

Memorandum

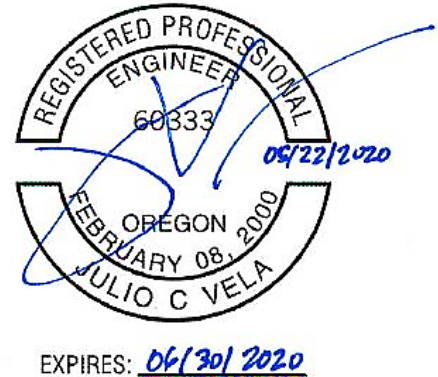
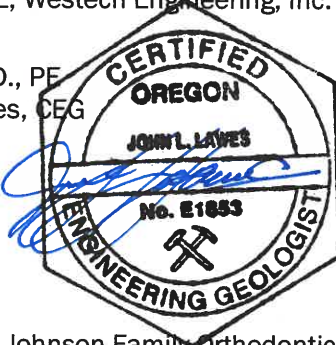
To: W. Josh Wells, PE, Westech Engineering, Inc.

From: Julio C. Vela, PhD., PE
and John L. Lawes, CEG

Date: May 22, 2020

File: 24496-001-00

Subject: Dragonfist LLC – Johnson Family Orthodontics
Review of Criteria – Salem Revised Code Section 810-025



As requested by Westech Engineering, Inc. (Westech), this memorandum summarizes our review of the subject site, located at 5669 Commercial Street SE in Salem, Oregon, relative to the requirements of Salem Revised Code (SRC) Section 810.025 to assess whether the subject property falls under the geological assessment or slope-stability geotechnical report requirements of SRC 810.030(a) and (b).

The majority of the site is relatively flat, with a low, gentle southwest-trending slope at the paved entrance at the northeast corner of the site. The property is bounded by Commercial Street SE on the east, Wain Creek on the south, and commercial development to the north and west.

Based on our desktop review of the criteria in SRC 810.030(a) and (b):

1. Table 810-1A (Earthquake-Induced Landslide Susceptibility Ratings) requires review of IMS-17 and IMS-18. The subject site is not shown in either map hazard areas, but nearby areas immediately northwest of the parcel are mapped as "very low to low" categories (0 points). This appears a reasonable inference given the relatively gentle topography of the subject parcel.
2. Table 810-1B (Water-Induced Landslide Susceptibility Ratings) requires review of IMS-5, IMS-6, and IMS-22. The subject site is not shown on IMS-5 or IMS-6 and is not assigned a hazard on IMS-22 (0 points). It is our understanding that no portion of proposed development is planned on or adjacent to a slope of 15 percent or greater. Therefore, no points are assigned based on this from Table 1B (0 points).
3. Table 810-1C (Activity Susceptibility Ratings) – planned development would likely be larger than 500 square feet but does not fall under any of the specified building types on the permit list. However, we consider it possible that 25 cubic yards of fill or more would be placed as part of site development, so to be conservative we have assigned this category to the site (3 points). Total points assigned for Table 1C (3 points).
4. Table 810-1D (Cumulative Score) – totals the cumulative score for the subject site. As we interpret the first three tables above, the cumulative score is: Step 1 (0 points) plus Step 2 (0 points) plus Step 3 (3 points) = 3 points.

Per Table 810-1E (Total Landslide Hazard Risk) a cumulative score of 4 or fewer points falls under the "low" landslide hazard risk (Category A), and "...all regulated activities may proceed without further investigation, permitting, or approval required by this chapter." (SRC 810.025(b)(1)).

GeoEngineers prepared a geotechnical report for the project titled "Geotechnical Engineering Report, Johnson Family Orthodontics, Salem, Oregon," dated April 22, 2020, which included on-site explorations and observations by an Oregon registered CEG. Based on the assessment summarized above and the information provided in our geotechnical report, it our opinion that the Johnson Family Orthodontics project can be developed as proposed, and that further investigation (a geological assessment or landslide-hazard analysis as specified in SRC 810.030(b) is not applicable for this project.