



November 6, 2025

**VIA EMAIL ([planning@yamhillcounty.gov](mailto:planning@yamhillcounty.gov))**

Yamhill County Board of Commissioners  
535 NE 5<sup>th</sup> Street  
McMinnville, OR 97128

**Re: Supplemental Testimony of Isidro Javier Ceja – Docket No. C-01-25**

Dear Chair Johnston, Commissioner Starrett, and Commissioner King:

My name is Isidro Javier Ceja. Together with my wife, Sara Herrera Contreras, I own and reside full-time at 10431 NE Equestrian Drive, McMinnville, OR 97128. For your reference, I've attached a copy of our online property account summary from the Yamhill County Assessor's Office (Exhibit A). Our approximately 5-acre parcel is zoned Exclusive Farm Use (EF-40) and is surrounded by similarly sized and zoned properties, as well as larger EFU-zoned parcels (Exhibits B and C).

Earlier this year, I applied for a conditional use permit (CUP) to operate our family business, J&S Restoration and Reconstruction, LLC, as a home occupation in a barn on our property. After a thorough review, Planning Director Ken Friday approved our CUP on September 12, 2025, concluding that our application met all applicable legal standards. Director Friday's office also imposed 15 conditions of approval to ensure compliance and minimize impacts on our neighbors.

Sara and I value being good neighbors. When we moved in last year, I personally introduced myself to each of our neighbors and shared our plans for our property. When I learned that my neighbors had concerns about construction-related impacts at our property this summer, I sent them a follow-up letter attempting to reassure them of my neighborly intentions (Exhibit D). Despite my efforts, our neighbors, Larry and Heidi Goodroe, have now appealed our CUP. Other neighbors—the Winkelmans and the Brucks—also submitted comments and testified in opposition.

Unfortunately, I now find myself on the receiving end of an aggressive land use appeal. While I understand that change can feel unsettling, I had hoped for a neighborly dialogue rather than immediate escalation to litigation. It's disappointing that our neighbors chose to involve a land use attorney rather than simply speak with us about their concerns. Many statements made by the appellants and their attorney at last week's Board hearing mischaracterized my family, our business, and our intentions, and I feel it is important to set the record straight. Please also note that, unfortunately, I have now had to hire my own land use lawyer (Merissa Moeller, a partner with Stoel Rives LLP in Portland), who will be submitting a written legal argument on my behalf during the Board's open record period.

With that context, I appreciate the opportunity to offer the following clarifications.

**Recent Construction Activities:**

Sara and I purchased our property in July 2024 with the intention of making it our “forever home.” During our first year, we’ve planted Christmas trees, begun raising chickens, and temporarily hosted our adult daughters (Stephanie, during her summer break from college at OSU, and Angeles, who serves in the Army National Guard Reserve and is now deployed). My wife’s elderly parents, who are in poor health, will eventually move in with us so we can care for them. To prepare for this, we secured County approval in July 2025 to convert our existing barn into a temporary hardship dwelling (Exhibit E). We also received a permit in February to construct a new barn for our business (Exhibit F). We worked tirelessly to complete both construction projects this summer so we could minimize disruption to our neighbors, and both projects are nearly complete.

For your reference, I am attaching a series of photos taken of our property last year and earlier this year, before we completed construction (Exhibit G), as well as a series of photos taken of our property yesterday, November 5, 2025 (Exhibit H). In Exhibit G, the dilapidated building is the old barn that we have now converted to a temporary hardship dwelling (not depicted in Exhibit H). In Exhibit H, the main gray building is the new barn approved by the County earlier this year, where we are now proposing to locate our home occupation activities.

In short, this year has been unusually busy for our family. We chose to begin farming and tackle two major construction projects, all while parenting our adult daughters and preparing to care for aging parents. We understand that the increased vehicle traffic and construction noise this summer may have surprised our neighbors. But these activities are temporary and typical of rural living. Our construction is wrapping up, our daughters have returned to their busy lives, and the farming season is winding down. We ask for our neighbors’ understanding and, frankly, tolerance. Differences in daily family life are not something that neighbors should be able to micromanage through the land use process. They are simply part of co-existing in a diverse and evolving community.

**Nature of Our Family Business:**

Our loss mitigation business is a true small family business. We have only five employees—if you count Sara and me (the “J” and “S” in “J&S Restoration and Reconstruction”). Our team also includes our daughter Angeles (part-time); our crew chief, Carlos Alberto Servin; and Lisa Springer, our marketing and office manager—whom you met at last week’s hearing.

We currently operate out of a family home in McMinnville, where our family lived from 2006 to 2024, and where we've operated our business since 2019, with no complaints from neighbors (Exhibit I). We're seeking to relocate to our property so our daughter Stephanie can live in our old family home. To be clear, and to correct statements made by our neighbors and their attorney at the hearing, we are not currently operating our business out of the barn at our property. For your reference, I am providing recent photos of our current business location, which illustrates how few impacts our business actually has on neighboring properties (Exhibit J.)

I previously shared a summary of the general services that loss mitigation businesses provide. (Exhibit K). Based on comments made at last week's hearing, I believe my neighbors and their attorney may have misinterpreted that document and greatly misunderstood the scope of business activities proposed for my home occupation. (For example, our neighbors' attorney referred to our business as a "contractor's business," which is not correct.) To set the record straight: We are a loss mitigation business, and we are proposing to locate an office and equipment storage in a barn. All other business activities will take place offsite at customers' businesses and homes.

The specific business activities I am proposing for my barn are as follows:

1. Our marketing and office manager (Lisa) will perform computer-based office tasks at a business office in the barn during normal business hours (typically, no earlier than 7 a.m. and no later than 5-6 p.m.). This role involves, among other things, answering customer phone calls and scheduling customers for loss mitigation services. No customers will visit our office; instead, all scheduling will occur over the phone or the computer.
2. Our business has one dedicated pickup truck, one van, and two trailers, which will be stored on the property when not in use. We also have personal family vehicles on our property. Although our neighbors stated at the hearing that we have three dedicated business vehicles, that is incorrect. Our neighbors appear to be conflating our business vehicles and our family's personal vehicles.
3. The barn will primarily be used to store equipment (generators, pumps, vacuums, fans) similar to or smaller than farming equipment commonly found in the Exclusive Farm Use zone. Most equipment cleaning will occur offsite, but some minor cleaning may occur onsite (similar to routine farm equipment maintenance). We will also store carpet cleaning products and cleaning chemicals. We prioritize non-toxic, environmentally friendly cleaning products

(Exhibit L), and the types of cleaning products we use can be easily purchased over the counter by any member of the public. We are not proposing to store unusually toxic materials or chemicals – particularly, compared to the types of materials and chemicals (fertilizer, herbicides, petroleum products, etc.) typically found in the Exclusive Farm Use zone. We would also note that all our employees hold certifications from the Institute of Inspection Cleaning and Restoration (IICRC), which requires undergoing special training and certification, including in hazardous materials management. (Exhibit M).

4. Our crew chief will be onsite during business hours (again, typically no earlier than 7 a.m. and no later than 5-6 p.m.) to manage equipment in the barn and load it onto vehicles as needed for loss mitigation jobs.
5. We typically respond to an average of three service calls per day. Our business fluctuates seasonally, so we may respond to more daily calls on average in the winter (for example, when pipes freeze and burst more commonly) and fewer daily calls on average in the summer. Most service jobs are scheduled in advance, allowing us to load equipment once in the morning and return in the evening. Sometimes, we may need to return midday for additional equipment.
6. I estimate that, based on my experience, in a typical week, we may have an average of 3-4 round-trip business-related vehicle trips from our property per day (which includes, for example, Sara and I returning home for lunch). Because our business fluctuates, it is entirely possible we may have 0 business-related vehicle trips from our property on any given day. Based on my experience, I estimate that the maximum number of business-related vehicle trips from our property in a single day would be 10 round trips. However, this would be extremely unusual and would only occur if a significant number of customers in our community were experiencing emergencies at the same time, due to an extreme community-wide weather event or similar crisis.
7. The reality of our work is that emergencies sometimes occur outside of traditional business hours. We perform an essential community service in helping our customers respond to emergencies, which means we need to be available to our customers at all times. We imagine our neighbors can appreciate how important this is, if they themselves have ever experienced a catastrophic home flooding event. However, we are a 24/7 emergency response business, not a 24/7

business. Said differently, while we pride ourselves on “24/7 service,” that means that we are available to take customers’ calls at all times. That does not mean that we physically respond to customers’ emergencies at all times. In fact, we almost never need to respond to emergency loss mitigation jobs in the evening (after 5 or 6 p.m.).

8. To be clear, we consider our normal operating hours (when we travel offsite to actually serve customers) to be Monday through Friday, 7 a.m. to 5-6 p.m. We do serve customers offsite on weekends, typically between 7 a.m. and 5-6 p.m.; however, we consider these calls to be “overtime” jobs, and we prioritize weekends for family time whenever possible. After 5-6 p.m. on weekdays, and on Saturdays and Sundays, Sara and I are “on call” to take customers’ calls and schedule customers for service—usually for the next weekday. In extremely rare circumstances, we may need to travel to respond to an emergency call outside of normal business hours. As a point of reference, in all of 2025, we have only left our business property to respond to two night-time emergency calls (one at around 10:00 p.m. and one at around 11:00 p.m.)—both from our current home in McMinnville.

#### **Other Items Raised by Our Neighbors:**

I also want to address a few other items raised by our neighbors and their attorney at last week’s hearing.

First, we learned at the hearing that one of our neighbors had recorded vehicle trips from our property this summer (without our knowledge) and counted a maximum of 37 trips from our property on one day. We understand that number refers to the total number of cars that passed a Ring camera or similar device. This number is not a helpful data point because (1) it is not possible to distinguish which of those trips were related to our personal life, construction, or something else, and (2) the actual traffic impacts associated with our business will be significantly less (as discussed above).

Related, our neighbors’ attorney suggested that we should be required to hire a traffic engineer and noise consultant. We have not hired a traffic engineer or noise consultant precisely because our business’s impacts are minimal. As noted, we are proposing to locate an office and equipment storage in a barn. These activities are, at most, comparable in scale and intensity to farming activities permitted outright in the EFU zone, which (as Yamhill County has proactively informed all residents who choose to live in the EFU zone) can cause noise, vibrations, dust, glare, and traffic impacts. (Exhibit N.) Far more likely, our neighbors will find that any noise, vibrations, dust, glare,

or traffic associated with our business will be significantly less intrusive than typical farming operations allowed in the EFU zone where they have chosen to live.

Our neighbors have also raised concerns about light related to our night-time business operations. To reiterate, we are not currently operating our business out of the barn at our property. We also note that there are two street lamps on or adjacent to the Goodroes' property and, in fact, our shared street is very well-lit at night. (Exhibit O.) It is difficult to imagine how our business could cause adverse light impacts to any of our neighbors at night, given our planned operations and the existing night-time lighting conditions on our street.

Our neighbors have also raised concerns related to drainage at our property during construction this summer. None of these concerns are related to our current home occupation permit application; however, I do want to clarify that the County reviewed and approved our excavation and drainage plans before we began construction and inspected our property and approved our drainage system after construction. (Exhibits B and P.)

Finally, it's worth noting that, when Larry Goodroe constructed a barn on his property last spring (Exhibit Q), I did not object or file any complaints. Mr. Goodroe's barn is also quite large in relation to his home, (Exhibit B), and construction noise related to the barn occurred during early hours (before 6 a.m.). Mr. Goodroe's barn also has two very bright LED lights that shine on our property at night and that we would prefer not to see. (Exhibit R.) Nonetheless, I understood that Mr. Goodroe was making improvements to his land, consistent with the rural character of our neighborhood. I respected his right to do so, even though it brought temporary inconveniences and changes to our shared street. I had hoped for the same level of understanding and neighborly courtesy in return.

Thank you for the opportunity to clarify our position. If the Board approves our application, we will continue to comply with all conditions of approval and work in good faith to maintain a positive relationship with our neighbors and the County.

Sincerely,



Isidro Javier Ceja

**Exhibit A**

**Yamhill County Assessor's Office – Online Property Account  
Summary, 10431 NE Equestrian Drive**



**Yamhill County, Oregon**  
*"In the Heart of the Willamette Valley"*

535 NE 5th Street  
 McMinnville, OR 97128  
 503-434-7521

**Property Account Summary**

11/5/2025



Click image above for more information

Account Number	121816	Property Address	10431 NE EQUESTRIAN DR , MCMINNVILLE, OR 97128
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**General Information**

Alternate Property #	R4401 02300
Property Description	See Metes & Bounds
Property Category	Land &/or Buildings
Status	Active, Locally Assessed, Use Assessed
Tax Code Area	40.2
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

**Tax Rate**

Description	Rate
Total Rate	12.4732

**Property Characteristics**

Neighborhood	Rural McMinnville
Land Class Category	S51 Farm EFU Receiving FUV/imp
Account Acres	5.5000
Change Property Ratio	Farm

**Parties**

Role	Name
Owner	CEJA ISIDRO J
Owner	CONTRERAS SARA H

**Related Properties**

No Related Properties Found

**Property Values**

Value Type	Tax Year 2025	Tax Year 2024	Tax Year 2023	Tax Year 2022	Tax Year 2021
Assessed Value AVR	\$247,179	\$240,099	\$233,225	\$226,551	\$220,073
Exempt Value EAR					
Taxable Value TVR	\$247,179	\$240,099	\$233,225	\$226,551	\$220,073
Real Market Land MKLTL	\$611,895	\$575,678	\$502,895	\$411,093	\$291,980
Real Market Buildings MKITL	\$332,047	\$379,439	\$351,055	\$403,585	\$320,215
Real Market Total MKTTL	\$943,942	\$955,117	\$853,950	\$814,678	\$612,195
M5 Market Land MKLND	\$108,693	\$102,061	\$88,640	\$72,344	\$51,087
M5 Limit SAV MSSAV	\$19,687	\$19,944	\$19,840	\$19,197	\$18,760
M5 Market Buildings MKIMP	\$332,047	\$379,439	\$351,055	\$403,585	\$320,215
M50 MAV MAVMK	\$238,319	\$231,378	\$224,639	\$218,096	\$211,744
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUsc Portion) SAVL	\$8,860	\$8,721	\$8,586	\$8,455	\$8,329

**Active Exemptions**

No Exemptions Found

**Tax Balance**

**Installments Payable**

Tax Year	Installment	Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Discount	Adj Total Due
2025	1	11/15/2025	\$1,027.71	\$0.00	\$1,027.71	\$1,027.71	\$0.00	\$1,027.71
2025	2	02/15/2026	\$1,027.70	\$0.00	\$1,027.70	\$2,055.41	\$41.11	\$2,014.30
2025	3	05/15/2026	\$1,027.70	\$0.00	\$1,027.70	\$3,083.11	\$92.49	\$2,990.62

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2025

**Receipts**

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/14/2024 00:00:00	1311119	\$3,005.61	\$3,005.61	\$2,915.44	\$0.00
10/17/2023 00:00:00	1242310	\$2,913.75	\$2,913.75	\$2,826.34	\$0.00
10/27/2022 00:00:00	1194420	\$2,614.38	\$2,614.38	\$2,535.95	\$0.00
10/28/2021 00:00:00	1146184	\$2,552.69	\$2,552.69	\$2,476.11	\$0.00
10/30/2020 00:00:00	1099337	\$2,483.33	\$2,483.33	\$2,408.83	\$0.00

**Sales History**

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
07/10/2024	07/22/2024	2024-06343	\$956,750.00	279550	S	S	No
04/30/2019	05/16/2019	2019-05263	\$441,000.00	257418	S	S	No
12/03/2003	12/03/2003	2003-30581	\$291,000.00	117383	S	S	No

**Property Details**

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths
1400	0 X 0	1971	4	1	3	2	0

**Exhibit B**

**Aerial Image of 10431 NE Equestrian Drive and  
Surrounding Area with County Notes**

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MANHATTAN COUNTY  
PLANNING DEPARTMENT





**Exhibit C**

**Yamhill County GIS Zoning Map Overview of 10431 NE Equestrian Drive  
and Surrounding Area**

Dear Equestrian neighbors,

It has come to my attention that there have been complaints filed against my property and the building being made. I wanted to clear up some of the worries that were part of the complaint. Yet I want to highlight that it was never my intention to be a 'bad neighbor.' I met all of you in person to make sure I gave a good impression of myself. Before the construction started I wanted to make sure everyone was aware of what was going to be built, everyone got a letter from Yamhill County that it was going to be constructed. From that, I got the impression that there was no problem. Yet there has been some misleading information that has been circulating within the complaints and I wanted to provide the correct information so there is no more confusion or misinformation.

**1. Too much traffic**

One of the biggest concerns made in the letters is that there is too much traffic and increase in vehicles. During this time due to ongoing construction, it is to be expected to have people involved in the construction to come to the property. I have spoken to those people to follow the speed limit as posted. According to the city rules in McMinnville, construction can happen between 7 a.m to 6 p.m.

**2. Noise complaint**

Regarding the noise, we have limited construction to the allowed hours of 7 a.m to 6 p.m. We have not started any time earlier from those times. Since it is within our rights to start at that time on my property.

**3. Too much water use and risk of contaminating water**

We as of the start of the construction have not used a significant amount of water. The only place we are using the water is for our everyday lives in our home, and to water our crops and Christmas trees. Going onto the risk of contaminated water, we DO NOT use the water to supposedly contaminate dirt or water with chemicals. The concern of cleaning contaminated items on our property with the risk of contaminating ground water was raised, but mold, fire, and water contaminated items are always properly disposed of, and NOT cleaned on my property. As well, equipment used on job sites are always cleaned onsite, NOT on my property.

**4. Operation of business**

It has come to my attention that there is speculation that we are currently operating my business, J&S Restoration and Reconstruction LLC, from the Equestrian Dr. location. This is not true, we park our vehicles at the property to make it accessible to drive to different job sites. We DO NOT have any equipment stored in the Equestrian Dr. location. That is why we are currently

**Exhibit D**

**July 29th, 2025 Letter from Javier Ceja to Neighbors**

building a place where we can store our equipment. Which is our right to do so since we have all permits approved that are allowing us to do so, including approval from the fire department.

**5. Number of vehicles coming to the property**

We, the Ceja family, are a fairly big family. We all have our own vehicles to transport ourselves in, which comes back to the point of traffic. Again, it is our right to drive as many times as necessary up and down the street, since we are a busy family and have places to be. Additionally, everyone that lives in this neighborhood drives up and down the road so we are not the only ones producing dust. While staying within the posted speed limit, a natural factor of driving on gravel is to produce dust as well as noise since it is not a concrete street. We also have an Orchard field and surrounding farm land, therefore we aren't the only ones producing dust. We acknowledge the fact that it is a neighborhood and the safety of our neighbors is our number one concern and would never actively put the safety and lives of those at risk.

**6. Little to no vegetation**

This point is probably one of the biggest complaints that we have received. It might seem that way from the entry of the property, but that is not the case. We are well aware that we are in an EF-40 area, so we have over 4,500 christmas trees growing, different types of crops, and we also have poultry. Therefore our property does follow the EF-40 regulation that is in place.

**7. 'Pole building' and business advertisement**

We are NOT building a pole building, and we never made plans to build one. The building that is currently being constructed is for storage of our equipment and offices. With the advertisement of the businesses, we were not aware that it was in some sort of violation but respected the rules and took it down as soon as we were made aware of a possible issue. Also, we have another undergoing permit for an existing building to get health dwelling hardship for my parents-in-law. This separate building has NOTHING to do with the building for our business. We have acquired different permits for the business building.

**8. Operation within the business and building**

Another one of the biggest concerns is our hours of operations. We are a 24/7 company when it comes to response time. We are available to go to an affected jobsite whenever the homeowner calls us. There is no curfew when to drive on the grave road that we all share. It's within our right to drive on it, and we are also mindful that people might be asleep when we are driving on the road. However, I would like to clarify that the building itself is not going to be 24/7. It will have hours of operation. We have yet to discuss and post them, but they will be roughly between 8 a.m to 5 p.m.

**9. Any risk of contamination**

Another big point that was brought up is the risk of contamination from different jobsites. I would like to highlight I will never run the risk of contamination when it comes to my company and my personal property. I am a state certified Mitigation Contractor. I have more than 20 years of experience in my line of work. My company is also a certified firm with the IICRC, and follows the IICRC S500, which is the Standard For Professional Water Damage Restoration. I'm also a certified AHERA Asbestos Inspector. My wife and daughter are also certified with the IICRC, and have taken classes for these types of things. Not only that, my company is ALSO certified in mold and fire restoration. I will NEVER do anything to cause damage to my family, neighbors, and everyone else.

**10. Exposed soil**

The many soil mounds that were present in the past are only temporary, as the soil is being actively distributed around the property to any unlevelled areas. As I have recently rented out a piece of heavy machinery to distribute most of the soil mounds.

**11. Piping on property**

The piping is being used to redistribute the rain water. We also have permits for the construction of the piping that was approved by the county. This construction of the piping will NOT negatively affect anyone.

**12. Water tanks**

Finally I want to add that the current water tanks are there for any possible fire disaster. They were approved by the Fire Department and are only there for the safety of my home and neighborhood if for any chance, a fire were to start.

I hope that this letter can respond to all of your concerns regarding the construction on my property. Please keep in mind that the construction of my property all has approved permits with it, and I will never build something unlawfully. If there are any more concerns that can affect you directly please do not hesitate to reach out. I will be more than happy to answer your questions. At the end of the day, we are neighbors and we will like to keep things civil or friendly as this is our forever home. You can email me directly at [jceja8227@gmail.com](mailto:jceja8227@gmail.com) and will try to respond as soon as possible. Thank you.

Your neighbors,

Javier Ceja and Sara Herrera

**Exhibit E**

**Temporary Hardship Dwelling Structural Permit, 10431 NE Equestrian Drive**



Yamhill County Building Department

400 NE Baker Street  
McMinnville, OR 97128  
503-434-7516

Fax: 503-434-7544

planning@yamhillcounty.gov

Website:

<https://www.yamhillcounty.gov/283/Planning-Development>

# Building Permit

## Residential Structural

Permit Number: 979-25-001411-STR

Permit Issued: July 31, 2025

Application Date: May 14, 2025

Project: Javier Ceja

### TYPE OF WORK

Residential Specialty Code Edition: 2023

Category of Construction: Other

Type of Work: Alteration

Calculated Job Value: \$194,102.40

Description of Work: Conversion of accessory building to studio/Rec room for hardship with 1 full bath and kitchen.

### JOB SITE INFORMATION

**Worksite Address**

10435 NE EQUESTRIAN DR  
MCMINNVILLE OR 97128

**Parcel**

R4401 02300

**Owner:**

CEJA ISIDRO J

**Address:**

10431 NE EQUESTRIAN DR  
MCMINNVILLE, OR 97128

**Owner:**

CONTRERAS SARA H

**Address:**

10431 NE EQUESTRIAN DR  
MCMINNVILLE, OR 97128

### LICENSED PROFESSIONAL INFORMATION

**Business Name**

M & H OREGON CONSTRUCTION  
LLC - Primary

**License**

CCB

**License Number**

236562

**Phone**

503-857-5224

### PENDING INSPECTIONS

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

**ATTENTION:** Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Inspection	Inspection Group	Inspection Status
1999 Final Building	Struct Res	Pending
1260 Framing	Struct Res	Pending
1020 Zoning/Setbacks	Struct Res	Pending
1110 Footing	Struct Res	Pending
1120 Foundation	Struct Res	Pending
1160 UFER Ground	Struct Res	Pending
1220 Underfloor Framing/Post and Beam	Struct Res	Pending
1410 Underfloor Insulation	Struct Res	Pending
1430 Insulation Wall	Struct Res	Pending
1440 Insulation Ceiling	Struct Res	Pending
1530 Exterior Shearwall	Struct Res	Pending

**SCHEDULING INSPECTIONS**

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

**Ways to Schedule Inspections**

Oregon ePermitting App	Oregon ePermitting Website	Easy Scheduling Website
Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results.	Schedule or track inspections online at <a href="http://BuildingPermits.Oregon.gov">BuildingPermits.Oregon.gov</a> .	Start by visiting <a href="http://BuildingPermits.Oregon.gov">BuildingPermits.Oregon.gov</a> > click on Schedule > click on Easy Inspection Scheduling or by scanning the QR code below.
		
For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.		

**PERMIT FEES**

Fee Description	Quantity	Fee Amount
Agency Review - County Only	1	\$98.00
Structural building permit fee		\$1,107.01
Structural plan review fee		\$719.56
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$132.84
CET - MCMINNVILLE SD 40 - Res Use		\$1,314.43
CET - MCMINNVILLE SD 40 - Admin Fee - Res Use		\$54.77
<b>Total Fees:</b>		<b>\$3,426.61</b>

*Note: This may not include all the fees required for this project.*

**VALUATION INFORMATION**

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	R-3 1 & 2 family	960.00	Sq Ft	\$169.09	\$162,326.40
VB	U Utility, misc.	480.00	Sq Ft	\$66.20	\$31,776.00
			<b>Total Job Value:</b>		\$194,102.40

**Exhibit F**

**New Barn Structural Permit, 10431 NE Equestrian Drive**

RECEIVED

NOV 04 2025

YAMHILL COUNTY  
PLANNING DEPARTMENT



Yamhill County Building Department  
400 NE Baker Street  
McMinnville, OR 97128  
503-434-7516  
Fax: 503-434-7544  
planning@yamhillcounty.gov  
Website:  
<https://www.yamhillcounty.gov/293/Planning-Development>

**Building Permit**

**Commercial Structural**

**Permit Number: 979-24-004198-STR**

**Permit Issued:** February 27, 2025  
**Project:** Javier Ceja

**Application Date:** December 27, 2024

**TYPE OF WORK**

**Structural Specialty Code Edition:** 2022

**Category of Construction:** Commercial

**Type of Work:** New

**Calculated Job Value:** \$415,951.20

**Description of Work:** Storage building for special equipment used for mitigation (Shell Only, new application and plans will be needed for TI.)

**JOB SITE INFORMATION**

**Worksite Address**  
10431 NE EQUESTRIAN DR  
MCMINNVILLE OR 97128

**Parcel**  
R4401 02300

**Owner:** CEJA ISIDRO J  
**Address:** 10431 NE EQUESTRIAN DR  
MCMINNVILLE, OR 97128  
**Owner:** CONTRERAS SARA H  
**Address:** 10431 NE EQUESTRIAN DR  
MCMINNVILLE, OR 97128

**LICENSED PROFESSIONAL INFORMATION**

**Business Name**  
M & H OREGON CONSTRUCTION  
LLC - Primary

**License**  
CCB

**License Number**  
236562

**Phone**  
503-857-5224

**PENDING INSPECTIONS**

Inspection	Inspection Group	Inspection Status
1999 Final Building	Struct Com	Pending
1400 Perimeter Slab Insulation	Struct Com	Pending
1430 Insulation Wall	Struct Com	Pending
1440 Insulation Ceiling	Struct Com	Pending
1260 Framing	Struct Com	Pending

**SCHEDULING INSPECTIONS**

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

**ATTENTION:** Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

**Ways to Schedule Inspections**

**Oregon ePermitting App**

Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results.



**Oregon ePermitting Website**

Schedule or track Inspections online at [BuildingPermits.Oregon.gov](http://BuildingPermits.Oregon.gov).



**Easy Scheduling Website**

Start by visiting [BuildingPermits.Oregon.gov](http://BuildingPermits.Oregon.gov) > click on Schedule > click on Easy Inspection Scheduling or by scanning the QR code below.



For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.

**PERMIT FEES**

Fee Description	Quantity	Fee Amount
Agency Review - County Only	1	\$98.00
Fire life safety plan review		\$808.78
Structural plan review fee		\$1,314.27
Structural building permit fee		\$2,021.95
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$242.63
CET - MCMINNVILLE SD 40 - Admin Fee - Com Use		\$202.18
CET - MCMINNVILLE SD 40 - Com Use		\$4,852.22
<b>Total Fees:</b>		<b>\$9,540.03</b>

Note: This may not include all the fees required for this project.

**VALUATION INFORMATION**

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	U Utility, misc.	6,480.00	Sq Ft	\$64.19	\$415,951.20
<b>Total Job Value:</b>					<b>\$415,951.20</b>

Record Number	Record Type	Project Name	Description	Number	Dir	Street Name	Street Type	Parcel #	Status	Opened
979-25-000881-PLNG	Planning Tracking	C-01-25 Appeal	Appeal of C-01-25 Commercial home occupation	10431	NE	EQUESTRIAN	DR	R4401 02300	App Submitted	9/29/2025
979-25-002744-MECH	Commercial Mechanical	Shop Gas line	Run a new main gas line from gas tank to shop building	10431	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	9/9/2025
979-25-002382-ELEC	Commercial Electrical	Wire shop	Storage building for special equipment used for mitigation (Shell Only, new application and plans will be needed for TL.) Goes with structural permit 979-24-004198-STR.	10431	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	8/8/2025
979-25-000050-PRMT	Onsite Permit	R4401-2300 Ceja	New standard system for hardship	10431	NE	EQUESTRIAN	DR	R4401 02300	Finald	7/23/2025
979-25-000050-EVAL	Onsite Site Evaluation	R4401-2300 Ceja	Site evaluation for future hardship and commercial use for business	10431	NE	EQUESTRIAN	DR	R4401 02300	Site Evaluation Approved	7/3/2025
979-25-001411-STR	Residential Structural	Javier Ceja	Conversion of accessory building to studio/Rec room for hardship with 1 full bath and kitchen.	10435	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	5/14/2025
979-25-001411-PLM-01	Residential Plumbing	Javier Ceja	Conversion of accessory building to studio/Rec room for hardship with 1 full bath and kitchen.	10435	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	5/14/2025
979-25-001411-MECH-01	Residential Mechanical	Javier Ceja	Conversion of accessory building to studio/Rec room for hardship with 1 full bath and kitchen.	10435	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	5/14/2025
979-25-001076-PLM	Commercial Plumbing	Javier Shop	UNDERSLAB PERMIT ONLY. Adding two bathrooms, a laundry area with sink, a mechanical area with hub drain, mop sink, and water heater, and a breakroom with sink. Adding 3 hose bibs.	10431	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	4/17/2025
979-25-000631-ELEC	Residential Electrical		Reted house and main service to feed commercial building.	10431	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	3/5/2025

RECEIVED

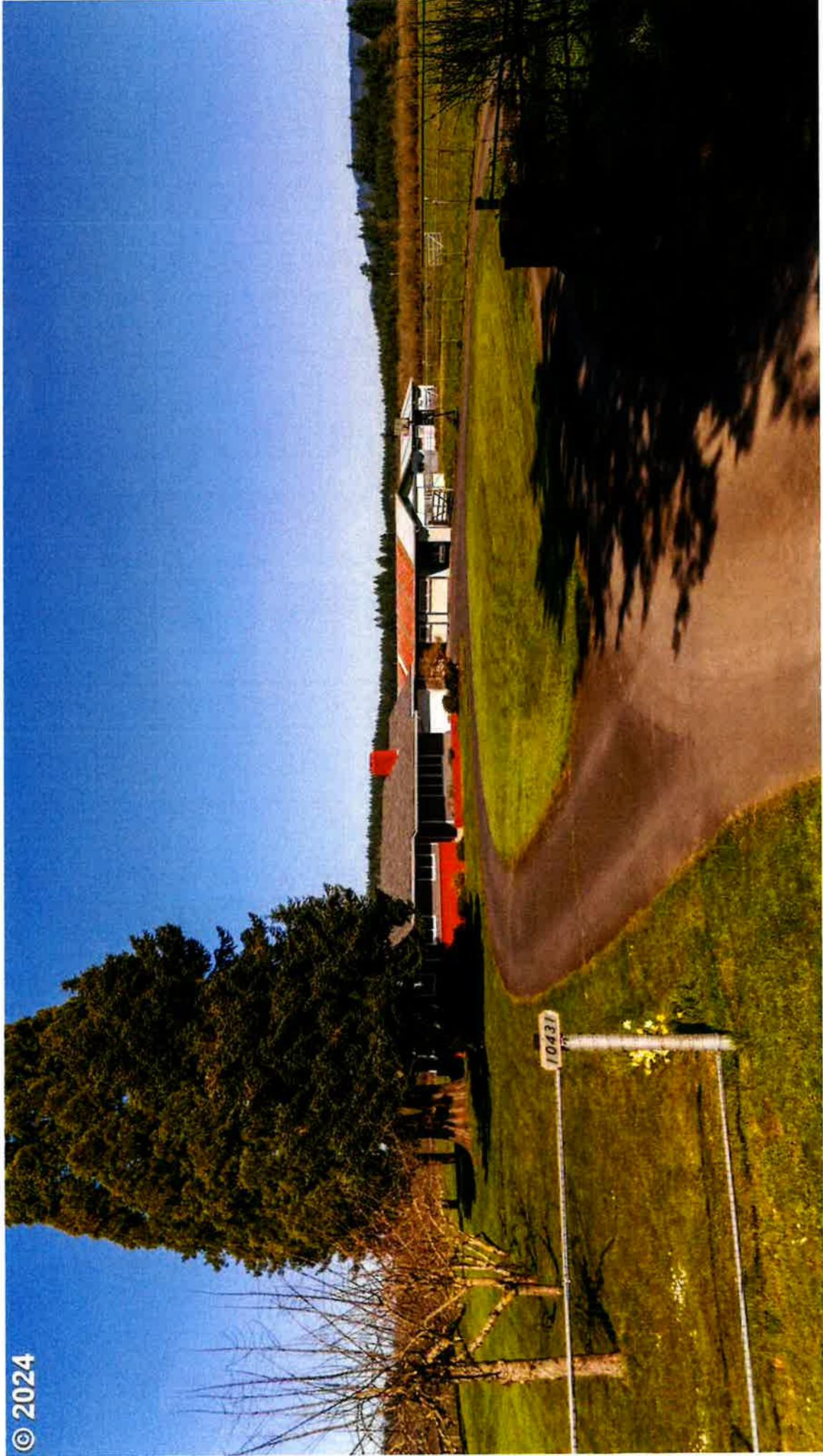
NOV 04 2025

WASHINGTON COUNTY  
PLUMBING DEPARTMENT

979-25-000125-PLNG	Planning Tracking	C-01-25	10431	NE	EQUESTRIAN	DR	R4401 02300	Decision/Permit Issued	1/24/2025
979-25-000050-AUTH	Onsite Authorization	Javier Ceja	10431	NE	EQUESTRIAN	DR	R4401 02300	Denied	1/24/2025
979-25-000048-PLNG	Planning Tracking	CTS-01-25	10431	NE	EQUESTRIAN	DR	R4401 02300	Decision/Permit Issued	1/9/2025
979-24-004198-STR	Commercial Structural	Javier Ceja	10431	NE	EQUESTRIAN	DR	R4401 02300	Under Insp/Revisions Needed	12/27/2024
979-24-004081-ELEC	Residential Electrical		10435	NE	EQUESTRIAN	DR	R4401 02300	Permit Issued	12/16/2024

**Exhibit G**

**Pre-Construction Photos of 10431 NE Equestrian Drive**

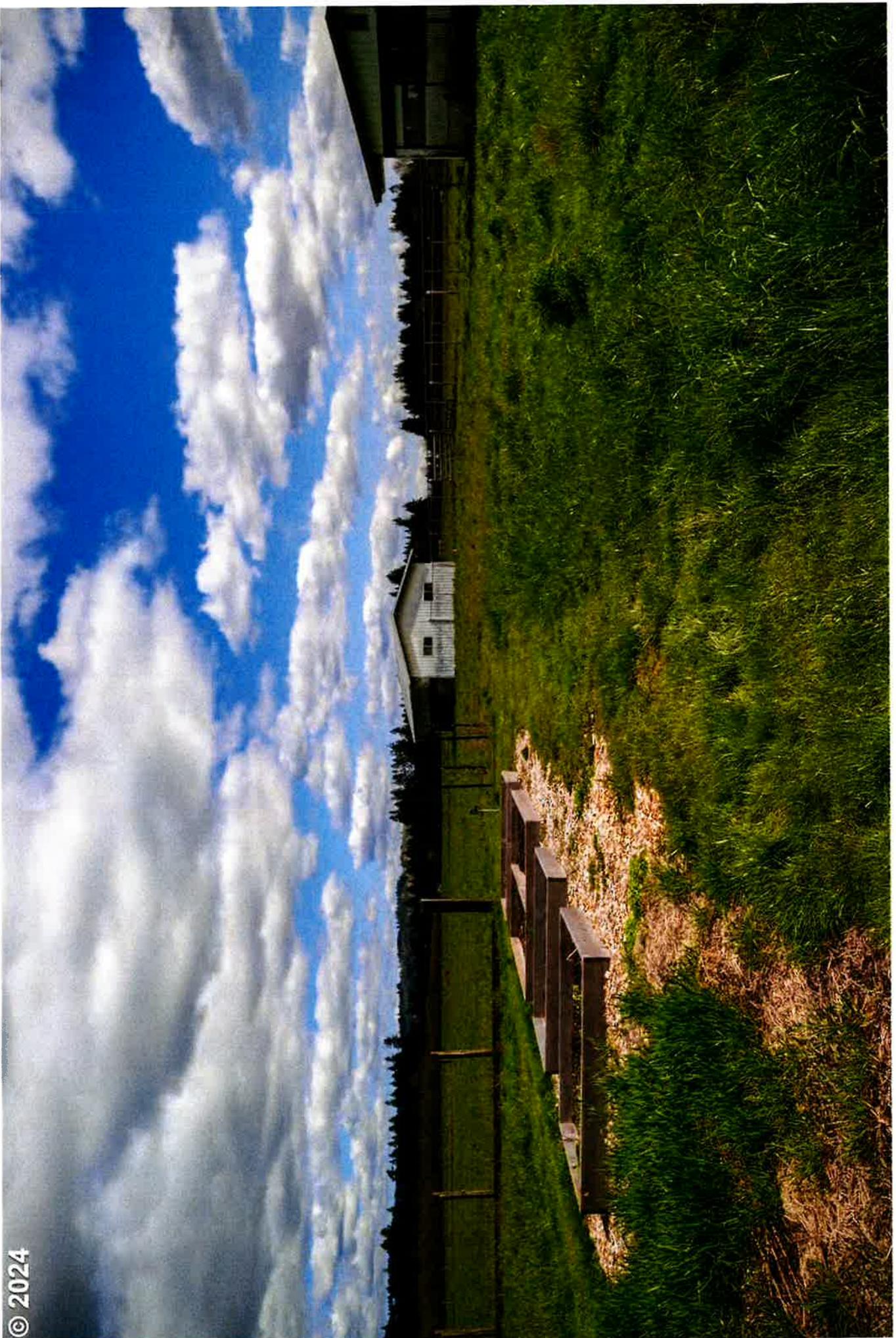


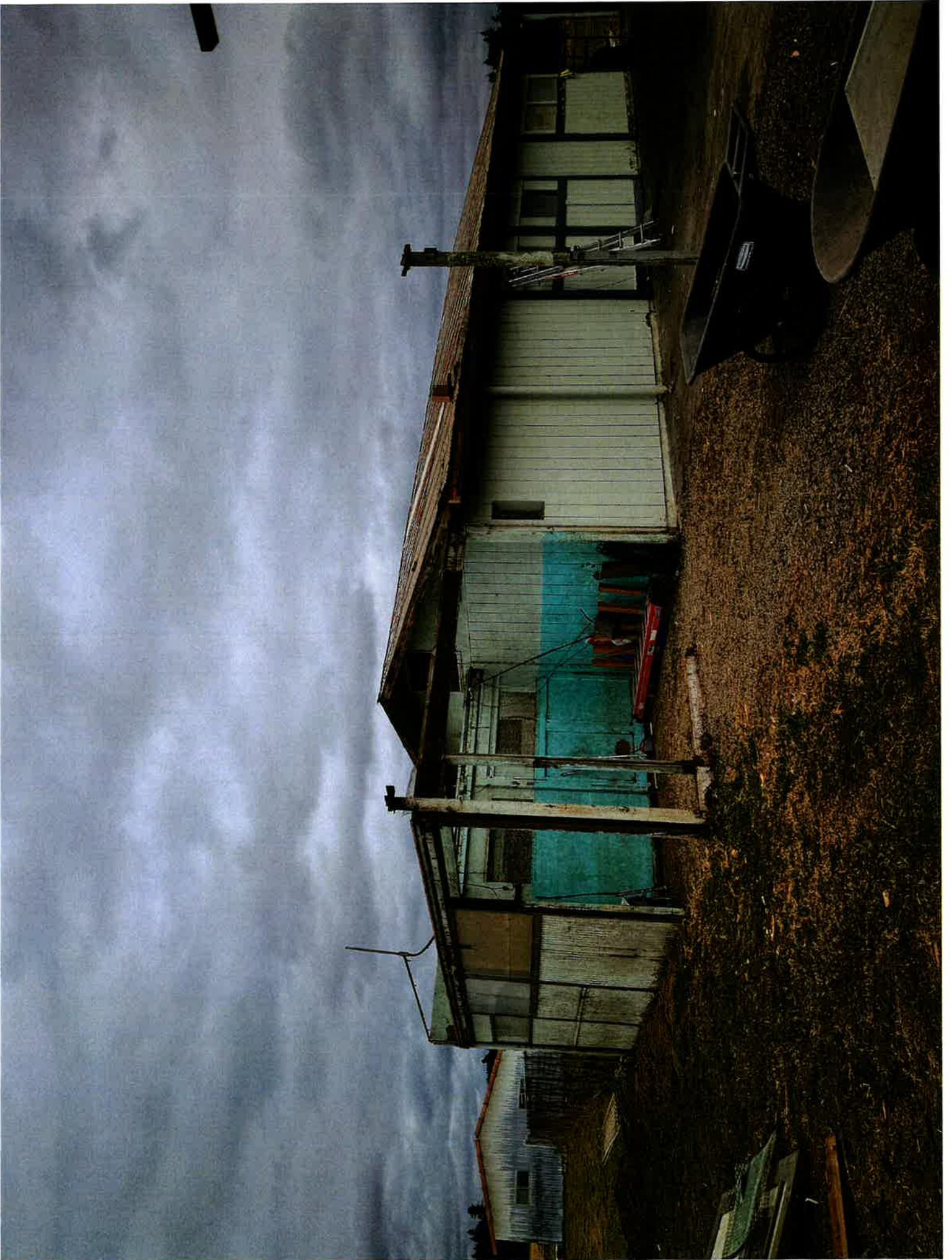
© 2024

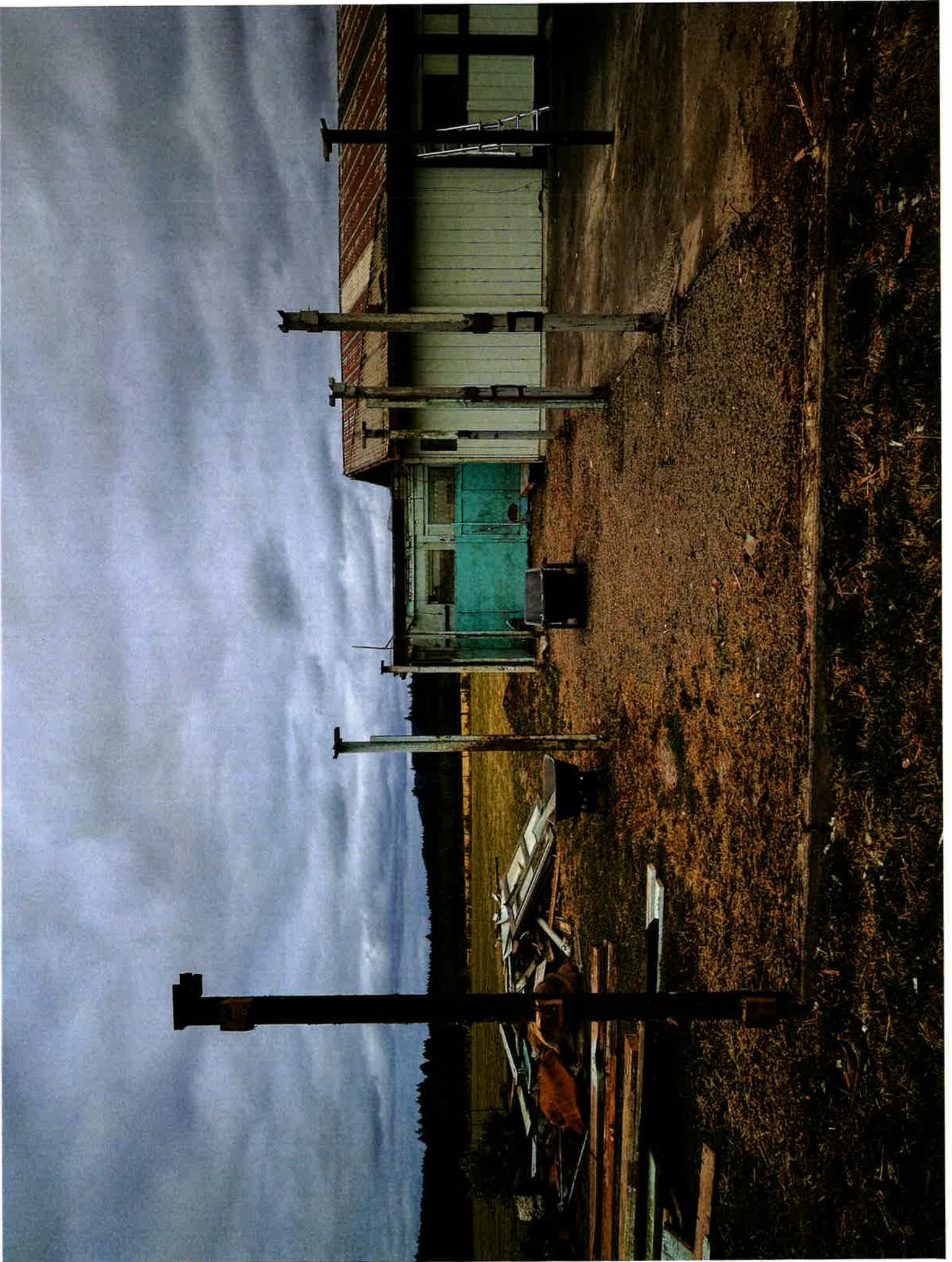


© 2024

© 2024



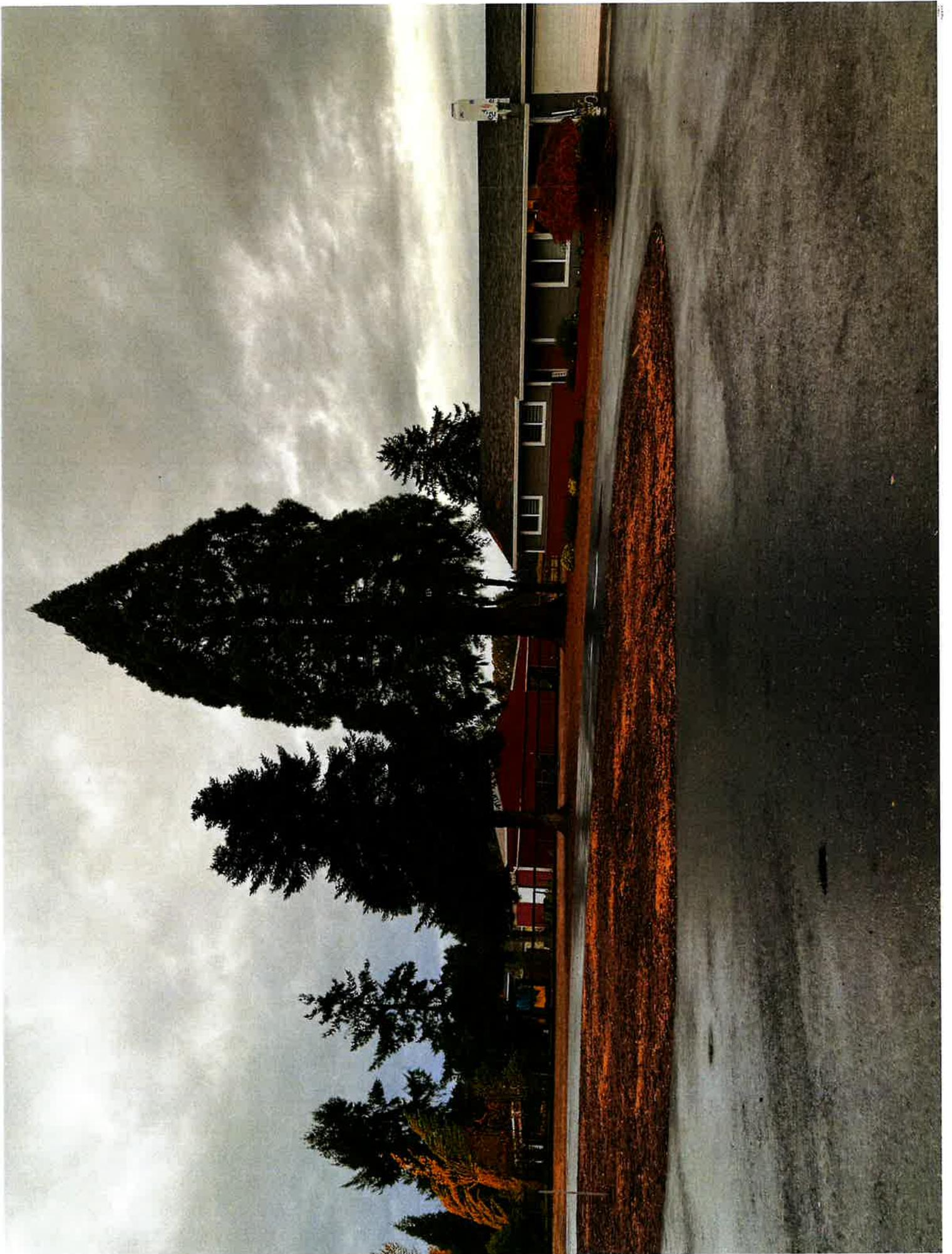


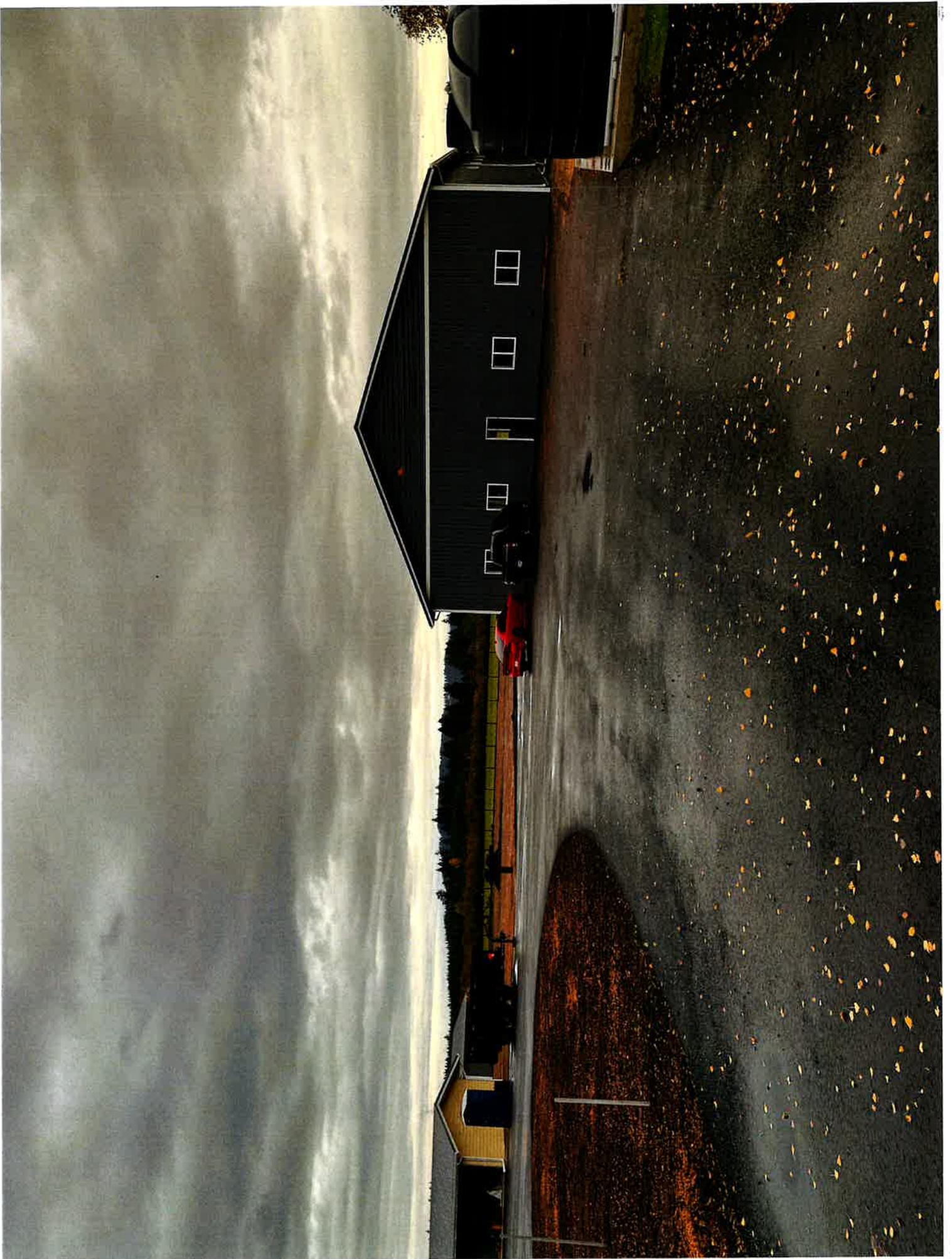


**Exhibit H**

**November 5, 2025 Photos of 10431 NE Equestrian Drive**









**Exhibit I**

**Letter of Support from Current Business Location Neighbors (McMinnville)**

11/4/2025

To whom it may concern,

We are writing this letter in support of Javier Ceja and his business, J&S Restoration and Reconstruction, LLC. We are saddened to hear the struggles that Javier is having trying to improve his business and pursue excellence in serving our community. As long-time community members, we believe this is a business that our community needs!

Javier and his family moved next door to us in 2006. They quickly proved themselves to be good neighbors and we had the joy of watching them raise their daughters.

Javier worked for ServPro for several years but had aspirations of creating his own company. We were excited to see his dream come true when he established his restoration and reconstruction business. He originally operated his business out of his home. At no point was this an inconvenience in terms of additional vehicles or traffic issues. Javier was thoughtful and always communicated with us. As his daughters grew older, they helped in the business, making it a family business that is proud of the work they do.

The Ceja family are good people who look to serve others, especially in their time of need. This is evident by the line of work he has chosen to pursue as a restoration and reconstruction professional. This is a business that our community needs to support.

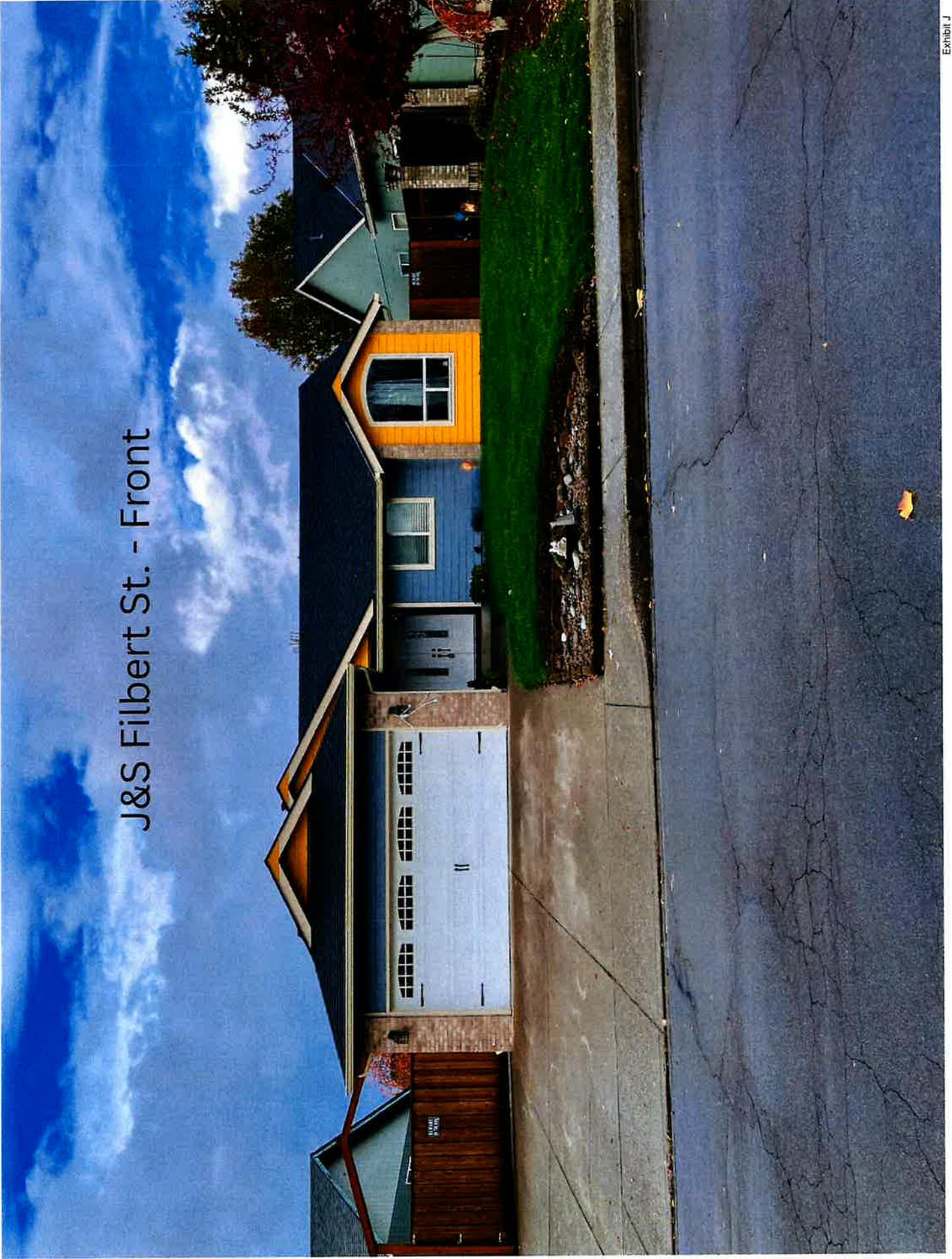
Sincerely,

Joe & Karen Miglioretto

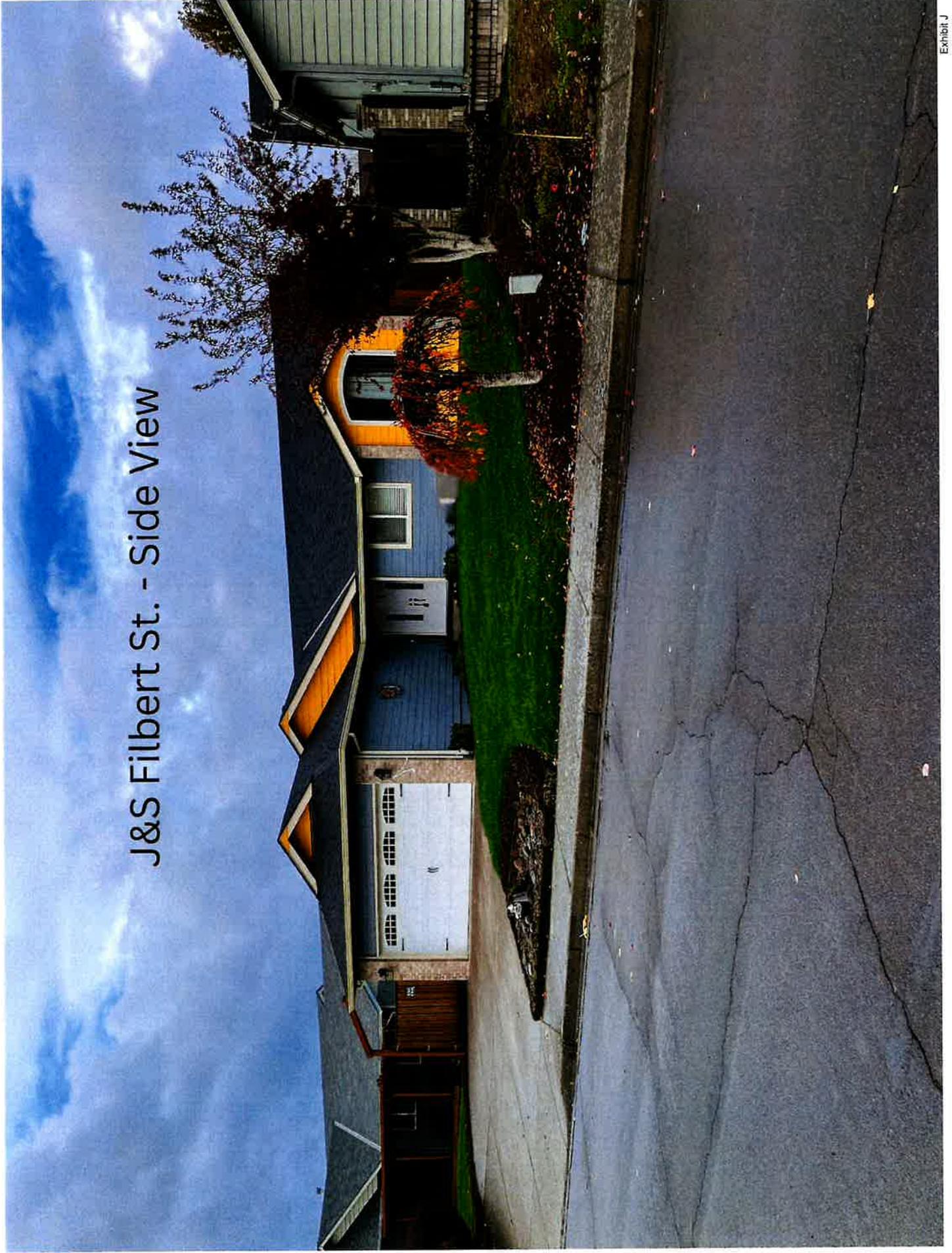
**Exhibit J**

**Photos of Current Business Location (McMinnville)**

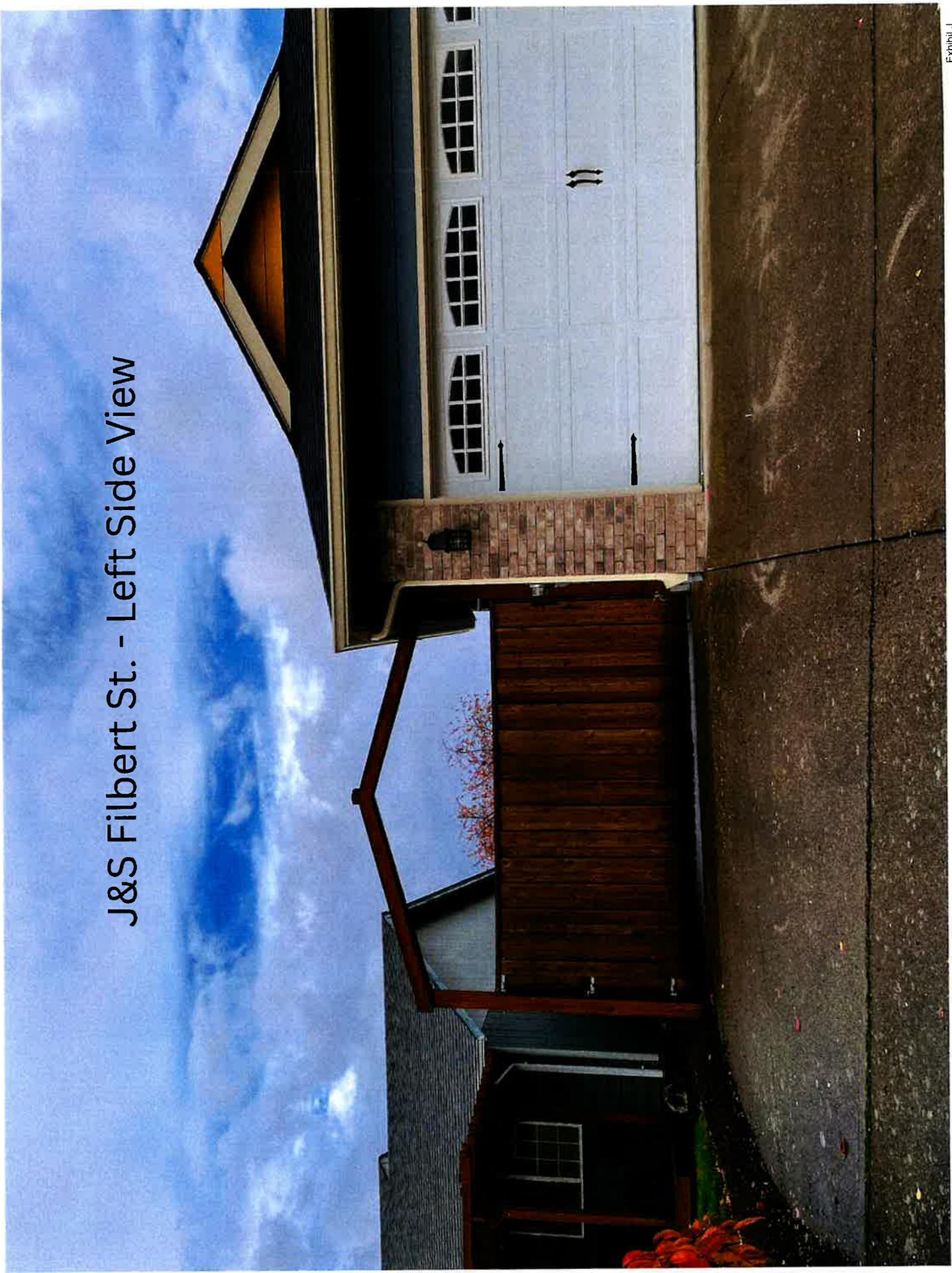
J&S Filbert St. - Front



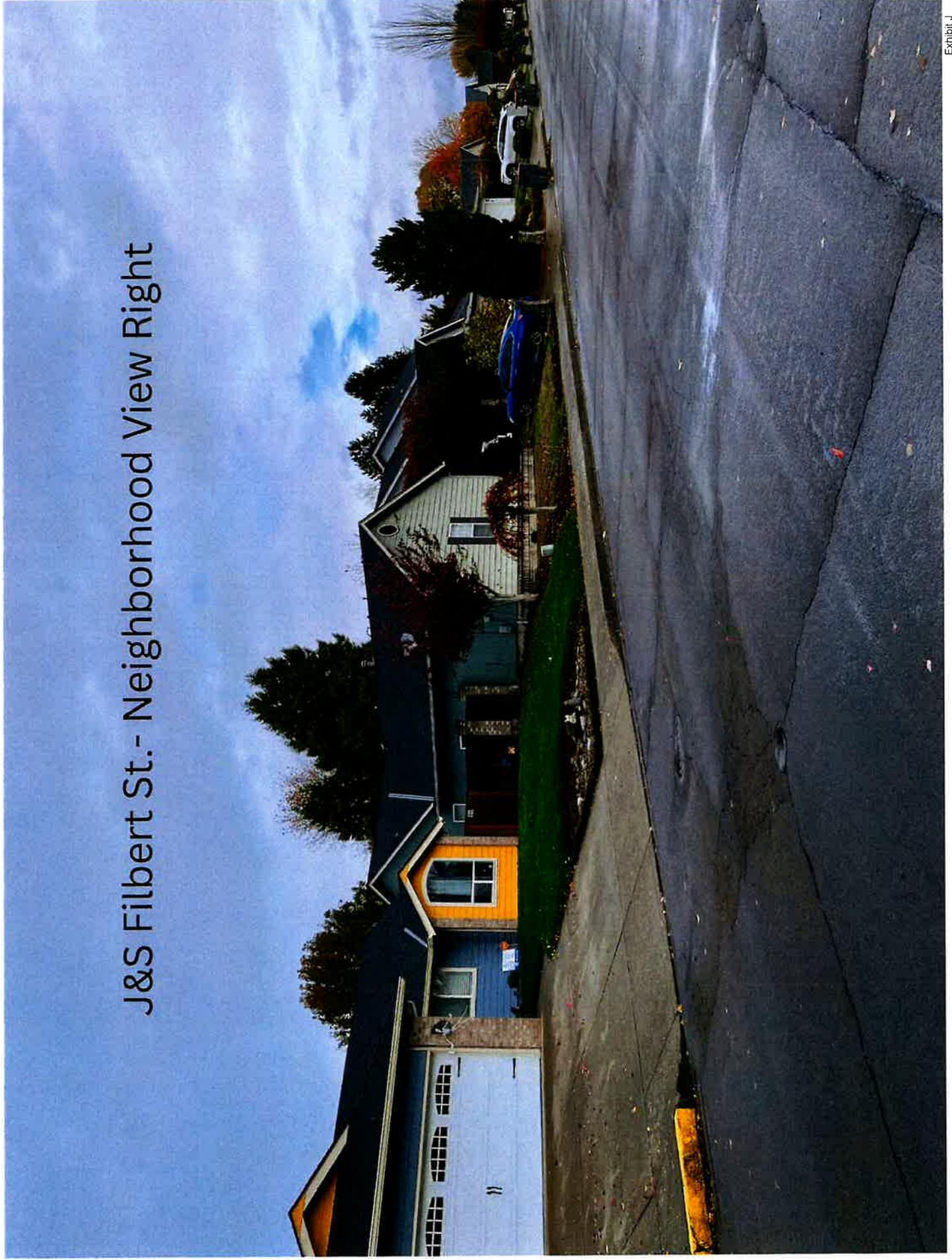
J&S Filbert St. - Side View



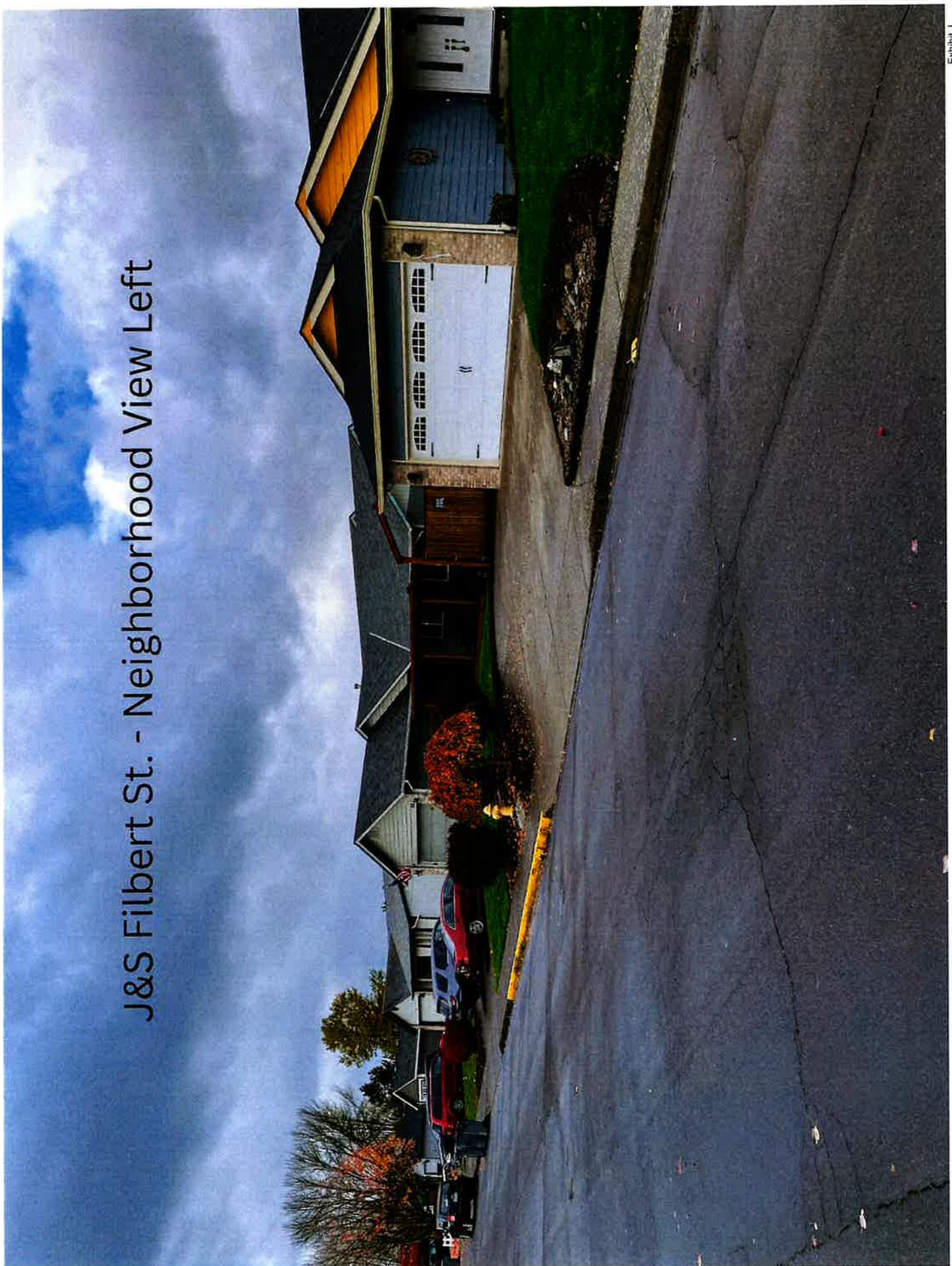
J&S Filbert St. - Left Side View



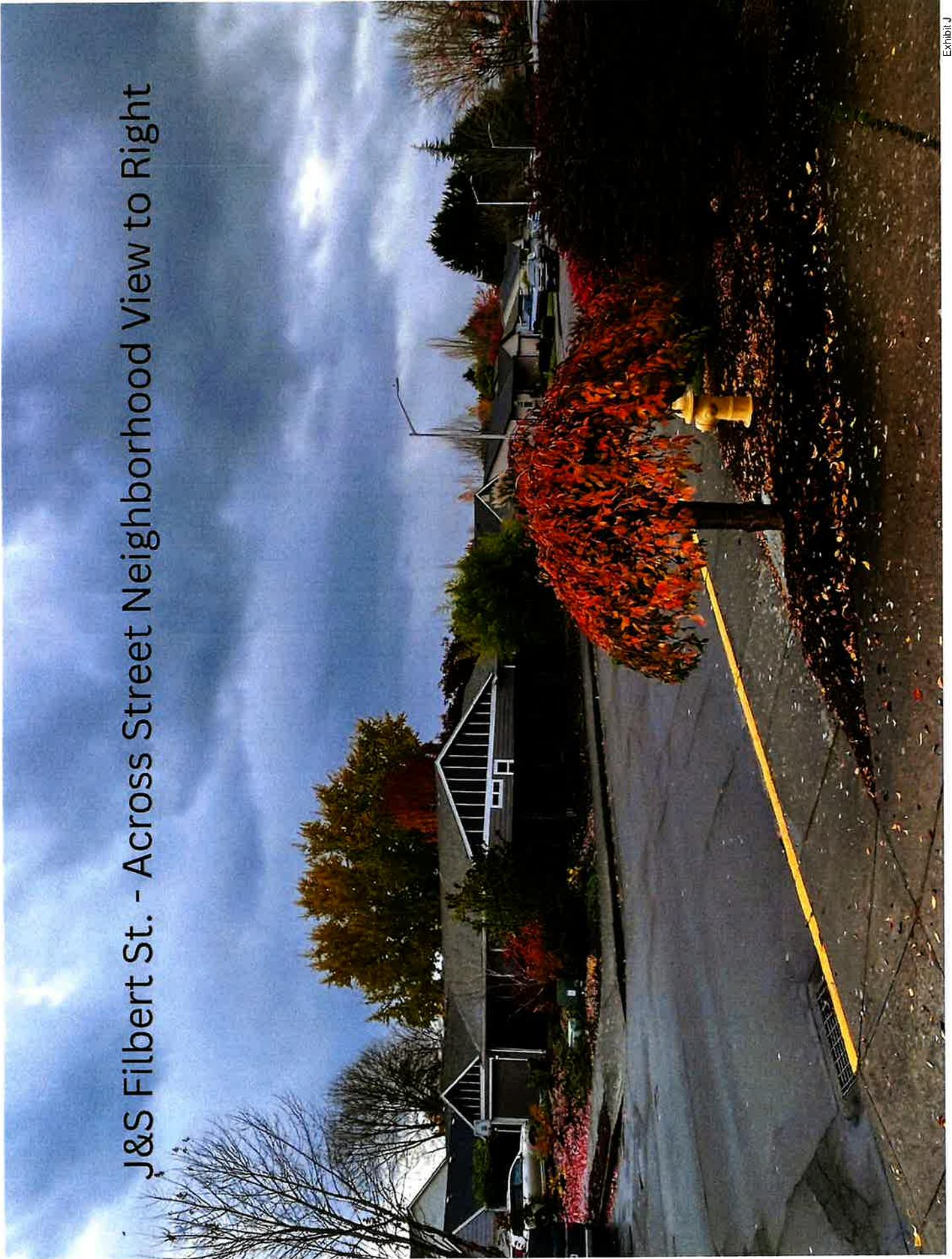
J&S Filbert St.- Neighborhood View Right



J&S Filbert St. - Neighborhood View Left



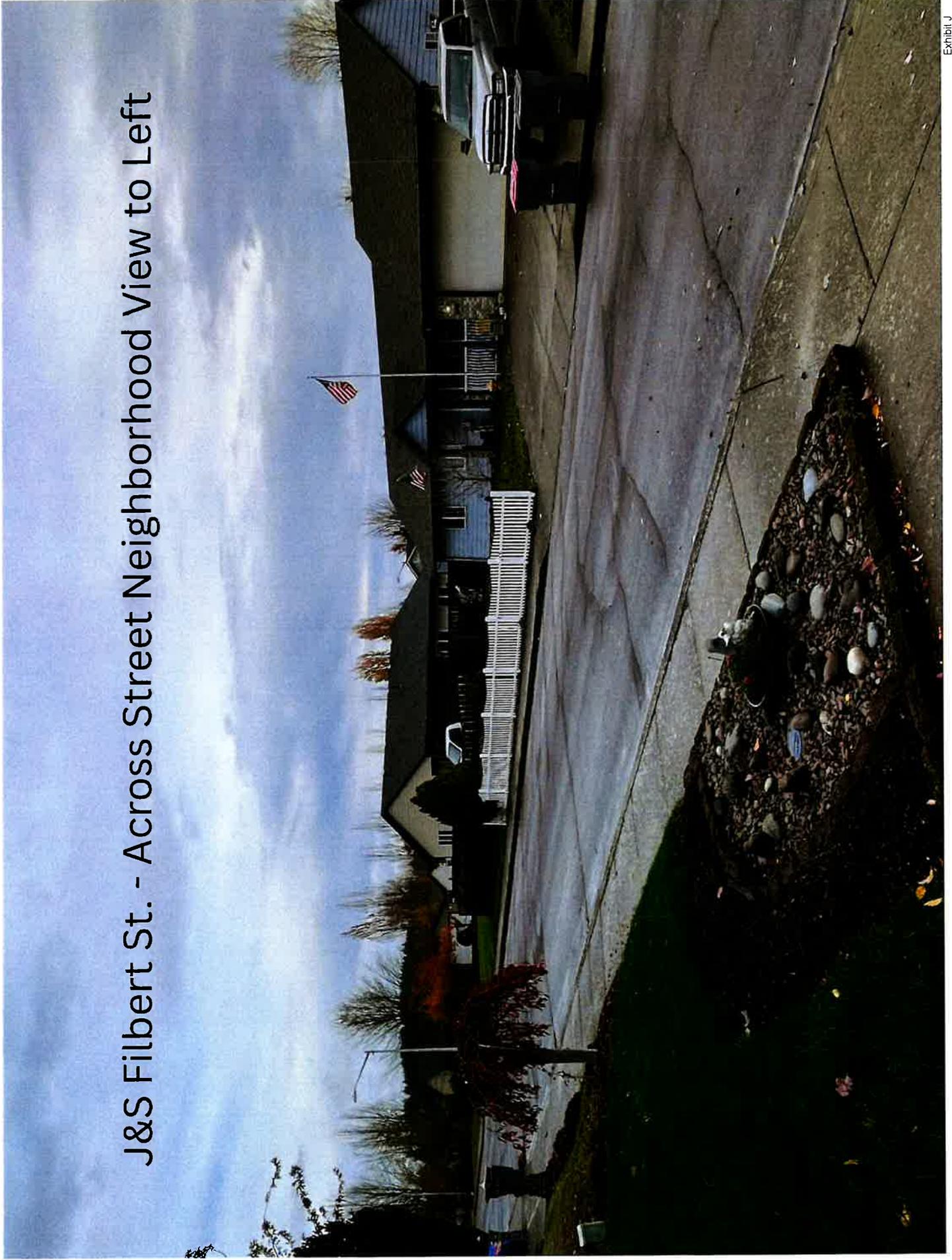
J&S Filbert St. - Across Street Neighborhood View to Right



J&S Filbert St. - Directly Across Street Neighborhood View



# J&S Filbert St. - Across Street Neighborhood View to Left



**Exhibit K**

**General Overview of Loss Mitigation Business Services**

## **J&S Restoration and Reconstruction LLC Description of a Loss Mitigation Company and Operational Details**

### **Services, Equipment and Community Considerations**

A loss mitigation company plays a crucial role in assisting property owners, insurance companies, and businesses in managing and reducing damage that may occur due to unexpected events such as water damage, fire, natural disasters, or other emergencies. These companies are often the first responders in scenarios where immediate action is required to prevent further loss of property and to begin the process of restoration.

- **Overview of Loss Mitigation Services**

A loss mitigation company provides 24-hour emergency services designed to respond promptly to incidents that threaten the structural integrity, safety, or functionality of homes and commercial buildings. The primary objective is to minimize the impact of damage, control the environment, and set the stage for a successful restoration. These services are available around the clock, every day of the year, ensuring that whenever a disaster strikes, whether midday or in the darkest hours of the night, help is available.

Loss mitigation services typically include, but are not limited to:

- Water extraction and drying after flooding, leaks, or burst pipes
- Fire and smoke remediation
- Mold detection and removal
- Odor control
- Board-up and tarping to protect from the elements
- Dehumidification and moisture control
- Structural drying and stabilization
- Assessment and documentation of loss for insurance purposes

### **Equipment Used to Evaluate and Mitigate Losses**

A loss mitigation company relies on a wide range of specialized equipment to evaluate damage, control the environment, and begin restoration. Some of the key equipment includes:

- **Moisture Meters:** Electronic devices used to measure the moisture levels within walls, floors, and ceilings. These meters help to identify hidden dampness that could lead to mold growth or structural degradation.

- **Thermal Imaging Cameras:** Used to detect temperature variations in building materials, allowing technicians to see behind walls and ceilings for hidden water leaks or trapped moisture.
- **Air Scrubbers:** Machines equipped with HEPA filters to remove contaminants, dust, and spores from the air during remediation work, improving air quality and safety.
- **Dehumidifiers:** Industrial-grade units designed to remove excess moisture from the air, critical for drying out flooded spaces and preventing mold growth.
- **Water Extraction Units:** Powerful pumps and vacuums used to remove standing water quickly and efficiently from affected areas.
- **Ozone and Hydroxyl Generators:** Used to neutralize odors, particularly after fire or water damage, and to sanitize the air.
- **Negative Air Machines:** Create negative pressure environments to contain contaminants within work areas, especially during mold remediation.
- **Personal Protective Equipment (PPE):** Includes masks, gloves, goggles, and protective suits for worker safety in hazardous environments.
- **Drying Fans and Air Movers:** High-velocity fans to speed up evaporation and drying of building materials and contents.
- **Infrared Thermometers:** Allow for quick surface temperature measurements to detect wet or cold spots that indicate potential water intrusion.
- **Data Loggers:** Devices to track temperature and humidity levels over time, aiding in documentation for insurance and ensuring that drying is proceeding as planned.

This equipment is essential for a rapid and thorough response to property loss situations. Every tool is specially chosen to ensure that the mitigation process is as effective and efficient as possible, protecting property, health, and peace of mind.

#### **24-Hour Emergency Services**

A defining feature of a reputable loss mitigation company is its commitment to providing 24-hour emergency services. Emergencies do not wait for business hours, and neither do a loss mitigation team. Calls are answered day and night, and response teams are mobilized as soon as notification arrives. Their rapid response can make a substantial difference in the extent of recoverable property and in preventing secondary damage, such as mold growth or worsening structural issues.

This around-the-clock availability demonstrates dedication to client welfare and emphasizes the reliability that property owners require in times of crisis.

### **Equipment Storage and Control Procedures**

For organizational control and safety, all equipment used in mitigation and restoration is securely stored in a dedicated barn. This barn is not used for operational activities, but exclusively for storage and efficient management of all technical apparatus. The barn is equipped with proper shelving, climate control if required, and security measures to ensure all equipment remains in optimal condition and is quickly accessible when an emergency response is needed.

Having a centralized storage facility keeps equipment organized, in good repair, and ready for immediate deployment. This approach also ensures that equipment is not left scattered across sites or in locations where it could pose a hazard or be improperly maintained.

### **Office Management and Staff Responsibilities**

Adjoining or nearby the equipment barn is a fully equipped office that serves as the operational hub for the business. Within this office, a single secretary is responsible for monitoring the inventory of all equipment entering and leaving the barn. This individual maintains accurate logs, checks equipment in and out, schedules maintenance, and coordinates dispatches for emergency calls.

The secretary also handles administrative tasks such as:

- Answering client calls and emails
- Scheduling appointments and dispatches
- Updating records for insurance documentation
- Billing and invoicing
- Coordinating with technicians in the field

This streamlined approach to staffing ensures both efficiency and accountability, as one dedicated individual manages all equipment logistics and administrative needs.

### **Office Hours and Community Considerations**

The office operates from 7:00 am to 5:00 pm, Monday through Saturday. During these hours, the secretary manages all equipment transfers, administrative duties, and customer service tasks. Outside these hours, calls and requests for emergency service are handled through an on-call system, ensuring uninterrupted support for clients at any time of day or night.

A vital aspect of the company's commitment to its community is minimizing any impact on neighboring properties. The barn used for equipment storage is solely for storage and control; all servicing, maintenance, and noisy operations take place off-site or within

**Exhibit L**

**J&S Restoration and Reconstruction – Website FAQs (November 6, 2025)**

controlled environments, ensuring that there are no noises interfering with neighbors. The location and construction of the barn are chosen to further reduce any possibility of sound disturbance, emphasizing that the company values the peace and comfort of those living nearby.

The company's approach is built on respect for its community, ensuring that the presence of both office and storage operations is as unobtrusive as possible.

---

### **Conclusion**

In summary, a loss mitigation company provides indispensable 24-hour emergency services to reduce and control property damage from various disasters. Utilizing advanced equipment—meticulously stored and managed from a dedicated barn—and coordinated through a central office staffed by a single responsible secretary, the company ensures fast, accountable, and effective responses. With regular office hours and a firm commitment to minimizing neighborhood impact, this operational model exemplifies both preparedness and respect for the surrounding community, ensuring essential protection for property while preserving the peace of residents.



## FAQ's – How can we help when water, fire, mold damage occurs?

- + **What services does a disaster cleanup company provide?**
- + **Does your disaster cleanup company provide home inspections?**
- + **What type of emergency services do you provide for disaster cleanup?**
- **Is J&S registered as a general contractor in Oregon?**
- **Can you service my home in Portland or Salem?**
- + **How much does insurance pay for natural disaster cleanup?**
- + **How much does insurance pay for water damage?**
- + **How much does insurance pay for mold damage and fire damage?**
- **What type of carpet and sofa cleaning services do you provide?**
- + **Does insurance pay for carpet and upholstery cleaning?**
- **Are your cleaning products eco-friendly and environmentally safe?**

Yes! We believe in safeguarding not only your property but also the environment and the health of our clients and team. Our environmentally safe products are carefully chosen to be effective in restoring your property while minimizing the ecological footprint and potential harm to indoor air quality.

We prioritize environmental responsibility without compromising affordability. Our commitment is to deliver high-quality restoration services at competitive rates. Using eco-friendly products aligns with our goal to offer sustainable solutions without added costs to our clients.

- **Can my pets and children be in the house after disaster cleanup services?**

## . What Our Customers Say About Us . . .

*I'd like to recommend J & S to anyone with carpet cleaning or restoration needs. They have free estimates and really go the extra mile for their customers. They can diagnose mold mildew and leaks and can check crawl spaces.*

**Eric G., McMinnville**

Home | Services v | **FAQs & Testimonials** 24/7 Contact |

News from J&S . . . |

☎ Phone: (971) 241-6533

✉ Email: office@jandsrnr.com

Facebook: facebook.com/jscleaningrestoration

Instagram: instagram.com/jscleaning\_and\_restoration



**J&S Restoration and Reconstruction, LLC**  
**Water | Fire | Mold**

CCB# 232800

Restoration J&S LLC is a ServiceMaster company. All rights reserved.



**Exhibit M**

**Copies of Company IICRC Certifications**



**IICRC®**

Institute of Inspection Cleaning  
and Restoration Certification

# Certified Firm

## 2025

*be it known that:*

### **J&S RESTORATION AND RECONSTRUCTION, LLC**

is registered with the IICRC and has pledged to maintain an awareness of and knowledge about the IICRC's published standards relevant to the Certified Firm's operations; will seek and promote educational training for technicians to enhance proficiency; provide service that results in elevated levels of customer satisfaction; be prompt; conduct business with honesty, integrity and fairness; build consumer confidence in the industry; and, promote good relations with affiliate industries.

*Joseph F. Dobbins*

Joseph Dobbins  
Chairman of the Board of Directors

**70192071**  
Company #  
**12/31/2025**  
Valid Through



**IICRC®**

Institute of Inspection Cleaning  
and Restoration Certification

**ISIDRO J. CEJA-VEGA**

is a registrant in good standing with the IICRC, and has qualified by service and examination for certification in the following areas:

**WATER DAMAGE RESTORATION  
APPLIED STRUCTURAL DRYING  
FIRE & SMOKE DAMAGE RESTORATION  
UPHOLSTERY & FABRIC CLEANING  
APPLIED MICROBIAL REMEDIATION  
CARPET CLEANING**

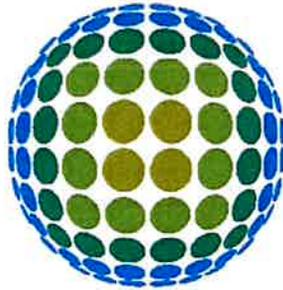
This registrant has pledged to perform services in these areas with skill, honesty, and integrity to provide the consumer with the highest standard of care and expertise.

**155284**

**REGISTER NUMBER**

**5/31/2026**

**EXPIRATION DATE**



**IICRC®**

Institute of Inspection Cleaning  
and Restoration Certification

**LISA MARIE SPRINGER**

is a registrant in good standing with the IICRC, and has qualified by service and examination for certification in the following areas:

**WATER DAMAGE RESTORATION**

This registrant has pledged to perform services in these areas with skill, honesty, and integrity to provide the consumer with the highest standard of care and expertise.

**70192218**  
REGISTER NUMBER

**10/31/2026**  
EXPIRATION DATE



**IICRC®**

Institute of Inspection Cleaning  
and Restoration Certification

**SARA HERRERA CONTRERAS**

is a registrant in good standing with the IICRC, and has qualified by service and examination for certification in the following areas:

**WATER DAMAGE RESTORATION**

This registrant has pledged to perform services in these areas with skill, honesty, and integrity to provide the consumer with the highest standard of care and expertise.

**70192615**  
REGISTER NUMBER

**10/31/2025**  
EXPIRATION DATE



**IICRC®**

Institute of Inspection Cleaning  
and Restoration Certification

**ANGELES ELIZABETH CEJA HERRERA**

is a registrant in good standing with the IICRC, and has qualified by service and examination for certification in the following areas:

**WATER DAMAGE RESTORATION**

This registrant has pledged to perform services in these areas with skill, honesty, and integrity to provide the consumer with the highest standard of care and expertise.

**70192614**  
REGISTER NUMBER

**11/30/2025**  
EXPIRATION DATE

THIS IS TO CERTIFY THAT

**JAVIER CEJA**

**HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE**

for

**ONLINE AHERA ASBESTOS INSPECTOR REFRESHER**

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 03/04/2025

Course Location: Online

Certificate: IRO-25-57368

For verification of the authenticity of this  
certificate contact:  
PBS Engineering and Environmental Inc.  
4412 S Corbett Avenue  
Portland, OR 97239  
503.248.1939



**CCB #SRA0615 4-Hr Training**

4-Hour Online AHERA Inspector Refresher  
Training: AHERA is the Asbestos Hazard  
Emergency Response Act enacting Title II  
of Toxic Substance Control Act (TSCA)

**Expiration Date:** 03/04/2026

*David Kahn*

David Kahn, Instructor

**Exhibit N**

**Yamhill County Land Use Brochure from  
Yamhill County's Website, November 6, 2025**

Rural areas can be quite remote, and because of distance and the condition of roads, emergency service takes longer to arrive, and parts of the County are not protected by a fire district. Because of this, the cost of fire insurance, if available, may be much higher than you are used to. It is advisable and sometimes required to consider fire safety when designing a home and its surroundings.

One reason some people move to the country is to enjoy the wildlife. But be aware that deer eat gardens, birds can damage buildings, and hunting is legal during parts of the year.

### Conflicts

While you may feel that country living will provide you with privacy and tranquility, there are pitfalls. Since much of the county is farmed, and many of the rural residential areas are next to farmland, anyone wanting to move to rural Yamhill County should know the farms are a special type of neighbor.

Farmers create dust and noise in the process of working fields and harvesting crops, and this may be early in the morning or at night. Some types of crops require that farmer deliberately make lots of noise in order to scare away birds. Fields are routinely sprayed with chemicals, sometimes by airplane, and it is difficult to control overspray in all situations.

These farming practices are protected in farm zones. Farmers are not required to alter their methods, even if they disturb or irritate you.

Farm smells are another matter you should consider when thinking of moving to the country. Livestock and poultry are the main thing to look for, but materials applied to the cropland can also be offensive.

Forests have their own conflicts. Harvesting activities create noise from chainsaws and machinery, which may start early in the mornings and go on for several weeks. If the land you want has a beautiful forest vista, consider how it will look after being harvested. Remember, resource production is considered the primary use of the land in much of the county - homes are the intrusion.

### Rural Yamhill County . . .

is a beautiful place, and it is understandable why someone would want to live here.

The purpose of this pamphlet is not to scare people away or try to keep them out. Rather, those considering a move here need to be aware of the rural realities and how county government fits in. Some problems can be alleviated by government regulation, but many can not. You should know what you're getting into.

#### For more information regarding:

##### Roads

Yamhill County Public Works Dept.  
2060 Lafayette Ave., McMinnville (503)434-7515  
Oregon Department of Transportation  
455 Airport Road Suite A, Salem 97310  
(503) 378-2630

##### Farm and forest practice

Yamhill County/OSU Cooperative Extension Service  
2050 Lafayette Ave, McMinnville 97128  
(503) 434-7517  
Yamhill County Soil & Water Conservation District  
2200 W 2nd, McMinnville 97128  
(503) 472-1491

##### Oregon Department of Forestry

801 Gales Creed Road, Forest Grove 97116  
(503) 357-2191

##### Septic, Building, Electrical and Zoning permits

Yamhill County Dept of Planning & Development  
525 NE Fourth Street, McMinnville 97128  
(503) 434-7516

##### Water

Oregon Dept. of Water Resources  
725 Summer St. NE; Ste. A Salem 97301  
(503) 986-0900

##### Wildlife

Oregon Dept of Fish & Wildlife  
18330 NW Sauvie Island Portland 97231  
(503)-378-6925

##### Fire Protection

Contact the local rural fire protection district in for structural fires. Forest fire protection, contact Oregon Dept of Forestry.



Phone: (503) 434-7516

Fax: (503) 434-7544

E-mail: [www.co.yamhill.or.us/](http://www.co.yamhill.or.us/)



*So... You  
Think  
You Want to  
Live in the  
Country?*

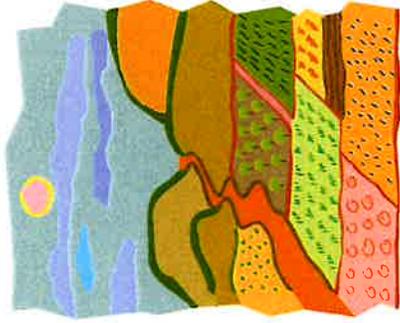


**Here are some things  
you should know  
before moving to  
rural Yamhill County**

## If you're planning a move to the country. . .

There are some things Yamhill County thinks you should know when considering whether to live in a rural area.

Just like in a city, use of land in Yamhill County is regulated through zoning and building regulations. The most common zones in the



populated parts of the County are farm and farm/forest, but there are also areas designated rural residential. The farm and farm/forest zones are designed in part to protect the resources of the land from conflicting uses. Residential development is therefore restricted in those areas.

Rural residential zones are used to reserve areas for county homes. In order to reduce conflicts with residential use, farm uses are restricted in some cases.

## Permits

There are a variety of approvals required to build a residence in the County. These include, but are not limited to zoning, sewage disposal, and building permits.

**Zoning** In farm and forest zones, those wishing to construct or place a new dwelling must submit an application and pay a fee to the County Planning Department. The request may be approved or denied, depending on the situation. In rural residential zones, new dwellings on vacant lots are permitted and do not require this approval.

**Sewage Disposal** All new dwellings must have an approved area for sewage disposal. Unlike in town, most rural areas do not have sewage disposal service, so septic systems are needed. In order to insure safe sewage disposal, the site must be approved and installation of the system inspected by a county sanitarian. There are fees for both the site approval and permit to construct.

Don't allow "out of site, out of mind" to apply to your septic system. The materials put down your drains affect how well the system operates, and they do require periodic maintenance. The better you take care of the system, the longer it will last. A county sanitarian can give you more information.

**Building Permits** In general, any building with over 200 square feet of floor area or more than 10 feet tall, including barns and manufactured homes, requires a building or placement permit. But the requirements for various types of structures differ, so be sure you are complying with building codes. There are penalties for building without permits.

**Other Considerations** Floodplains and steep slopes increase the cost of constructions dramatically, and slopes also make road building more difficult. All driveways are required to be suitable for emergency vehicle access, and any new access on to a county road or state hwy requires approval from the appropriate department.

## Rural Realities

Living in the county is not like living in town in some important ways. As covered above, sewage does not magically disappear like it does in an urban area.

Likewise, water does not always just come out of a pipe. It usually must be obtained on site, and wells require pumps, which sometimes freeze or need repairs. Are you prepared to go without water for a few hours? A day or two? Some uses of water require a "water right," which must be approved by the state.

Just because you're in the country doesn't mean water quality will be good - even if you can find it. There are parts of the county where finding water is a problem. Other areas do not have widespread difficulties, but specific well sites may still come up dry. Some areas have brackish water, and others should be checked for bacteria and nitrates.

If you have problems with your water or septic system, it is not possible for the County to assist you with financing the remedy. Corrective action can be expensive.

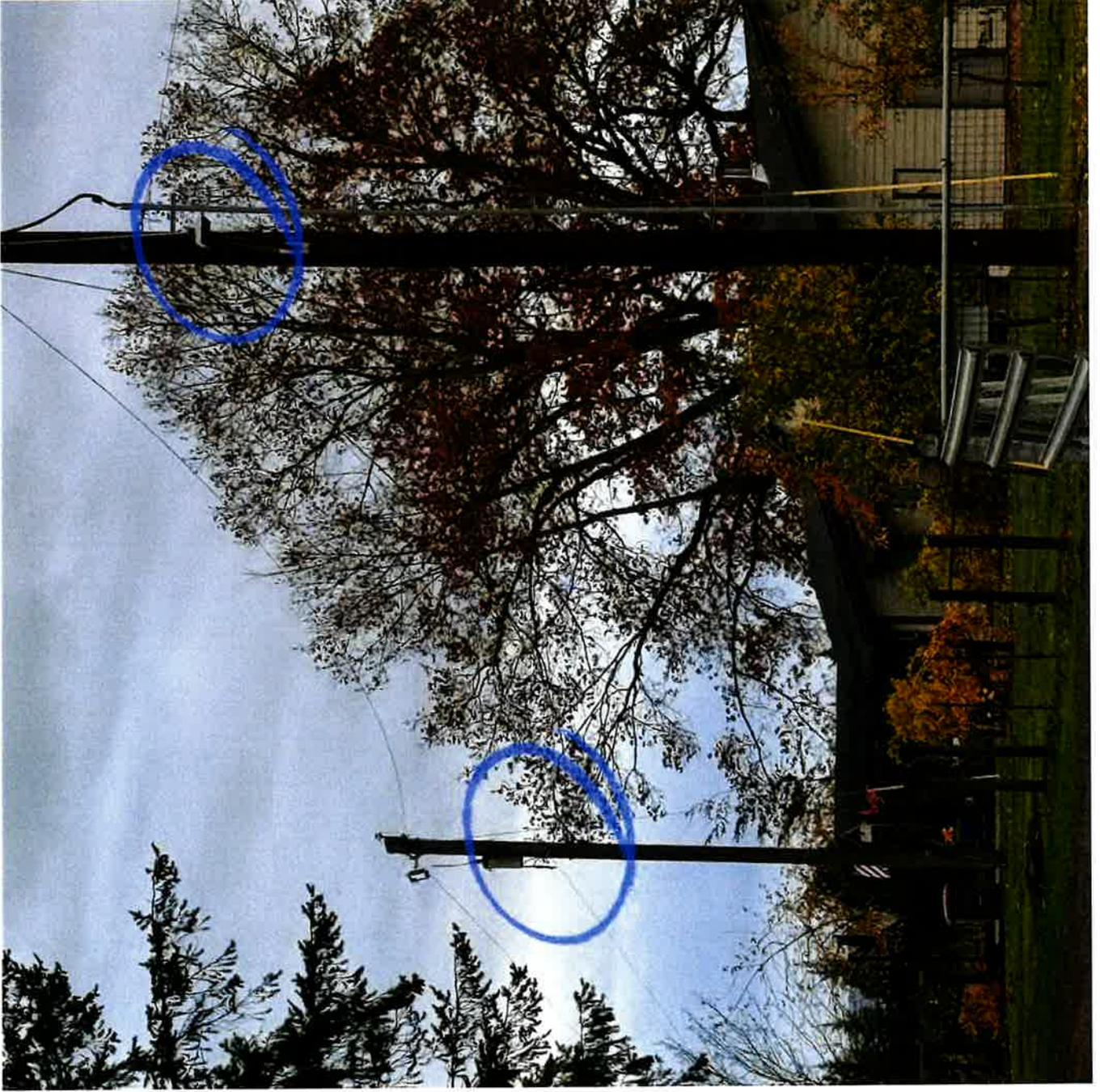
Most public roads are gravel resulting in dust, some-

times a lot. Many public roads are maintained only by those who use them. It is unlikely the county will begin maintaining any new roads.



**Exhibit O**

**Photographs of Street Lamps at Goodroe Property**



**Exhibit P**

**Structural and Plumbing Permit Records, 10431 NE Equestrian Drive**



# Inspection Summary Report

Commercial Structural

Permit #: 979-24-004198-STR

YAMHILL COUNTY BUILDING DEPAR  
400 NE Baker Street  
McMinnville, OR 97128  
Phone: 503-434-7516  
Fax: 503-434-7544

://www.yamhillcounty.gov/283/Planning-Develop

planning@yamhillcounty.gov

Applicant: M & H OREGON CONSTRUCTION LLC

Owner: CEJA ISIDRO J, 10431 NE EQUESTRIAN DR, MCMINNVILLE, OR, 97128, CONTRERAS SARA H, 10431 NE EQUESTRIAN DR, MCMINNVILLE, OR, 97128

Address: 10431 NE EQUESTRIAN DR  
MCMINNVILLE OR 97128

Parcel: R4401 02300

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**Inspection in a Floodplain:** No

**Inspection Type:** 1260 Framing

**Inspection Date:**

**Inspector:**

**Inspection Result:** Pending

**Comments:**

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**Inspection in a Floodplain:** No

**Inspection Type:** 1400 Perimeter Slab Insulation

**Inspection Date:**

**Inspector:**

**Inspection Result:** Pending

**Comments:**

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**Inspection in a Floodplain:** No

**Inspection Type:** 1430 Insulation Wall

**Inspection Date:**

**Inspector:**

**Inspection Result:** Pending

**Comments:**

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**Inspection in a Floodplain:** No

**Inspection Type:** 1440 Insulation Ceiling

**Inspection Date:**

**Inspector:**

**Inspection Result:** Pending

**Comments:**

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1999 Final Building

**Inspection Date:**

**Inspector:**

**Inspection Result:** Pending

**Comments:**

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1020 Zoning/Setbacks

**Inspection Date:** 04/29/2025

**Inspector:** Beau Biggs

**Inspection Result:** Approved

**Comments:** Hub and tacked

## Inspection Summary Report (continued)

Commercial Structural

Permit #: 979-24-004198-STR

Applicant: M & H OREGON CONSTRUCTION LLC

Owner: CEJA ISIDRO J, 10431 NE EQUESTRIAN DR, MCMINNVILLE, OR, 97128, CONTRERAS SARA H, 10431 NE EQUESTRIAN DR, MCMINNVILLE, OR, 97128

Address: 10431 NE EQUESTRIAN DR  
MCMINNVILLE OR 97128

Parcel: R4401 02300

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1110 Footing

**Inspection Date:** 04/29/2025

**Inspector:** Beau Biggs

**Inspection Result:** Approved

**Comments:**

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1120 Foundation

**Inspection Date:** 04/29/2025

**Inspector:** Beau Biggs

**Inspection Result:** Approved

**Comments:**

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1160 UFER Ground

**Inspection Date:** 04/29/2025

**Inspector:** Beau Biggs

**Inspection Result:** Approved

**Comments:** Tagged UFER

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1260 Framing

**Inspection Date:**

**Inspector:** Beau Biggs

**Inspection Result:** Cancelled

**Comments:**

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1260 Framing

**Inspection Date:**

**Inspector:**

**Inspection Result:** Cancelled

**Comments:**

---

**Inspection in a Floodplain:** No

**Inspection Type:** 1530 Exterior Shearwall

**Inspection Date:** 08/08/2025

**Inspector:** Beau Biggs

**Inspection Result:** Approved

**Comments:**

# Inspection Summary Report (continued)

Commercial Structural

Permit #: 979-24-004198-STR

Applicant: M & H OREGON CONSTRUCTION LLC

Owner: CEJA ISIDRO J, 10431 NE EQUESTRIAN DR, MCMINNVILLE, OR, 97128, CONTRERAS SARA H, 10431 NE EQUESTRIAN DR, MCMINNVILLE, OR, 97128

Address: 10431 NE EQUESTRIAN DR  
MCMINNVILLE OR 97128

Parcel: R4401 02300

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**Inspection in a Floodplain:** No

**Inspection Type:** 1630 Roof Sheathing

**Inspection Date:** 08/08/2025

**Inspector:** Beau Biggs

**Inspection Result:** Approved

**Comments:**

---

**Inspection in a Floodplain:** No

**Inspection Type:** 3410 Rain Drains

**Inspection Date:** 06/25/2025

**Inspector:** Beau Biggs

**Inspection Result:** Approved

**Comments:**

---

**Inspection in a Floodplain:** No

**Inspection Type:** 3410 Rain Drains

**Inspection Date:** 06/03/2025

**Inspector:** Beau Biggs

**Inspection Result:** Partial

**Comments:** Around foundation

---

## Ways to Schedule Inspections

### Oregon ePermitting App

Search the iOS or Android app store for 'epermitting' or by scanning the QR code below to get instant inspection results.



### Oregon ePermitting Website

Schedule or track inspections online at [BuildingPermits.Oregon.gov](https://BuildingPermits.Oregon.gov).



For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.

### Easy Scheduling Website

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# Inspection Summary Report

Commercial Plumbing  
Permit #: 979-25-001076-PLM

YAMHILL COUNTY BUILDING DEPAR  
400 NE Baker Street  
McMinnville, OR 97128  
Phone: 503-434-7516  
Fax: 503-434-7544

://www.yamhillcounty.gov/283/Planning-Develop

planning@yamhillcounty.gov

Owner: CEJA ISIDRO J, 10431 NE EQUESTRIAN DR, MCMINNVILLE, OR, 97128

Address: 10431 NE EQUESTRIAN DR  
MCMINNVILLE OR 97128

Parcel: R4401 02300

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**Inspection in a Floodplain:** No  
**Inspection Type:** 3500 Rough Plumbing  
**Inspection Date:**  
**Inspector:**  
**Inspection Result:** Pending  
**Comments:**

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**Inspection in a Floodplain:** No  
**Inspection Type:** 3920 Miscellaneous Plumbing  
**Inspection Date:**  
**Inspector:**  
**Inspection Result:** Pending  
**Comments:**

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**Inspection in a Floodplain:** No  
**Inspection Type:** 3999 Final Plumbing  
**Inspection Date:**  
**Inspector:**  
**Inspection Result:** Pending  
**Comments:**

---

**Inspection in a Floodplain:** No  
**Inspection Type:** 3170 Underfloor Plumbing  
**Inspection Date:** 04/21/2025  
**Inspector:** Beau Biggs  
**Inspection Result:** Approved  
**Comments:**

---

**Inspection in a Floodplain:** No  
**Inspection Type:** 3300 Water Service  
**Inspection Date:** 09/10/2025  
**Inspector:** Beau Biggs  
**Inspection Result:** Approved  
**Comments:**

---

**Inspection in a Floodplain:** No  
**Inspection Type:** 3410 Rain Drains  
**Inspection Date:** 06/25/2025  
**Inspector:** Beau Biggs  
**Inspection Result:** Approved  
**Comments:**

# Inspection Summary Report (continued)

Commercial Plumbing  
Permit #: 979-25-001076-PLM

Owner: CEJA ISIDRO J, 10431 NE EQUESTRIAN DR, MCMINNVILLE, OR, 97128  
Address: 10431 NE EQUESTRIAN DR  
MCMINNVILLE OR 97128  
Parcel: R4401 02300

---

**Inspection in a Floodplain:** No  
**Inspection Type:** 3500 Rough Plumbing  
**Inspection Date:**  
**Inspector:**  
**Inspection Result:** Cancelled  
**Comments:**

---

**Inspection in a Floodplain:** No  
**Inspection Type:** 3920 Miscellaneous Plumbing  
**Inspection Date:** 09/03/2025  
**Inspector:** Beau Biggs  
**Inspection Result:** Denied  
**Comments:** 1) do you have pictures of the connection to gravity line?  
2) vent per installation instructions. Requires connection to building vent system or its own standpipe.

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## Ways to Schedule Inspections

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### Easy Scheduling Website

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For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.

**Exhibit Q**

**Goodroe Barn Construction Permit**



Yamhill County Building Department  
 400 NE Baker Street  
 McMinnville, OR 97128  
 503-434-7516  
 Fax: 503-434-7544  
 planning@yamhillcounty.gov  
 Website:  
<https://www.yamhillcounty.gov/283/Planning-Development>

## Building Permit

Residential Structural

Permit Number: 979-25-000517-STR

Permit Issued: March 06, 2025  
 Project: GOODROE, LAURANCE

Application Date: February 24, 2025

### TYPE OF WORK

Residential Specialty Code Edition: 2023

Category of Construction: Detached Accessory Structure

Type of Work: New

Submitted Job Value: \$115,524.00

Description of Work: DETACHED ACCESSORY BUILDING

### JOB SITE INFORMATION

**Worksite Address**

10450 NE EQUESTRIAN DR  
 MCMINNVILLE OR 97128

**Parcel**

R4401 03300

**Owner:**

GOODROE HEIDI S

**Address:**

10450 NE EQUESTRIAN DR  
 MCMINNVILLE, OR 97128

**Owner:**

GOODROE LAURANCE W III  
 &

**Address:**

10450 NE EQUESTRIAN DR  
 MCMINNVILLE, OR 97128

### LICENSED PROFESSIONAL INFORMATION

**Business Name**

STEVE LOCKE CONSTRUCTION INC  
 STEVE LOCKE CONSTRUCTION INC  
 - Primary

**License**

CCB  
 (PB) Plumbing Contractor

**License Number**

173037  
 PB1510

**Phone**

503-630-3183  
 503-630-3183

### SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

**ATTENTION:** Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

### Ways to Schedule Inspections

**Oregon ePermitting App**

Search the iOS or Android app store for 'ePermitting' or by scanning the QR code below to get instant inspection results.



**Oregon ePermitting Website**

Schedule or track inspections online at [BuildingPermits.Oregon.gov](http://BuildingPermits.Oregon.gov).



**Easy Scheduling Website**

Start by visiting [BuildingPermits.Oregon.gov](http://BuildingPermits.Oregon.gov) > click on Schedule > click on Easy Inspection Scheduling or by scanning the QR code below.



For agencies that offer same-day inspection scheduling, the cut off is 7:00 AM.

**PERMIT FEES**

Fee Description	Quantity	Fee Amount
Agency Review - County Only	1	\$98.00
Copies	36	\$9.00
Structural building permit fee		\$779.95
Structural plan review fee		\$506.97
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$93.59
<b>Total Fees:</b>		<b>\$1,487.51</b>

Note: This may not include all the fees required for this project.

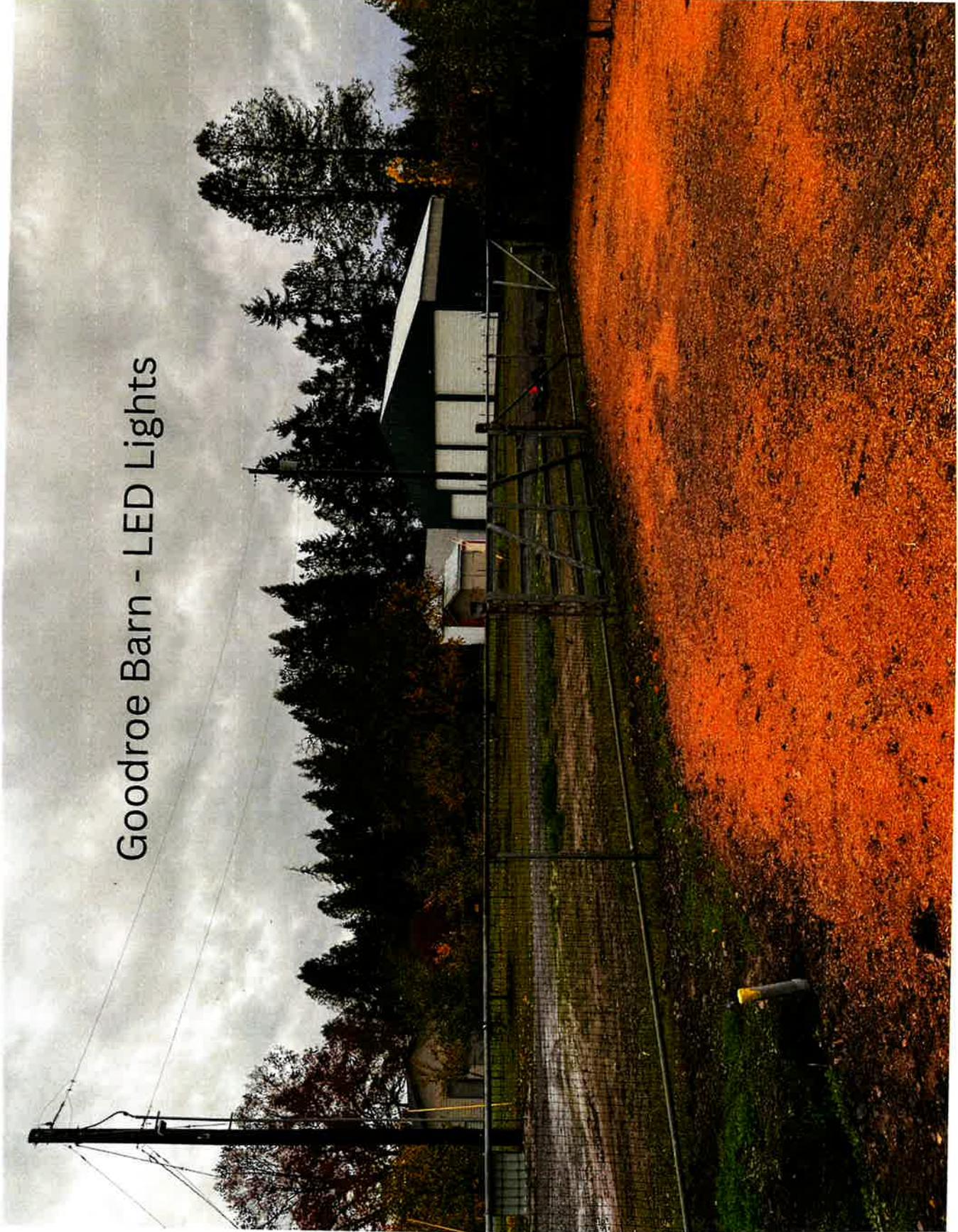
**VALUATION INFORMATION**

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	U Utility, misc. - half rate	3,600.00	Sq Ft	\$32.09	\$115,524.00
<b>Total Job Value:</b>					<b>\$115,524.00</b>

**Exhibit R**

**Goodroe Barn LED Lights**

# Goodroe Barn - LED Lights



Goodroe Barn - LED Lights

