

ATTACHMENT 3

Wetland Delineation

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



Oregon

Kate Brown, Governor

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

December 23, 2021

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,

A handwritten signature in black ink, appearing to read "Peter Ryan". The signature is fluid and cursive, with the first name "Peter" and last name "Ryan" clearly distinguishable.

Peter Ryan, SPWS
Aquatic Resource Specialist

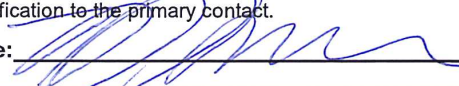
Enclosures

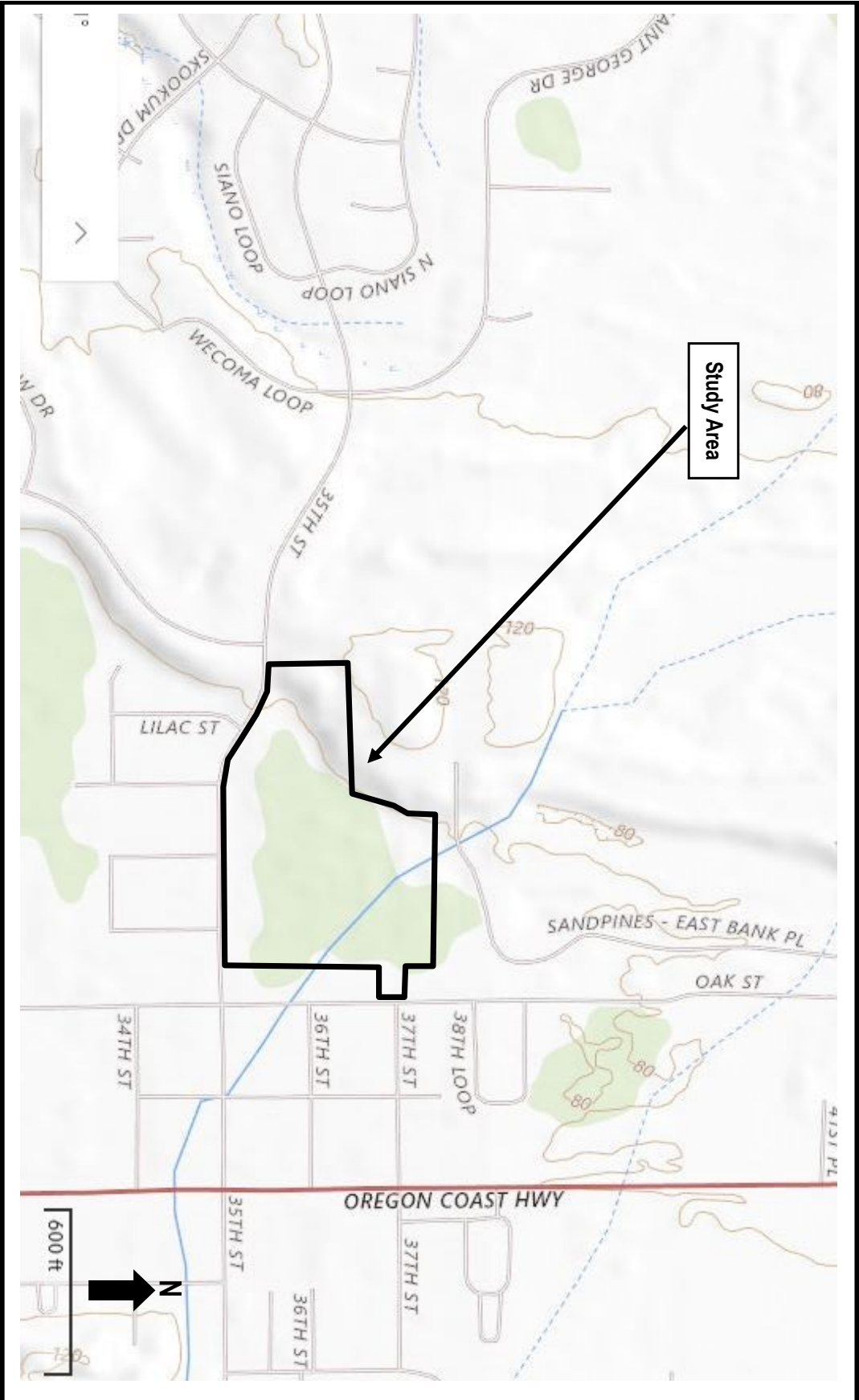
ec: Carlee Michelson, Pacific Habitat Services
City of Florence Planning Department (Maps enclosed for updating LWI)
Daniel Griffith, Corps of Engineers
Charles Redon, DSL
Oregon Coastal Management Program

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 form and report may be e-mailed to: **Wetland_Delineation@dsl.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	
<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Mike Johnson William Johnson Construction, Inc. PO Box 1176 Florence, OR 97439	Business phone # 541-999-0836 Mobile phone # (optional) E-mail: johnsonm47ike@icloud.com
<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address (if different): Same	Business phone # Mobile phone # (optional) E-mail:
I either 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 primary contact.	
Typed/Printed Name: <u>William M. Johnson</u> Date: _____	Signature:  Special instructions regarding site access: _____
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
Proposed Use: Development Potential	Tax Map # 18122211 Tax Lot(s) 1100, 1200, portion of Oak St Right-of-Way (ROW)
Project Street Address (or other descriptive location): 35th and Oak Street, northwest of the intersection	Tax Map # Tax Lot(s)
City: Florence County: Lane	Township 18S Range 12W Section 22AA QQ NE1/4NE6 Use separate sheet for additional tax and location information
	Waterway: n/a River Mile: n/a
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	Phone # (503) 570-0800 Mobile phone # (if applicable) E-mail: cm@pacifichabitat.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: <u>Carlee Michelson</u>	Date: 06/28/2021
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Study Area size: 16-acre Total Wetland Acreage: none
Check Applicable Boxes Below	
<input type="checkbox"/> R-F permit application submitted	<input type="checkbox"/> Fee payment submitted \$ <u>475</u>
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Resubmittal of rejected report (\$100)
<input type="checkbox"/> EFSC/ODOE Proj. Mgr: _____	<input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee)
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	DSL # _____ Expiration date _____
<input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # <u>WD00-485, WD10-0057</u>	<input type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code _____
For Office Use Only	
DSL Reviewer: <u>MU</u>	Fee Paid Date: ____ / ____ / ____
Date Delineation Received: <u>09/02/2021</u>	Scanned: <input type="checkbox"/> Electronic: <input checked="" type="checkbox"/>
	DSL WD # <u>2021-0494</u> DSL App.# _____



Project #7127
 4/15/2021

 Pacific Habitat Services, Inc.
 9450 SW Commerce Circle, Suite 180
 Wilsonville, OR 97070

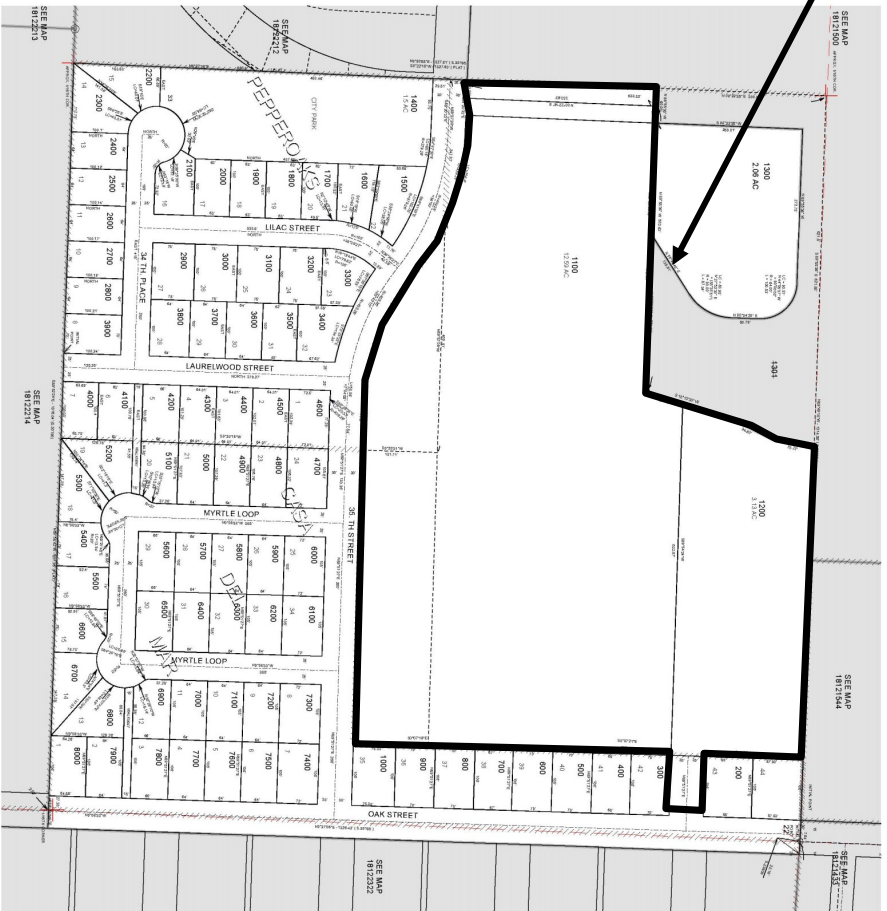
General Location and Topography
 35th and Oak Street - Florence, Oregon
 United States Geological Survey (USGS) Florence, Oregon 7.5 quadrangle, 2020
 (viewer: nationalmap.gov/basic)

FIGURE
 1

Study Area

FOR ASSOCIATED MAP
MAY BE USED ONLY

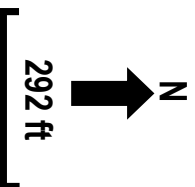
N.E. 1/4 N.E. 1/4 SEC. 22 T.18S. R.12W. WM.
Lane County
1" = 100'



18122211
FLORENCE

CANCELLED
1501

FLORENCE
18122211

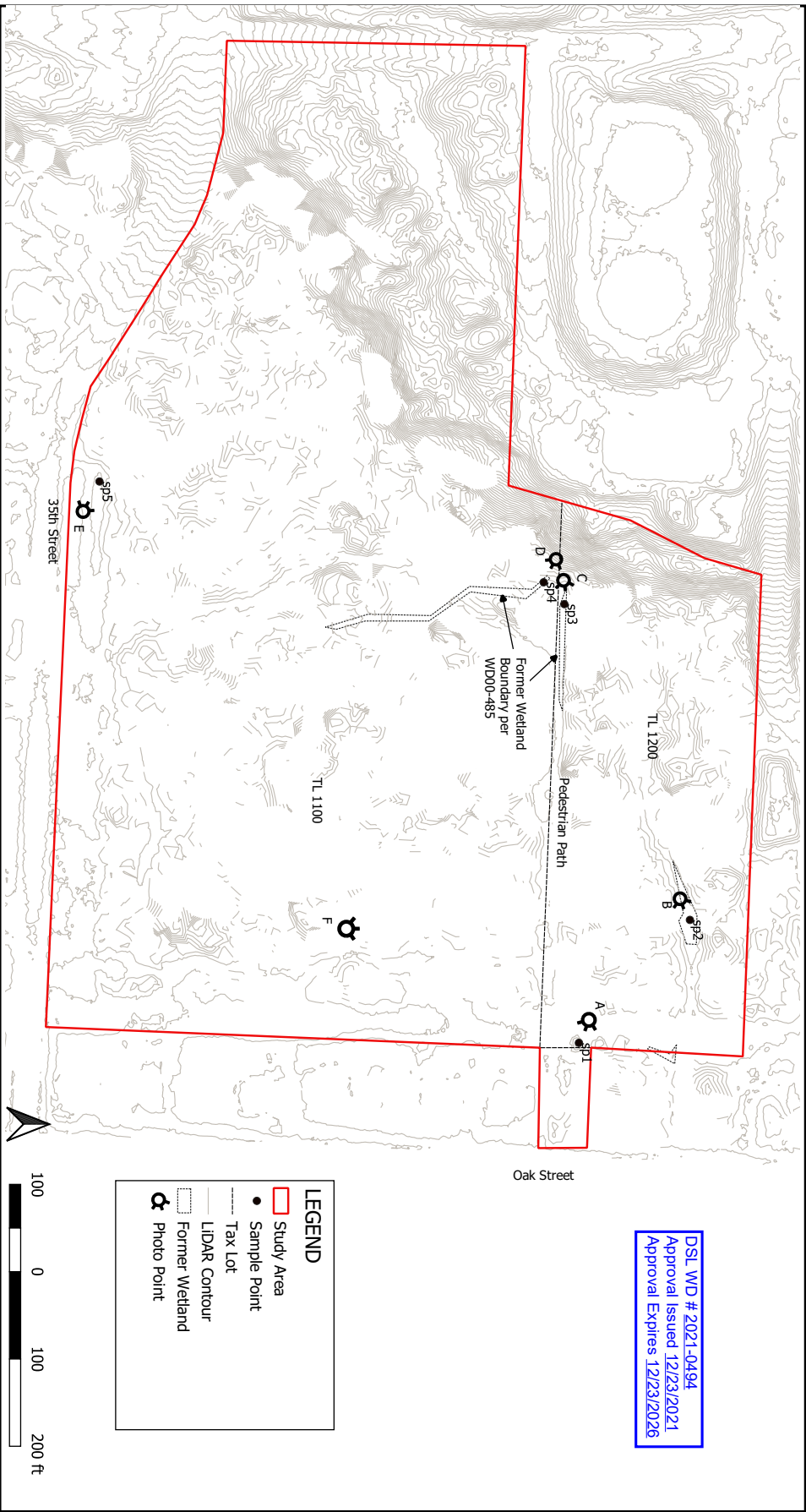


Project #7127
4/15/2021
Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Tax Lot Map
35th and Oak Street - Florence, Oregon
The Oregon Map (ormap.net)

FIGURE
2

DSL WD # 2021-0494
 Approval Issued 12/23/2021
 Approval Expires 12/23/2026



LEGEND

- Study Area
- Sample Point
- Tax Lot
- LIDAR Contour
- Former Wetland
- ⊕ Photo Point



#7127
 5/15/2021

 PHS
 Professional Hydrographic Services, Inc.
 1000 NE Oregon Street, Suite 100
 Wilsonville, OR 97070

Survey conducted by PHS utilizing GPS. Sample point accuracy +/- 3 ft. LIDAR obtained from Oregon LIDAR Consortium, 2009. accuracy +/- 3 ft. Tax lots obtained from Oregon Comprehensive Plan Map. accuracy +/- 3 ft. Former Wetland Boundary obtained from PHS GIS data. accuracy +/- 3 ft.

Existing Conditions
 35th and Oak Street- Florence, Oregon

FIGURE
6