



Oregon

Theodore R. Kulongoski, Governor

Department of State Lands

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July 17, 2006

Bob Bailey
Pacific Lifestyle Homes, Inc.
11815 NE 99th Street, Ste. 1200
Vancouver, WA 98682

State Land Board

Theodore R. Kulongoski
Governor

Bill Bradbury
Secretary of State

Randall Edwards
State Treasurer

Re: Wetland Delineation for Proposed Oak Street Townhouses, Florence,
Lane County; T18S R12W Sec. 15, Portion of TL 400; DSL WD #06-0073

Dear Mr. Bailey:

The Department of State Lands has reviewed the wetland delineation report prepared by Wilbur and Matthew Ternyik for the site referenced above. Based upon our review and a site visit, we concur with their delineation. The seven wetland areas as mapped and surveyed are subject to permit requirements of the state Removal-Fill Law. A state permit is required for fill and/or excavation of 50 cubic yards or more of material in the wetland areas.

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local wetland permit requirements may apply as well. The Army Corps of Engineers will review the report and make a determination for purposes of Section 404 of the Clean Water Act.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). A request for reconsideration of this determination may be submitted in writing by the applicant, landowner, or agent within 60 calendar days of the date of this letter.

Thank you for having the site evaluated. Please phone me at extension 236 if you have any questions.

Sincerely,

Janet C. Morlan, PWS
Wetlands Program Manager

cc: Wilbur Ternyik
John Otsyula, DSL
City of Florence Planning Department (map enclosed)

WETLAND DELINEATION AND TOPOGRAPHIC MAP

Prepared By: Matthew J. TERNYIK
LEGEND

- ⊕ = PHOTO LOCATION/NUMBER/DIRECTION
- ① OBS "A" = OBSERVATION POINT/LOCATION/NUMBER
- WETLAND

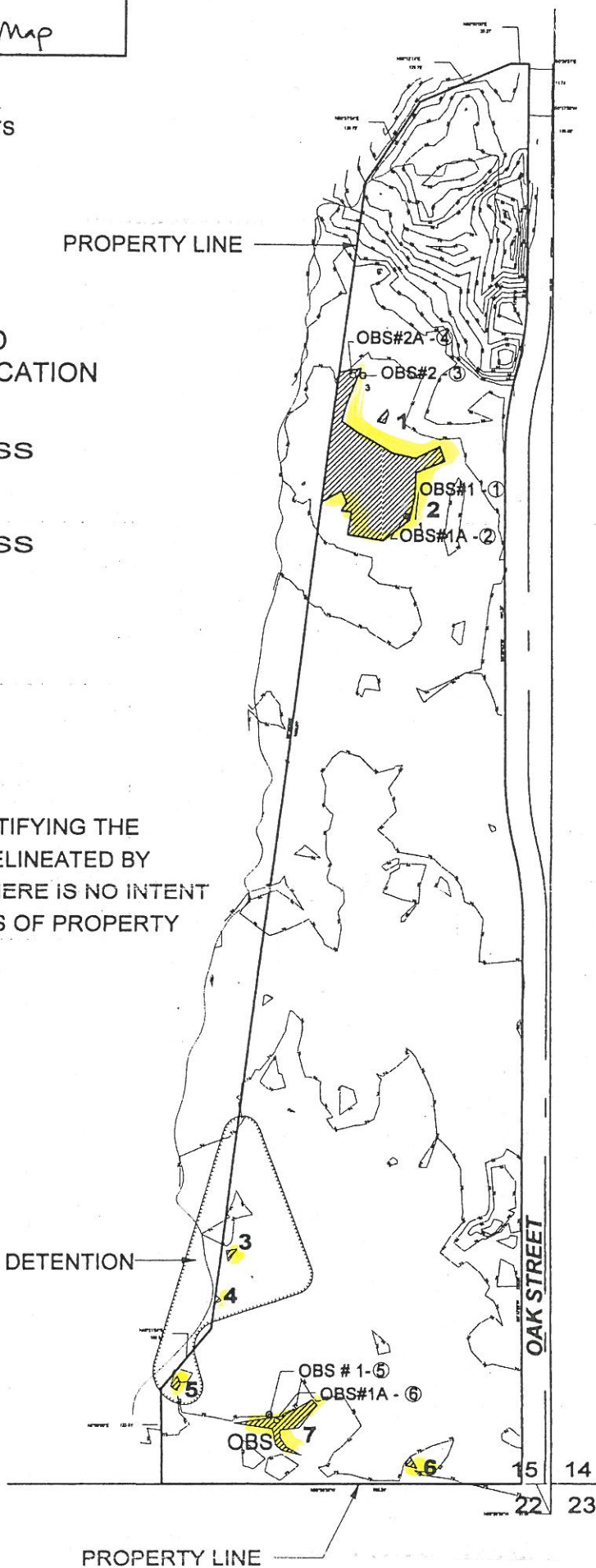
DSL # WD 06-0073 Approved Map

WETLAND DELINEATED BY
WILBUR E. AND MATTHEW J. TERNYIK
WETLANDS, BEACHES AND DUNES CONSULTANTS

WETLAND ACREAGES		WETLAND CLASSIFICATION
1 -----	0.002 AC	PSS
2 -----	0.320 AC	PFO
3 -----	0.002 AC	PEM/SS
4 -----	0.001 AC	PEM
5 -----	0.003 AC	PEM
6 -----	0.002 AC	PEM
7 -----	0.039 AC	PEM/SS

THIS MAP IS FOR THE PURPOSE OF IDENTIFYING THE LOCATION OF THE WETLANDS ONLY AS DELINEATED BY WILBUR E. AND MATTHEW J. TERNYIK. THERE IS NO INTENT TO PROVIDE DIMENSIONS OR LOCATIONS OF PROPERTY OWNERSHIP LINES

FUTURE WATER DETENTION
POND SITE
0.773 AC



LONGITUDE 124°06'25"
LATITUDE 44°00'02"

TOTAL SITE SIZE = 12.36 ACRES +-
TOTAL WETLANDS = .369 ACRES +-
TOTAL WETLANDS = 16,073 SQ. FT. +-

18-12-15

F88-43K2005WLX

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Eugene M. Wobbe</i></p> <p>OREGON JULY 30, 1978 EUGENE M. WOBBE 1093</p> <p>P.L.S. EXPIRATION DATE: 6-30-2006</p>	<p>WOBBE & ASSOCIATES, INC. 510 KINGWOOD ST. / P.O. BOX 3093 FLORENCE, OR 97439</p>	
	<p>WETLANDS MAP FOR:</p>	
	<p>BOB BAILEY PACIFIC LIFESTYLE HOMES, INC.</p>	
	<p>SEC. 15, T18S, R12W, W.M. FLORENCE, LANE COUNTY, OREGON</p>	
	<p>JANUARY 24, 2006</p>	<p>DRAWN BY: EMW/sw</p>

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