



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

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July 26, 2023

Jason McAfee  
2380 15th Avenue SW  
Albany, OR 97321

Dear Mr. McAfee:

**City of Albany Planning File No. LA-02-23**  
**Application for Property Line Adjustment**  
**Linn County Assessor's Map No. 10S-04W-12; Tax Lots 1100 & 1200**  
**Address: Unassigned**

City staff has received your request for a property line adjustment affecting the subject properties and evaluated it against the review criteria for property line adjustments under Albany Development Code (ADC) 11.120. An analysis of this criteria is provided below.

### Property Line Adjustment Review Criteria (ADC 11.120)

The Director will approve, approve with conditions, or deny the request for a property line adjustment based on the following criteria:

#### Criterion 1

**The property line adjustment does not create a new lot or a land-locked parcel.**

#### Findings of Fact

- 1.1 The applicant proposes to adjust the property line between tax lots 1100 and 1200 on Linn County Tax Assessment Map T10S, R04W, Section 12. The property line adjustment would increase Tax Lot 1200, a 0.30-acre parcel, to 29.63 acres; and decrease Tax Lot 1100, a 47.33-acre parcel, to 18.00 acres. The property line adjustment does not create a new lot.
- 1.2 At the time of application, both Tax Lots 1100 and 1200 are land-locked parcels. The site map submitted with the application indicates two separate private access easements. The access easement serving Tax Lot 1100 will traverse Tax Lots 1500 and 1200 and serve only Tax Lot 1100. The access easement serving Tax Lot 1200 will traverse Tax Lot 1500 and will only serve Tax Lot 1200. As a condition of approval, the applicant shall file the access easements to the individual parcels at the time of the final plat.

## Conclusions

- 1.1 The proposed property line adjustment will not create a new lot.
- 1.2 Both Tax Lots 1100 & 1200 are currently land-locked. The property line adjustment proposes to create two separate access easements to serve each parcel individually.

## Conditions

*Condition 1* At the time of the recording of the final plat, access easements shall be recorded.

## Criterion 2

**The adjusted properties are not reduced below the minimum dimensions of the zoning district and do not otherwise violate standards of this Code, or the adopted building codes.**

## Findings of Fact

- 2.1 The subject parcels are zoned Open Space (OS). The OS zoning district is intended for the continuation and preservation of existing agricultural uses, park and recreation areas, wildlife habitats, wetlands, natural areas, flood conveyance, and uses that do not involve the construction of structures other than minor accessory facilities required to conduct the principal use. The OS zoning district does not have a minimum lot size, or minimum width and depth standards.
- 2.2 The submitted application did not include any future development proposals. Any future development upon the properties will be required to comply with the standards and permitted uses in the OS zoning designation.

## Conclusions

- 2.1 The OS zoning district does not have minimum lot size, width, or depth.
- 2.2 No additional development permits are requested with this land use review.
- 2.3 This criterion is met without conditions.

## Criterion 3

**The adjusted properties are in compliance with any adopted transportation, public facilities, or neighborhood plan.**

## Findings of Fact

### *Sanitary Sewer*

- 3.1 The City utility maps show a 20-inch public sanitary sewer main along the eastern boundary line of subject properties. The existing properties are not currently connected to the public sewer system.
- 3.2 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line. Property B shall connect to the public sanitary sewer system at the time of development.
- 3.3 The proposed property line adjustment will not negatively affect public sanitary sewer services to the existing homes, or impact sewer service availability for future development on these parcels.

### *Water*

- 3.4 The City utility maps show no public water system adjacent to the subject properties. The public water system is further than 150 feet of the subject properties.

- 3.5 The proposed property line adjustment will not negatively affect public water services to the existing homes, or impact water service availability for future development on these parcels.

### *Stormwater Drainage*

- 3.6 City utility maps shows no storm drainage main adjacent to the subject properties. City utility maps of the subject properties show contours indicating the properties gradually slopes to the Calapooia River to the north of the subject properties.
- 3.7 The proposed property line adjustment will not negatively affect public storm drainage services to the existing homes, or impact storm drainage services availability for future development on these parcels.

### *Stormwater Quality*

- 3.8 No development is proposed in conjunction with the property line adjustment. Therefore, stormwater quality requirements are not applicable to this application.

### *Transportation*

- 3.9 Albany's Transportation System Plan identifies 15th Avenue as a local street. The road is not constructed to City standards and does not have any identified level of service or congestion issues adjacent to the site.
- 3.10 The proposed property line adjustment will not alter the right-of-way or alignment of 15th Avenue, make any changes in access or on-site circulation, or increase the intensity of uses on the site.

### **Conclusions**

- 3.1 The proposed property line adjustment will not negatively affect public utility services to the existing homes, or impact public utility service availability for future development on these parcels.
- 3.2 Future development on Property B will require connection to the City's public sewer system.
- 3.3 The proposal does not alter existing access to 15th Avenue. The adjusted properties will be served by private access easements.
- 3.4 This criterion is met without conditions.

### **Criterion 4**

**The adjusted properties comply with any previous requirements or conditions imposed by a review body.**

### **Findings of Fact and Conclusions**

- 4.1 A Property Line Adjustment (LA-01-23) was previously approved adjustment the same properties as this review. This Property Line Adjustment will replace the previously approved and conditioned LA-01-23.
- 4.2 There are no known previous conditions or requirements imposed by a review body that remain to be met.

### **Overall Conclusion**

As proposed, the application for property line adjustment satisfies all applicable review criteria as outlined in this report, subject to the condition below.

### **Conditions of Approval**

- Condition 1 Access Easements.** At the time of recording the Final Plat, the proposed access easements serving Parcels A and B must be recorded.

## Attachments

- A. Location Map
- B. Tentative Map
- C. Applicant's Narrative
- D. Notice of Decision for Property Line Adjustment Review (file LA-01-23)

## Acronyms

ADC	Albany Development Code
EPSC	Erosion Protection and Sediment Control
LA	Property Line Adjustment File Designation
OS	Open Space Zoning District

Sincerely,

*Signature on file*

Jennifer Cepello  
Project Planner

Cc: Riverbend Hazelnut Farm, LLC;  
K&D Engineering Inc. C/O Jason Cota

JC:km

Enclosures

## Information for the Applicant

Please read through the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations, or administrative policies of the planning, public works, fire, or building departments that you must meet as part of the development process. You must also comply with state, federal, and local law.

### **PLANNING**

1. Land use approval does not constitute building or Public Works permit approvals.
2. **To complete the property line adjustment process:**
  - a. The property line adjustment shall occur in substantial conformance to the plans submitted for review. The Planning Division must approve any changes to the approved plan.
  - b. In all cases, the adjusted property line created by the relocation of the common boundary between tax lots shall be surveyed and documented in accordance with Oregon Revised Statute (ORS), subsection 92.060(3). The map of the survey shall be prepared for recording to comply with ORS 209.250.
  - c. Conveyance of the property must be executed by deed. The applicants shall cause a deed to be prepared by a title company or an attorney. A legal description shall be prepared for the reconfigured property and for the land being conveyed. The deed shall contain the names of the parties, legal description of the land, references to original recorded documents, and signatures of all parties with proper acknowledgment.
  - d. To convey (transfer) the property, the deed with the legal description must be recorded with the Linn County Recorder and Surveyor (ADC 11.140). Prior to recording, all the documents shall be reviewed and approved by the City of Albany, Community Development Division. (For City review, deeds do not need signatures.)
  - e. When the legal documents are recorded, that portion being removed from one tax lot must be consolidated with the other. Consolidation is done by the Linn County Tax Assessor. Before the county tax assessor's office can approve a consolidation, the applicants must present evidence to it that the following are met:
    - i. The ownership interest must be exactly the same on each parcel involved (i.e., one cannot be contract purchaser on one parcel and deed holder of the other).
    - ii. Taxes must be paid in full; no taxes can be owed on the parcels involved.
    - iii. A tax lot under a mortgage will not be combined with a tax lot that is not covered by a mortgage, unless approved by the mortgage holder.
  - f. Prior to issuance of any building permits on the properties covered by this application, the applicants must return a copy of the recorded deed to the Albany Planning Division.
  - g. This proposal must be initiated within three years of the date of this letter of approval.

## **BUILDING**

The Building Division within Community Development have provided the following Comments:

3. The proposed project may require permits that will need to be applied for at [www.cityofalbany.net/permits](http://www.cityofalbany.net/permits). For Questions about permitting requirements, please email [cd.customerservice@cityofalbany.net](mailto:cd.customerservice@cityofalbany.net).
4. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirements in effect at the time of application.
5. ONE- & TWO-FAMILY STRUCTURE FIRE DEPARTMENT APPROACH & WATER SUPPLY- Should the fire official determine that an inadequate fire apparatus approach and/or inadequate access to water supply condition exists for one or more parcels of your proposed partition, the building official shall require the installation of an NFPA Standard 13D fire suppression system to address the inadequacies pertaining to structures built on affected parcel(s) in lieu of you having to provide adequate fire apparatus approach (turn-around) and water supply (hydrant). This is in conformance to the standards set forth in OAR 918-480-0125, the Uniform Alternate Construction Standard for One and Two-Family Dwellings
6. SANITARY SYSTEM- Each lot will need to be provided with a connection to an approved sewer (OPSC 721.0) and water system (OPSC 601.2). Where a well or septic system is needed, approvals from such governing entities shall be provided prior to issuance of the building permit (ex: well log and septic permit). (OPSC 601.2 & 713.1)
7. This property is within a mapped floodplain and will need to meet the additional requirements of the Oregon Residential Specialty Code R322.

## **ENGINEERING**

8. The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.
9. An erosion prevention and sediment control (EPSC) permit shall be obtained for land-disturbing activities affecting an area of 2,000 square feet or greater, cumulatively (AMC 12.40.030)

## **FIRE**

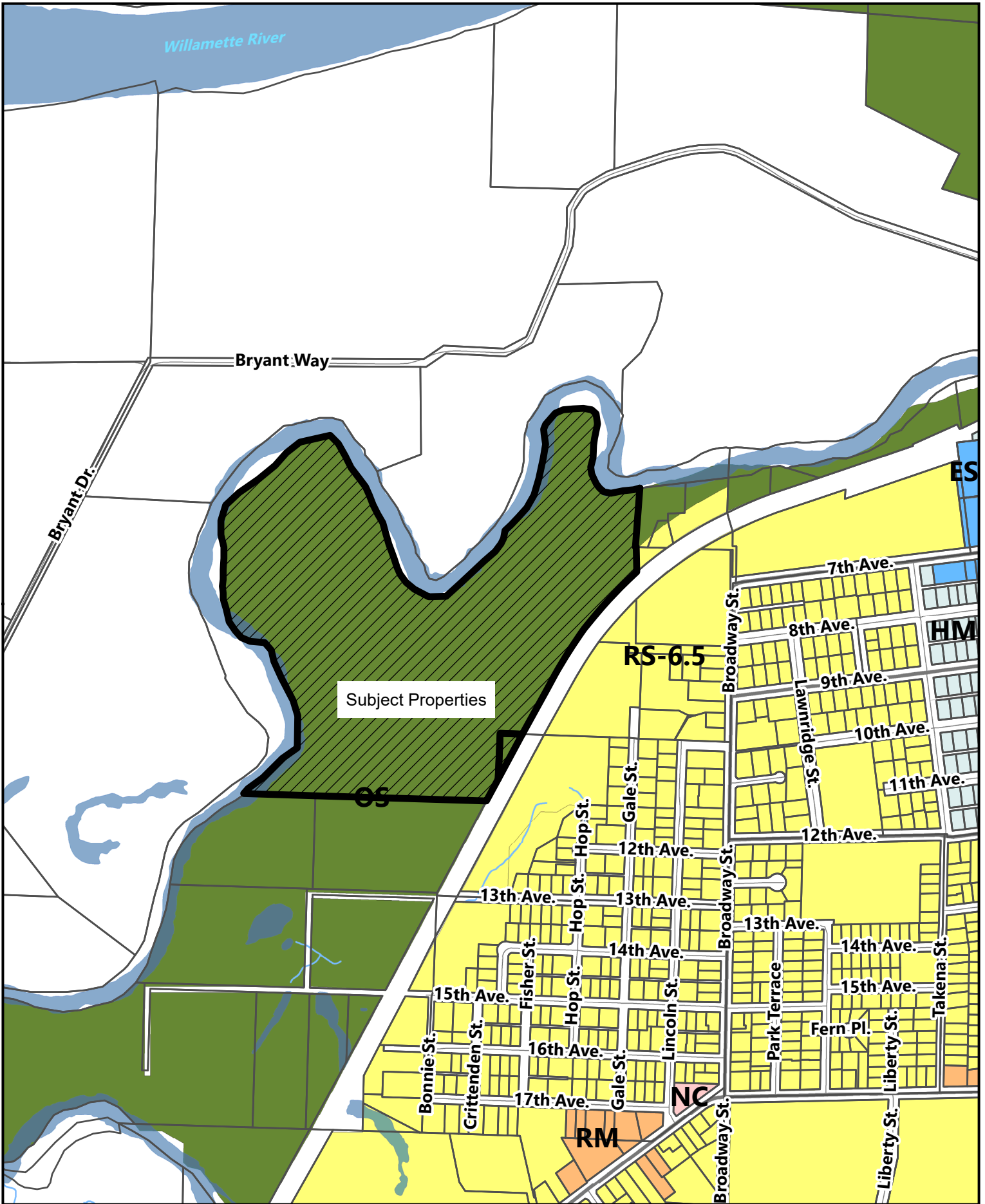
10. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the new created lot as measured by an approved route of travel around the exterior of the structure with dead-end lengths not exceeding 150 feet long unless an approved turnaround is provided. (OFC 503.1.1, OFC 503.2.5 and OFC, Appendix D 103.4).
11. This proposed project is located within a "Protected Area" as defined by Oregon Fire Code (OFC) Appendix B, Section B102 and this area is currently served by a public water system. The Fire Flow required for shall be as specified in Appendix B of the fire code. (OFC 507.3)

12. The location and spacing requirements for fire hydrants are based on four project-specific criteria:  
The distance from the most remote exterior point of the building(s) to the closest available fire hydrant.
- The calculated “fire flow” of the proposed building(s)
  - The spacing of the existing fire hydrants along the public and private fire apparatus roads serving the property.
  - The location of new required public or private fire apparatus access roads located adjacent to the proposed building(s) to be constructed.

13. INADEQUATE FIRE APPROACH & ACCESS TO WATER SUPPLY (for Residential development only)

If the Fire Official determines that there is an inadequate fire apparatus access condition or an inadequate fire water supply for one or more parcels of the proposed division, in Lieu of providing adequate fire apparatus access or supply and acting in conformance to the standards set forth in OAR 918-480-0125, the Uniform Alternate Construction Standard for One and Two Family Dwellings, the Building Official, will select the following standard to address the inadequacies pertaining to structures built on the affected parcels:

- a. Installation of an NFPA Standard 13D fire suppression system.



G:\Community Development\Planning Land Use Cases\2023\Lot Line Adjustment (LA)\LA-01-23 (11504W12 01200)\Project Review\Location Map.mxd



0500200 Feet

Date: 4/4/2023 Map Source: City of Albany

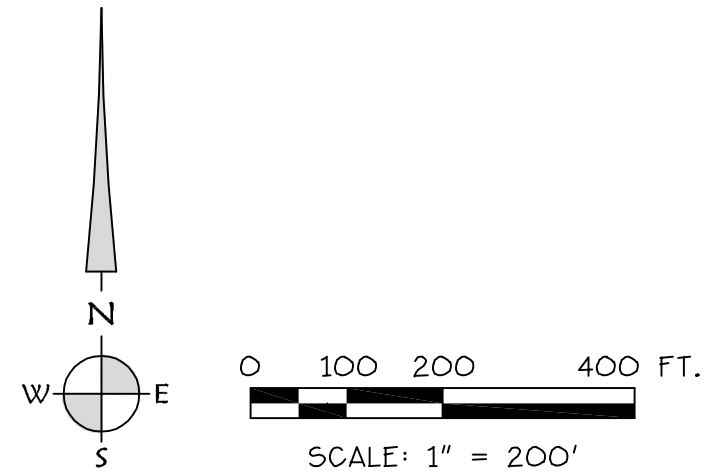
# Unassigned; 13th Avenue

## Location Map



**LEGEND:**

- |                          |   |   |
|--------------------------|---|---|
| EXIST. FIRE HYDRANT      | EXIST. WATER LINES                      | EXIST. WETLANDS PER CITY OF ALBANY GIS          |
| EXIST. WATER VALVES      | EXIST. STORM DRAIN LINES                | EXIST. RIPARIAN CORRIDOR PER CITY OF ALBANY GIS |
| EXIST. WATER METER       | EXIST. SEWER LINES                      |   |
| EXIST. UTILITY POLE      | - - - - - EXIST. ABANDONED SEWER LINE   |   |
| DECIDUOUS / CONIFER TREE | - - - - - OHP EXIST. OVERHEAD POWER     |   |
| EXIST. SEWER MANHOLE     | - - - - - EXIST. FLOOD PLAIN LINES      |   |
| EXIST. BUILDINGS         | - - - - - EXIST. RIPARIAN CORRIDOR LINE |   |
| NOTE REFERENCE           | - - - - - EXIST. WETLANDS BOUNDARY LINE |   |
|                          | - - - - - ALBANY CITY LIMITS LINE       |   |
|                          | - - - - - PROPOSED ACCESS EASEMENT      |   |



TENTATIVE PROPERTY LINE ADJUSTMENT  
FOR  
**RIVERBEND HAZELNUT FARM, LLC**

LOCATED IN  
TAX LOTS 1200 + 1100  
ASSESSOR'S MAP 105-04W-12 IN THE  
E 1/2 SEC 11 + W 1/2 SEC. 12,  
T. 10 S., R. 4 W., W.M.  
IN THE  
CITY OF ALBANY, LINN COUNTY, OREGON

~~MAY 25, 2023~~  
JUNE 7, 2023

**APPLICANT:**

JASON McAFEE  
2380 15TH AVE. SW  
ALBANY, OR 97321

**ENGINEER/SURVEYOR:**

K+D ENGINEERING, INC.  
276 NW HICKORY STREET  
ALBANY, OREGON 97321  
(541) 928-2583

**PROPERTY "A"**

**PROPERTY "A"**  
TAX LOT 1200 [105-4W-12]

**OWNER:**

RIVERBEND HAZELNUT FARM, LLC  
C/O JASON McAFEE  
228 JULIA AVENUE  
MILL VALLEY, CA 94941

**SITE ADDRESS:**

NO SITE ADDRESS

**ZONING:**

OS OPEN SPACE

**CURRENT USE:**

AGRICULTURAL, ORCHARD

**PROPERTY "B"**

**PROPERTY "B"**  
TAX LOT 1100 [105-4W-12]

**OWNER:**

RIVERBEND HAZELNUT FARM, LLC  
C/O MARY HEATHER PAGE  
228 JULIA AVENUE  
MILL VALLEY, CA 94941

**SITE ADDRESS:**

NO SITE ADDRESS

**ZONING:**

OS OPEN SPACE

**CURRENT USE:**

AGRICULTURAL, ORCHARD

**PROPERTY STATISTICS**

**PROPERTY "A"**  
ORIG. AREA 0.30 AC \*  
+ ADJ AREA 29.33 AC  
NEW AREA 29.63 AC

**PROPERTY "B"**  
ORIG. AREA 47.33 AC \*  
- ADJ AREA 29.33 AC  
NEW AREA 18.00 AC

\* = DATA FROM ASSESSOR'S DATA

**FLOODPLAIN:**

SUBJECT PROPERTY IS LOCATED IN A ZONE AE FLOOD HAZARD PER FEMA FIRM MAP 41043C0195H DATED 12-8-2016 BASE FLOOD ELEVATION = 207.0' EXISTING GROUND = 196.0 TO 198.0

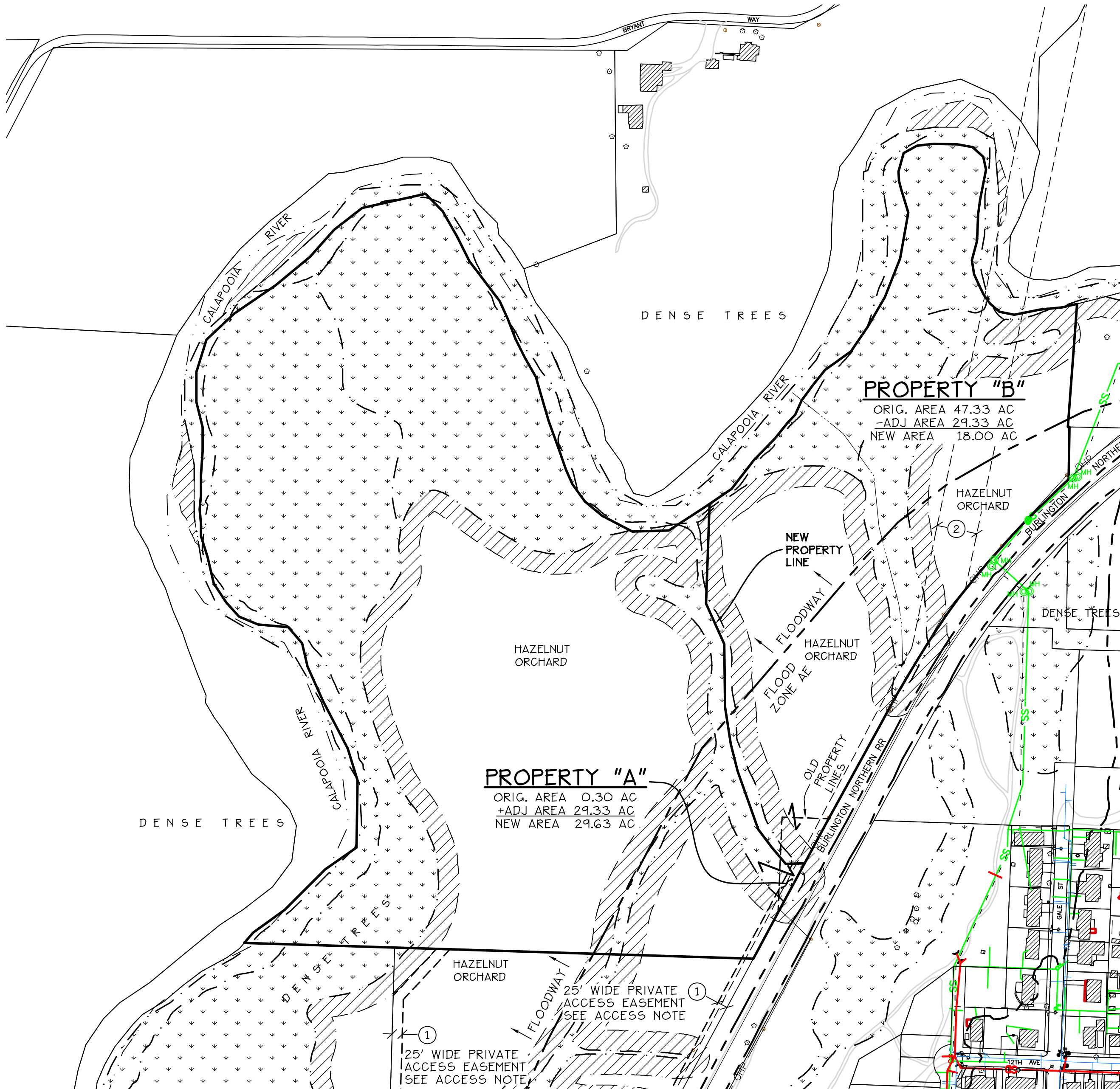
A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE FLOODWAY AS SHOWN ON THE MAP.

**1 ACCESS NOTE:**

THE OWNER WILL CREATE TWO PRIVATE 25' WIDE ACCESS EASEMENTS. THE PROPOSED EASEMENT ALONG THE RAILROAD RIGHT-OF-WAY WILL BENEFIT PROPERTY "B". THE PROPOSED EASEMENT OFF THE END OF 13TH AVE. SW WILL BENEFIT PROPERTY "A". SEE PROPOSED EASEMENT MAP

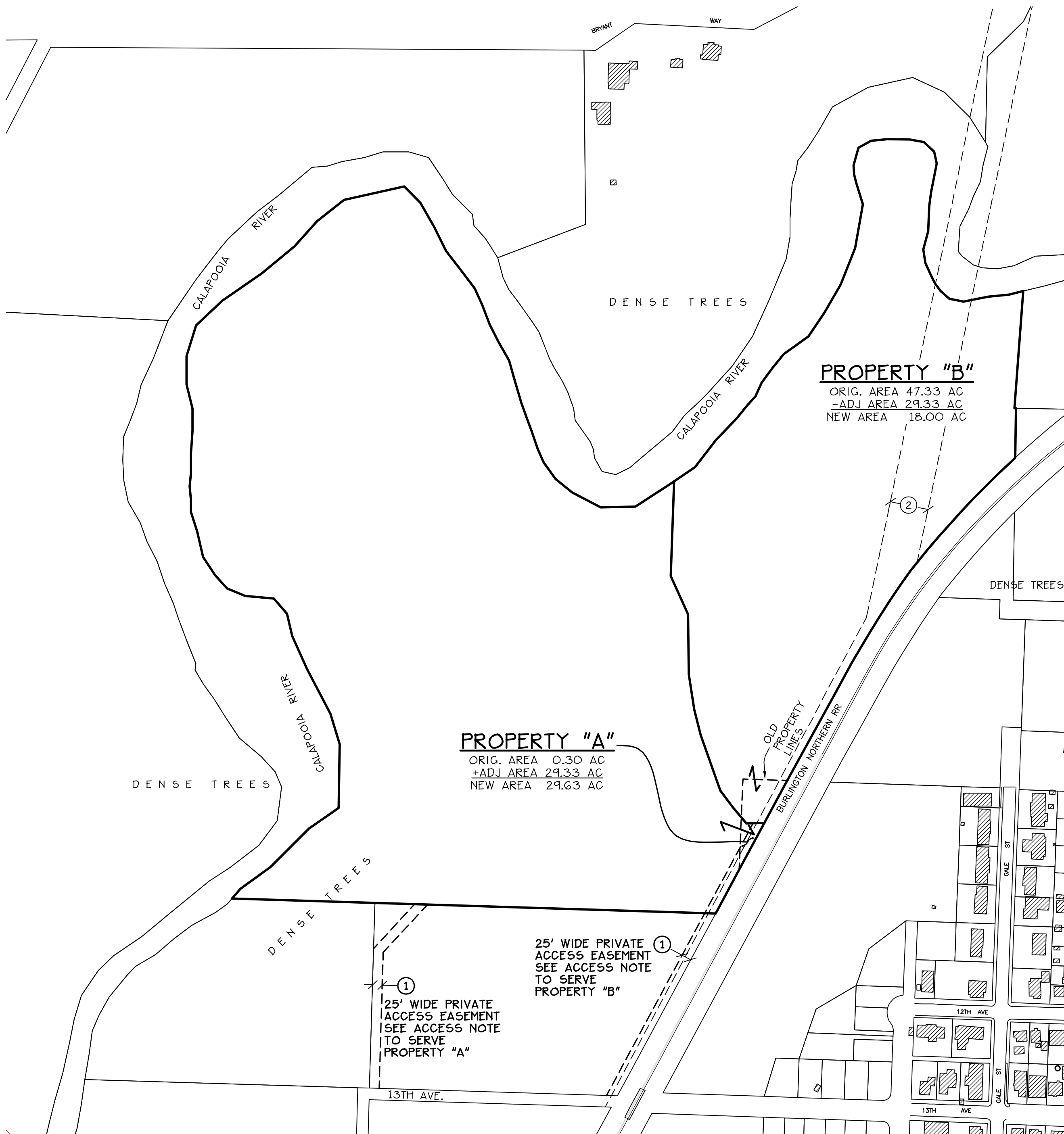
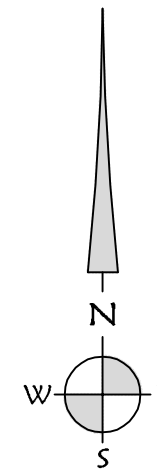
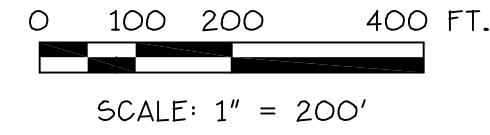
**2 EXISTING EASEMENT:**

APPROXIMATE LOCATION OF A 100' WIDE STRIP SHOWN ON ASSESSOR MAP. SIGNIFICANCE NOT KNOWN AT THIS TIME, COULD BE BPA EASEMENT OR OLD DATA FOR POSSIBLE RAILROAD RIGHT-OF-WAY THAT HAS BEEN VACATED OR NEVER DEDICATED.



PROPOSED EASEMENT MAP  
FOR  
RIVERBEND HAZELNUT FARM, LLC

LOCATED IN  
TAX LOTS 1200 + 1100  
ASSESSOR'S MAP 105-04W-12 IN THE  
E 1/2 SEC 11 + W 1/2 SEC. 12,  
T. 10 S., R. 4 W., W.M.  
IN THE  
CITY OF ALBANY, LINN COUNTY, OREGON  
JUNE 7, 2023



**APPLICANT:**

JASON McAFEE  
2380 15TH AVE. SW  
ALBANY, OR 97321

**ENGINEER/SURVEYOR:**

K+D ENGINEERING, INC.  
276 NW HICKORY STREET  
ALBANY, OREGON 97321  
(541) 928-2583

**PROPERTY "A"**

**PROPERTY "A"**  
TAX LOT 1200 [105-4W-12]

**OWNER:**

RIVERBEND HAZELNUT FARM, LLC  
C/O JASON McAFEE  
228 JULIA AVENUE  
MILL VALLEY, CA 94941

**SITE ADDRESS:**

NO SITE ADDRESS

**ZONING:**

OS OPEN SPACE

**CURRENT USE:**

AGRICULTURAL, ORCHARD

**PROPERTY "B"**

**PROPERTY "B"**  
TAX LOT 1100 [105-4W-12]

**OWNER:**

RIVERBEND HAZELNUT FARM, LLC  
C/O MARY HEATHER PAGE  
228 JULIA AVENUE  
MILL VALLEY, CA 94941

**SITE ADDRESS:**

NO SITE ADDRESS

**ZONING:**

OS OPEN SPACE

**CURRENT USE:**

AGRICULTURAL, ORCHARD

**PROPERTY STATISTICS**

**PROPERTY "A"**

ORIG. AREA 0.30 AC \*  
+ ADJ AREA 29.33 AC  
NEW AREA 29.63 AC

**PROPERTY "B"**

ORIG. AREA 47.33 AC \*  
- ADJ AREA 29.33 AC  
NEW AREA 18.00 AC

\* = DATA FROM ASSESSOR'S DATA

**FLOODPLAIN:**

SUBJECT PROPERTY IS LOCATED IN A ZONE AE FLOOD HAZARD PER FEMA FIRM MAP 41043C0195H DATED 12-8-2016 BASE FLOOD ELEVATION = 207.0' EXISTING GROUND = 196.0 TO 198.0

A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE FLOODWAY AS SHOWN ON THE MAP.

**1 ACCESS NOTE:**

THE OWNER WILL CREATE TWO PRIVATE 25' WIDE ACCESS EASEMENTS. THE PROPOSED EASEMENT ALONG THE RAILROAD RIGHT-OF-WAY WILL BENEFIT PROPERTY "B". THE PROPOSED EASEMENT OFF THE END OF 13TH AVE. SW WILL BENEFIT PROPERTY "A". SEE PROPOSED EASEMENT MAP

**2 EXISTING EASEMENT:**

APPROXIMATE LOCATION OF A 100' WIDE STRIP SHOWN ON ASSESSOR MAP. SIGNIFICANCE NOT KNOWN AT THIS TIME, COULD BE BPA EASEMENT OR OLD DATA FOR POSSIBLE RAILROAD RIGHT-OF-WAY THAT HAS BEEN VACATED OR NEVER DEDICATED.



Review Criteria / Written Response

Property Line Adjustment

for

River Bend Hazel Nut Farms (Jason McAfee)

Tax Lot 1200 (Map 11S-4W-12) and

Tax Lot 1100 (Map 11S-4W-12)

**Project Overview:**

The Applicant proposes a property line adjustment between 2 properties. Each property meets “legal lot” status as defined by ADC, older deeds for the subject properties are included in this application. This application is to revise the proposed property sizes of a previously approved adjustment case number LA-01-03.

**Review Criteria:**

1. *The property line adjustment does not create a new lot or land-locked parcel..*

**Response:**

The proposed Property Line Adjustment is between two properties resulting in two re-configured properties. Neither property has direct access to a public road and neither property has an easement providing access to a public road. An “Access Easement” will be created and recorded with the new deeds prior to filing the final “Property Line Adjustment” map.

**Conclusion:**

The proposed adjustment does not create a new lot and access easements will be created prior to finalizing the property line adjustment.

2. *The adjusted properties are not below the minimum dimensions of the zoning district and do not otherwise violate standards of this Code, or the adopted building codes.*

**Response:**

The subject properties are located in the OS zone. Re-configured Property “A” will be 29.63 acres and re-configured Property “B” will be 18.00 acres. Both properties are vacant with no structures. There are no minimum dimensions or minimum areas for the OS zone listed in the ADC. At this time the Applicant does not propose any development on either property, future development on the subject properties will comply with ADC.

**Conclusion:**

The proposed property line adjustment complies with the OS zoning district and does not violate the ADC or building code.

3. *The adjusted properties are in compliance with any adopted transportation, public facilities, or neighborhood plan.*

**Response:**

The Applicant is not aware of any adopted transportation, public facilities, or neighborhood plans that affect the subject properties.

**Conclusion:**

The proposed property line adjustment does not conflict with any adopted transportation, public facilities, or neighborhood plan.

4. *The adjusted properties comply with any previous requirements or conditions imposed by a review body.*

**Response:**

The Applicant is not aware of any adopted previous requirements or conditions imposed by a review body that affect the subject properties.

**Conclusion:**

The proposed property line adjustment does not conflict with any previous requirements or conditions imposed by a review body.



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

April 26, 2023

Jason McAfee  
2380 15th Avenue SW  
Albany, OR 97321

Dear Jason McAfee:

### **PROPERTY LINE ADJUSTMENT FOR PROPERTIES LOCATED ON LINN COUNTY ASSESSOR'S MAP 11S-04W-12; Tax Lots 1100 AND 1200 (PLANNING FILE LA-01-23)**

Planning staff has reviewed your request for a Property Line Adjustment to the above-mentioned properties and found it to comply with the standards specified in the Albany Development Code (ADC) and any previous Land Use Decisions affecting these properties.

1. The Property Line Adjustment shall occur in substantial conformance to the plans submitted for review. **The Planning Division must approve any changes to the approved plan.**
2. Conveyance of the property must be executed by deed. The applicant shall cause a deed to be prepared by a title company or an attorney. A legal description shall be prepared for the reconfigured property and for the land being conveyed. The deed shall contain the names of the parties, legal description of the land, references to original recorded documents, and signatures of all parties with proper acknowledgment.
3. In order to convey (transfer) the property, the deed with the legal description must be recorded with the Linn County Recorder and Surveyor (ADC 11.140). **Prior to recording**, all of the documents shall be reviewed and approved by the City of Albany, Community Development Division. (For the City review, the deeds do not need signatures.)
4. When the legal documents are recorded, that portion being removed from one tax lot must be consolidated with the other. Consolidation is done by the Linn County Tax Assessor. Before the county tax assessor's office can approve a consolidation, the applicants must present evidence to it that the following are met:
  - a) The ownership interest must be exactly the same on each parcel involved (i.e., one cannot be contract purchaser on one parcel and deed holder of the other).
  - b) Taxes must be paid in full; no taxes can be owed on the parcels involved.
  - c) A tax lot under a mortgage **will not** be combined with a tax lot that is not covered by a mortgage, unless approved by the mortgage holder.

Contact the Linn County Assessor's office for additional information or assistance with the consolidation.

5. Prior to issuance of any building permits on the properties covered by this application, the applicant must return a copy of the recorded deed to the Planning Division.
6. This proposal must be initiated within three years of the date of this letter of approval.

Sincerely,

*Signature on file*

Jennifer Cepello  
Planner

Cc: Riverbend Hazelnut Farm, LLC; K&D Engineering Inc. C/O Jason Cota