

## Cascadia Geoservices, Inc.

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July 24, 2022

Mr. David Reed  
Wayward Studios  
59049 Seven Devils Road  
Bandon, Oregon 97411  
Sent via e-mail: [info@waywardstudio.com](mailto:info@waywardstudio.com)

Addendum to Geotechnical Report  
Conan Property/Beach Loop Road  
Bandon, Oregon 97411  
T29S, R15W, Sec 01BB, Tax Lot 02000  
CGS Project No: 21126

Dear Mr. Reed,

Cascadia Geoservices, Inc. (CGS) is pleased to provide you with this Addendum to our Geotechnical Site Evaluation report for the above-described property located on Beach Loop Road in Bandon, Oregon 97411.

We understand that the city of Bandon, as part of their permit review process, has asked CGS to amend their report and to extend the period for which the report covers from 2 years to 5 years.

Paragraph 6 of our Limitations Sections in our report states:

- 6. If there is a substantial lapse of time between the submission of this report and the start of work at the site, if conditions have changed due to natural causes or construction operations at or adjacent to the site, or if the basic project scheme is significantly modified from that assumed, this report should be reviewed to determine the applicability of the conclusions and recommendations. Land use, site conditions (both on and off site), or other factors may change over time and could materially affect our findings. Therefore, this report should not be relied upon after two years from its issue, or in the event that the site conditions change.***

This section is intended to protect both the current owners and potential future Buyers of the site from unforeseen natural or manmade conditions which may significantly change the site and thus make the site unsuitable for the proposed development. CGS has no way in which to monitor changes over time to the site without limiting the life of the report. A particular area of concern for this site is the western portion of the site which is mapped by FEMA as being within the 100-year floodplain. As stated in the report, it is part of the Johnson Creek Drainage. If development occurs on adjoining sites or if upslope drainage patterns are altered either naturally or due to manmade causes, drainage on the site could be adversely impacted.

As such, we feel that it is in the best interest of the current or future owner of the site, the city of Bandon and CGS, that if development does not occur within 2 years of this report, that the city require that the findings provided in the geotechnical report be reviewed by either CGS or another qualified geotechnical consulting firm to determine whether changes to the recommendations should be made.

We further understand that the city is asking that CGS provide the owner with recommendations with regards to minimizing erosion and sedimentation. In order to limit erosion and sedimentation during construction, the Oregon Department of Environmental Quality (DEQ), in accordance with the National Pollutant Discharge Elimination System (NPDES), requires that construction sites where disturbance of 1 acre or more occurs, obtain a 1200-C Stormwater Discharge Permit. The intent of this action is to limit stormwater discharge to surface waters of the state from construction activities either from a "point source" or through municipal storm drainage systems.

Based on the state plat map, Tax Lot 2000 is 0.49 acres. Based on preliminary conversations with you and the owner, we understand that the plan is to develop the eastern portion of the property. Based on our calculations, this will equal an area of less than .25 acres. As noted in the geotech report, the closest surface water to the site is Johnson Creek, which, at the nearest point, is 140 feet south of the southern boundary of the site. The site is generally level as are the adjoining sites both north and south. The site and adjoining properties are well vegetated with grass which will facilitate infiltration of surface water. The surficial soils on the site consist of sandy loam which are described as well drained. And, there is an elevated and well vegetated sand dune berm on the west side of the property which will act as a barrier for any surface runoff.

Based on these factors, it is our opinion that the risk of discharge of storm water from the construction site to surface water is minimal and a formal erosion and sediment control is not warranted. We do recommend that excavation occur during the dry summer months and that once construction is completed, disturbed areas are reseeded or planted.

We appreciate the opportunity to provide our services and trust that this report meets your requirements at this time. Please contact us at 541-655-0021 so we can further assist in any way.

Cascadia Geoservices, Inc.



Eric Oberbeck, RG/CEG  
Expires June 1, 2023