PACIFIC HABITAT SERVICES, INC.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070
(800) 871-9333 ● (503) 570-0800 ● Fax (503) 570-0855

December 20, 2019

Florence Links Property Management, LLC
c/o Ashlee Sorber, General Counsel
American Pacific International Capital
2295 Rural Ave SE
Salem, OR 97302

RE: Wetland Memo Describing Existing Conditions of Site A in Florence, Oregon
PHS project number: 6867

Dear Ashlee:

Pacific Habitat Services, Inc. (PHS) conducted a wetland delineation on November 11, 2019 on three tax lots located east of Rhododendron Drive and north of 35th Street in the City of Florence, Oregon (T18S, R12W, Section 22; Tax Lot 1900; Section 15; Tax Lots 3800 and 700). No Wetlands are present on the site.

The purpose of this letter is to summarize the results of the wetland delineation, describe existing conditions, and to discuss the methods used to delineate the site.

Existing Conditions

The study area is located east of Rhododendron Drive and north of 35th Street, approximately 680 feet east of the Siuslaw River and 0.9 miles west of Highway 101 in Florence, Lane County, Oregon. Land use surrounding the study area is composed of residential development to the north, east, south, and west. The study area is approximately 8.41 acres in size, undeveloped, and overgrown with shore pine (*Pinus contorta*, FAC), salal (*Gaultheria shallon*, FACU), evergreen blueberry (*Vaccinium ovatum*, FACU), and Himalayan blackberry (*Rubus armeniacus*, FAC). The central study area contains some cleared vegetation from frequent encampments. Some areas contain patchy growth of slough sedge (*Carex obnupta,* OBL); however, these areas are infrequent and reside in either excavated ditches or shallow depressions. A few excavated ditches reside in the central-northern study area, and one large excavated ditch resides to the south, adjacent to properties along 35th Street. These ditches appear to convey seasonal runoff into other stormwater conveyances offsite; however neighboring residents do not observe flowing water within these ditches consistently each year.

Topography of the study area consists of rolling gradual slopes with elevations ranging between approximately 56-70 feet NAVD88 according to LiDAR obtained through the Oregon Department of Geology and Mineral Industries (DOGAMI, 2009). Mapped soil units within the study area consist of Yaquina loamy fine sand (Hydric soil typically found in wetland), and Waldport fine sand (0-12% slopes).

EXHIBIT Q

The National Wetland Inventory (NWI) displays a riverine wetland traversing through the southern study area, which did not align with findings during the delineation. The southern study area is populated by shore pine and contains upland sandy areas. This discrepancy between the NWI and PHS's findings is likely due to a lack of detailed ground-truth investigations during the NWI mapping process, which relies heavily on aerial photo interpretation.

The Local Wetland Inventory (LWI) displays two small wetlands within the study area; one is mapped in the northeast corner where hydric soils are located, and the other is located to the south, within the same vicinity as the large excavated ditch. Both of these areas were investigated for wetlands as characterized by sample points 1 and 3, which do not meet wetland criteria. Sample points 1 and 3 are dominated by shore pine, salal, evergreen blueberry, scotch broom (*Cytisus scoparius*, UPL), manzanita (*Arctostaphylos uva-ursi*, FACU), orchard grass (*Dactylis glomerata,* FACU), slough sedge, and colonial bentgrass (*Agrostis capillaris*, FAC). Both soils consist of sand to loamy sand, with high-chroma matrices. Some areas are overlain by a dark-surface loamy sand with some gravel. No hydrology was present on site with the exception of geomorphic position for excavated ditch areas. Sample point 1 is located slightly north of the mapped wetland, because this area was lower in elevation and contained wetland vegetation.

On-site Determination of Wetlands or Waterways

PHS conducted a wetland delineation throughout the property, concentrating primarily on the areas of lowest topography and looking for conditions that might satisfy criteria for wetlands (wetland hydrology, hydric soils, and hydrophytic vegetation), or waters of the State or United States. Observations were made in accordance with the Routine On-site Determination, as described in the *Corps of Engineers Wetland Delineation Manual, Wetlands Research Program Technical Report Y-87-1* ("The 1987 Manual") and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* and applicable sections of Oregon Administrative Rule (OAR) 141-090.

The site visit was limited to the documentation of existing vegetation and the excavation of several shallow holes across the study area to observe potential evidence of hydric soils and/or seasonally saturated conditions. Based upon the results of our assessment, no jurisdictional wetlands or waters of the State/U.S. were found within the study area as shown on Figure A.

State and Federal Jurisdiction

Upland areas (areas excluding wetlands or waterways) are not subject to state and federal regulation; therefore, no State or Federal environmental permits are needed to develop the property identified in Figure A.

Local Jurisdiction

As the property is located within the city limits of Florence, any natural resources protection measures are applied through the City's Land Use regulations and code. The City or County will typically require a land use application to evaluate that the development complies with local regulations protecting natural resources, and may require a land development permit. PHS suggests a site meeting with City to determine land use compatibility.

Required Disclaimer

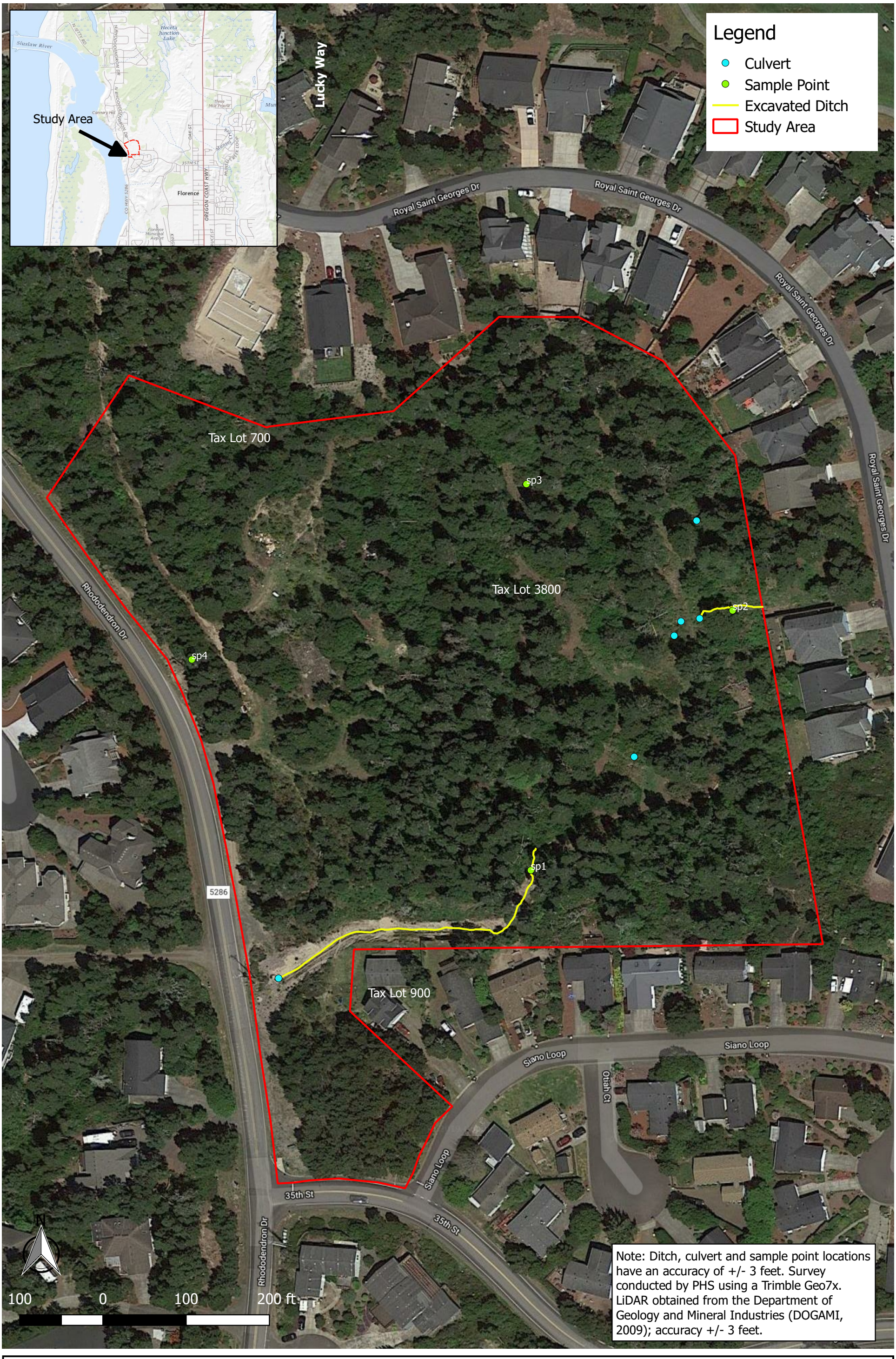
This report documents the investigation, best professional judgment and conclusions of the investigators. It is correct and complete to the best of our knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by the Oregon Department of State Lands in accordance with OAR 141-090-0005 through 141-090-0055.

Feel free to contact me directly should you require any additional information pertinent to this determination memo.

Sincerely,

Carlee Michelson
Natural Resource Specialist

Enclosure: Figure A



PHS
Pacific Habitat Services, Inc
9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070
Phone: (503) 570-0800 Fax: (503) 570-0855

Existing Conditions

Site A Property - Florence, OR

FIGURE
A
11-14-2019

PHS # 6867

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Site A - Wetland Delineation** City/County: **Florence/Lane** Sampling Date: **11/11/2019**

Applicant/Owner: **Florence Links Property Management, LLC** State: **OR** Sampling Point: **1**

Investigator(s): **CT/CR** Section, Township, Range: **Section 22, Township 18S, Range 12W**

Landform (hillslope, terrace, etc.:) **Swale** Local relief (concave, convex, none): **Concave** Slope (%): **~2**

Subregion (LRR): **LRR A** Lat: **43.9992** Long: **-124.118** Datum: **WSG85**

Soil Map Unit Name: **Waldport fine sand** NWI Classification: **None**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No **X**	**Is Sampled Area within a Wetland?**	Yes ____	No **X**
Hydric Soil Present?	Yes ____	No **X**			
Wetland Hydrology Present?	Yes ____	No **X**			

Remarks:

VEGETATION - Use scientific names of plants.

		absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: **30**)				
1	***Pinus contorta***	**5**	**X**	**FAC**
2				
3				
4				
		5	= Total Cover	
Sapling/Shrub Stratum (plot size: **15**)				
1	***Gaultheria shallon***	**30**	**X**	**FACU**
2	***Vaccinium ovatum***	**20**	**X**	**FACU**
3	***Cytisus scoparius***	**5**		**UPL**
4	***Rubus armeniacus***	**5**		**FAC**
5				
		60	= Total Cover	
Herb Stratum (plot size: **5**)				
1	***Dactylis glomerata***	**30**	**X**	**FACU**
2	***Carex obnupta***	**15**	**X**	**OBL**
3	***Agrostis capillaris***	**15**	**X**	**FAC**
4	***Holcus lanatus***	**10**		**FAC**
5	***Hypochaeris radicata***	**5**		**FACU**
6				
7				
8				
		75	= Total Cover	
Woody Vine Stratum (plot size: ____)				
1				
2				
		0	= Total Cover	

% Bare Ground in Herb Stratum **25**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **3** (A)

Total Number of Dominant Species Across All Strata: **6** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **50%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

____ 1- Rapid Test for Hydrophytic Vegetation

____ 2- Dominance Test is >50%

____ 3-Prevalence Index is ≤ 3.0[1]

____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)

____ 5- Wetland Non-Vascular Plants[1]

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No **X**

Remarks:

SOIL PHS # **6867** Sampling Point: **1**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	**2.5Y 5/3**	**100**					**Sand**	**Fine**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes _____ **No X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C6)
- Stunted or Stressed Plants (D1) **(LRR A)**
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- **X** Geomorphic Position (D2)
- Shallow Aquitard (D3)
- Fac-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	_____	No **X**	Depth (inches):	
Water Table Present?	Yes	_____	No **X**	Depth (inches):	**>20**
Saturation Present? (includes capillary fringe)	Yes	_____	No **X**	Depth (inches):	**>20**

Wetland Hydrology Present?

Yes _____ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6867

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Site A - Wetland Delineation | City/County: Florence/Lane | Sampling Date: 11/11/2019

Applicant/Owner: Florence Links Property Management, LLC | State: OR | Sampling Point: 2

Investigator(s): CT/CR | Section, Township, Range: Section 22, Township 18S, Range 12W

Landform (hillslope, terrace, etc.): Trench | Local relief (concave, convex, none): Concave | Slope (%): 2

Subregion (LRR): LRR A | Lat: 44 | Long: -124.1172 | Datum: WSG85

Soil Map Unit Name: Waldport fine sand | NWI Classification: None

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) Y

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes		No	X	**Is Sampled Area within a Wetland?** Yes ____ No X
Wetland Hydrology Present?	Yes		No	X	

Remarks:

VEGETATION - Use scientific names of plants.

		absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: 30)				
1	*Pinus contorta*	5	X	FAC
2				
3				
4				
		5	= Total Cover	
Sapling/Shrub Stratum (plot size: 15)				
1	*Gaultheria shallon*	70	X	FACU
2	*Rubus armeniacus*	30	X	FAC
3				
4				
5				
		100	= Total Cover	
Herb Stratum (plot size: 5)				
1	*Agrostis capillaris*	50	X	FAC
2	*Dactylis glomerata*	40	X	FACU
3	*Holcus lanatus*	20		FAC
4				
5				
6				
7				
8				
		110	= Total Cover	
Woody Vine Stratum (plot size: ____)				
1				
2				
		0	= Total Cover	

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That are OBL, FACW, or FAC: 60% (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = #DIV/0!

Hydrophytic Vegetation Indicators:

____ 1- Rapid Test for Hydrophytic Vegetation

X 2- Dominance Test is >50%

____ 3-Prevalence Index is ≤ 3.0[1]

____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)

____ 5- Wetland Non-Vascular Plants[1]

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:

SOIL PHS # 6867 Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 5/3	100					Sand	~60% Gravel
7-13	2.5Y 5/4	100					Sand	
13-16	2.5YR 5/4	98	10YR 4/6	2	C	M	Sand	Fine

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes _____ **No** X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C6)
- Stunted or Stressed Plants (D1) **(LRR A)**
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- X Geomorphic Position (D2)
- Shallow Aquitard (D3)
- Fac-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes		No X	Depth (inches):	
Water Table Present?	Yes		No X	Depth (inches):	>16
Saturation Present? (includes capillary fringe)	Yes		No X	Depth (inches):	>16

Wetland Hydrology Present? Yes _____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6867

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Site A - Wetland Delineation** City/County: **Florence/Lane** Sampling Date: **11/11/2019**

Applicant/Owner: **Florence Links Property Management, LLC** State: **OR** Sampling Point: **3**

Investigator(s): **CT/CR** Section, Township, Range: **Section 22, Township 18S, Range 12W**

Landform (hillslope, terrace, etc.): Local relief (concave, convex, none): **None** Slope (%): **1**

Subregion (LRR): **LRR A** Lat: **44.0005** Long: **-124.1181** Datum: **WSG85**

Soil Map Unit Name: **Yaquina loamy fine sand** NWI Classification: **None**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No **X**	**Is Sampled Area within a Wetland?**	Yes ____	No **X**
Hydric Soil Present?	Yes ____	No **X**			
Wetland Hydrology Present?	Yes ____	No **X**			

Remarks:

VEGETATION - Use scientific names of plants.

		absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)				
1				
2				
3				
4				
		0	= Total Cover	
Sapling/Shrub Stratum (plot size: **15**)				
1	***Cytisus scoparius***	**50**	**X**	**UPL**
2	***Gaultheria shallon***	**30**	**X**	**FACU**
3	***Arctostaphylos uva-ursi***	**20**	**X**	**FACU**
4				
5				
		100	= Total Cover	
Herb Stratum (plot size: **5**)				
1	***Dactylis glomerata***	**65**	**X**	**FACU**
2	***Holcus lanatus***	**15**		**FAC**
3	***Agrostis capillaris***	**10**		**FAC**
4	***Hypochaeris radicata***	**10**		**FACU**
5				
6				
7				
8				
		100	= Total Cover	
Woody Vine Stratum (plot size: ____)				
1				
2				
		0	= Total Cover	

% Bare Ground in Herb Stratum **0**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **0** (A)

Total Number of Dominant Species Across All Strata: **4** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **0%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

____ 1- Rapid Test for Hydrophytic Vegetation

____ 2- Dominance Test is >50%

____ 3-Prevalence Index is ≤ 3.0[1]

____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)

____ 5- Wetland Non-Vascular Plants[1]

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No **X**

Remarks:

SOIL PHS # **6867** Sampling Point: **3**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	**10YR 2/1**	**100**					**Loamy Sand**	**40% Gravel**
10-13	**2.5Y 6/3**	**100**					**Sand**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- _____ Histosol (A1)
- _____ Histic Epipedon (A2)
- _____ Black Histic (A3)
- _____ Hydrogen Sulfide (A4)
- _____ Depleted Below Dark Surface (A11)
- _____ Thick Dark Surface (A12)
- _____ Sandy Mucky Mineral (S1)
- _____ Sandy Gleyed Matrix (S4)
- _____ Sandy Redox (S5)
- _____ Stripped Matrix (S6)
- _____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- _____ Loamy Gleyed Matrix (F2)
- _____ Depleted Matrix (F3)
- _____ Redox Dark Surface (F6)
- _____ Depleted Dark Surface (F7)
- _____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- _____ 2 cm Muck (A10)
- _____ Red Parent Material (TF2)
- _____ Very Shallow Dark Surface (TF12)
- _____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ **No** **X**

Remarks:

Disturbed Soils

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- _____ Surface Water (A1)
- _____ High Water Table (A2)
- _____ Saturation (A3)
- _____ Water Marks (B1)
- _____ Sediment Deposits (B2)
- _____ Drift Deposits (B3)
- _____ Algal Mat or Crust (B4)
- _____ Iron Deposits (B5)
- _____ Surface Soil Cracks (B6)
- _____ Inundation Visible on Aerial Imagery (B7)
- _____ Sparsely Vegetated Concave Surface (B8)
- _____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- _____ Salt Crust (B11)
- _____ Aquatic Invertebrates (B13)
- _____ Hydrogen Sulfide Odor (C1)
- _____ Oxidized Rhizospheres along Living Roots (C3)
- _____ Presence of Reduced Iron (C4)
- _____ Recent Iron Reduction in Plowed Soils (C6)
- _____ Stunted or Stressed Plants (D1) **(LRR A)**
- _____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- _____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- _____ Drainage Patterns (B10)
- _____ Dry-Season Water Table (C2)
- _____ Saturation Visible on Aerial Imagery (C9)
- _____ Geomorphic Position (D2)
- _____ Shallow Aquitard (D3)
- _____ Fac-Neutral Test (D5)
- _____ Raised Ant Mounds (D6) **(LRR A)**
- _____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	_____	No **X**	Depth (inches):	_____
Water Table Present?	Yes	_____	No **X**	Depth (inches):	**>13**
Saturation Present? (includes capillary fringe)	Yes	_____	No **X**	Depth (inches):	**>13**

Wetland Hydrology Present?

Yes _____ **No** **X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6867

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Site A - Wetland Delineation** City/County: **Florence/Lane** Sampling Date: **11/11/2019**

Applicant/Owner: **Florence Links Property Management, LLC** State: **OR** Sampling Point: **4**

Investigator(s): **CM/CR** Section, Township, Range: **Section 22, Township 18S, Range 12W**

Landform (hillslope, terrace, etc.:) **Ditch** Local relief (concave, convex, none): **Concave** Slope (%): **2**

Subregion (LRR): **LRR A** Lat: **43.9998** Long: **-124.1194** Datum: **WSG85**

Soil Map Unit Name: **Waldport fine sand** NWI Classification: **None**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes		No	X	**Is Sampled Area within a Wetland?** Yes	No X
Hydric Soil Present?	Yes		No	X		
Wetland Hydrology Present?	Yes		No	X		

Remarks:

VEGETATION - Use scientific names of plants.

		absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: 30)				
1	***Pinus contorta***	80	X	FAC
2				
3				
4				
		80	= Total Cover	
Sapling/Shrub Stratum (plot size: 15)				
1	***Vaccinium ovatum***	100	X	FACU
2	***Gaultheria shallon***	20		FACU
3	***Rhododendron sp***	5		(FAC)
4				
5				
		125	= Total Cover	
Herb Stratum (plot size:)				
1				
2				
3				
4				
5				
6				
7				
8				
		0	= Total Cover	
Woody Vine Stratum (plot size:)				
1				
2				
		0	= Total Cover	

% Bare Ground in Herb Stratum 100

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **2** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **50%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

____ 1- Rapid Test for Hydrophytic Vegetation

____ 2- Dominance Test is >50%

____ 3-Prevalence Index is ≤ 3.0[1]

____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)

____ 5- Wetland Non-Vascular Plants[1]

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No **X**

Remarks:

SOIL PHS # **6867** Sampling Point: **4**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	**10YR 3/2**	**100**					**Sand**	**Organic**
2-12	**10YR 5/3**	**100**					**Sand**	
12-14	**10YR 2/1**	**100**					**Sand**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes _____ **No X**

Remarks:

Disturbed Soils

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C6)
- Stunted or Stressed Plants (D1) **(LRR A)**
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- **X** Geomorphic Position (D2)
- Shallow Aquitard (D3)
- Fac-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes		No **X**	Depth (inches):	
Water Table Present?	Yes		No **X**	Depth (inches):	**>14**
Saturation Present? (includes capillary fringe)	Yes		No **X**	Depth (inches):	**>14**

Wetland Hydrology Present?

Yes _____ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

From: Matthew.Unitis@state.or.us <Matthew.Unitis@state.or.us>
Sent: Friday, July 24, 2020 9:47 AM
To: Wendy Farley-Campbell <wendy.farleycampbell@ci.florence.or.us>
Subject: WN2020-0449 Response to Local Case File #PC 20 07 PUD 01 & PC 20 0

We have completed our review of the Wetland Land Use Notification that was prepared for 3J Consulting for APIC Florence Holdings, LLC na - APIC Florence Holdings na The WLUN form was submitted to the Department for review/response and given the file number WN2020-0449

The results and conclusions from that review are explained in the attached pdf documents. If the attached documents are illegible or difficult to open, you may contact the Department and request paper copies. Otherwise, please review the attachments carefully and direct any questions or comments to Jurisdiction Coordinator, Matthew Unitis at 503-986-5262 or Matthew.Unitis@dsl.state.or.us. Thank you for your interest in the project.

Additional resources that may be helpful:
DSL Coordinator List

R/F Fee Schedule

Aquatic Resource Management Program
Oregon Department of State Lands
775 Summer St. NE, Ste. 100
Salem, OR 97301-1279
Fax: (503) 378-4844
www.oregon.gov/dsl

Exhibit Q1

Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN# *

WN2020-0449

Responsible Jurisdiction

Staff Contact	Jurisdiction Type	Municipality
Wendy FarleyCampbell	City	Florence

Local case file #	County
PC 20 07 PUD 01 & PC 20 0	Lane

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
18S	12W	15		700,3800, 3900,4000 ,4100,420 0

Street Address

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Lane

Latitude	Longitude
43.999503	-124.118513

Township	Range	Section	QQ section	Tax Lot(s)
18S	12W	22		1900

Street Address

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Latitude	Longitude
43.999503	-124.118513

Wetland/Waterway/Other Water Features

- [x] There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.

- [x] Local Wetlands Inventory shows wetland, waterway or other water features on the property

- [x] The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

Your Activity

- [x] It appears that the proposed project **may** impact wetlands and **may** require a State permit.

- [x] An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the site has wetlands or other waters that may be regulated. The determination or delineation report should be submitted to DSL for review and approval. Approved maps will have a DSL stamp with approval date and expiration date.

- [x] The proposed parcel division may create a lot that is largely wetland and thus create future development problems.

Applicable Oregon Removal-Fill Permit Requirement(s)

- [x] A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

Closing Information

Additional Comments

Based on review of available information and submitted site plan, proposed constructions may impact jurisdictional wetlands or other waters. Therefore, a wetland delineation, submitted to DSL for concurrence, is recommended prior to any earth work activity. Prior delineations (WD2001-0502, WD2015-0049), have found wetlands/other waters where proposed lots/constructed is mapped. Please feel free to call me with any further questions.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

- [x] A Federal permit may be required by The Army Corps of Engineers: (503)808-4373

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf

Response Date

7/24/2020

Response by:
Matthew Unitis

Response Phone:
503-986-5262

Wetland Land Use Notification

OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

Responsible Jurisdiction

*	**Municipality** *	**Date** *
(•) City of ( ) County of	Florence	6/30/2020

Staff Contact

First Name *
Wendy

Last Name *
FarleyCampbell

Phone *
541-997-8237

Email *
wendy.farleycampbell@ci.florence.or.us

Applicant

First Name *
3J Consulting for APIC
Florence Holdings, LLC

Last Name *
na

Mailing Address *

Street Address
9600 SW Nimbus Ave Ste 100

Address Line 2

City
Florence

State
OR

Postal / Zip Code
97008

Country
USA

Phone

Email (?)

Is the Property Owner name and address the same as the Applicant? *

( ) No (•) Yes

Property Owner

First Name *
APIC Florence Holdings

Last Name *
na

Mailing Address (If different than Applicant Address)

Street Address

5 Thomas Mellon Cir. Ste 305

Address Line 2

City

San Francisco

State

CA

Postal / Zip Code

94134

Country

USA

Phone

503-704-9934

Email (?)

asorber@apicincus.com

Activity Location

Township * (?)

18S

Range * (?)

12W

Section * (?)

15

Quarter-quarter Section (?)

Tax Lot(s) *

700,3800,3900,4000,4100,4200

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township * (?)

18S

Range * (?)

12W

Section * (?)

22

Quarter-quarter Section (?)

Tax Lot(s) *

1900

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Address

Street Address

Address Line 2

City

State

Postal / Zip Code

Country

County *

Lane

Adjacent Waterbody

Siuslaw R

Proposed Activity

Local Case File # *

PC 20 07 PUD 01 & PC 20 0

Zoning

Mobile Home / Manufactured Home District

Proposed

- [ ] Building Permit (new structures)
- [ ] Grading Permit
- [ ] Site Plan Approval
- [ ] Other (please describe)
- [ ] Conditional use Permit
- [x] Planned Unit Development
- [x] Subdivision

Project *

Preliminary PUD and Tentative Subdivision requests to construct 31 detached single-family residences, 49 single-family attached residences, and 46 multi-family units. with open space amenities, a private internal drive and alleyways. The properties are comprised of approx. 9.28 acres

Required attachments with site marked: Tax map and site plan(s). (?)

18121533.png 153.96KB

Required attachments with site marked: Tax map and site plan(s). (?)

18121534.png 265.86KB

Required attachments with site marked: Tax map and site plan(s). (?)

18122221.png 256.14KB

Required attachments with site marked: Tax map and site plan(s). (?)

Flo-Golf Tentative Plat 4-29-20.pdf 1.11MB

Required attachments with site marked: Tax map and site plan(s). (?)

RLID AERIAL for FLORENCE GOLF LINKS.pdf 157.96KB

Required attachments with site marked: Tax map and site plan(s). (?)

Layout_color_coded.png 690.26KB

Additional Attachments

Date

6/30/2020