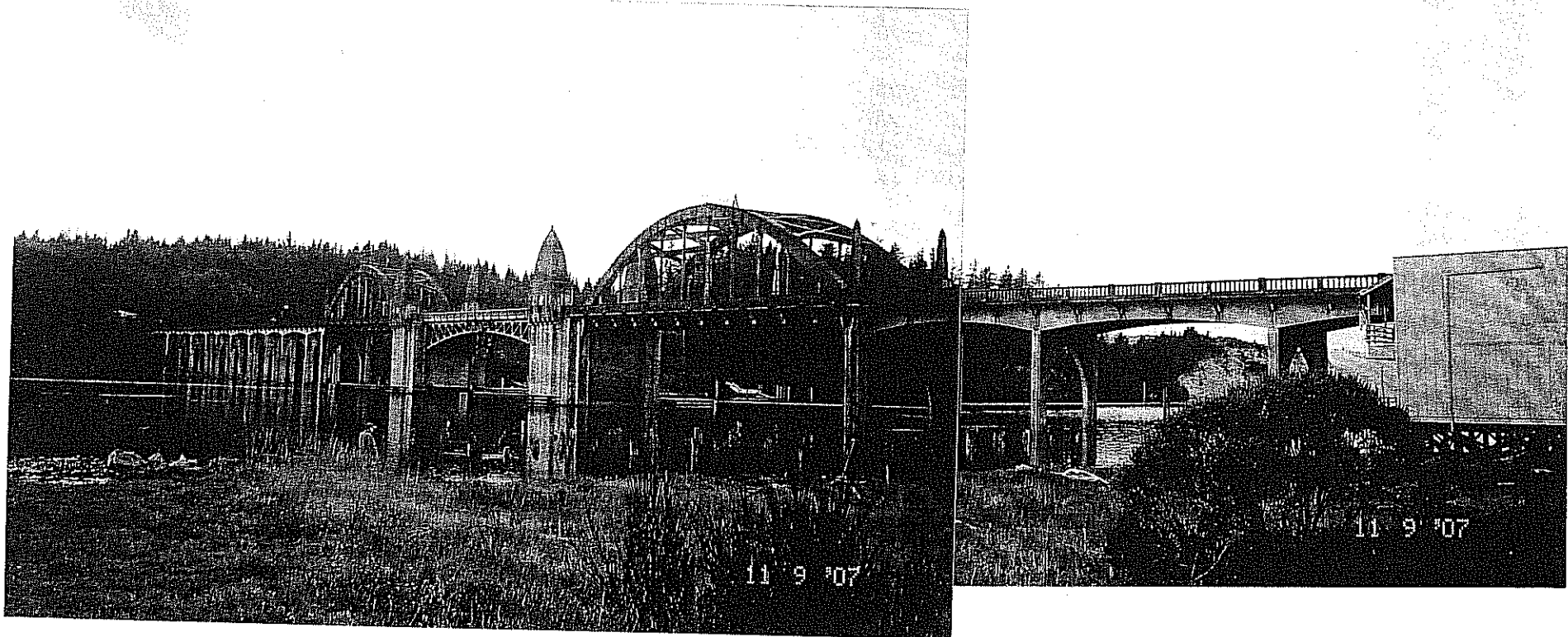


**WETLAND INVESTIGATION & DELINEATION REPORT
FOR
CITY OF FLORENCE**

**BARNETT FAMILY BAY STREET PROPERTY
18-12-34-1-4. TL 101, 107 & 700**



**Prepared by: Wilbur E. & Matthew J. Ternyik
Wetland, Beaches & Dunes Consultants**

Surveyed by: Wobbe & Associates

WETLAND INVESTIGATION & DELINEATION REPORT

BARNETT FAMILY BAY STREET PROPERTY

18-12-34-1-4, TL 101, 107, & 700

FLORENCE, LANE COUNTY, OREGON

Prepared for: City of Florence
250 Highway 101
Florence, Oregon 97439

Prepared by: Wetland Consultants
Wilbur E. & Matthew J. Terryik
P.O. Box 1190
Florence, Oregon 97439

Surveying by: Wobbe & Associates
Gene Wobbe
P.O. Box 3093
Florence, Oregon 97439

November 2007

TABLE OF CONTENTS

Summary:	Page
1.0 Introduction.....	1
2.0 Site Location.....	1
2.1 Historical Conditions.....	1-2
3.0 Current Conditions.....	2
3.1 Topography.....	2
3.2 Hydrology.....	2
3.3 Soils	3
3.4 Vegetation.....	3
3.5 Rare or Endangered Species.....	3
3.6 Cultural Resources.....	4
4.0 Wetland Delineation Methods.....	4-5
4.1 Wetland Delineation Results.....	5
4.2 Final Conclusions & Recommendations.....	5
5.0 Consultant Disclaimer.....	6
5.1 DSL Concurrence Decision Statement.....	5-6

Sections:

Site Information
Rainfall Record
Field Data Sheet
Photos
Maps:
Location Map
Tax Lot Map
Local Wetland Inventory Map
County soil survey Map
Wetland Delineation Map

1.0 INTRODUCTION

This jurisdictional investigation and delineation report was conducted at the request of the City of Florence. The Barnetts, owners of the property, gave permission to conduct the study on their property. The purpose being to delineate all jurisdictional wetlands and Waters of the United States and Oregon under the Army Corps of Engineers 1987 Wetland Delineation Manual Guidelines. This delineation report information will be used first in negotiations between the City of Florence and the owners for possible purchase. Later by the City of Florence, if they gain possession, to plan for a U.S Highway 101 Bridge View Park in cooperation with Oregon Department of Transportation.

2.0 SITE LOCATION

As shown on the location map this site is located on the south side of Bay Street. It currently is a vacant parcel with no improvements. As the delineation map and Lane County Tax Lot Map illustrate it runs south from Bay Street into the tidal area of Lower Siuslaw River. Driving south on U.S. Highway 101 you turn left at the U.S. Highway Bridge, then turn right for one block, right again and it is located just west of the Waterfront Depot. On the west is a vacant lot next to the Siuslaw Coffee Roasters. Legal Description is as follows, 18-12-34-1-4, Tax Lots 101, 107 & 700, Longitude 124°06'30", Latitude 43°58'00".

2.1 HISTORIC SITE INFORMATION

This site in historic times, several decades, was a portion of early Florence City Hall. Behind this building was Kyle Brothers Warehouses on pilings over the river. To the east was another long warehouse extending out into the river, then a historic building used as a sporting goods store that burned down. Beyond that to the east were the original Florence Hotel and the Ferry slip used before the Highway 101 Bridge was built. Evidence of prior uses exists on the site today. Note the heavy iron equipment debris and historic pilings.

3.0 CURRENT SITE CONDITIONS

The site is currently in an unimproved condition with all historic buildings removed several decades ago. As shown in the photo section the site is mainly flat from the Bay Street sidewalk to the Mean High Water line (MHW) and then slopes south into the Suislaw River. The site offers an unobstructed view of the east side of the famous McCulloch designed U.S. Highway 101 Bridge.

The parcel consisting of three tax lots total 0.45 of an acre in size. The entire property was used as the study area for this delineation project. There currently is a City of Florence Bay Street drainage basin and pipe discharging untreated stormwater directly onto the property 27 feet east of the northwest corner boundary stake. This water then flows through the upland portion where it discharges into the salt marsh.

3.1 TOPOGRAPHY

With the exception of the delineated upland portion the wetland area is basically a flat high salt marsh to a raised riverbank just before you reach the river. The only remnants of former manmade improvements are the deteriorated pilings shown in the photo section.

3.2 HYDROLOGY

Hydrology source to this site comes from two natural inputs and one manmade source.

- 1) The entire site is subject to seasonal annual rainfall with no tidal influence on the upland portion.
- 2) The manmade Bay Street catch basin and direct pipe and outlet under the sidewalk (no treatment or trash screen) water flows directly into upland portion and then into the high marsh wetland.
- 3) Tidal hydrology only in extreme high tides, freshwater or ocean wave surge. No actual river flow or tidal erosion at this time.

3.3 Soils

Soils are mapped by U.S. Department of Agriculture, Natural Resource Conservation Service (USDA) September 1989, see Soil Survey of Lane County Area, Oregon, page 144.

Waldport-Urban land complex, 0 to 12 % slopes (Map Unit 133C)

Inclusions: Netarts fine sand and Yaquina loamy fine sand

Urban land consist of areas where the soils are largely covered by concrete, asphalt, buildings, or other impervious surfaces that obscure or alter the soils so that identification is not feasible. Included in this unit are small areas of Netarts and Yaquina soils. Included areas make up about 10 percent of the total acreage.

3.4 VEGETATION

The following mixture of plant species exist within the study area site.

Shrubs

Indicator Status

Cascara (<i>Rhamnus purshiana</i>)	FAC-
Coyote brush (<i>Baccharis pilularis</i>)	UPL
Cutleaf blackberry (<i>Rubus laciniatus</i>)	FACU+

Herbs, Forbs, and Grasses

Baltic rush (<i>Juncus balticus</i>)	FACW+
Canadian thistle (<i>Cirsium arvense</i>)	FACU+
Fat-hen saltbrush (<i>Atriplex patula</i>)	FACW
Tall fescue (<i>Festuca arundinacea</i>)	FAC-
Pacific silverweed (<i>Potentilla pacifica</i>)	OBL
Pickleweed (<i>Salicornia pacifica</i>)	OBL
Seashore saltgrass (<i>Distichlis spicata</i>)	FAC+
Sweet vernalgrass (<i>Anthoxanthum odoratum</i>)	FACU
Sword fern (<i>Polystichum munitum</i>)	FACU

Noxious or Invasive Species

Blackberry (*Rubus laciniatus*)
Ice plant *Cayobrotus edulis*)
Scotch broom (*Cytisus scoparius*)

3.5 RARE OR ENDANGERED SPECIES

The Siuslaw River is a Class 1 Salmon stream with runs of both Coho and Chinook.

Other than that there are no rare or endangered species are listed in the vicinity. There will be no obstruction to fish passage or impact of the delineated tidal wetlands.

3.6 CULTURAL RESOURCES

Due to the total change of this site my early man there is no evidence of early native Indian use of the site. Arrow Coyote of the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians has been on the site with no objections. Her letter is forth coming.

4.0 WETLAND DELINEATION METHODS USED

The entire investigation was conducted according to required format contained in the Corps of Engineers (COE) Manual for Identification of Delineation of Jurisdictional Wetlands (1987). Vegetation is classified according to the National List of Plant Species that occur in wetlands, NW (Region 9), U.S. Fish & Wildlife Service/Biological Report 88 and 1993 Supplement. Soil moisture content, matrix color and the presence of mottle and/or gleying were recorded. Soil hue, value, and chroma were determined using the Munsel Soil Color Chart.

When conducting the routine onsite determination of a wetland, the first action taken is the collection of published data (National Wetland Inventory, NRCS County Soil Survey, and Precipitation Records) and a topographic map of the site if possible. After review of the data a reconnaissance of the site is done, paying close attention to inventory wetland locations, drainages, depressions, and hydrophytic vegetated areas. Upon location of possible wetland areas they are flagged with orange Wetland Boundary tape.

When the reconnaissance is finished these possible wetland areas are then investigated further by use of paired plots and the three-way test (hydrophytic plants, hydric soils and hydrology). The wetland boundaries may be adjusted based on the results of the data collected. Some wetlands investigated may be used as a representative wetland for other wetlands with similar characteristics in the area. Some observation points are located in

certain areas to show conditions and reason for separation of wetlands. All information was recorded on onsite data sheets.

4.1 WETLAND DELINEATION RESULTS

Within the field investigation of the wetland boundary, surveyed by Gene Wobbe we identified a total of 0.10 of an acre of jurisdictional tidal wetlands. This wetland area is part of a larger similar classification wetland to the west, also a private parcel. The following wetland classifications are Cowardin E2EM1 and HGM of EFR. Upland area size is 0.25 of an acre, with river tidally influenced being 0.10 of an acre making a total study area amount 0.35 of an acre.

4.2 FINAL CONCLUSIONS & RECOMMENDATIONS

Due to identified high marsh wetland portion adjacent to the Sinuslaw River lower estuary we recommend long term protection; possibly in conjunction with the adjoining property owners to the west. The quality of the city owned drainage pipe from Bay Street in the center of the parcel may be a legal problem. There is a significant flow of untreated water from Bay Street entering the high salt marsh area. Large pieces of buried iron should be removed from the wetland areas.

5.0 CONSULTANT DISCLAIMER

We believe the services performed for this study site investigation were conducted with the level of care and skill ordinarily exercised in our area of expertise. The data presented in this report is believed to be representative of conditions at the site. The conclusions are professional opinions in accordance with current standards of professional practice and no warranty is expressed or implied.

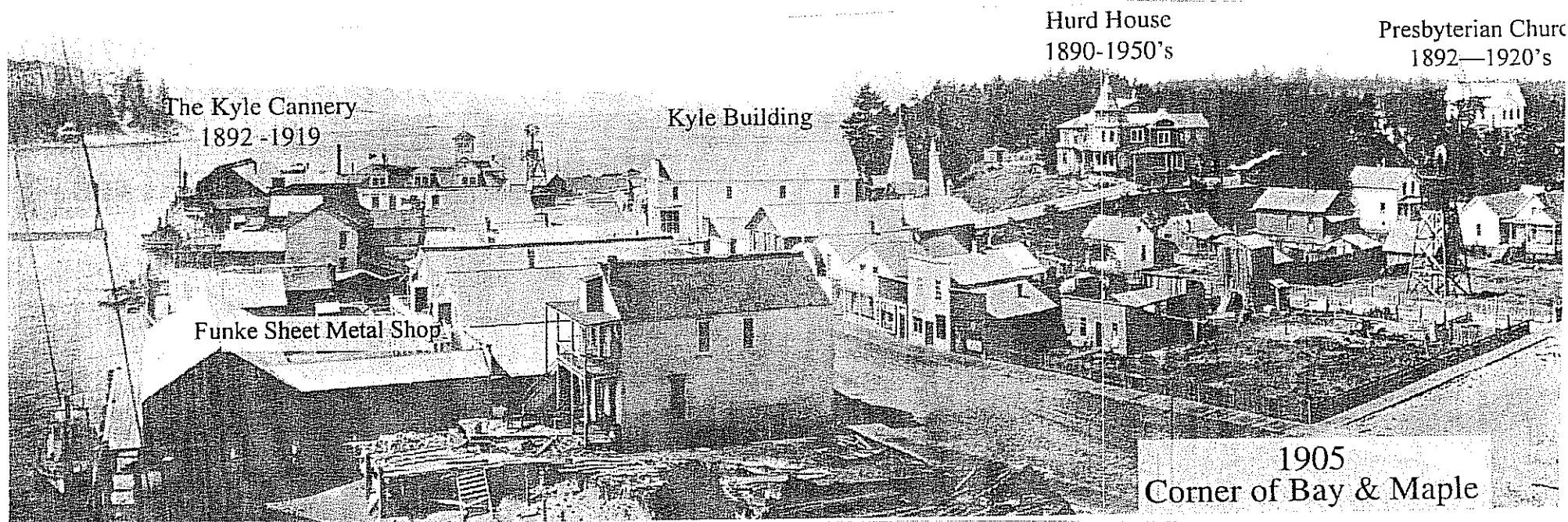
5.1 DSL CONCURRENCE DECISION STATEMENT

This report documents the investigation, best professional judgment and conclusions of the investigator. It is correct and complete to the best of my knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and

used at your own risk unless it has been reviewed and approved in writing by the Oregon Department of State Lands in accordance with OAR 141-090-0005 through 141-090-0055.

REFERENCES:

- Environmental Laboratory, 1987, *Corps of Engineers Wetlands Delineation Manual*, Technical Report & 87-1, U.S. Army Corps of Engineers Waterways Experiment Station, Vicksburg, MS
- Federal Interagency Committee for Wetland Delineation, 1989, *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, U.S. Fish & Wildlife Service, and U.S.D.A. Soil Conservation Service, Washington, D.C. Cooperative technical publication 238pp.
- Kollmorgen Corporation, 1994 Edition, *Munsel Soil Color Charts*. Macbeth Division of Kollmorgen Instruments Corporation, Newburgh, NY
- Reed, P.B. 1988 *National List of Plant Species that Occur in Wetlands: Northwest (Region 9)*, U.S. Fish and Wildlife Service, Biological Report 88 (26.9) 89 pp.
- U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) *Soil Survey of Lane County Area*, Oregon (1989), Washington D.C.
- Florence Local Wetlands Inventory (1996), Pacific Habitat Services, Inc.
- Oregon National Heritage Information Center, Portland, Oregon (List of ESA noted within the vicinity of the site)



The Kyle Cannery
1892-1919

Kyle Building

Hurd House
1890-1950's

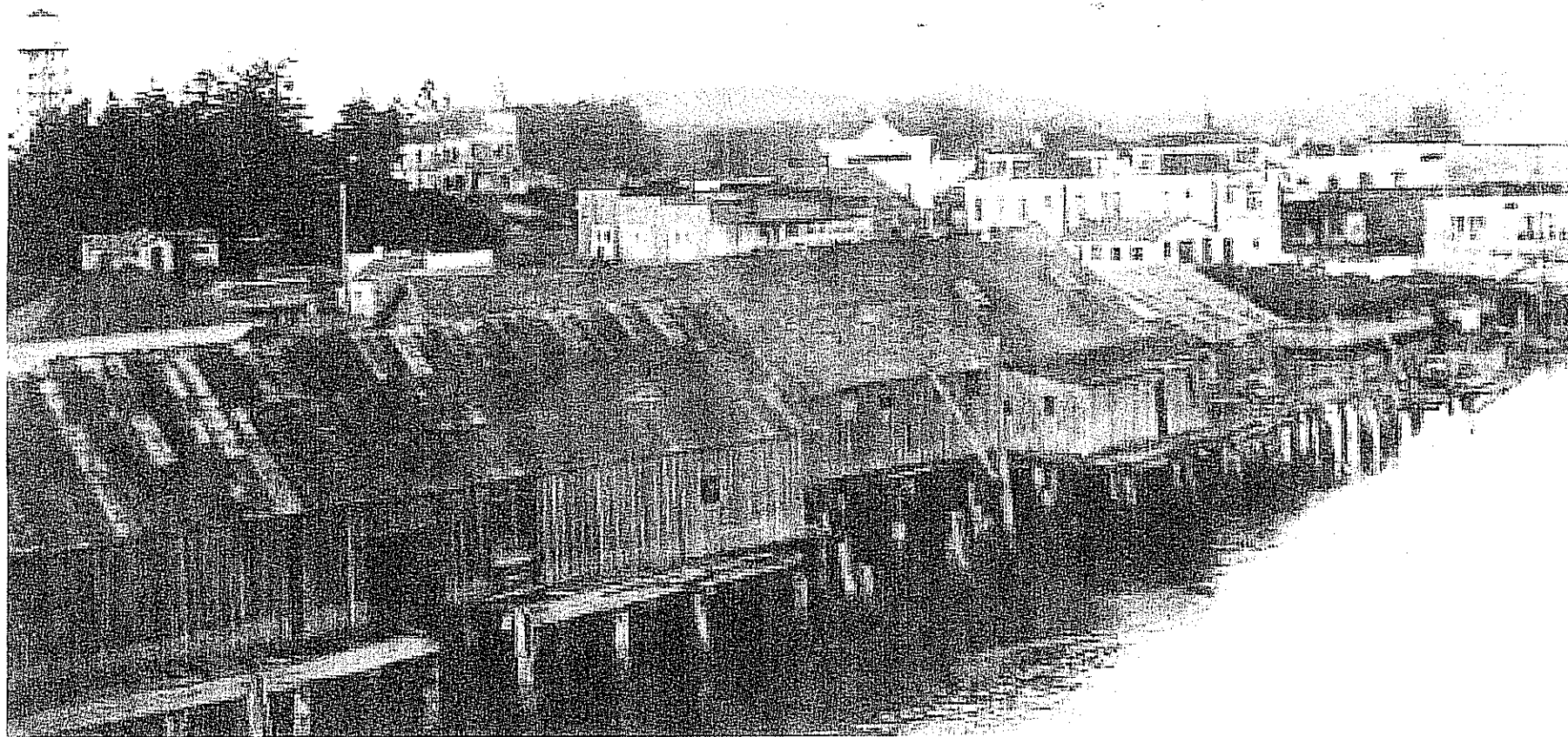
Presbyterian Church
1892—1920's

Funke Sheet Metal Shop

1905
Corner of Bay & Maple

Historic Photo of Bay Street in Florence, Oregon

1927



AERIAL MAP - 2005
FLORENCE, LANE COUNTY, OREGON



BARNETT FAMILY
PROPERTIES

N.E. 1/4, SEC. 34, T18S, R12W, W.M.

TL'S #101, #107, #700

FLORENCE, LANE COUNTY, OREGON

TITLE 10
CHAPTER 17

OLD TOWN DISTRICT

SECTION

10-17-1 Purpose
10-17-2 Permitted Buildings and Uses
10-17-3 Buildings and Uses Permitted Conditionally
10-17-4 Lot and Yard Provisions
10-17-5 Site and Development Provisions

10-17-1 Purpose: The Old Town District is intended to provide an area for small-scale, pedestrian oriented, mixed land uses that are appropriate in an area related to, or along a waterfront, and that are consistent with the character of Old Town. It is also intended to encourage restoration, revitalization and preservation of the District.

10-17-2 Permitted Buildings and Uses

- a. auction sales located entirely within a structure
- b. auditoriums
- c. banks
- d. barber and beauty shops
- e. bed and breakfast establishments
- f. boat and motor sales, rental and repair
- g. building maintenance service
- h. catering service
- i. clubs, lodges and meeting halls
- j. eating and drinking establishments (except drive-in)
- k. community centers
- l. confectionary/ice cream with or without fountain
- m. day care
- n. health studios
- o. interior decorators studios
- p. laundries, laundry services and dry cleaners
- q. locksmith shop
- r. marinas
- s. mortuaries
- t. theaters and movie theaters
- u. museums and art galleries
- v. newspaper offices
- w. newsstands
- x. non-motorized river-related recreation businesses
- y. offices for the following:
 - accountants
 - attorneys
 - licensed health care practitioner
 - engineers, architects, landscape architects, surveyors and those engaged in the practice of drafting or graphics
 - general administration
- z. parking areas, public or private
- aa. parking garages, public or private
- bb. parks
- cc. photography and artist studios
- dd. planned unit development
- ee. public buildings and facilities similar to other permitted uses such as offices, auditoria, meeting halls, community centers, museums and galleries, etc.
- ff. Residential units as defined below:

In Area A shown on the map on the following page, residential units are a permitted use, provided that a dwelling does not occupy the front 25' of a building's ground floor facing the principal commercial street, except that one 6' wide (or as required by ADA) separate entrance to the residential use may be allowed off the principal commercial street at the ground floor. Existing residences remain grandfathered until such time as a conversion is made to commercial use.

In the remaining area of the Old Town District, residential units except for single family dwellings are permitted subject to remaining requirements of the District. Existing residences are grandfathered.

FCC 10-8 provides for expansion of up to 25% for a pre-existing, non-conforming use. In the event of damage or destruction of a non-conforming building or use, the structure may be restored to the use which existed at the time of the damage or destruction. Any restoration must conform to the Uniform Building Code. Such restoration must commence within 6 months of the damage or destruction and continue to completion. The Planning Commission may grant a 6 months extension to this time period.

- gg. retail sales located primarily within buildings
- hh. schools, public or private
- ii. shoe repair shops
- jj. tailor shops
- kk. telephone, telegraph and internet services
- ll. travel agencies
- mm. upholstery; automobile, boat and furniture
- nn. wharves, piers and docks
- oo. wholesale seafood buyers
- pp. woodworking shops, provided that all activities are carried on within a building or buildings
- qq. accessory buildings and uses normal and incidental to the buildings and uses permitted in this section
- rr. other buildings and uses determined to be similar to those listed in this section, and which do not have a different or more detrimental effect upon adjoining areas than those buildings and uses specifically permitted.

10-17-3 Buildings and Uses Permitted Conditionally
The Planning Commission, subject to the procedures and conditions set forth in Chapter 4 of this Title, may grant a conditional use permit for the following:

- a. Churches, except rescue missions or temporary revivals
- b. Condominiums
- c. Hotels, motels
- d. Motorized river-related recreation businesses
- e. Multiple family dwellings including townhouses, clusters and apartments
- f. Public buildings and facilities not included as permitted uses
- g. Single family residences
- h. Taxi stands, depots
- i. Water dependent and water related uses consistent with the historic and/or waterfront character

10-17-4 Lot and Yard Provisions

A. Lot area: The lot area shall be a minimum of 1500 square feet.

B. Lot dimensions: The minimum lot width shall be 25'.

C. Lot coverage: The Design Review Board may allow up to ninety percent (90%) lot coverage by buildings and other impervious surfaces.

D. Yard regulations:

- a. For Area A shown on the map on the following page, yards shall be as follows:
 - Front yards: Building fronts may vary from 0' to 10' setback from the front property line. Ten percent (10%) of the frontage, or a minimum of 6', may be utilized for

pedestrian walkways connecting to interior parking lots or for river viewing areas. Upper story windows, balconies, benches and tables may encroach into the sidewalk area as long as a minimum 8' wide pedestrian way is maintained within the sidewalk area.

- Side yards: Buildings may be zero lot line, provided that all UBC requirements are met. In each block, there will be at least one opening for public access to interior parking lots and/or to new or existing public viewing areas of the Siuslaw River.

- Rear Yards: On all lots except for single family dwellings, rear yards may vary from zero lot line to 10' depending on site specific conditions such as surrounding uses, rear yards on surrounding lots, rear yard amenities proposed, connection to interior parking lots and landscaping requirements.

b. For all other yards in the Old Town District, the following shall apply:

- Front yards may vary from 0' – 15', depending on site specific conditions such as front yards on surrounding uses, distance from Bay Street, proposed use relative to the need to be closer to the sidewalk for pedestrian convenience, and building height and design.

- Side yards may vary from 0' – 10' depending on site specific conditions such as surrounding uses, side yards on surrounding uses, the proposed use, the need for pedestrian and/or vehicular access to interior parking lots, need to provide for views, or to provide for or preserve landscaping or mature trees.

- Rear yards: On all lots except for single family dwellings, rear yards may vary from 0' – 10' depending on site specific conditions such as surrounding uses, rear yards on surrounding lots, rear yard amenities proposed, connection to interior parking lots, landscaping requirements, including need to preserve landscaping or mature trees. For single family dwellings, rear yards shall be a minimum of 10'.

10-17-5

Site and Development Provisions

A. Building or Structural Height Limitations: The maximum height for buildings abutting the bay side of Bay Street between Nopal Street and the Siuslaw River Bridge shall be 2 stories or 28'. The maximum height for all other buildings in the District shall be 3 stories or 38'. The building facade and roofline shall be designed to provide architectural interest and avoid facades that propose large expanses of straight planes with little or no architectural relief, or inclusion of architectural features which are not in character with Old Town.

The Planning Commission/Design Review Board may allow building heights of up to 4 stories or 50' in any area in the District except for properties abutting either side of Bay Street between Nopal Street and the Siuslaw River Bridge provided that:

- a. The building has an approved fire extinguishing system
- b. The building is in scale with and/or complements surrounding structures
- c. The building will contain mixed uses with retail at the street level.
- d. The building facade and roof line are designed to provide architectural interest and avoid a facade which proposes large expanses of straight planes with little or no architectural relief, or inclusion of architectural features which are not in character with Old Town.
- e. The site has physical constraints/opportunities which are best addressed by a taller building.

B. Access: ADA approved access must be provided to all floors of buildings and structures as required by the UBC.

C. Parking and Loading Spaces: Parking spaces may be located on-street in front of the front yard of the lot, and/or may be located in an interior parking lot within the block or in an off-site lot. Parking may not be located in any front yard. Parking for residential units may be specifically designated within any parking area. Site specific, individual parking areas or lots will not be approved unless no other alternative exists. The number of parking spaces as provided in Chapter 3, Title 10 shall be used as a guideline when determining parking needs. The Planning Commission may grant parking under a temporary arrangement if an interior or off-site parking lot is planned and approved, but not yet constructed, and/or may require a non-remonstrance agreement where applicable.

Bike racks shall be located either in the interior parking lot or by an entrance Bike racks may not be located in the required 8' minimum pedestrian walkway.

D. Vision Clearance: All development shall comply with Sections 10-1-4 and 10-2-4 of this title.

E. Signs: Where a building abuts the sidewalk, only awning, projecting, window and wall signs are permitted. Size and placement shall conform to the standards of the Sign Code, Section 10-26 of the City Code. Signs may not be internally illuminated. Use of readerboard signs is subject to approval as part of Design Review.

F. Fences, Hedges, Walls and Landscaping:

a. Landscaping: A minimum of ten percent (10%) landscaping is required. The calculation of the required minimum may include street trees installed and maintained by an applicant, planters and window boxes which are the property of the applicant/owner, as well as plantings within courtyard areas. All landscaping included within the 10% calculation must be installed and maintained by the applicant or his/her successors.

b. Walls, Fences and Hedges: Interior parking lots may be separated from rear courtyards by walls, fences and/or hedges 4' in height or less. Eating establishments may separate outdoor eating areas from parking areas and adjacent buildings or structures by a fence, wall or hedge not to exceed 6' in height. Pedestrian walkways may be separated from abutting uses by plantings or fences which allow visual surveillance of the walkway and surrounding areas.

G. Lighting: Street lighting and lighting of interior parking lots and walkways shall conform to the following lighting standards:

- Light fixtures shall conform to the lighting styles in the Architectural Guidelines.
- Lighting shall be pedestrian scaled.
- Light fixtures shall be placed to allow adequate illumination for safe pedestrian movement. Lighting plans shall show the illumination fields for each fixture.
- Wiring for historic light fixtures shall be placed underground.
- Other overhead wiring shall be placed underground, where possible.

H. Trash Enclosures: At least one trash receptacle shall be provided on site. Dumpsters or similar utilitarian trash receptacles shall be screened with a solid fence or wall not less than 5' in height. Trash receptacles for pedestrians shall have a consistent design in order to provide consistency in street furniture.

I. Design Review: All uses except single family and residential duplex units in the Old Town District whether permitted or conditional uses, shall be subject to design review (FCC 10-6) to insure compatibility and integration with the character of the district and to encourage revitalization. Architectural design shall be reviewed against Downtown Architectural Guidelines to determine compatibility with the character of the district.

The Official Zoning Map is amended as shown on Attachment "A". Parcels described as Map No. 18-12-34-12, Tax Lots B300 and B400 are rezoned from Waterfront District to Restricted Residential District.

Amended by Ordinance No. 3, Series 2003, effective April 17, 2003

AREA "A"
Old Town District



RAINFALL RECORD

Florence, Lane County, Oregon

Date: March 2007
Precipitation

October - 1	0.02
October - 2	0.22
October - 3	0.20
October - 4	0
October - 5	0
October - 6	0.10
October - 7	0.12
October - 8	0
October - 9	0.28
October - 10	0.10
October - 11	0
October - 12	0
October - 13	0
October - 14	0
October - 15	0.02
October - 16	0.73
October - 17	0.29
October - 18	1.56
October - 19	0.64
October - 20	0
October - 21	0
October - 22	0
October - 23	0
October - 24	0
October - 25	0
October - 26	0
October - 27	0
October - 28	0
October - 29	0
October - 30	0
October - 31	0

87' ROUTINE ONSITE DETERMINATION METHOD

Wetland # 1OBS. PT. # 1APlant community: WETLANDField investigator(s) Wilbur E. and Matthew J. TerrykProject/Site: N.E. 1/4, SEC 34, T18S, R12W, W.M. TL's #101, 107, & 700Date: 10-8-07Applicant Owner: Barnett familyState: OR County: LAINE

22486 Linda Ann CRT

OBS location: IN WETLAND N.E.

Cupertino, CA 95014

PORTONDo normal environmental conditions exist? Yes X No (if no, explain) Has the vegetation (soils) and/or hydrology been significantly disturbed? Yes X No Explain: FORMER AGRICULTURAL FLOW STRAIGHT FLOWABLE USE/ HERBACE CITY HALL LOCATION

VEGETATION

5' Rad. X 4' M² Status % Cover Dominant Species Status % Cover

Herb Stratum

Total Cover: 100

Tree Stratum

6" 1. DRYCHIS SPICATA FAC 50 *1. 8" 2. SALICORNIA PACIFICA OBL 20 *2. 12" 3. NEVESIA BALTICA FAC 20 *3. 6" 4. AREPLEX PATULA FAC 104. 5.

Sapling/Shrub Stratum

6. Total Cover: 7. 1. 8. 2. 9. 3. 10. 4. 5. Percent Dominant Species that are OBL, FACW, and/or FAC 100 100 * = Dominants 3 of 3Criteria Met? Yes X No Other Notable Species: PORTULACIA PACIFICA (OBL)

SOILS

Map Unit Name: Loamy Fine Sand Drainage Class: Is the soil on hydric soils list? Yes No Undetermined XSoil is a histosol? Yes No X Histio epipedon? Yes No X Gleyed? Yes No XDepth Matrix Color Redox Concentrations* Redox Depletions* Texture Structure OT 4" 10YR 3/2Heavy L BRANCHED - FINE ROOTS / OBL / BARK4 1/4 4 1/2" 2.5 Y 3/2Lg Ps. BRANCHED - FINE ROOTS4 3/8 10" 2.5 Y 3/1Silty. Sub Blocky - FINE ROOTS / FINE / RUSTY10 1/8 10" 2.5 Y 4/3S. S. BRANCHED - ROOTS / ORZ'S

Hydric Soil Indicators:

Sulfidic Odor Listed on Hydric Soils List Redox. features (w/in 10") Concretions/ Nodules (w/ in 3"; > 2mm) High organic content in surface (sandy soils) Organic streaking (in Sandy Soils) Organic pan (in sandy soils) Criteria Met? Yes X No Rationale: * ASSUME HYDRIC

HYDROLOGY

Recorded data

Recorded Data available Aerial Photos Stream Gauge other No Recorded Data Available

Field Data

Is ground surface inundated? Yes No X Surface water depth: Is the soil saturated? Yes No X Depth to free standing water in pit/soil probe hole: 24"

Primary Hydrology Indicators:

Secondary Hydrology Indicators (2 or more required):

Inundated X Oxidized Root Channels (upper 12")Saturated in upper 12" Water-stained Leaves Water Marks Local Soil Survey X Drift Lines FAC-Neutral test Sediment Deposits X Moist lower 13" Criteria Met? Yes No

Jurisdictional Determination : Is this a wetland? Yes X No Rationale: THE THREE WETLANDCRITERIA HAS BEEN MET.* TIDAL INFLUENCE (INCUMMINT)
TIDE

87' ROUTINE ONSITE DETERMINATION METHOD

Wetland # 1
OBS. PT. # 2
Plant community: WPLANDField Investigator(s) Wilbur E. and Matthew J. TernykProject/Site: N.E. 1/4, SEC 34, T18S, R12W, W.M. TL's #101, 107, & 700 Date: 10-8-07Applicant Owner: Barnett family22486 Linda Ann CRTCupertino, CA 95014OBS location: EAST of S.E. portion
of wetland #1Do normal environmental conditions exist? Yes X No (If no, explain) Yes X No Has the vegetation, soils, and/or hydrology been significantly disturbed? Yes X No Explain: LOWER HEITZ REC. BAYSTRATE ET FRUITABLE USE / HERBACE CENTRUM LOCATION

VEGETATION

5' Rad. 4' X M² Dominant Species Status % Cover Dominant Species Status % Cover

Tree Stratum

Herb Stratum

Total Cover: Total Cover: 1001. 1. FESTUCA ARUNDINACEA FAC- 100 *2. 3. 4.

Sapling/Shrub Stratum

Total Cover: 1. 2. 3. 4. 5. Percent Dominant Species that are OBL, FACW, and/or FAC 100 * = Dominants 0 of 1Criteria Met? Yes No X Other Notable Species:

SOILS

Map Unit Name: HISTORIC FILL / FINE SAND Drainage Class: Is the soil on hydric soils list: Yes No X Undetermined Soil is a histosol? Yes No X Histc epipedon? Yes No X Gleyed? Yes No XDepth 0700' Matrix Color 10YR 3/1, 3/2 Redox Concentrations* Redox Depletions* Texture L/S.S. Structure CRUMBLY-Roots/branv/CLASS10" to 16" 10YR 3/2, 5/3 F.S. CRUMBLY-METALFAC. 5/1 CLASS * Jumbled
Soil

Hydric Soil Indicators:

 Sulfidic Odor Redox. features (w/in 10") High organic content in surface (sandy soils) Organic streaking (in Sandy Soils) Organic pan (in sandy soils)Criteria Met? Yes No X Rationale:

HYDROLOGY

Recorded data

 Recorded Data available No Recorded Data Available Aerial Photos Stream Gauge other

Field Data

Is ground surface inundated? Yes No X Surface water depth: Is the soil saturated? Yes No X Depth to free standing water in pit/soil probe hole: None

Primary Hydrology Indicators: Secondary Hydrology Indicators (2 or more required):

 Inundated Oxidized Root Channels (upper 12") Saturated in upper 12" Water-stained Leaves Water Marks Local Soil Survey Drift Lines FAC-Neutral test Sediment Deposits Drainage Patterns MoistCriteria Met? Yes No X

Jurisdictional Determination : Is this a wetland? Yes No X Rationale: THE THREE WETLANDCATERPILLAR HAVE NOT BEEN MET* 2' ELEV.
CHANGE

87' ROUTINE ONSITE DETERMINATION METHOD

Wetland # 1
OBS.PT.# 2APlant community: WETLANDField investigator(s) Wilbur E. and Matthew J. TerykProject/Site: N.E. 1/4, SEC 34, T18S, R12W, W.M. T.L's #101, 107, & 700 Date: 10-8-07Applicant Owner: Barnett FamilyState: OK County: LANE

22486 Linda Ann CRT

OBS location: ENI SOUTHEAST POLDERCupertino, CA 95014CPFLITLANDTtlDo normal environmental conditions exist? Yes X No (If no, explain) Has the vegetation, (soils) and/or hydrology been significantly disturbed? Yes X No Explain: FORMER HISTORIC RAYSLAGER FARMVILLE USE / HISTORIC CITY HALL LOCATION

VEGETATION

5' Rad. X 4' M² Dominant Species Status % Cover Dominant Species Status % Cover

Tree Stratum

Herb Stratum

Total Cover: Total Cover: 801. 2' 1. Juncus BALTICUS FACUT 252. 2' 2. FESTUCA ARUNDINACEA FACUT 383. 6" 3. SAGITTARIA PRATENSIS OBL 254. 6" 4. DISTICHLES SPICATA FACUT 13

Sapling/Shrub Stratum

Total Cover: 1. 6. 2. 7. 3. 8. 4. 9. 5. 10. Percent Dominant Species that are OBL, FACW, and/or FAC 100 67% = Dominants 2 of 3Criteria Met? Yes X No Other Notable Species: T-ATRIPLEX PETIOLA (FACW)

SOILS

Map Unit Name: LOAMY FINE SANDDrainage Class: Is the soil on hydric soils list? Yes No Undetermined XSoil is a histosol? Yes No X Histc epipedon? Yes No X Gleyed? Yes No XDepth Matrix Color Redox Concentrations* Redox Depletions* Texture Structure 0-10.5" 10YR 3/1Finely h. LEAN CLAY - FINE ROOTS3-10.5" 2.5Y 3/2S.S. LEAN CLAY - FINE ROOTS3.5-10.8" 2.5Y 3/1Silty, c. L. Sub. Blacky-Rusty/CL. / CLASS6-10.16" 2.5Y 4/3S.S. LEAN CLAY - ROOTS / ORZ¹ 3

Hydric Soil Indicators:

Sulfidic Odor Listed on Hydric Soils List X Redox. features (w/in 10") Concretions/ Nodules (w/ in 3"; > 2mm) High organic content in surface (sandy soils) Organic streaking (in Sandy Soils) Organic pan (in sandy soils) Criteria Met? Yes X No Rationale: * ASSUME

HYDROLOGY

Recorded data

 Recorded Data available Aerial Photos Stream Gauge other No Recorded Data Available

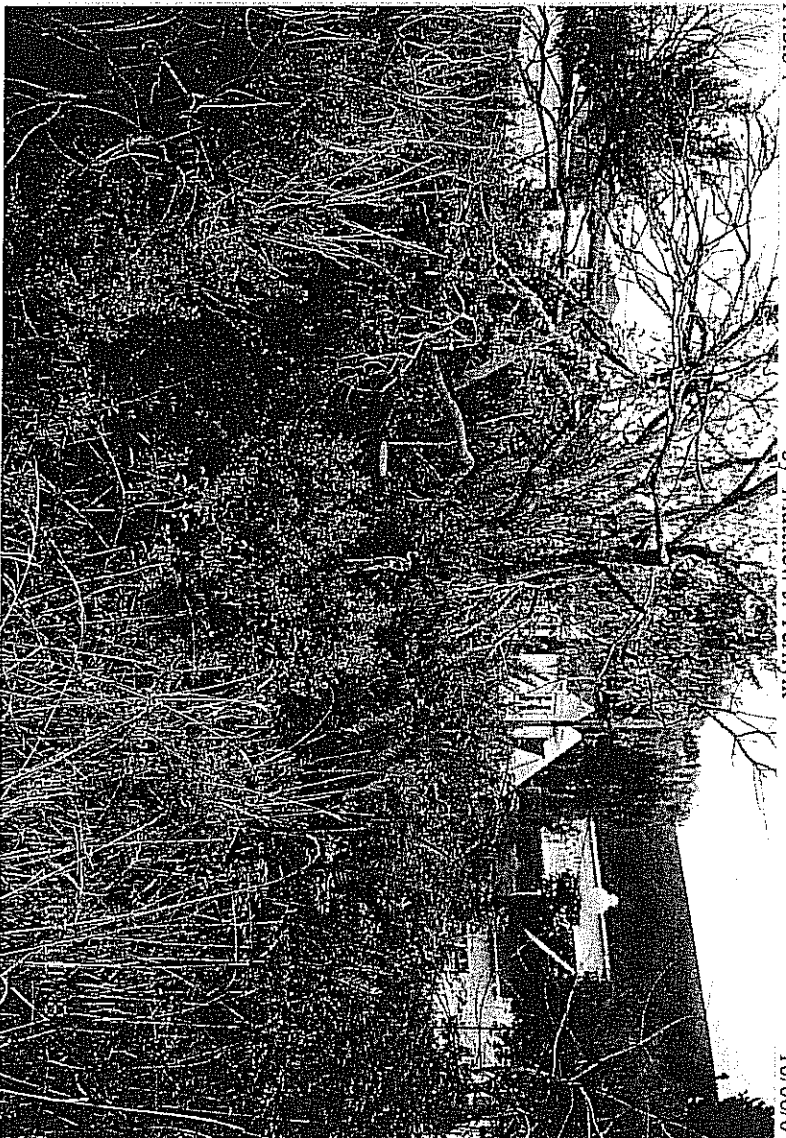
Field Data

Is ground surface inundated? Yes No X Surface water depth: Is the soil saturated? Yes No X Depth to free standing water in pit/soil probe hole: ALONGPrimary Hydrology Indicators: Secondary Hydrology Indicators (2 or more required): Inundated X Oxidized Root Channels (upper 12") Saturated in upper 12" X Water-stained Leaves X Drift Lines Local Soil Survey X Sediment Deposits X FAC-Neutral test Criteria Met? Yes X No Drainage Patterns Moist Jurisdictional Determination: Is this a wetland? Yes X No Rationale: THE THREE WETLANDSCATTERLA HAVE BEEN MET* TIBAL INFLUENCE
(INDEMNITABLE TIDE)

Photo 1

by Matthew J. Ternyik

10/06/07



Location: Barnett property on Bay Street in Florence, Oregon. Looking northeast towards Bay Street; illustrating upland conditions Wetland 1, OBS Pt. 1. Note dominance of upland vegetation.

Photo 2

by Matthew J. Ternyik

10/06/07

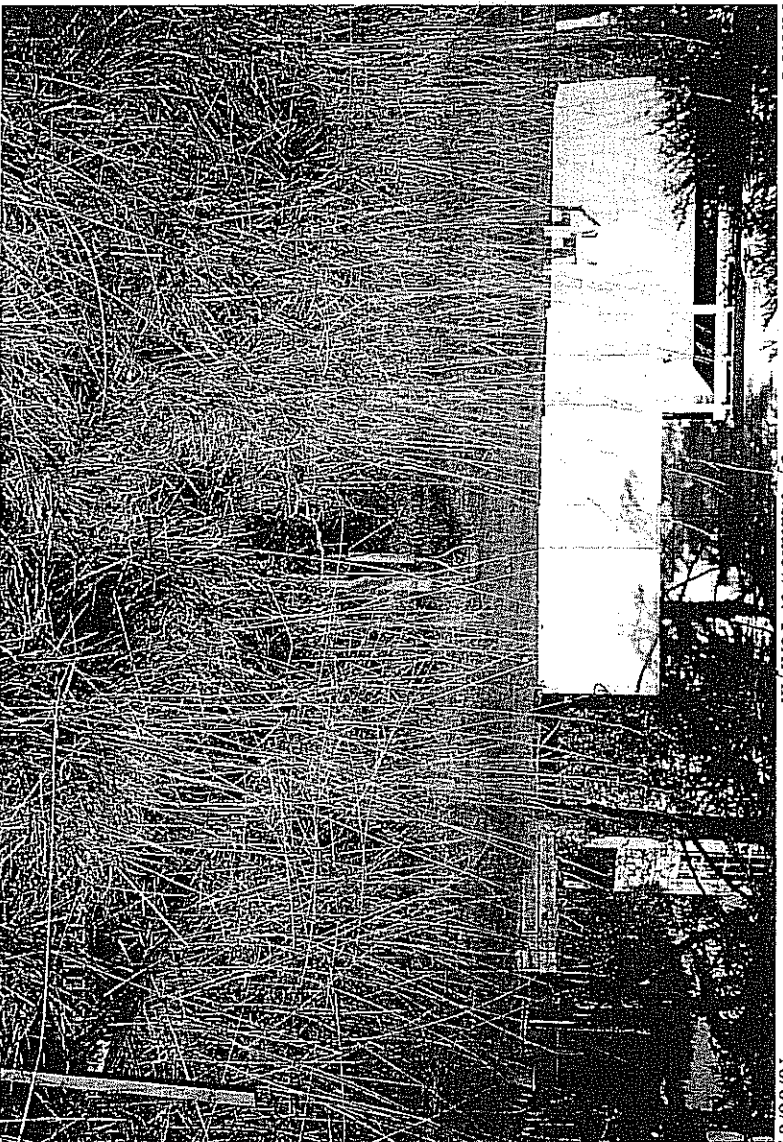


Location: Barnett property on Bay Street in Florence, Oregon. Looking north at wetland conditions at Wetland 1, OBS Pt. 1a in northwest portion of site. Dominant vegetation is *Distichlis spicata* and *Salicornia pacific*.

Photo 3

by Matthew J. Ternyik

10/06/07



Location: Barnett property on Bay Street in Florence, Oregon. Looking southeast portion, illustrating upland conditions at Wetland 1 OBS Pt. 2. Note dominance of *Alta fescue* and mowed grass in the back ground.

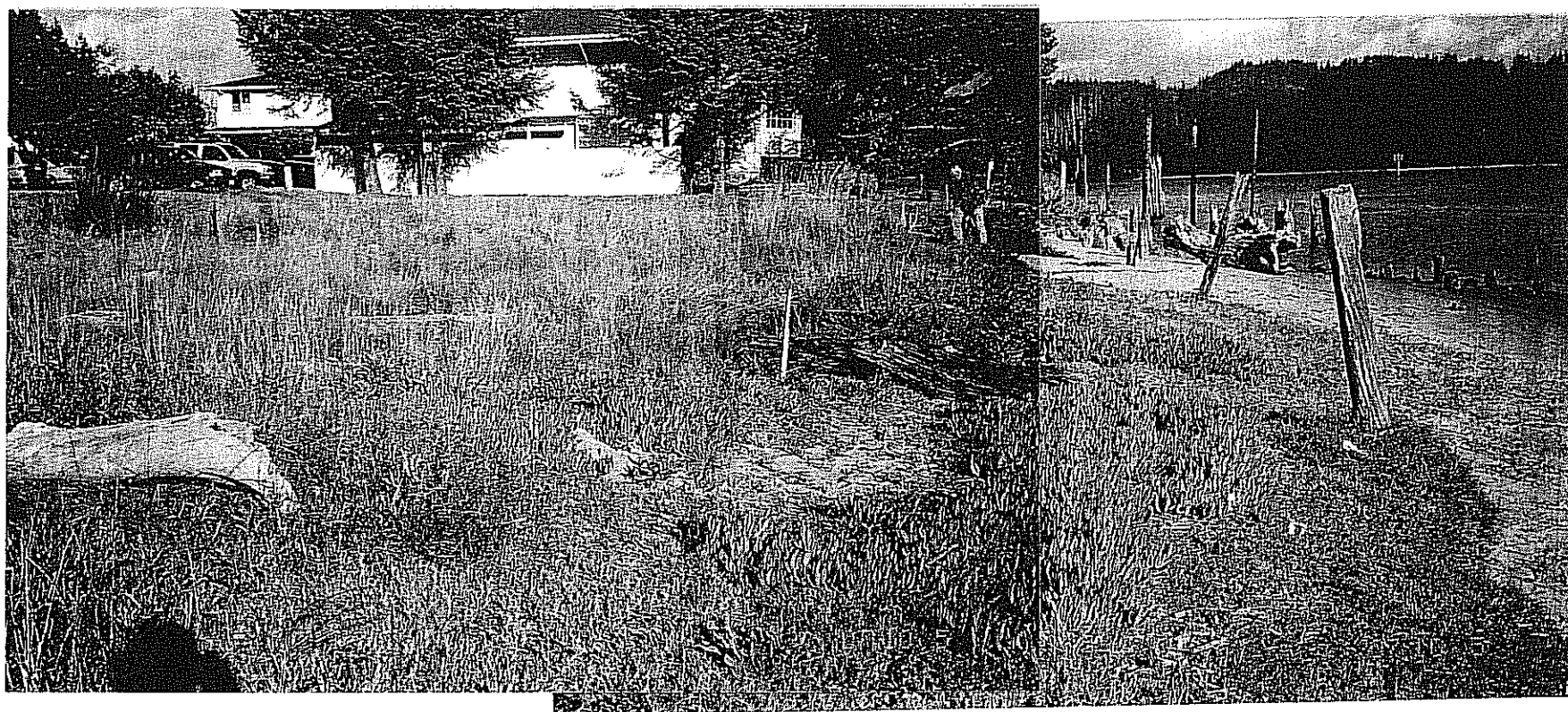
Photo 4

by Matthew J. Ternyik

10/06/07



Location: Barnett property on Bay Street in Florence, Oregon. Looking southeast at wetland conditions at Wetland 1, OBS Pt. 2a; with a mixture of *Alta fescue*, *Juncus balticus* and *Distichlis spicata*.

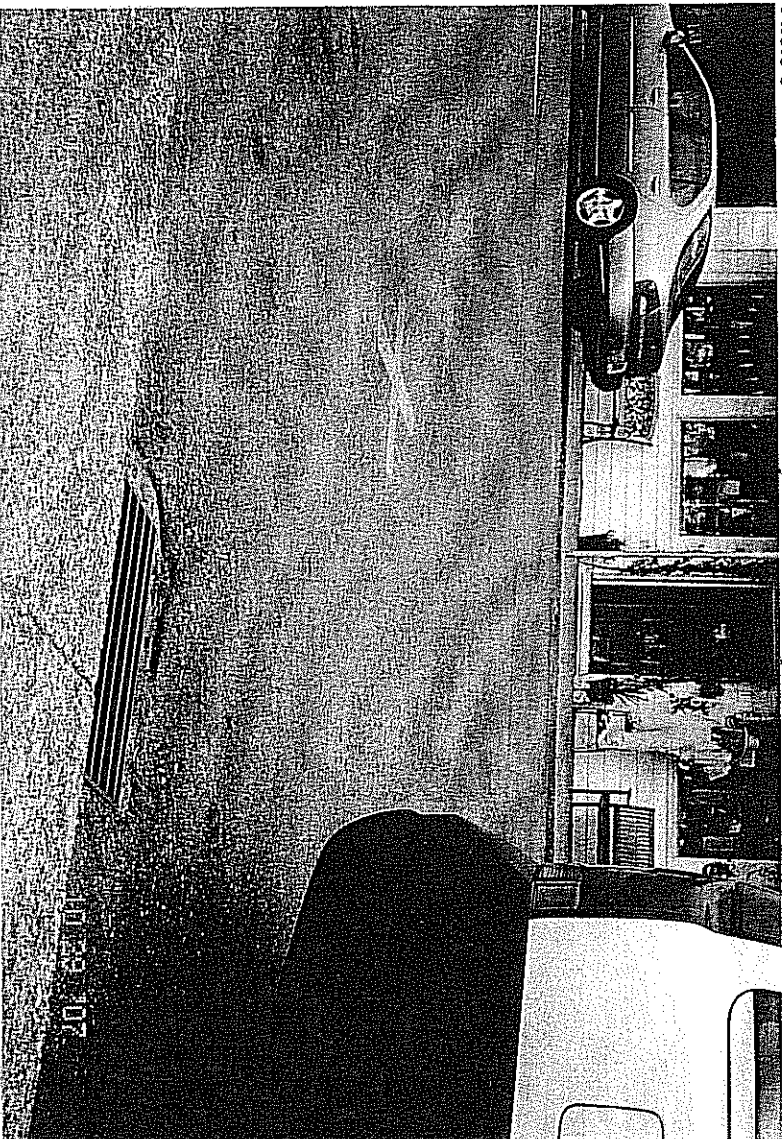


Location: Barnett property on Bay Street in Florence, Oregon. Looking east from Erskine property to south portion of Wetland 1 over Siuslaw River edge. Note stand of *Carpobrotus* species and *Salicornia pacifica* (listed Oregon invasive species that usually freeze out. White stakes denote study area site south boundary

Photo 6

by Wilbur E. Ternyik

10/29/07



Location: Barnett property on Bay Street in Florence, Oregon. Looking north over City of Florence Bay Street stormwater drain; on south side of Bay Street. Located 27 feet east of Barnett property northwest corner marker.

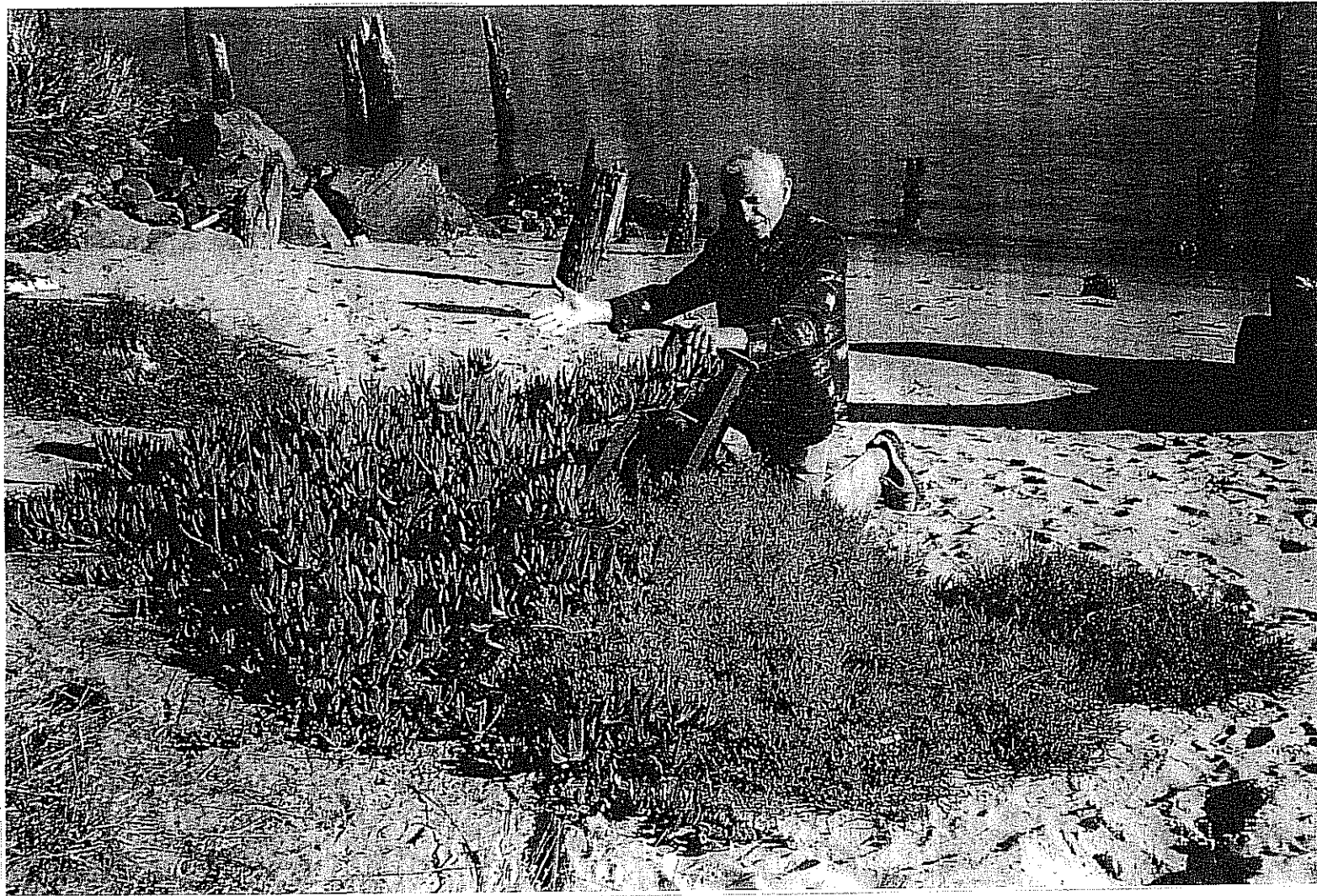
Photo 7

by Wilbur E. Ternyik

10/29/07



Location: Barnett property on Bay Street in Florence, Oregon. Looking north down into outlet of concrete drain pipe. This untreated water flows directly into the Barnett property upland, then into the wetlands.

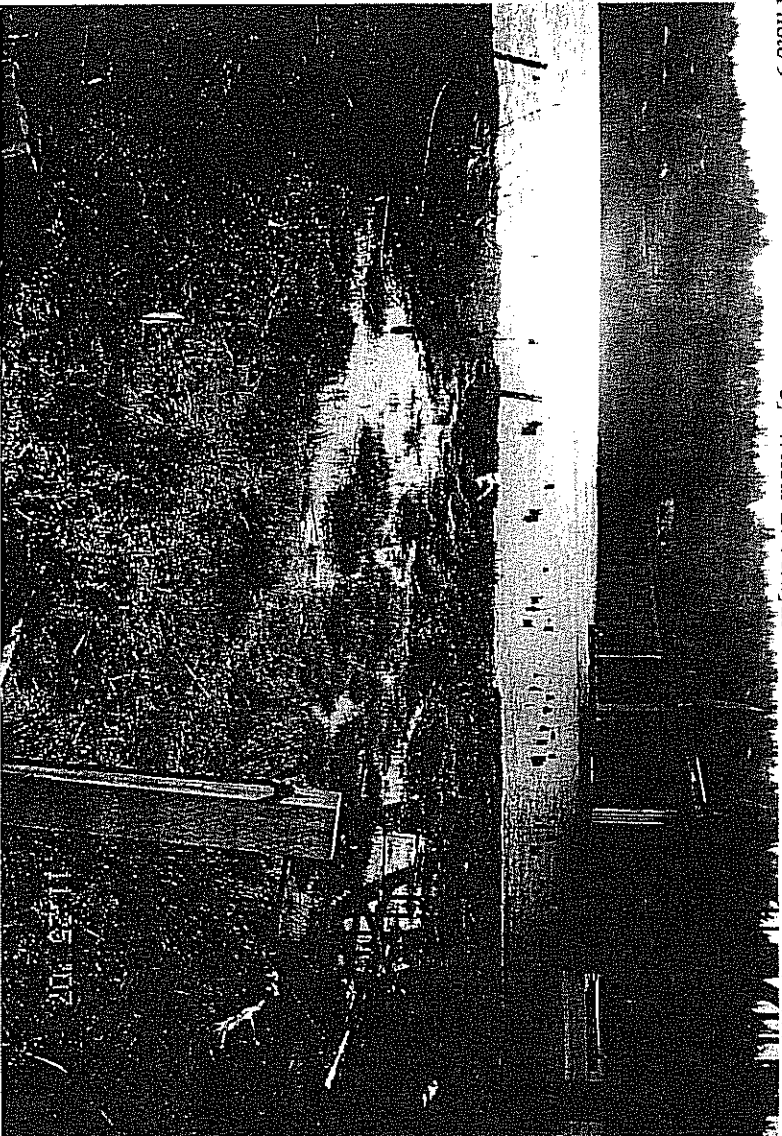


Location: Barnett property on Bay Street in Florence, Oregon. Looking southeast at Wilbur TERNYIK and a combination of Highway ice plant (*Carpobrotus* spp.) and *Salicornia pacifica*. Also notice a very heavy iron debris that is sanded in and needs to be removed.

Photo 9

by Wilbur E. Ternyik

11/25/07



Location: Barnett property on Bay Street in Florence, Oregon. Looking south from Bay Street sidewalk over the Barnett property on left side of the line. Water on right is the adjoining Erskine property with some tidal intrusion into high salt marsh area (10.5 High Tide).

Photo 10

by Wilbur E. Ternyik

11/25/07

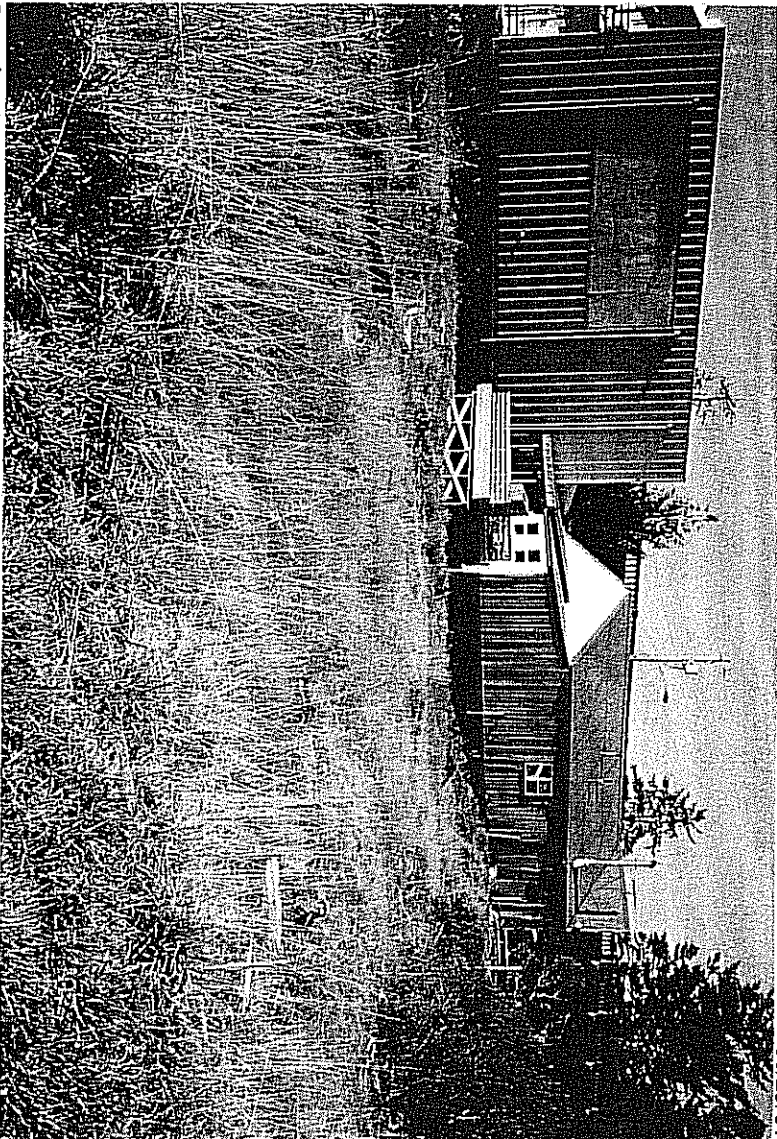


Location: Barnett property on Bay Street in Florence, Oregon. Looking from northwest corner over wetland portion of the property. Zero tidal water intrusion behind the red line. 10.5 high tide the highest tide for 2007

Photo 11

by Wilbur E. Ternyik

11/25/07

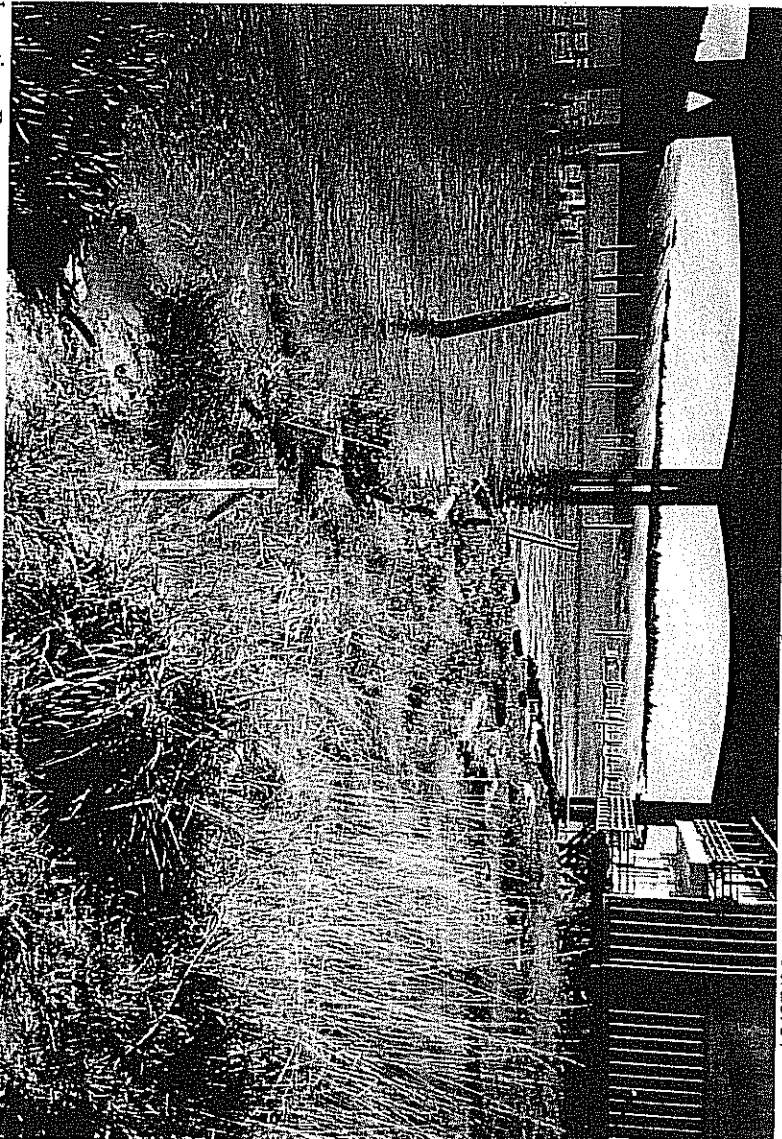


Location: Barnett property on Bay Street in Florence, Oregon. Looking northwest over wetland portion of Barnett property high marsh area. Zero tidal water intrusion despite 10.5 high tide.

Photo 12

by Wilbur E. Ternyik

11/25/07



Location: Barnett property on Bay Street in Florence, Oregon. Looking west from southeast corner down along the true highest tide line of this date. No ocean wave surge or river flooding influence.

LOCATION MAP FLORENCE, LANE COUNTY, OREGON



Image courtesy of U.S.G.S.

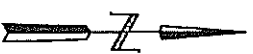
SCALE
1" TO 1500'

BARNETT FAMILY
PROPERTIES

N.E. 1/4, SEC. 34, T18S, R12W, W.M.

TL'S #101, #107, #700

FLORENCE, LANE COUNTY, OREGON



$$I^1 = \{00\}$$

TL's #101, #107, #700

— (T) BAY ST.

097-00

 $5 \cdot 10^{-4}$

6.0 c.h. = 5.1

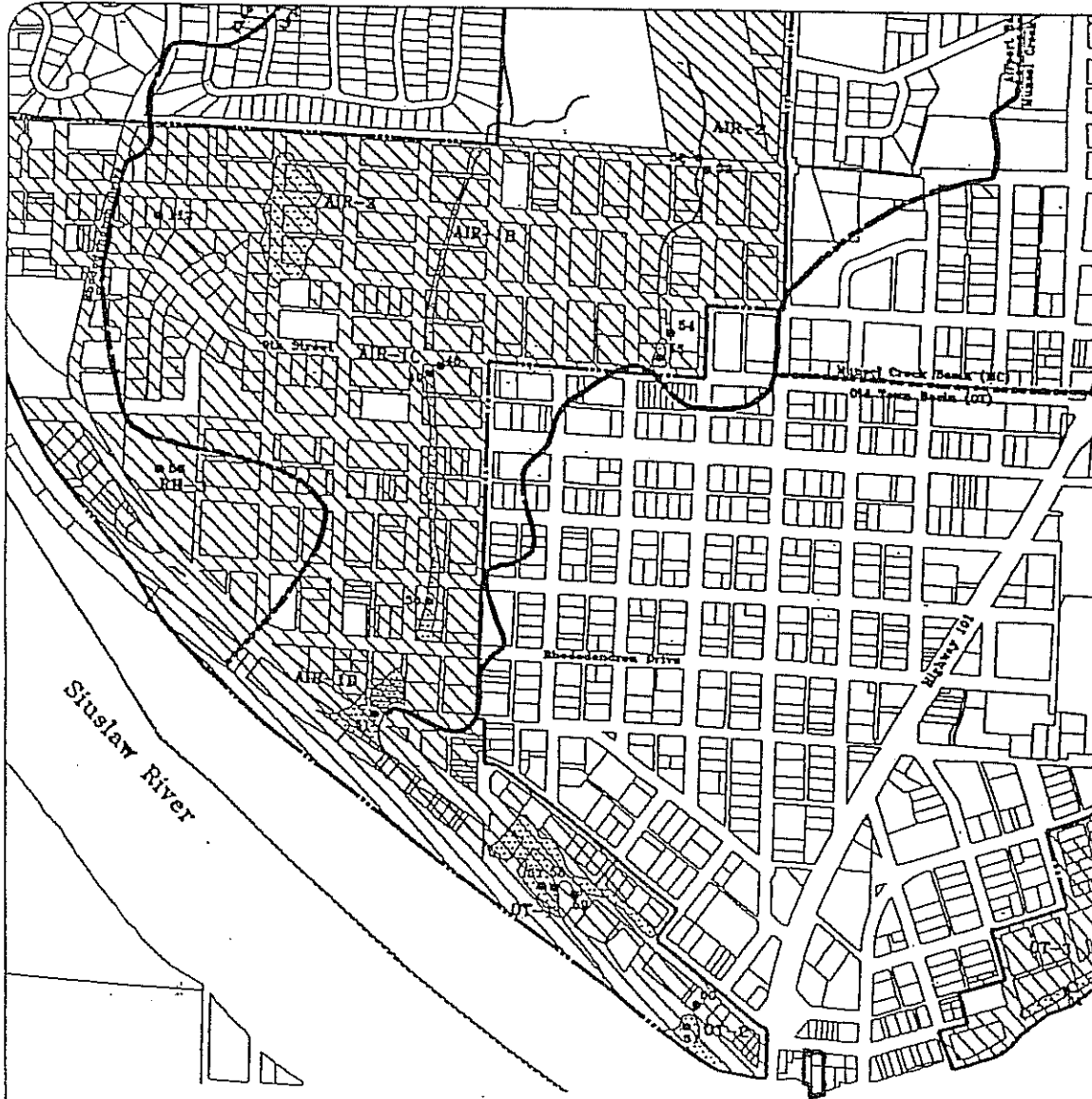
SLU
SLAW
RIVER
HINGTON

N.E. 1/4, SEC. 34, T18S, R12W, W.M.
TL's #101, #107, #700
FLORENCE, LANE COUNTY, OREGON

MAP # 18 12 34 14

REGION COAST HIGHWAY U.S.101

LOCAL WETLAND INVENTORY MAP

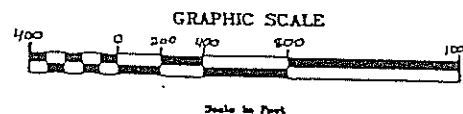
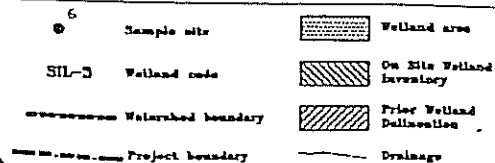


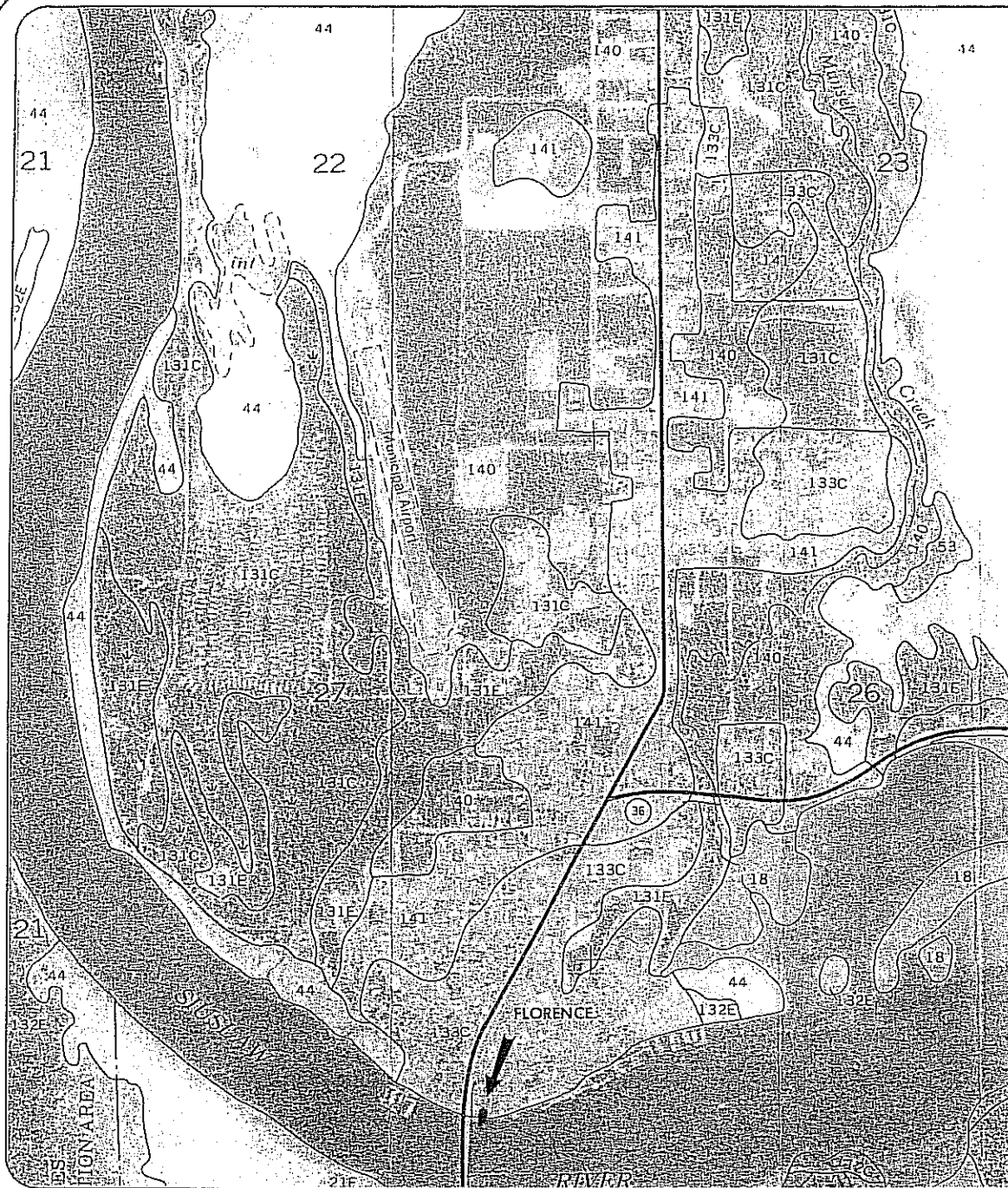
BARNETT FAMILY PROPERTIES

N.E. 1/4, SEC. 34, T18S, R12W, W.M.

TL's #101, #107, #700

FLORENCE, LANE COUNTY, OREGON





SOILS MAP

Soils

133 C Waldport-Urban Land Complex
0 to 12% slopes



BARNETT FAMILY
PROPERTIES

N.E. 1/4, SEC. 34, T18S, R12W, W.M.

TL's #101, #107, #700

FLORENCE, LANE COUNTY, OREGON

SCALE

1" = 2000'

Prepared By: Matthew J. TERNYIK
LEGEND

⑥ = PHOTO LOCATION/NUMBER/DIRECTION
OBS. #1 = OBSERVATION POINT/LOCATION/NUMBER
WETLAND

LONGITUDE 124°06'30"
LATITUDE 43°58'00"

BAY STREET

40'

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

SITE ACREAGE 0.35 AC
(TO MHW)

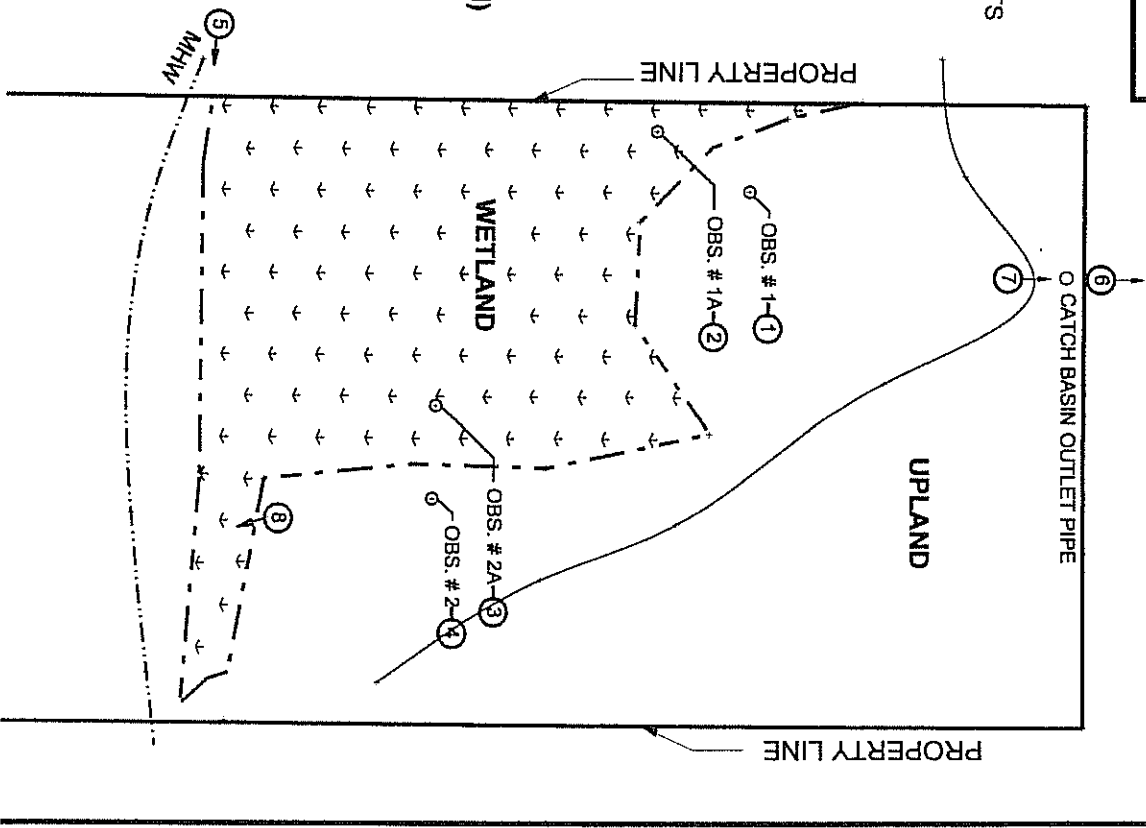
TOTAL SITE ACREAGE 0.45 AC
(TO MLW)

WETLAND ACREAGE 0.10 AC
(TO MHW)

UPLAND ACREAGE 0.25
(TO MHW)

INTERTIDAL ACREAGE 0.10 AC
(FROM MHW TO MLW)

WETLAND CLASSIFICATION
COWARDIN E2EM1
HGM EFR (Estuarine Fringe, River - Sourced)



Oh.
JULY 3,
EUGENE M.
1093
P.L.S. EXPIRATION DATE: 6-30
G:\DC\DC2007\0726 Wet Land