

ATTACHMENT 3

Wetland Delineation

Myrtle Glenn Subdivision Preliminary PUD Application to City of Florence December 2, 2022





December 23, 2021

Department of State Lands
775 Summer Street NE, Suite 100

Salem, OR 97301-1279 (503) 986-5200 FAX (503) 378-4844

www.oregon.gov/dsl State Land Board

William Johnson Construction, Inc. Attn: Mike Johnson PO Box 1176 Florence, OR 97439

Kate Brown Governor

Shemia Fagan Secretary of State

Re: WD # 2021-0494 **Approved**

Wetland Delineation Report for 35th and Oak Street Site Lane County; T18S R12W S22AA TLs 1100, 1200 and Oak St. ROW

Tobias Read State Treasurer

Dear Mike:

The Department of State Lands has reviewed the wetland delineation report prepared by Pacific Habitat Services Inc. for the site referenced above. Based upon the information presented in the report, we concur that there are no jurisdictional wetlands or other waters of the state within the study area, as indicated on the attached Figure 6. Please replace all copies of the preliminary wetland map with this final Department-approved map.

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal, other state agencies or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

This concurrence is based on information provided to the agency. The 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 are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Jurisdiction Coordinator for Lane County, Matt Unitis, at (503) 986-5262.

Sincerely,

Peter Ryan, SPWS Aquatic Resource Specialist

Enclosures

Carlee Michelson, Pacific Habitat Services City of Florence Planning Department (Maps enclosed for updating LWI)

Daniel Griffith, Corps of Engineers Charles Redon, DSL

Oregon Coastal Management Program

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

Fully completed and signed report cover forms and applicable fees are required before report review timelines are initiated by the Department of State Lands. Make checks payable to the Oregon Department of State Lands. To pay fees by credit card, go online at: https://apps.oregon.gov/DSL/EPS/program?key=4.

Attach this completed and signed form to the front of an unbound report or include a hard copy with a digital version (single PDF file of the report cover form and report, minimum 300 dpi resolution) and submit to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279. A single PDF of the completed cover from and report may be e-mailed to: Wetland_Delineation@dsi.state.or.us. For submittal of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your ftp or other file sharing website.

	Contact and Authorization Information	
William Johnson Construction, Inc. PO Box 1176 Rorence, OR 97439 ☑ Authorized Legal Agent, Name and Address (if different): Same ☐ Authorized Legal Agent, Name and Address (if different): ☐ Business phone # Mobile phone # (optional) ☐ E-mail: ☐ Heither own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the Information in the report, after prior notification to the property of the purpose of confirming the Information in the report, after prior notification to the property of the purpose of confirming the Information in the report, after prior notification to the property of the purpose of confirming the Information in the report, after prior notification to the property of the purpose of confirming the Information in the report, after prior notification to the property of the purpose of confirming the Information Project and Site Information Project Name: 35th and Oak Street Site ☐ Latitude: 43.9986 ☐ Longitude: -124.1045 ☐ decimal degree - centroid of site or start & end points of linear project ☐ Tax Map # 18122211 ☐ Tax Lot(s) 1100, 1200, portion of Oak St Right-of-Way (ROW) ☐ Tax Map # 17ax Lot(s) ☐ Tax Map # 17ax Lot(s) ☐ Township 18S Range 12W Section 22AA QQ NE1/ANE ☐ Use separate sheet for additional tax and location information Wetland Delineation Information Wetland Delineation Information Wetland Delineation Information Wetland Consultant Name, Firm and Address: ☐ Consultant Services, Inc. ☐ Primary Contact for report review and site access is ☑ Consultant ☐ Applicant/Owner ☐ Authorized Agent ☐ Date: Og/28/2021 ☐ Primary Contact for report review and site access is ☑ Consultant ☐ Applicant/Owner ☐ Authorized Agent ☐ Date: Og/28/2021 ☐ Primary Contact for report review and site access is ☑ Consultant ☐ Applicant/Owner ☐ Authorized Agent ☐ Date: Og/28/2021 ☐ Primary Contact for report review and site access is ☑ Consultant ☐ Applicant/Owner ☐ Authorized Agent ☐ Date: Og/28/	Applicant Owner Name, Firm and Address:	Business phone # 541-999-0836
Po Box 1176		,
Florence County-Lane Wetland Consultant Name, Firm and Address: Phone # (50) 570-0800 Mobile phone # (first phicable) E-mail: Consultant Services, Inc. Substitute Substi		E-mail: johnsonm47ike@icloud.com
Leither own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification by primary contact. Typed/Printed Name: Special instructions regarding site access: Project and Site Information		
Leither own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification by primary contact. Typed/Printed Name: Special instructions regarding site access: Project and Site Information	Authorized Legal Agent, Name and Address (if different): Business phone #
Leither own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the property. I authorize the Department to access the property for the purpose of confirming the information regarding site access: Project and Site Information		
property for the purpose of confirming the information in the report, after prior notification be the prior portification be the proposed Use: Project and Site Information Project Name: 35th and Oak Street Site Latitude: 43.998 decimal degree - centroid of site or start & end points of linear project Proposed Use: Development Potential Project Street Address (or other descriptive location): 35th and Oak Street, northwest of the intersection Tax Map # Tax Lot(s) 1100, 1200, portion of Oak St Right-of-Way (ROW) Tax Map # Project Street Address (or other descriptive location): 35th and Oak Street, northwest of the intersection Wetland Delineation Information Wetland Consultant Name, Firm and Address: Carlee Michelson, Natural Resource Specialist Pacific Habital Services, Inc. 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070 The Information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent Wetland/Waters Present? Yes No Study Area size: 1e-scre Total Wetland Acreage: none Check Applicable Boxes Below Respermit application submitted Fee payment submitted \$\frac{475}{475}\$ Resubmittal of rejected report (\$100) Previous delineation/application on parcel (frown, previous DSL # W000-485, W010-0057) Wetland ID Code For Office Use Only DSL WD # 2024-0404		E-mail:
property for the purpose of confirming the information in the report, after prior notification be the prior portification be the proposed Use: Project and Site Information Project Name: 35th and Oak Street Site Latitude: 43.998 decimal degree - centroid of site or start & end points of linear project Proposed Use: Development Potential Project Street Address (or other descriptive location): 35th and Oak Street, northwest of the intersection Tax Map # Tax Lot(s) 1100, 1200, portion of Oak St Right-of-Way (ROW) Tax Map # Project Street Address (or other descriptive location): 35th and Oak Street, northwest of the intersection Wetland Delineation Information Wetland Consultant Name, Firm and Address: Carlee Michelson, Natural Resource Specialist Pacific Habital Services, Inc. 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070 The Information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent Wetland/Waters Present? Yes No Study Area size: 1e-scre Total Wetland Acreage: none Check Applicable Boxes Below Respermit application submitted Fee payment submitted \$\frac{475}{475}\$ Resubmittal of rejected report (\$100) Previous delineation/application on parcel (frown, previous DSL # W000-485, W010-0057) Wetland ID Code For Office Use Only DSL WD # 2024-0404		
property for the purpose of confirming the information in the report, after prior notification be the prior portification be the proposed Use: Project and Site Information Project Name: 35th and Oak Street Site Latitude: 43.998 decimal degree - centroid of site or start & end points of linear project Proposed Use: Development Potential Project Street Address (or other descriptive location): 35th and Oak Street, northwest of the intersection Tax Map # Tax Lot(s) 1100, 1200, portion of Oak St Right-of-Way (ROW) Tax Map # Project Street Address (or other descriptive location): 35th and Oak Street, northwest of the intersection Wetland Delineation Information Wetland Consultant Name, Firm and Address: Carlee Michelson, Natural Resource Specialist Pacific Habital Services, Inc. 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070 The Information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent Wetland/Waters Present? Yes No Study Area size: 1e-scre Total Wetland Acreage: none Check Applicable Boxes Below Respermit application submitted Fee payment submitted \$\frac{475}{475}\$ Resubmittal of rejected report (\$100) Previous delineation/application on parcel (frown, previous DSL # W000-485, W010-0057) Wetland ID Code For Office Use Only DSL WD # 2024-0404	<u> </u>	
Typed/Printed Name: Special instructions regarding site access: Project and Site Information Project Name: 35th and Oak Street Site Latitude: 43.9988		
Project And Site Information Project Name: 35th and Oak Street Site Latitude: 43,9988	115/11: 10 06 55-16	
Project Name: 35th and Oak Street Site Latitude: 43.986		
Project Name: 35th and Oak Street Site		
decimal degree - centroid of site or start & end points of linear project Proposed Use:		Latitude: 43.9986 Longitude: -124.1045
Tax Lot(s) 1100, 1200, portion of Oak St Right-of-Way (ROW) Tax Map #		
Tax Lot(s) Project Street Address (or other descriptive location): Tax Lot(s) 35th and Oak Street, northwest of the intersection City: Florence County: Lane Wetland Delineation Information Wetland Consultant Name, Firm and Address: Carlee Michelson, Natural Resource Specialist Pacific Habitat Services, Inc. 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070 The Information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: Date: 06/28/2021 Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent Wetland/Waters Present? Present? Resubmittal of rejected report (\$100) EFSC/ODDE Proj. Mgr: Wetland restoration/enhancement project (not mitigation) Previous delineation/application on parcel If known, previous DSL # W000-485, W010-0057 Fee Paid Date: 1 1 DSL WD # 2021-04944 DSL Reviewer: MILL PROJUCT AND SERVICE SALE AND SUBJECT AND SU		Tax Map #18122211
Project Street Address (or other descriptive location): 35th and Oak Street, northwest of the intersection City: Florence County: Lane Wetland Delineation Information Wetland Consultant Name, Firm and Address: Carlee Michelson, Natural Resource Specialist Pacific Habitat Services, Inc. 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070 The Information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: Date: 06/28/2021 Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent Wetland/Waters Present? Yes No Study Area size: 16-acre Total Wetland Acreage: none Check Applicable Boxes Below R-F permit application submitted Mitigation bank site Range 12W Section 22AA QQ NE1/IANEa Use separate sheet for additional tax and location information Waterway:n/a River Mille: n/a Waterway:n/a Range 12W Section 22AA QQ NE1/IANEa Use separate sheet for additional tax and location information Waterway:n/a River Mille: n/a Waterway:n/a Palle Waterway:n/a Palle Waterway:n/a Pal	Development Potential	Tax Lot(s) 1100, 1200, portion of Oak St Right-of-Way (ROW)
Township 18S Range 12W Section 22AA QQ NE1/4NEa Use separate sheet for additional tax and location information Wetland Delineation Information Wetland Consultant Name, Firm and Address: Carlee Michelson, Natural Resource Specialist Pacific Habitat Services, Inc. 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070 The Information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: Date: 06/28/2021 Primary Contact for report review and site access is ✓ Consultant ☐ Applicant/Owner ☐ Authorized Agent Wetland/Waters Present? ☐ Yes ☒ No Study Area size: 16-acre Total Wetland Acreage: none Check Applicable Boxes Below □ R-F permit application submitted ☐ Fee payment submitted \$ 475 ☐ Resubmittal of rejected report (\$100) □ FSC/ODOE Proj. Mgr: ☐ Request for Reissuance. See eligibility criteria. (no fee) □ Wetland restoration/enhancement project (not mitigation) □ Previous delineation/application on parcel If known, previous DSL # WD00-485, WD10-0057 Fee Paid Date:		Tax Map #
Use separate sheet for additional tax and location information Wetland Delineation Information Wetland Consultant Name, Firm and Address: Carlee Michelson, Natural Resource Specialist Phone # (503) 570-0800 Mobile phone # (if applicable) Peralific Habitat Services, Inc. 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070 The Information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: Date: 06/28/2021 Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent Wetland/Waters Present? Yes No Study Area size: 16-acre Total Wetland Acreage: none Check Applicable Boxes Below R-F permit application submitted Fee payment submitted \$475 Mitigation bank site Resubmittal of rejected report (\$100) EFSC/ODOE Proj. Mgr: Resubmittal of rejected report (\$100) Previous delineation/application on parcel If known, previous DSL # WD00-485, WD10-0057 For Office Use Only DSL Reviewer: MU Fee Paid Date: / / DSL WD # 2021-0494	Project Street Address (or other descriptive location):	Tax Lot(s)
Wetland Delineation Information	35th and Oak Street, northwest of the intersection	Township 18S Range 12W Section 22AA QQ NE1/4NE
Wetland Delineation Information Wetland Consultant Name, Firm and Address: Phone # (503) 570-0800 Carlee Michelson, Natural Resource Specialist Mobile phone # (if applicable) Pacific Habitat Services, Inc. 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070 The Information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: Date: 06/28/2021 Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent Wetland/Waters Present? Yes No Study Area size: 16-acre Total Wetland Acreage: none Check Applicable Boxes Below R-F permit application submitted Fee payment submitted \$ 475 Mitigation bank site Resubmittal of rejected report (\$100) EFSC/ODOE Proj. Mgr: Request for Reissuance. See eligibility criteria. (no fee) Wetland restoration/enhancement project (not mitigation) Previous delineation/application on parcel If known, previous DSL # WD00-485, WD10-0057 For Office Use Only DSL Reviewer: MU PSL WD # 2021-0494		Use separate sheet for additional tax and location information
Wetland Consultant Name, Firm and Address: Carlee Michelson, Natural Resource Specialist Pacific Habitat Services, Inc. Pacific Habitat Services, Inc. Wilsonville, OR 97070 The Information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: Date: 06/28/2021 Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent Wetland/Waters Present? Present? R-F permit application submitted Resubmittal of rejected report (\$100) EFSC/ODOE Proj. Mgr: Request for Reissuance. See eligibility criteria. (no fee) Wetland restoration/enhancement project (not mitigation) Request for Reissuance of Reissuance. See eligibility criteria. (no fee) Wetland ID code For Office Use Only DSL Reviewer: MU Fee Paid Date: I DSL WD # 2021-0494	City: Florence County: Lane	Waterway:n/a River Mile: n/a
Carlee Michelson, Natural Resource Specialist	Wetland Delineation Information	
Pacific Habitat Services, Inc. 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070 The Information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: Date: 06/28/2021 Date: 06/28/2021 Date: 06/28/2021 Date: 06/28/2021 Date: 06/28/2021 Date: 06/28/2021 Primary Contact for report review and site access is		
9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070 The Information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: Date: 06/28/2021 Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent		
The Information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: Date: 06/28/2021 Date: 06/28/2021 Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent Wetland/Waters Present? Yes No Study Area size: 16-acre Total Wetland Acreage: none Check Applicable Boxes Below Fee payment submitted \$ 475 Mitigation bank site Resubmittal of rejected report (\$100) EFSC/ODOE Proj. Mgr: Request for Reissuance. See eligibility criteria. (no fee) Wetland restoration/enhancement project (not mitigation) Previous delineation/application on parcel If known, previous DSL # WD00-485, WD10-0057 Wetland ID code For Office Use Only DSL WD # 2021-0494	9450 SW Commerce Circle, Suite 180	E-mail: cm@pacifichabitat.com
Date: 06/28/2021	Wilsonville, OR 97070	
Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent Wetland/Waters Present? Yes No Study Area size: 16-acre Total Wetland Acreage: none Check Applicable Boxes Below R-F permit application submitted Fee payment submitted \$ 475 Mitigation bank site Resubmittal of rejected report (\$100) EFSC/ODOE Proj. Mgr: Request for Reissuance. See eligibility criteria. (no fee) Wetland restoration/enhancement project (not mitigation) Previous delineation/application on parcel If known, previous DSL # WD00-485, WD10-0057 For Office Use Only DSL Reviewer: MU Fee Paid Date: I DSL WD # 2021-0494	The Information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Wetland/Waters Present?	Consultant Signature:	Date: 06/28/2021
Check Applicable Boxes Below R-F permit application submitted Resubmittal of rejected report (\$100) Resubmittal of rejected report (\$100) Request for Reissuance. See eligibility criteria. (no fee) Wetland restoration/enhancement project (not mitigation) Previous delineation/application on parcel If known, previous DSL # WD00-485, WD10-0057 For Office Use Only DSL Reviewer: MU Fee Paid Date: / DSL WD #		
R-F permit application submitted	Wetland/Waters Present? ☐ Yes ☒ No Study Ar	ea size: 16-acre Total Wetland Acreage: none
EFSC/ODOE Proj. Mgr: Request for Reissuance. See eligibility criteria. (no fee) Wetland restoration/enhancement project (not mitigation) Previous delineation/application on parcel If known, previous DSL # WD00-485, WD10-0057 Wetland ID code	R-F permit application submitted	
Wetland restoration/enhancement project (not mitigation) Previous delineation/application on parcel If known, previous DSL # WD00-485, WD10-0057 Wetland ID code For Office Use Only DSL Reviewer: MU Fee Paid Date: / / / / / 2021-0494	Mitigation bank site	
(not mitigation) Previous delineation/application on parcel LWI shows wetlands or waters on parcel Wetland ID code For Office Use Only DSL Reviewer: MU Fee Paid Date: / _ / _ / /	☐ EFSC/ODOE Proj. Mgr:	
Previous delineation/application on parcel If known, previous DSL # WD00-485, WD10-0057 Wetland ID code For Office Use Only DSL Reviewer:		DSL # Expiration date
If known, previous DSL # WD00-485, WD10-0057 Wetland ID code		LIMI shows wetlands or waters on parcel
For Office Use Only DSL WD # 2021-0494 DSL WD		_ :
DSL Reviewer:	For O	\$
Date Delineation Received: 09/02/2021 Scanned: □ Electronic: □ DSL App.#		
Date Delineation Received: USI UZ I ZUZ Scanned: LI Electronic: N DSL App.#		
	Date Delineation Received: U9/U2/2021 Scanne	ed: LI Electronic: X DSL App.#

March 2018





