



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

Kate Brown

Governor

Shemia Fagan

Secretary of State

Tobias Read

State Treasurer

May 13, 2021

Florence Links Property Management, LLC
Attn: Ashlee Sorber, General Counsel
American Pacific International Capital
5 Thomas Mellon Circle, Suite 305
San Francisco, CA 94134

Re: WD # 2020-0493 **Approved**
Wetland Delineation Report for the Site A Property
Lane County; T18S R12W S15CC TL 700;
S15CD TL 3800; S22BA TL 1900
Florence Local Wetlands Inventory, Wetland PW

Dear Ms. Sorber:

The Department of State Lands has reviewed the wetland delineation report prepared by Pacific Habitat Services for the site referenced above. Based upon the information presented in the report, and additional information submitted upon request, we concur that there are no wetlands within the study area and the excavated ditches as shown on Figure 5 are not state jurisdictional. 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 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.

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

This 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".

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

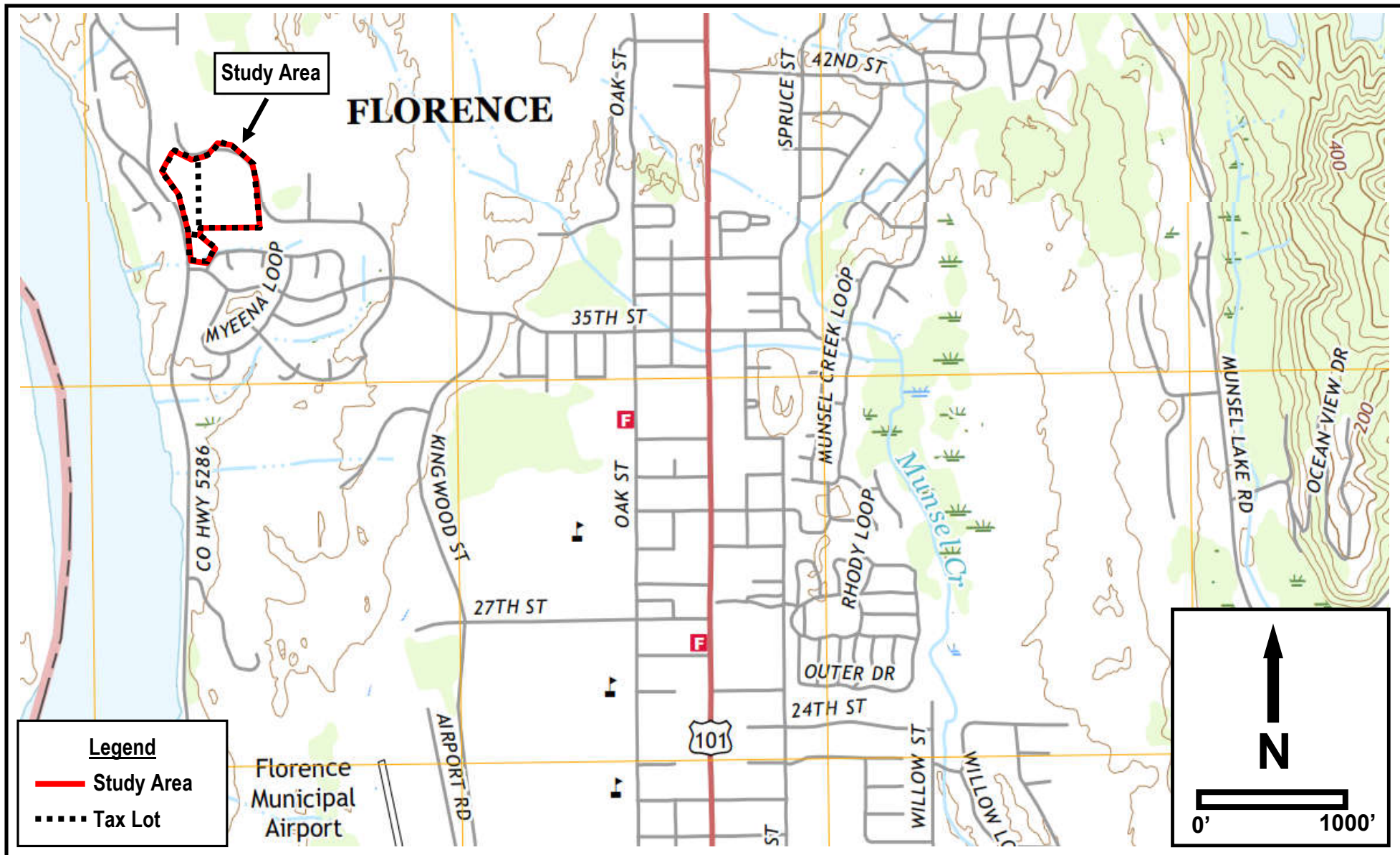
ec: Carlee Michelson, Pacific Habitat Services
Caroline Rim, Pacific Habitat Services
City of Florence Planning Department (Maps enclosed for updating LWI)
Daniel Griffith, Corps of Engineers
Charles Redon, DSL
Oregon Coastal Management Program (coast.permits@state.or.us)

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 the 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 from 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 checked="" type="checkbox"/> Owner Name, Firm and Address: Florence Links Property Management, LLC c/o Ashlee Sorber, General Counsel American Pacific International Capital 5 Thomas Mellon Circle, Suite 305, San Francisco, CA 94134	Business phone # Mobile phone # (optional) E-mail: asorber@apicincus.com
<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address: Ashlee Sorber, General Counsel American Pacific International Capital 5 Thomas Mellon Circle, Suite 305, San Francisco, CA 94134	Business phone # Mobile phone # E-mail: asorber@apicincus.com
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: Ashlee Sorber Signature: _____ Date: 9/16/2020 Special instructions regarding site access: _____	
Project and Site Information	
Project Name: Site A Property	Latitude: 43.9992 Longitude: -124.118 decimal degree - centroid of site or start & end points of linear project Tax Map # 18S12W15-33, 18S12W22-21, 18S12W15-34 Tax Lot(s) 700, 1900, 3800
Proposed Use: None at this time; zoned residential.	Tax Map #
Project Street Address (or other descriptive location): Three tax lots located east of Rhododendron Drive and north of 35th Street.	Township 18S Range 12W Section 15, and 22 Use separate sheet for additional tax and location information Waterway: N/A River Mile: N/A City: Florence County: Lane NWI Quad(s): Florence and Mercer Lake, Oregon
Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Pacific Habitat Services Attn: Carlee Michelson 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070	Phone # 503-570-0800 Mobile phone # 775-722-0216 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: <i>Carlee Michelson</i> Date: 9/16/2020	
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: 8.41 acres Total Wetland Acreage: 0	
Check Applicable Boxes Below	
<input type="checkbox"/> R-F permit application submitted <input type="checkbox"/> Mitigation bank site <input type="checkbox"/> Industrial Land Certification Program Site <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) <input type="checkbox"/> Previous delineation/application on parcel? If Known, previous DSL #	<input checked="" type="checkbox"/> Fee payment submitted \$466 <input type="checkbox"/> Fee (\$100) for resubmittal of rejected report <input type="checkbox"/> Request for Reissuance. See eligibility criteria (no fee) DSL # _____ Expiration Date _____ <input checked="" type="checkbox"/> LWI shows wetlands or waters on parcel? Wetland ID Code Probable Wetland - No Code
For Office Use Only	
DSL Reviewer: MU Fee Paid Date: ____/____/____ Date Delineation Received: 09 / 21 / 2020 Scanned: <input checked="" type="checkbox"/> Final Scan: <input type="checkbox"/>	DSL WD # 2020-0493 DSL App. # _____



#6867
9/15/2020



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

General Location and Topography
Site A - Florence, Oregon
United States Geological Survey (USGS) Florence and Mercer Lake, Oregon 7.5 quadrangle, 2017
(viewer.nationalmap.gov/basic)

FIGURE

1

FOR ASSESSMENT AND
TAXATION ONLY

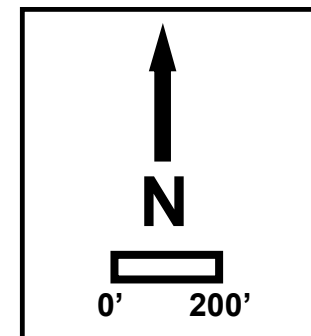
S.W.1/4 S.W.1/4 SEC. 15 T.18S. R.12W. W.M.
Lane County
1" = 100'

REVISIONS:
18121533 - LOT 101 - CORRECT MAP TO SEE
18121533 - LOT 101 - UPDATE TO SEE 18121533
18121533 - LOT 101 - UPDATE TO SEE 18121533
18121533 - LOT 101 - UPDATE TO SEE 18121533
18121533 - LOT 101 - UPDATE TO SEE 18121533
18121533 - LOT 101 - UPDATE TO SEE 18121533
18121533 - LOT 101 - UPDATE TO SEE 18121533
18121533 - LOT 101 - UPDATE TO SEE 18121533

18121533
FLORENCE

LOCATED - 2018-12-12 11:15

CANCELLED
3700
4700



FLORENCE
18121533

#6867
9/15/2020



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

Tax Lot Map
Tax Lot 700 - Site A - Florence, Oregon
The Oregon Map (ormap.net)

FIGURE
2A

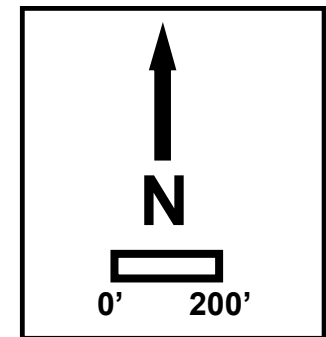
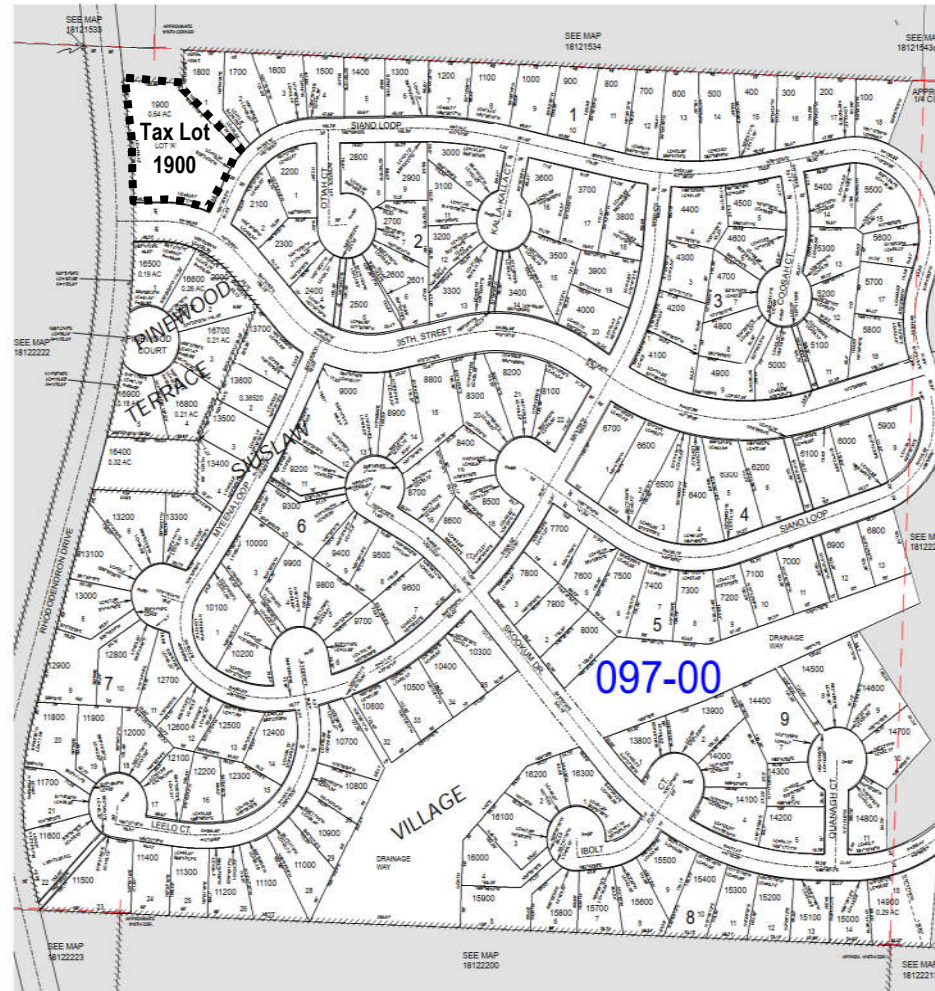
FOR ASSESSMENT AND
TAXATION ONLY

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

18122221
FLORENCE

SIC DATA
9/10/2017 9:22:18 AM : lalbee

CANCELLED:
2009



FLORENCE
18122221

#6867
9/15/2020



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

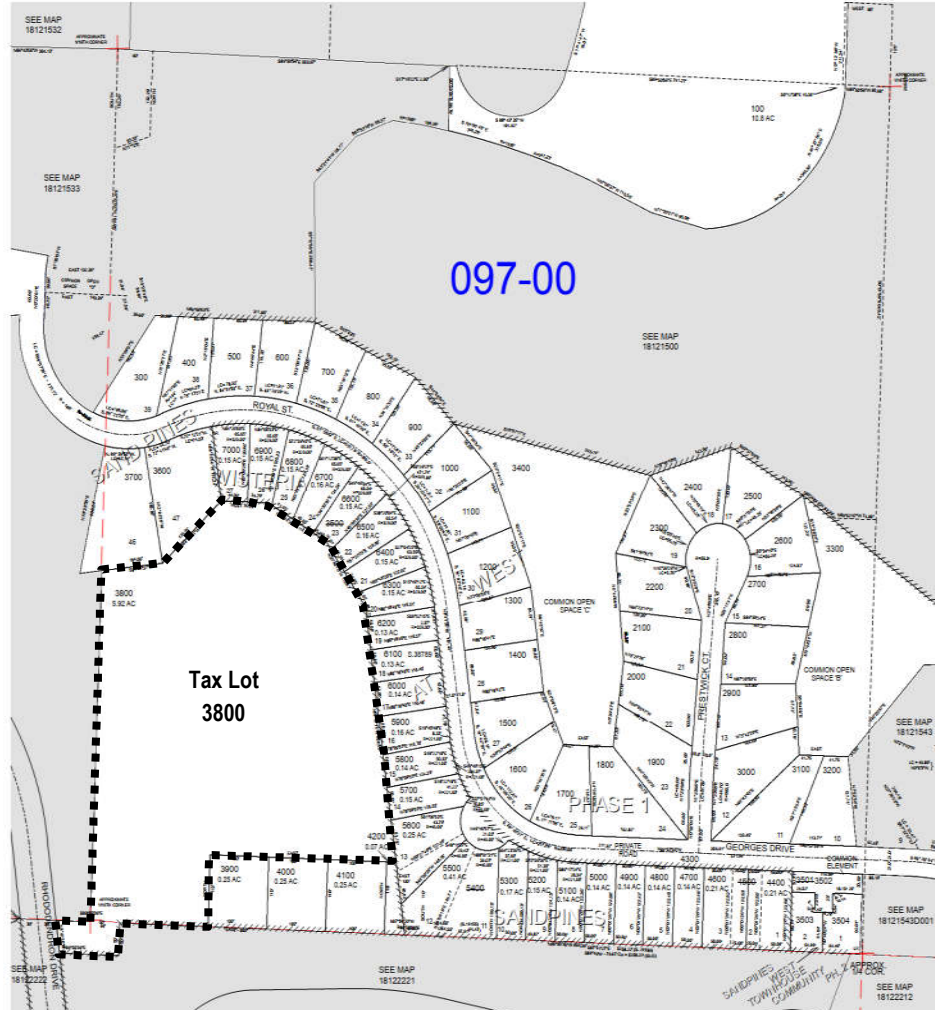
Tax Lot Map
Tax Lot 1900 - Site A - Florence, Oregon
The Oregon Map (ormap.net)

FIGURE
2B

FOR ASSESSMENT AND
TAXATION ONLY

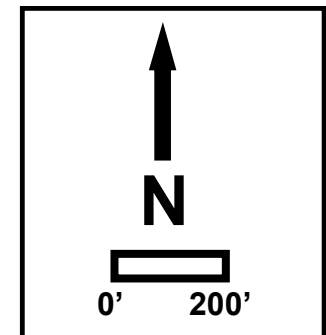
S.E.1/4 S.W.1/4 SEC.15 T.18S. R.12W. W.M.
Lane County
1" = 100'

18121534
FLORENCE



SEE DATA
9/5/2009 12:23:44 PM 1:000000

CANCELLED:
3500
3501
4500
5400
200



FLORENCE
18121534

#6867
9/15/2020



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

Tax Lot Map
Tax Lot 3800 - Site A - Florence, Oregon
The Oregon Map (ormap.net)

FIGURE
2C

