and geologic hazards at the site with respect to the proposed construction of an elevated deck. The scope of our work consisted of a site visit, site observations and measurements, subsurface exploration with hand augered borings, a slope profile, limited review of the geologic literature, interpretation of topographic maps, lidar and aerial photography, and preparation of this report of our findings, conclusions and geotechnical recommendations for an addition to the west side of the existing house.

2.0 Site Description

The subject site is an oceanview lot located on a younger stabilized dune in the community of Neskowin, Oregon (Figure 1). The property consists of Tax Lot 1900, Map 5S-11-24BD, 45740 Kinnikinnick Drive, a 0.23-acre lot with an existing one-story house with a basement. The irregularly shaped lot is approximately 120 feet long north to south and approximately 100 feet wide east to west, in the center. An oceanfront protective structure (riprap revetment) is located on the dune slope to the west of the site; this revetment

is contiguous with other revetments to the immediate north and south; However, this stretch of revetment is isolated and not connected with the other Neskowin revetments to the south (Figure 3 and Appendix A). The site is bounded to its north by the cul-de-sac of Kinnikinnick Drive, and to its south, east and west by developed lots with houses.

The site gently slopes at approximately a few degrees to the north, and elevations at the site range between approximately 20 to 26 feet (NAVD 88) (Figures 3 and 4).

At the time of our site visit, the site was vegetated with European beachgrass, ornamental plants, and young shore pine trees (Appendix A).

2.1 The history of the site and surrounding areas, such as previous riprap or dune grading permits, erosion events, exposed trees on the beach, or other relevant local knowledge of the site.

According to Tillamook County records, the existing one-story home with a first-floor basement was built in 1996. The west side of the existing house is approximately 175 feet east of the top of the revetment, west of the site. An existing elevated deck is attached to the house's northwest corner near the proposed location of construction (Figures 3 and 4). Based on our review of historical aerial imagery, prior to the residential development, the area of the site was occupied by a dune complex.

The site is located on loose dune sand that is easily eroded by ocean wave activity and wind when devoid of vegetation. During the winters of 1998, 1999, 2000, and 2001 severe storms resulted in substantial ocean wave erosion, which removed active dunes present west of the subject lot and eroded the western part of the dune north of the site. As reported by local residents, up to 10 feet of erosion has been observed in the area during a single storm event. Ocean wave erosion has also resulted in the lowering of the beach elevation by several feet, allowing higher energy waves to impact the dune. The increase in ocean wave erosion observed along much of the Oregon Coast in the recent past is a consequence of the mid- to late 1990s El Niño/La Niña events, which altered ocean currents and transported much of the beach sand offshore. There has been some rebuilding of the beach in the last few years, but this has been a slow process. As a result, nearly all of Neskowin's oceanfront residences have had oceanfront protection installed.

Severe storms in the winter of 2007–2008 partly undermined many of the revetments in the Neskowin area. However, the riprap revetments significantly reduce the potential for erosion at the site.

2.2 Topography, including elevations and slopes on the property itself.

The site is located on a younger stabilized dune that has been modified by past development and construction of a revetment west of the site. Elevations at the site range from approximately 20 to 26 feet (NAVD 88). The site slopes gently to the north at approximately a few degrees (Figures 3 and 4; Appendix A).

The riprap revetments west of the site generally slope down to the beach at approximately 20 to 30 degrees (Figures 3 and 4; Appendix A).

2.3 Vegetation cover.

At the time of our site visit, the site was vegetated with ornamental plants, European beachgrass, salal, and young shore pine trees (Appendix A).

2.4 Subsurface materials – the nature of the rocks and soils.

Subsurface exploration was completed by advancing four hand-augered borings to depths up to approximately 2.5 feet below the ground surface (bgs) in the area for the proposed addition. The borings generally encountered refusal on gravel fill or were terminated due to dry flowing loose sand. Subsurface materials are discussed in detail in Section 4.1.

2.5 Conditions of the seaward front of the property, particularly for sites having a sea cliff.

The seaward front of the oceanfront property west of the subject site is densely vegetated with European beachgrass and a few small shorepines. The riprap revetment appeared to be in generally good condition. The quality of the single armor stone layer used for the construction of the revetment was variable and consisted of a mixture of highly fractured basalt breccia, occasional sandstone, and relatively unfractured basalt (Appendix A). Additional observations are addressed in Section 3.0 and Appendix A.

2.6 Presence of drift logs or other flotsam on or within the property.

At the time of our site visit, we did not observe any recent drift logs or flotsam on or within the property or on the beach to the west of the property.

2.7 Description of streams or other drainage that might influence erosion or locally reduce the level of the beach.

Neskowin Creek and Kiwanda Creek discharge onto the beach approximately 1.6 miles south of the site (Figure 1). Historical satellite imagery from Google Earth indicates that although Neskowin Creek's stream channel meanders approximately 500 feet north and south on the beach, the stream generally enters the ocean near the east side of Proposal Rock and does not typically appear to influence the level of the beach fronting the site.

2.8 Proximity of nearby headlands that might block the long shore movement of beach sediments, thereby affecting the level of the beach in front of the property.

The site is located approximately 2.25 miles north of the Cascade Head headlands and approximately 6.4 miles south of Cape Kiwanda. Ocean current interaction with the northern extent of the Cascade Head headland generally removes sand along the beach in the area of the site and reduces the level of the beach.

Proposal Rock is located approximately 1.6 miles south of the site and does not appear to affect the subject site substantially.

2.9 Description of any shore protection structures that may exist on the property or on nearby properties.

An existing riprap revetment is present west of the subject and is connected to other oceanfront revetments immediately to the north and south.

2.10 Presence of pathways or stairs from the property to the beach.

An improved pathway or stairs is not present from the western portion of the site to the beach. However, an unimproved path is present at the end of the cul-de-sac near the site.

2.11 Existing human impacts on the site, particularly any that might alter the resistance to wave attack.

Human impacts are not contributing to the alteration of the resistance of the riprap revetment to wave attack at this site.

3.0 Description of the Fronting Beach

Kiwanda Beach fronts the properties west of the site. Detailed descriptions of the characteristics of the beach are provided below.

3.1 Average widths of the beach during the summer and winter.

The beach near the site has a highly variable width, which is primarily dependent upon tide levels, and it tends to be narrower in the winter than in the summer. Although the beach can be more than 300 feet wide, at high tide, there is often no walkable beach. The beach here is very dynamic and changes morphology frequently, primarily due to rip current formation.

3.2 Median grain size of beach sediment.

During our site visit, we observed fine-grained to medium-grained beach sand.

3.3 Average beach slopes during the summer and winter.

Beach slopes vary from approximately 1 to 5 degrees depending upon recent accretion or erosion. The beaches tend to be flatter in the summer.

3.4 Elevations above mean sea level of the beach at the seaward edge of the property during summer and winter.

Lidar data from 2016 shows the junction between the beach and the revetment was at an elevation of approximately 16 feet (NAVD 88) (Figures 3 and 4). Allan and Hart (2005) surveyed the elevation of the beach/dune junction in 1997, 1998, and 2002 at approximately 25 feet, 19 feet, and 16 feet, respectively. Winter elevations primarily depend on beach profiles formed by storm conditions.

3.5 Presence of rip currents and rip embayments that can locally reduce the elevation of the fronting beach.

Rip currents and rip current embayments commonly contribute to erosion along the oceanfront in Neskowin. Narrow beaches and near-shore relatively deep water conditions contribute to rip current and rip current embayment formation.

During our site visit, we did not observe any rip current embayments in the area of the site; however, rip currents and rip current embayments have developed immediately west of the site, as seen in historical satellite imagery.

3.6 Presence of rock outcrops and sea stacks, both offshore and within the beach zone.

Proposal Rock is located approximately 1.6 miles south of the site.

3.7 Information regarding the depth of beach sand down to bedrock at the seaward edge of the property.

At the time of our site visit, we observed no exposures of bedrock materials near the subject site. Based on mapping completed by Schlicker et al. (1972), bedrock underlying the site consists either of Oligocene to Miocene or Eocene Sedimentary Rocks. Based on our experience with Neskowin sites in the vicinity, we estimate that bedrock lies more than 20 feet below the beach level.

4.0 Geologic Hazards Analysis

Our geologic hazards analysis is presented below.

4.1 Subsurface Materials

The site lies in an area that has been mapped as Pleistocene beach sand (Schlicker et al., 1972). Neskowin lies on a large dune complex, which is approximately 4 miles long, north to south, and extends from the coastline east to the base of the hills. This dune complex consists of numerous individual dunes, which vary in age and stability. The area of the site has been mapped as a younger stabilized dune (open dune sand conditionally stable), which is a dune that has become conditionally stable regarding wind erosion (USDA et al., 1975). The dune consists of tan, loose, fine-grained sand with a very thin, poorly developed topsoil. Schlicker et al. (1972) also mapped the area east of the site as an area of high groundwater. Snavely et al. (1996) mapped the area of the site as Quaternary dune sand with Quaternary beach sand west of the site. Based on recently revised mapping, the site has now been classified as recently stabilized dunes, hummocky terrain, which may be subject to future erosion (Allan, 2020).

At the time of our August 27, 2021 site visit, we completed subsurface exploration with four hand-augered borings logged by a geologist from our office who visually classified the soils encountered according to the Unified Soil Classification System (USCS) as follows:

B-1	<u>Depth (ft.)</u>	<u>USCS</u>	<u>Description</u>
	0.0 – 0.66	SP (FILL)	SAND FILL; light brown, dry, loose.
	0.66 – 0.83	GP (FILL)	GRAVEL FILL; dark grey, dry, loose. With woven landscape fabric. Refusal on rock fragments. Free groundwater was not encountered.
B-2	<u>Depth (ft.)</u>	<u>USCS</u>	<u>Description</u>
	0.0 – 2.5	SP	SAND; light brown, dry, loose. Terminated due to flowing dry sand. Free groundwater was not encountered.
B-3	<u>Depth (ft.)</u>	<u>USCS</u>	<u>Description</u>
	0.0 – 1.0	SP (FILL)	SAND FILL; light brown, dry, loose.
	1.0	GP (FILL)	GRAVEL FILL; dark grey, dry, loose. Refusal on rock fragments. Free groundwater was not encountered.
B-4	<u>Depth (ft.)</u>	<u>USCS</u>	<u>Description</u>
	0.0 – 2.0	SP (FILL)	Gravelly SAND FILL; light brown, dry, loose. Terminated due to flowing dry sand. Free groundwater was not encountered.

The borings generally encountered approximately 2 feet of tan, loose, dune sand and gravel fill underlain by loose dry native sands.

4.2 Geologic Structures

Structural deformation and faulting along the Oregon Coast is dominated by the Cascadia Subduction Zone (CSZ), which is a convergent plate boundary extending for approximately 680 miles from northern Vancouver Island to northern California. This convergent plate boundary is defined by the subduction of the Juan de Fuca plate beneath the North America Plate and forms an offshore north-south trench approximately 60 miles west of the Oregon coast shoreline. A resulting deformation front consisting of north-south oriented reverse faults is present along the western edge of an accretionary wedge east of the trench, and a zone of margin-oblique folding and faulting extends from the trench to the Oregon Coast (Geomatrix, 1995).

A northwest-trending strike-slip fault is mapped near the site, extending from Proposal Rock to the southeast approximately 4 miles (Snaveley et al., 1996). Based on mapping, the fault appears to offset middle Tertiary geologic units.

A potentially active fault is the Happy Camp Fault (formerly the Netarts Bay fault), which lies at the north end of Netarts Bay, approximately 22 miles north of the site (Geomatrix, 1995). This fault is a west-northwest trending, high angle reverse fault which cuts Miocene basaltic and Pleistocene channel deposits. This fault is believed to have been active approximately 125,000 years ago; however, it does not appear to cut 80,000-year-old marine terrace deposits, which suggests that the fault has not been active for at least 80,000 years (Geomatrix, 1995).

Other mapped potentially active faults are located in the Tillamook Bay fault zone approximately 30 miles north of the site, which are northwest-striking faults that offset the Eocene Tillamook Volcanics on the west flank of the Coast Range. No displacements in Quaternary deposits have been documented, but the fault zone parallels the mountain front that controls the northeastern margin of Tillamook Bay and thus has geomorphic expression consistent with Quaternary displacement (Personius et al., 2003).

4.3 Slopes

Slopes are discussed in detail in Section 2.2 above.

4.4 Orientation of Bedding Planes in Relation to the Dip of the Surface Slope

The site lies in an area mapped as dune sands, which have beds of varying dip related to the surface slope. Based on mapping completed by Schlicker et al. (1972), bedrock underlying the site consists either of Oligocene to Miocene or Eocene Sedimentary Rocks. The sandstone units have been mapped as dipping down to the west-northwest from 5 to 15 degrees, near the site (Snaveley et al., 1996). Grades at the subject site are

primarily related to past grading and fill activities rather than the orientation of underlying units.

4.5 Site Surface Water Drainage Patterns

Stormwater at the site generally infiltrates into the sandy soils and flows to the west. At the time of our site visit, we observed no streams at or in the immediate vicinity of the site. The nearest stream is Kiwanda Creek, located approximately 0.5 mile southeast of the site, which flows south from Lake Neskowin. Kiwanda Creek discharges onto the beach approximately 1.6 miles south of the site (Figure 1).

4.6 Dune Stability and Erosion

The site is located in an area of loose dune sand, which is easily eroded by ocean wave activity, and wind when devoid of vegetation. During the winters of 1998, 1999, 2000, and 2001 severe storms resulted in substantial ocean wave erosion, which removed active dunes present west of the subject lot and eroded the western part of the dune on which the property lies. As reported by local residents, up to 10 feet of erosion has been observed during a single storm event. Ocean wave erosion has also resulted in the lowering of the beach elevation by several feet, allowing higher energy waves to impact the western dune edge. The increase in ocean wave erosion observed along much of the Oregon Coast in the recent past is a consequence of the mid- to late 1990s El Niño/La Niña events, which altered ocean currents and transported much of the beach sand offshore. There has been some rebuilding of the beach in the last few years, but this has been a slow process. As a result, nearly all of Neskowin's oceanfront residences have had oceanfront protection installed. In the area of this site, the oceanfront has been protected with riprap revetments for hundreds of feet to the north and south.

The existing revetment located on the west of the subject site slopes down to the beach at approximately 20 to 30 degrees and consists of angular basalt boulders approximately 4 to 6 feet diameter on its lower portion and approximately 3 to 5 feet diameter on the upper portion (Figure 3; Appendix A). Severe storms in the winter of 2007–2008 partly undermined the revetments in areas located along Neskowin Beach. The riprap revetment west of the site greatly reduces the potential for erosion when maintained and repaired as necessary.

The western portion of the subject site, including the northwest corner of the existing house and area of the proposed deck addition, is mapped in a zone of high coastal erosion hazard, with the beach and revetment area west of the site mapped in the very high (active) coastal erosion hazard zone (Allan and Priest, 2001). The very high (active) coastal erosion hazard zone is defined as an area that is being actively eroded by ocean waves and the mass movements directly caused by wave action. The high coastal erosion hazard zone is defined as an area having a high probability that it could be affected by active erosion in the next ~ 60 to 100 years (Allan and Priest, 2001). It should be noted

that mapping done for the 2001 study was intended for regional planning use, not for site-specific hazard identification.

4.7 Regional Seismic Hazards

Abundant evidence indicates that a series of geologically recent large earthquakes related to the Cascadia Subduction Zone have occurred along the coastline of the Pacific Northwest. Evidence suggests that more than 40 great earthquakes of magnitude 8 and larger have struck western Oregon during the last 10,000 years. The calculated odds that a Cascadia earthquake will occur in the next 50 years range from 7–15 percent for a great earthquake affecting the entire Pacific Northwest, to about a 37 percent chance that the southern end of the Cascadia Subduction Zone will produce a major earthquake in the next 50 years (OSSPAC, 2013; OSU News and Research Communications, 2010; Goldfinger et al., 2012). Evidence suggests the last major earthquake occurred on January 26, 1700, and may have been of magnitude 8.9 to 9.0 (Clague et al., 2000).

There is now increasing recognition that great earthquakes do not necessarily result in a complete rupture along the full 1,200 km fault length of the Cascadia subduction zone. Evidence in the paleorecords indicates that partial ruptures of the plate boundary have occurred due to smaller earthquakes with moment magnitudes (M_w) < 9 (Witter et al., 2003; Kelsey et al., 2005). These partial segment ruptures appear to occur more frequently on the southern Oregon coast, as determined from paleotsunami studies. Furthermore, the records have documented that local tsunamis from Cascadia earthquakes recur in clusters (~250–400 years) followed by gaps of 700–1,300 years, with the higher tsunamis associated with earthquakes occurring at the beginning and end of a cluster (Allan et al., 2015).

These major earthquake events were accompanied by widespread subsidence of a few centimeters to 1–2 meters (Leonard et al., 2004). Tsunamis appear to have been associated with many of these earthquakes. In addition, settlement, liquefaction, and landsliding of some earth materials are believed to have been commonly associated with these seismic events.

Other earthquakes related to shallow crustal movements or earthquakes related to the Juan de Fuca plate have the potential to generate magnitude 6.0 to 7.5 earthquakes. The recurrence interval for these types of earthquakes is difficult to determine from present data, but estimates of 100 to 200 years have been given in the literature (Rogers et al., 1996).

Liquefaction and Settlement

Liquefaction occurs when saturated, cohesionless soils are subjected to ground vibrations, resulting in a decrease in the volume of the soil. If drainage is unable to occur, the tendency to decrease in volume results in an increase in pore water pressure, and if the

pore water pressure builds up to the point at which it is equal to the overburden pressure, the effective stress becomes zero, and the soil loses its strength and develops a liquefied state. Liquefaction is most common in saturated, loose, granular soils, sand or silty sand materials. Cohesive soils, such as clayey silt and clay, will generally not liquefy during earthquakes. Older sediments are also more resistant to liquefaction than recently deposited sediments (Idris and Boulanger, 2008).

DOGAMI's HazVu website (<https://gis.dogami.oregon.gov/maps/hazvu/>) has mapped the area of the site as having a high susceptibility to liquefaction. DOGAMI states: "Buildings and infrastructure sitting on these [liquefiable] soils are likely to be severely damaged in an earthquake."

Settlement can be the result of liquefaction of saturated soils or simply a result of dry soil densifying under vibration (volumetric compression). Volumetric compression during an earthquake results from vibrations of the soil, which causes soil particles to settle into a denser state, decreasing the volume of the soil. The degree of settlement is primarily dependent upon the initial density of the soil and the magnitude and duration of ground vibration (shaking). The settlement caused by liquefaction is commonly differential, and the magnitude of settlement typically varies throughout a site, whereas settlement caused by volumetric compression tends to be more uniform.

4.8 Flooding Hazards

Based on the 2018 Flood Insurance Rate Map (FIRM, Panel #41057C1005F), the western portion of the site lies in an area mapped as a Special Flood Hazard Area (SFHA) Zone AE with Base Flood Elevations determined at 23 feet. The eastern approximately 65 feet of the site lies within Zone X, determined to be an area of minimal flood hazard (Figures 3 and 4).

The beach, revetment and a portion of the area west of the site lies in areas rated as SFHA Zone VE (EL 29.9 feet and 25 feet), which is defined as a coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined. Based upon the FEMA Flood Insurance Rate mapping for this site, the foredune in the western portion of the site is subject to overtopping (Allan et al., 2015).

Based on the Oregon Department of Geology and Mineral Industries mapping (DOGAMI, 2012), the subject site lies within the tsunami inundation zone resulting from an approximately 8.7 and greater magnitude Cascadia Subduction Zone (CSZ) earthquake. The 2012 DOGAMI mapping is based upon five computer-modeled scenarios for shoreline tsunami inundation caused by potential CSZ earthquake events ranging in magnitude from approximately 8.7 to 9.1. The January 1700 earthquake event (discussed in Section 4.7 above) has been rated as an approximate 8.9 magnitude in DOGAMI's methodology. More distant earthquake source zones can also generate tsunamis.

4.9 Climate Change

According to most recent scientific studies, the Earth's climate is changing due to human activities, which are altering the chemical composition of the atmosphere through the buildup of greenhouse gases, primarily carbon dioxide, methane, nitrous oxide, and chlorofluorocarbons (EPA, 1998). Although there are uncertainties about exactly how the Earth's climate will respond to enhanced concentrations of greenhouse gases, scientific observations indicate that detectable changes are underway (EPA, 1998; Church and White, 2006). Global sea level rise, caused by melting polar ice caps and ocean thermal expansion, could lead to flooding of low-lying coastal property, loss of coastal wetlands, erosion of beaches and bluffs, and saltwater contamination of drinking water. Global climate change and the resultant sea level rise will likely impact the subject site through accelerated coastal erosion and more frequent and severe flooding.

4.10 Analyses of Erosion and Flooding Potential

4.10.1 Analysis of DOGAMI beach monitoring data available for the site (if available).

DOGAMI beach monitoring data has been collected for Kiwanda beach, approximately 1,000 feet south of the site, regularly since 1997 however, this particular monitoring site is not protected with a revetment.

A data collection point approximately 1.4 miles south of the site in Neskowin Beach, with a revetment, indicates that following the winter storms of 1998-99 and construction of the revetments along the beach, beach elevations have varied by several feet from minimum to maximum over the monitored period of 1997 to 2021; the riprap revetments have prevented any shoreline change at the 6 meter (~20 ft) elevation contour (Allan and Hart, 2005; Allan and Hart, 2007; Allan and Hart, 2008; Allan et al., 2015; NANOOS, accessed September 2021).

4.10.2 Analysis of human activities affecting shoreline erosion.

We did not observe any human activities along the dune that are affecting the shoreline erosion. See Section 2.11 above.

4.10.3 Analysis of possible mass wasting, including weathering processes, landsliding, or slumping.

The erosive processes affecting the site are discussed in detail in Section 4.6 (above).

4.10.4 Calculation of wave run-up beyond mean water elevation that might result in erosion of the sea cliff or foredune.

Coastal erosion rates and hazard zones (as referenced in Allan and Priest, 2001) were presented in Section 4.6 Dune Stability and Erosion (above). In the dune-backed shoreline recession methodology applicable to the subject site, the total water level produced by the combined effect of wave runup plus the tidal elevation must exceed some critical elevation of the fronting beach, typically the elevation of the beach-dune junction. Wave runup elevation can change with many variables such as changing beach elevations, presence of transient dunes, etc. The dune is protected by the riprap revetment west of the subject site, and this shoreline recession methodology is not appropriate for the site.

4.10.5 Evaluation of frequency that erosion-inducing processes could occur, considering the most extreme potential conditions of unusually high-water levels together with severe storm wave energy.

On this stretch of dune-backed shoreline, erosion-inducing processes are daily in the form of constant wave attack. High water levels and severe storms can cause rip currents, which have the potential to undermine the revetment west of the site.

4.10.6 For dune-backed shoreline, use an established geometric model to assess the potential distance of property erosion, and compare the results with direct evidence obtained during site visit, aerial photo analysis, or analysis of DOGAMI beach monitoring data.

Not applicable to the subject site or nearby area, which is a dune-backed shoreline that has been extensively riprapped; see Sections 4.10.1 and 4.10.4 (above).

4.10.7 For bluff-backed shoreline, use a combination of published reports, such as DOGAMI bluff and dune hazard risk zone studies, aerial photo analysis, and fieldwork, to assess the potential distance of property erosion.

Not applicable to the subject site, which lies in a riprap revetment protected dune-backed shoreline area.

4.10.8 Description of potential for sea level rise, estimated for local area by combining local tectonic subsidence or uplift with global rates of predicted sea level rise.

Based on data from NOAA monitoring stations at South Beach and Garibaldi collected from 1970 to 2020, this general area of Oregon's coastline has a sea level rise of approximately 2.13 mm/year, which includes the combined effects of global rates of sea level rise and landmass elevation changes (NOAA Tides & Currents Sea Level Trends <http://tidesandcurrents.noaa.gov/sltrends/>). Additional observations are addressed in Section 4.9 of this report.

4.11 Assessment of Potential Reactions to Erosion episodes.

4.11.1 Determination of legal restrictions of shoreline protective structures (Goal 18 prohibition, local conditional use requirements, priority for non-structural erosion control methods).

As previously noted, a riprap revetment is present to the west of the subject site. Lots were generally 'developed' on January 1, 1977; however, this is a legal issue that can have varying interpretations. Most lots in this area, including the subject site, generally meet Oregon's Goal 18 exception requirements to obtain protection when a structure is threatened by erosion.

According to the Ocean Shores Viewer (<http://www.coastalatlantlas.net/oceanshores/>, Accessed September 2021), the subject site appears to be Goal 18 eligible due to an exception for an oceanfront protective structure.

4.11.2 Assessment of potential reactions to erosion events, addressing the need for future erosion control measures, building relocation, or building foundation and utility repairs.

Residential development recommendations for the proposed addition of an elevated deck, including erosion control and foundation design recommendations, are presented in Section 5. The potential to move the house and the proposed attached addition will be dependent upon design.

5.0 Development Standards and Recommendations

The main engineering geologic concerns at the site are:

1. The site lies on dune sands, which are poorly consolidated and in an area subject to accretion and erosion from wind and wave attack. Inherent risks of coastal

erosion and future dune sand accretion and movement at this site must be accepted by the owner, future owners, developers, and residents.

2. Loose unconsolidated soils and fill at least 2 feet deep are present. This material is unsuitable for supporting new foundations.
3. A portion of the site lies within a mapped FEMA flood zone and is subject to potential flooding.
4. During construction, disturbed, dry sands may be blown by winds, resulting in the transport and deposition of sands off-site. Therefore, periodic watering or covering exposed areas with a thin layer of rock may be required to control blowing sands during windy conditions.
5. There is an inherent regional risk of earthquakes along the Oregon Coast which could cause harm and damage structures. Ground shaking during an earthquake can cause soils to liquefy, resulting in loss of bearing capacity and structural damage. The site also lies in a mapped tsunami inundation hazard zone. A tsunami impacting the Neskowin area could cause harm, loss of life, and damage to structures. Hazards associated with tsunami flooding resulting from a seismic event cannot economically be completely mitigated. These risks must be accepted by the owner, future owners, developers and residents of the site.

Recommendations

It is our understanding that the proposed deck will be attached to the existing attached deck. We recommend that the lowest horizontal member of the deck's frame be elevated a minimum of one foot above the BFE of 23 feet. If modifications to the existing structure contribute substantially greater loads to the existing foundations, additional geotechnical investigation, analysis, foundation design and construction recommendations may be required.

During construction, disturbed, dry sands may be blown by winds, resulting in the transport and deposition of sands off-site. Therefore, periodic watering or covering of exposed areas may be required to control blowing sands during windy conditions. Vegetation should be removed only as necessary, and exposed areas should be replanted following construction.

Provided the recommendations presented in this report are incorporated into the design and construction, we believe that the proposed structure will be reasonably protected from the described hazards for the life of the structure except for catastrophic hazards presented by large earthquakes and associated tsunamis.

5.1 Development Density

It is our understanding that an elevated attached deck is proposed near the northwest corner of the existing house (Figures 3 and 4).

5.2 Setback

Based on our site observations, the existing riprap revetment west of the site will prevent significant dune erosion at the site with proper maintenance. However, during severe storm events, the revetment may be overtopped by severe wave swash. Areas west of the site are mapped as FEMA VE Zones. We recommend that all foundation elements for the new addition be set back a minimum of 100 feet from the top of the revetment and outside of the FEMA VE zones, whichever is greater. It is our understanding that the addition is proposed to be approximately 150 feet from the top of the revetment, well east of this minimum setback (Figures 3 and 4).

5.3 Grading Practices

We recommend the following grading practices:

5.3.1 Site Preparation

All existing loose disturbed soil, fills, and debris should be stripped and removed from footing areas prior to construction so that new foundations and structural fill materials can rest on native sand soils, recompacted non-organic fill sands, or imported granular fills.

The thickness of fill and loose soils at the site is variable, and the depth to suitable non-organic, native firm sandy soils is unknown. We recommend that footing areas be over-excavated and replaced with structural fill per the recommendations provided in section 5.3.2 below. Structural fill underlying footings should extend to depths of 2 times the footing width below the bottom of the footing or a minimum of 3 feet, whichever is greater, and have a width of 2 times the footing width.

5.3.2 Structural Fill

Structural fills supporting building loads should consist of granular material, free of organics and deleterious materials, and contain no particles greater than 1 inch in diameter so that nuclear methods (ASTM D2922 & ASTM D3017) can be easily used for field density testing. Structural fill should be placed and compacted in 8-inch lifts maximum and compacted to a minimum of 92 percent as determined by ASTM D1557, at or near the optimum moisture content. All areas to receive fill should be

stripped of all loose soils, organic soils, organic debris, existing fill, disturbed soils, and construction debris.

Proper test frequency and earthwork documentation usually require daily observation during stripping, rough grading, and placement of structural fill. Field density testing should generally conform to ASTM D2922 and D3017, or D1556. To minimize the number of field and laboratory tests, fill materials should be from a single source and of a consistent character. Structural fill should be approved and periodically observed by HGSA and tested by a qualified testing firm. Test results will need to be reviewed and approved by HGSA. We recommend that one density test be performed for at least every 18 inches of fill placed and every 200 cubic yards, whichever requires more testing. Because testing is performed on an on-call basis, we recommend that the earthwork contractor schedule the testing. Relatively more testing is typically necessary on smaller projects.

STRUCTURAL FILL	
Compaction Requirements	92% ASTM D1557, compacted in 8-inch lifts maximum, at or near the optimum moisture content.

5.4 Vegetation Removal and Re-Vegetation Practices

Vegetation should be removed only as necessary, and exposed areas should be replanted following construction. Disturbed ground surfaces exposed during the wet season (November 1 through April 30) should be temporarily planted with grasses or protected with erosion control blankets or hydromulch. Existing vegetation should be left undisturbed as much as possible.

Exposed sloping areas steeper than 3 horizontal to 1 vertical (3H:1V) should be mulched, seeded, and fertilized to provide erosion protection until permanent vegetation can be established. Erosion control blankets should be installed as per the manufacturer’s recommendations.

5.5 Foundation Recommendations

Building loads may be supported on individual spread footings bearing in undisturbed, native, non-organic, firm soils or properly designed and compacted structural fill placed on these soils.

Footings bearing in undisturbed, native, non-organic, firm soils or properly compacted structural fill placed on these soils may be designed for the following:

ALLOWABLE SOIL BEARING CAPACITIES	
Allowable Dead Plus Live Load Bearing Capacity ^a	1,500 psf
Passive Resistance	150 psf/ft embedment depth
Lateral Sliding Coefficient	0.35
^a Allowable bearing capacity may be increased by one-third for short term wind or seismic loads.	

Recommended foundation footing widths and embedment depths are as follows:

MINIMUM FOOTING WIDTHS & EMBEDMENT DEPTHS	
Number of Stories	One
Minimum Footing Width	16 inches
Minimum Exterior Footing Embedment Depth	24 inches
Minimum Interior Footing Embedment Depth ^a	6 inches
^a Interior footings should be embedded a minimum of 6 inches below the lowest adjacent finished grade, or as otherwise recommended by our firm. In general, interior footings placed on sloping or benched ground should be embedded or set back in such a manner as to provide a minimum horizontal distance between the foundation component and face of the slope of one foot per every foot of elevation change.	

5.6 Drainage and Stormwater Management

Surface water should be diverted from building foundations and walls to approved disposal points by grading the ground surface to slope away a minimum of 2 percent for at least 6 feet towards a suitable gravity outlet to prevent ponding near the structures.

All roof drains should be collected and tightlined in a separate system independent of the footing drains, or an approved backflow prevention device shall be used. All roof and footing drains should be discharged to an approved disposal point. If water will be discharged to the ground surface, we recommend that energy dissipaters, such as splash blocks or a rock apron, be utilized at all pipe outfall locations. Water collected on the site should not be concentrated and discharged to adjacent properties. We recommend that all collected water be tightlined and discharged to the local stormwater system, splash blocks, or the riprap revetment.

5.7 Erosion Control

As detailed above (Section 5.4), vegetation should be removed only as necessary, and exposed areas should be replanted following construction. Disturbed ground surfaces

exposed during the wet season (November 1 through April 30) should be temporarily planted with grasses or protected with erosion control blankets.

A temporary sediment fence should be installed around any disturbed areas of the site until permanent vegetation cover can be established (Figure 5).

As recommended above, exposed sloping areas steeper than 3 horizontal to 1 vertical (3H:1V) should be protected by hydroseeding or the use of rolled erosion control products (RECP's), aka "erosion control blankets," to provide erosion protection until permanent vegetation can be established. Erosion control blankets should be installed as per the manufacturer's recommendations.

Periodic watering of exposed areas may be required during construction to control blowing sands during windy conditions and prevent transport and deposition of disturbed or dry sands off-site.

The riprap revetment west of the site should be maintained and repaired as necessary to ensure its continued performance in reducing the potential for erosion at the site.

5.8 Flooding Considerations

A portion of the site lies in a mapped flood hazards area as described in Section 4.8.

5.9 Seismic Considerations

The structure and all structural elements should be designed to meet current Oregon Residential Specialty Code (ORSC) seismic requirements. Based on our knowledge of subsurface conditions at the site and our analysis using the guidelines recommended in the ORSC, the structure should be designed to meet the following seismic parameters:

SEISMIC DESIGN PARAMETERS	
Site Class	D
Seismic Design Category	D ₂
Mapped Spectral Response Acceleration for Short Periods	S _S = 1.292 g
Site Coefficients	F _a = 1.200 F _v = 1.700
Design Spectral Response Acceleration at Short Periods	S _{DS} = 1.034 g

5.10 Plan Review and Construction Observations

Prior to construction, we should be provided the opportunity to review all site development, foundation, drainage, erosion control, and grading plans to assure conformance with the intent of our recommendations (Appendix B). All site plans, details, and specifications should clearly show that the above recommendations have been implemented into the design.

A representative of HGSA should observe all footing excavations prior to placing structural fill, and/or forming and pouring concrete to assure that suitable bearing materials have been reached (Appendix B). Please provide us with at least 5 (five) days' notice prior to any needed site observations. There will be additional costs for these services.

5.11 Worker Safety

All construction activities should be completed in accordance with OSHA standards and all State and local laws, rules, regulations, and codes.

6.0 Summary Findings and Conclusions

HGSA certifies that all applicable content requirements of Tillamook County Land Use Ordinance Section 3.570(5) have been addressed above, and it is the undersigned engineering geologist's professional opinion that the proposed development will be within the acceptable level of risk established by the community, considering the site conditions and the above recommendations.

Our summary findings and conclusions are presented below:

6.1 Proposed Use

The proposed project consists of constructing an attached elevated deck in a mapped flood zone. The proposed location of the addition at the northwest corner of the existing house is within an area that will cause minimal additional exposure to risks from coastal hazards to the existing home. No adverse impacts are anticipated to occur on adjacent lots as a result of the development of this site, provided that the recommendations detailed in this report are adhered to.

6.2 Hazards to Life, Property, and the Environment

Geologic hazards to life, property, and the environment associated with this proposed use include stormwater erosion, ocean wave erosion, seismic hazards, and possibly flooding. Recommendations for mitigation of erosion and seismic hazards have been incorporated into this report. Please note that the risk of these hazards is inherent with development

and construction in this part of Neskowin and must be assumed by the owner, future owners, developers, and residents.

6.3 Off-Site Protection

Adverse effects of this development on surrounding areas will be minimized when all the stormwater, foundation, vegetation, and erosion control recommendations detailed in this report are adhered to.

6.4 Stabilization Programs

Stabilization programs for this site include vegetation and erosion stabilization as addressed in Sections 5.4 and 5.8 of this report, surface water collection as addressed in Section 5.7 of this report, and maintenance of the riprap revetment as addressed in Section 5.8 of this report.

6.5 Conclusions Regarding Hazards and Adverse Environmental Effects

Adverse environmental effects will be minimized by following the recommendations detailed in this report during the design and construction of the proposed project.

6.6 Recommendations for Further Work

Assuming all the recommendations above are adhered to, no additional investigation or analysis is required by our firm other than review of site development plans, and observation of foundation excavations as detailed in Section 5.11 and Appendix B of this report.

7.0 Additional Services

Design Review

This report pertains to a specific site and development. It is not applicable to adjacent sites, nor is it valid for types of development other than that to which it refers. Any variation from the site or development plans necessitates a geotechnical review in order to determine the validity of the design concepts evolved herein.

HGSA's review of final plans and specifications is necessary to determine whether the recommendations detailed in this report for the site have been properly interpreted and incorporated in the design and construction documents. At the completion of our review, we will issue a letter of conformance to the client for the plans and specifications.

Construction Monitoring

Because of the judgmental character of geotechnics, as well as the potential for adverse circumstances arising from construction activity, observations during site preparation, excavation, and construction will need to be carried out by a representative of HGSA or our designate. These observations may then serve as a basis for confirmation and/or alteration of geotechnical recommendations or design guidelines presented herein to the benefit of the project. Field observations become increasingly important should earthwork proceed during adverse weather conditions.

8.0 Limitations

The Oregon Coast is a dynamic environment with inherent unavoidable risks to development. Landsliding, erosion, tsunamis, storms, earthquakes, and other natural events can cause severe impacts to structures built within this environment and can be detrimental to the health and welfare of those who choose to place themselves within this environment. The client is warned that, although this report is intended to identify the geologic hazards causing these risks, the scientific and engineering communities' knowledge and understanding of geologic hazards processes are not complete.

Our investigation was based on engineering geological reconnaissance, limited review of published information, and our subsurface exploration and analyses. The data presented in this report are believed to be representative of the site. The conclusions herein are professional opinions derived in accordance with current standards of professional practice and budget constraints. No warranty is expressed or implied. The performance of the site during a seismic event has not been evaluated. If you would like us to do so, please contact us.

The boring logs and related information depict generalized subsurface conditions only at these specific locations, and at the particular time the subsurface exploration was completed. Soil, rock, and groundwater conditions at other locations may differ from the conditions at these boring locations. Also, the passage of time may result in a change in the soil and groundwater conditions at the site.

This report pertains to the subject site only and is not applicable to adjacent sites, nor is it valid for types of development other than that to which it refers. Geologic conditions, including materials, processes, and rates, can change with time, and therefore, a review of the site and/or this report may be necessary as time passes to assure its accuracy and adequacy. This report may only be copied in its entirety.

9.0 Disclosure

H.G. Schlicker & Associates, Inc. and the undersigned Certified Engineering Geologist have no financial interest in the subject site, the project, or the Client's organization.

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It has been our pleasure to serve you. If you have any questions concerning this report or the site, please contact us.

Respectfully submitted,

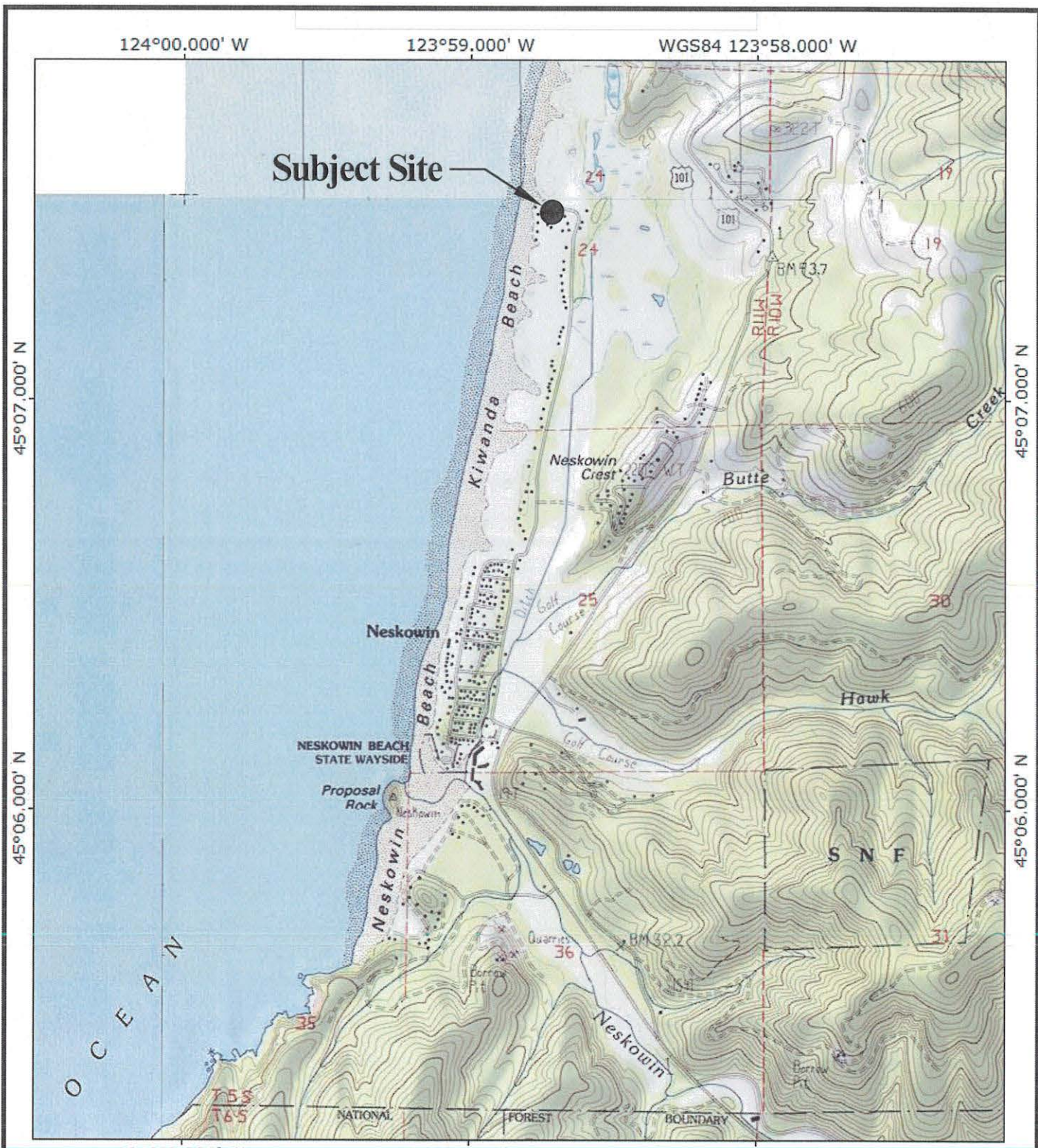
H.G. SCHLICKER AND ASSOCIATES, INC.



EXPIRES: 10/31/2022

J. Douglas Gless, MSc, RG, CEG, LHG
President/Principal Engineering Geologist

JDG:mgb



124°00.000' W 123°59.000' W WGS84 123°58.000' W

45°07.000' N

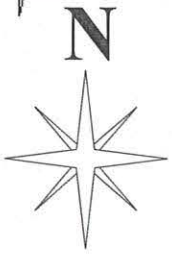
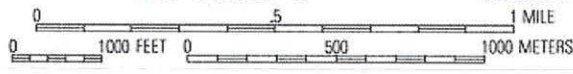
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TN MN
16 1/2°



Date: 09/30/2021	Project #Y214556	Prepared by: MGB
Scale: 1" = 2,000'		Approved by: JDG
Location Map Tax Lot 1900, Map 5S-11W-24BD 45740 Kinnikinnick Drive, Neskowin, Tillamook County, Oregon		
H.G. Schlicker & Associates, Inc.		Figure 1

22-10



Modified from the Tillamook County assessor's plat
5S-11W-24BD
All locations and dimensions are approximate.



Date: 09/30/2021	Project #Y214556	Prepared by: MGB
Scale: 1" = 100'		Approved by: JDG
Plat Map Tax Lot 1900, Map 5S-11W-24BD 45740 Kinnikinnick Drive, Neskowin, Tillamook County, Oregon		
H.G. Schlicker & Associates, Inc.		Figure 2



A — A' = Approximate trend of profile line

[Pink rectangle symbol] = Approximate Location of Proposed Elevated Deck Addition

[Black outline symbol] = Approximate Location of Existing House

[Circle with crosshair symbol] = Approximate location of boring

Imagery provided by Bing
 Topographic data derived from West Coast 2016 El Nino Lidar data from NOAA.
 All locations and dimensions are approximate.

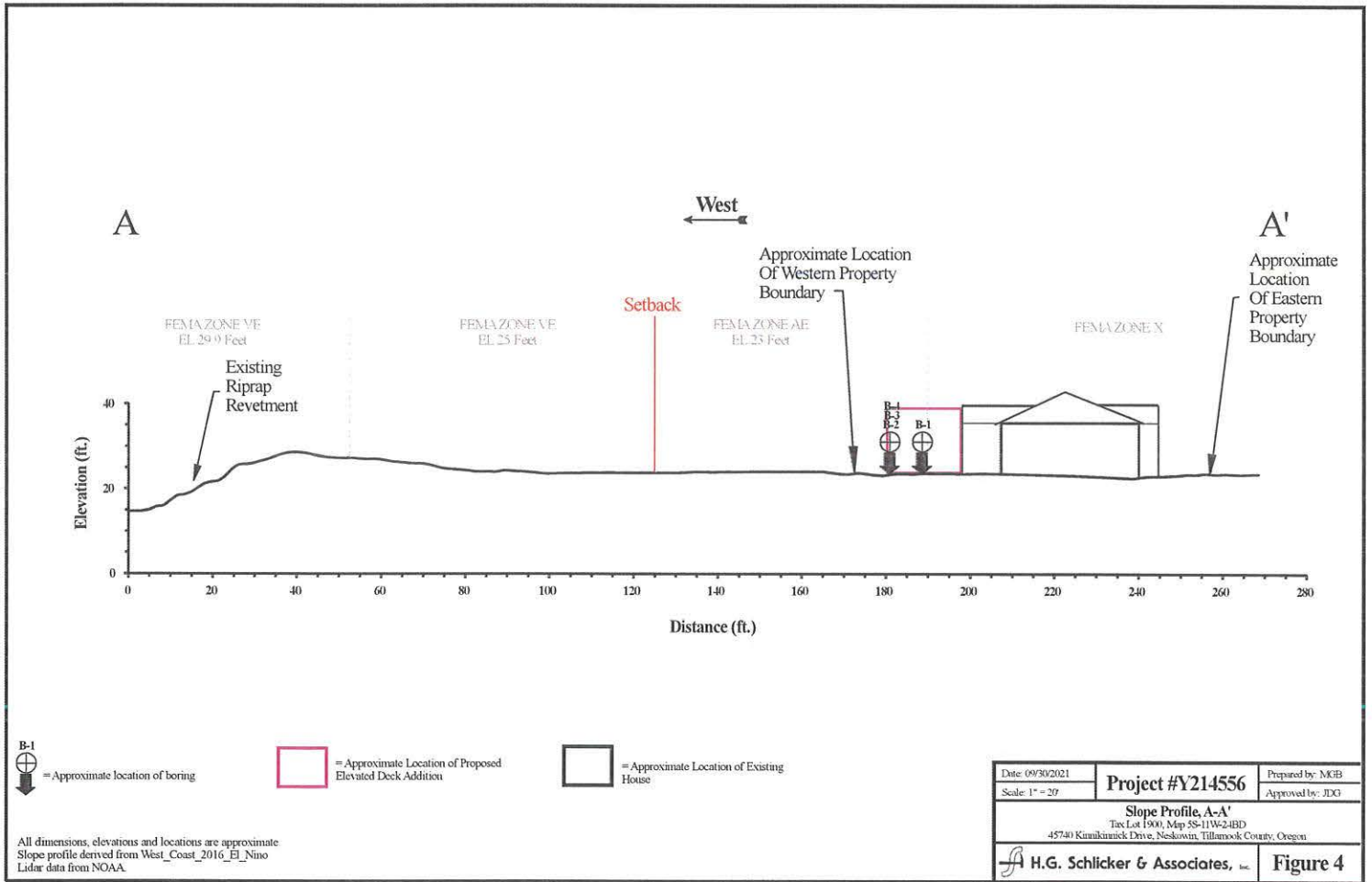
Date: 09/30/2021
 Scale: 1" = 20'

Project #Y214556

Prepared by: MGB
 Approved by: JDG

Site Topographic Map
 Tax Lot 1900, Map 58-11W-245D
 45740 Kurokinnick Drive, Neskowin, Tillamook County, Oregon

H.G. Schlicker & Associates, Inc. **Figure 3**



FILE: 84703053.DWG GRAPHICS: DRAWING: PLT: 14

EROSION CONTROL MANUAL

TEMPORARY SEDIMENT FENCE
Detail Drawing 4.3-A

DRAWING NOT TO SCALE

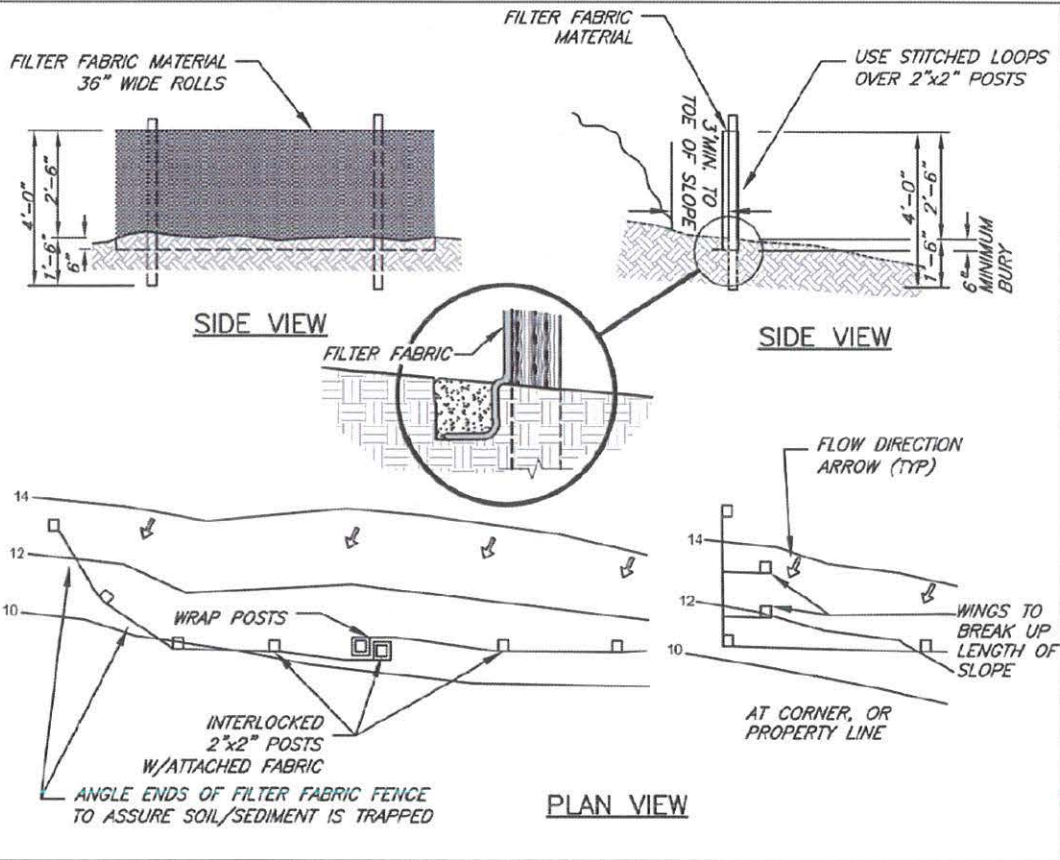


Figure 4.3-A Temporary Sediment Control (Silt) Fence

Date: 09/30/2021	Project #Y214556	Prepared by: AML
Scale: As Shown		Approved by: JDG
Sediment Fence Detail Tax Lot 1900, Map 5S-11W-24BD 45740 Kinnikinnick Drive, Neskowin, Tillamook County, Oregon		
H.G. Schlicker & Associates, Inc.		Figure 5

Drawing modified from Erosion and Sediment Control Manual, City of Portland Bureau of Environmental Services, 2008.

Refer to Original Source for Design Criteria/ Specifications

Project #Y214556

Appendix A
- Site Photographs -



Photo 1 – Southerly view of the existing house at the site.



Photo 2 – Northerly view of the western side of the existing house towards the location of the proposed deck.



Photo 3 – View of the existing deck at the northwest corner of the house and the location of the proposed new elevated deck.



Photo 4 – Southerly view of the location of the proposed deck.

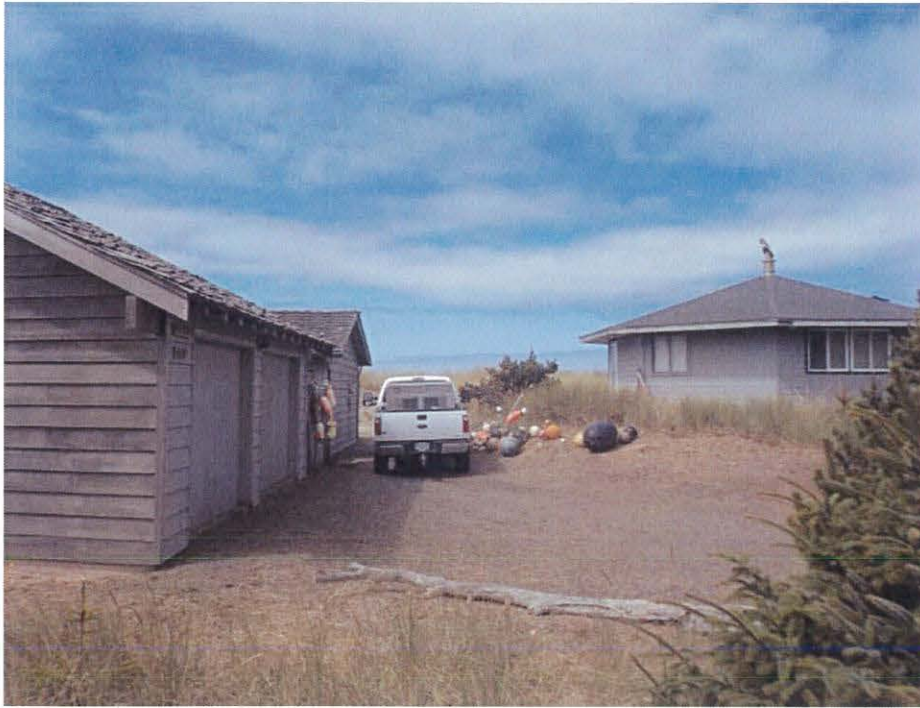


Photo 5 – Westerly view from the location of the proposed deck.



Photo 6 – Easterly view of the existing rip rap revetment exposed west of the site.



Photo 7 – View of the sand typical of the materials encountered in the borings.



Photo 8 – Close-up view of the existing deck.

Project #Y214556

Appendix B
- Checklist of Recommended Additional Work, Plan Reviews and Site Observations -

Project #Y214556

APPENDIX B

Checklist of Recommended Additional Work, Plan Reviews and Site Observations
To Be Completed by a Representative of H.G. Schlicker & Associates, Inc.

Item No.	Date Done	Procedure	Timing
1*		Review site development, foundation, drainage, grading, and erosion control plans.	Prior to permitting and construction.
2*		Observe foundation excavations and setbacks.	Following excavation of foundations, and prior to placing fill, and forming and pouring concrete.**
3*		Review Proctor (ASTM D1557) and density test results for all fills placed at the site.	Following compaction, and prior to forming and pouring.

* There will be additional charges for these services.

** Please provide us with at least 5 days' notice prior to all site observations.

EXHIBIT C

Melissa Jenck

From: Ron Newton
Sent: Tuesday, February 1, 2022 7:28 AM
To: Melissa Jenck
Cc: Sarah Absher; Chris Laity; Jasper Lind
Subject: Re: Notice of Application: Neskowin Coastal Hazards - Rusina

Melissa

Kinnikinnik Drive is a private road under the jurisdiction of the local road district.

Public Works will have no comment.

Ron Newton
Engineering Tech. III
Tillamook County Public Works
Working from Home
Until Further Notice
Cell - (503) 812-1441

From: Melissa Jenck <mjenck@co.tillamook.or.us>
Sent: Monday, January 31, 2022 5:46 PM
To: Melissa Jenck <mjenck@co.tillamook.or.us>
Cc: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: Notice of Application: Neskowin Coastal Hazards - Rusina

Hello,

Please see the Notice of Application for a Neskowin Coastal Hazards Area permit on the [Departments website here](#). The proposal is to site a deck addition to the subject property located at 5S11-24DB-01900 on Kinnikinnik Drive in Neskowin Oregon. The comment period ends February 14, 2022.

Thank you,



Melissa Jenck (she/her) | CFM, Land Use Planner II
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3301
mjenck@co.tillamook.or.us

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The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.

EXHIBIT D

INSTRUCTIONS FOR FILING AN AFFIDAVIT
FOR THE DEVELOPMENT OF A PROPERTY WITHIN THE NESKOWIN
COASTAL HAZARDS OVERLAY (Nesk-CH) ZONE

1. This acknowledgment is required for development on a property within the Neskowin Coastal Hazard Overlay (Nesk-CH) zone that is subject to a Neskowin Coastal Hazard Zone Permit.
2. The attached Affidavit must be filled out and signed before a Notary Public.
3. Names of ALL current property owners who appear on the property deed or contract shall be shown, typed in the appropriate space at the top of the document, and signed in the presence of a Notary Public. (Signatures must be IDENTICAL to those listed.)
4. Property description must be IDENTICAL to what has been recorded in the Tillamook County Deed Records. This is what is referred to as Exhibit A on the covenant.
5. The applicant shall record the Statement with the Tillamook County Clerk in the Tillamook County Courthouse. After recording with the Clerks, a copy shall be provided to Community Development confirming the filing has occurred.
6. Each property involved will require a separate Affidavit.
7. If you have any questions about the Affidavit, or the recording procedure, please contact the Department of Community Development at (503) 842-3408 x3410.

After Recording Return To:

Neskowin Coastal Hazard Zone Permit Affidavit

THIS RESTRICTIVE COVENANT, Made this _____ day of _____, 20____, by and between _____ and the County of Tillamook for property located in said County and further described as follows, to-wit:

PROPERTY LEGAL DESCRIPTION attached as Exhibit A hereto and incorporated by reference

Do hereby promise and covenant as follows:

The property herein described is located within the Neskowin Coastal Hazard Overlay (Nesk-CH) zone in Tillamook County, Oregon and is subject to potential chronic natural hazards. The owners/residents of this property understand that development thereon is subject to risk of damage from such hazards. The owners/residents of this property have obtained a geologic report for the subject property in preparation for development of said property, a copy of which is on file with Tillamook County.

I/We, being said property owner, have reviewed the geologic report and have thus been informed and are aware of the type and extent of hazards present and the risks associated with development on the subject property.

I/We do hereby accept the potential impacts and assume all risks of damage from natural hazards associated with the development of the subject property.

This affidavit shall run with the land and is intended to and hereby shall bind my/our heirs, assigns, lessees, and successors and it can not be deleted or altered without prior contact and approval by the Tillamook County Department of Community Development or its successor.

IN WITNESS WHEREOF, the said Party has executed this instrument this _____ day of _____, 20____, **COUNTY OF TILLAMOOK.**

BY: _____
Department of Community Development

BY: _____
Property Owner

STATE OF OREGON
County of _____
_____, 20____,

STATE OF OREGON
County of _____
_____, 20____,

Personally appeared the above named

Personally appeared the above named

and acknowledged the foregoing instrument to
_____ voluntary act and deed.

and acknowledged the foregoing instrument to
_____ voluntary act and deed.

Before me:

Notary Public of Oregon
(My Commission Expires)

Before me:

Notary Public of Oregon
(My Commission Expires)