



October 27, 2020

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Stanley and Rebecca Roberts; [stan.milliman@gmail.com](mailto:stan.milliman@gmail.com)

Cc: Kevin Patrick; [kevin@objectiveadvisorsllc.com](mailto:kevin@objectiveadvisorsllc.com); Wendy Kellington; [wk@klgpc.com](mailto:wk@klgpc.com)

**GEOTECHNICAL ENGINEERING CONSULTATION**  
**Summary of Planning Commission Testimony**  
**Tax Lot 600, Nenana Avenue Oceanfront Lot - Cannon Beach, Oregon**

This letter summarizes my planning commission testimony regarding Tax Lot 600 for Stanley and Rebecca Roberts. I was asked at the meeting to discuss geotechnical engineering for the lot. Specifically, during our first testimony, I responded to opposing counsels written comment that our report was "inadequate". I addressed this as being "absurd", given the documented evidence of the information and data created and analyzed being well beyond the standard of care for a 5,000 square foot lot. I included reference to borings that are below beach level, inclinometer casing readings of subsurface movement to within 0.001 of an inch, and literally thousands of hours analyzing this slide. I referenced analyses of battered shear piles in a western grade beam that improves the lot stability by 30% as well as improving the stability of upslope and adjoining land. During my second testimony I briefly addressed the northern neighbors claim that the land had moved several feet, and stated that since the horizontal drains have been installed in 2008 there has only been fractions of an inch of movement at depth in the slide (as documented in submitted reports).

We appreciate the opportunity to work with you on this project and look forward to our continued involvement. Please contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Rondema", followed by a horizontal line.

Don Rondema, MS, PE, GE  
Principal



# Geotech Solutions Inc.

## Don Rondema, PE, Principal

Mr. Rondema brings the depth of experienced local practice since 1988. His focus is on doing one thing well, geotechnical engineering. This focus has enabled him to develop the experience you need to solve both the simple and complex geotechnical issues during planning, design, and construction. It is one thing to analyze soil conditions, it is another to understand development costs and risks, and to experience project performance over the long term in the local soils. Whether the issues involve earthwork, foundations, roadways, landslides, or earthquakes, local experience makes a difference. Mr. Rondema knows what questions to ask in order to provide the right solutions.

One of the most important qualities a geotechnical engineer brings to your project is the ability to interact with your design and construction teams, as a developer's largest geotechnical related costs are tied to earthwork contracts, grading plans, and foundations. Mr. Rondema develops successful teaming relationships and interacts with developers, designers, and contractors to optimize your project costs.

## References

Don Rondema is known for practical, cost effective approaches to earthwork and foundations, as the following references can attest:

- Jeff Harrington, Public Works Director, City of Astoria
- Hamid Afghan, President, AAI
- Tim Rippey, President, TM Rippey
- Jennifer Beattie, President, CIDA
- Colin Stelzig, Public Works Director, City of Warrenton

## Experience

Mr. Rondema has over 32 years of experience with local development projects, providing practical solutions for foundations and earthwork, and responsive observation and adaptation to geotechnical conditions during construction. A few of these projects, to represent different areas locally, and different clients, are as follows:

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|---------------------------------------|---------------------------------|--------------------|
| ➤ Hightemp Industrial Facility        | Portland – Rivergate            | Hightemp           |
| ➤ 5800, 6000 Meadows office buildings | Clackamas County – Kruse Way    | Berwind            |
| ➤ Federal Express Warehouse Facility  | Tualatin – I-5 and Boones Ferry | Berrey Properties  |
| ➤ Warrenton WWTP                      | Warrenton – Columbia River      | City of Warrenton  |
| ➤ Hemlock S-curves Landslide          | Cannon Beach                    | City of Cannon Bch |
| ➤ VADATA Facilities (20)              | Columbia Basin                  | Amazon             |
| ➤ Phelan Warehouse facilities         | Gresham, Tualatin, Wilsonville  | Phelan Development |
| ➤ Portland Airport Control Tower      | Portland – Portland Airport     | FAA                |
| ➤ Doernbecher Children's Hospital     | Portland – OHSU                 | OHSU               |

## Credentials

B.S. Civil Engineering, Oregon State University, 1988

M.S. Civil Engineering (Geotechnical Emphasis), Oregon State University, 1989

PE, Civil Engineer, Oregon, Washington

GE, Geotechnical Engineer, Oregon

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**Don Rondema, MS PE GE  
Principal**

**Selected Coastal Project Experience**

- Elk Creek Road Landslide, Cannon Beach
- 2<sup>nd</sup> Street Seawall Improvements, Cannon Beach
- Columbia Bar Pilots Facility, Warrenton
- Discovery Heights Water Reservoir and Fort Canby, Ilwaco
- Neahkahnie Water Reservoir, Manzanita
- Warrenton WWT Treatment Facility, Warrenton
- Chapman Point Development, Cannon Beach
- South End Emergency Shelter, Cannon Beach
- Emergency Container Storage, Cannon Beach
- Dialysis Clinic, Astoria
- Columbia River Maritime Museum Improve., Astoria
- City of Aurora Water Reservoir, Aurora
- City of Seaside Treatment Plant Expansion, Seaside
- Matanuska Pump Station Consultation, Cannon Beach
- Warrenton High School Additions, Warrenton
- Pelican Brewpub, Cannon Beach
- Camp Rilea Training Center Expansion, Warrenton
- Arcadia Beach Water Reservoir, Arch Cape
- Ocean Lodge, Cannon Beach
- The Reserve at Gearhart, Gearhart
- The Roosevelt, Warrenton
- Pelican Brewpub, Lincoln City
- Costco, settlement consultation, Warrenton
- Astoria High School Additions, Astoria
- Commodore Hotel Redevelopment, Astoria
- Lewis and Clark Elementary School, Astoria
- Tillamook PUD Substation, Tillamook
- Gearhart Golf Links Clubhouse, Gearhart
- Hallmark Resort, Cannon Beach
- Seaside Factory Stores Site, Seaside
- Tolovana Market, Cannon Beach
- Cape Kiwanda Lodge, Pacific City
- E Sunset Boulevard Pump Station Site, Cannon Beach
- Wetland Dike Stabilization, Ecola Creek, Cannon Beach
- Ecola Creek Path Stability and Foundations, Cannon Beach
- Hillcrest Road Water Main Slide, Manzanita
- Pelican Brewery Expansion, Tillamook
- Lifelight Hangar, Astoria Airport, Warrenton
- Schnitzer, Alleva, Cady, Nicholson, Cramer, Levin, Reser, Kuni, Nofield, Chapman Point, and other oceanfront residences in Cannon Beach

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