



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

April 20, 2020

Gil Gramson
15 NW 17th Place
Warrenton, OR 97146

Kate Brown
Governor

Re: WD # 2020-0039 **Approved**
Delineation Report for SW Juniper Ave Residential Development
Clatsop County; T8N R10W S21CB TL1500 (Portion)
Warrenton Local Wetlands Inventory, Wetland T-22

Bev Clarno
Secretary of State

Tobias Read
State Treasurer

Dear Mr. Gramson:

The Department of State Lands has reviewed the wetland delineation report prepared by Pacific Habitat Services for the site referenced above. Please note that the study area includes only a portion of the tax lot described above (see the attached map). Based upon the information presented in the report, and additional information submitted upon request, we concur with the wetland boundaries as mapped in Figure 6 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, one wetland (Wetland A, totaling approximately 0.56 acres) is identified. It is subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

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 Clatsop County, Daniel Evans, PWS, at (503) 986-5271.

Sincerely,



Peter Ryan, PWS
Aquatic Resource Specialist

Enclosures

ec: Joe Thompson, PWS, Pacific Habitat Services
Warrenton Planning Department (Maps enclosed for updating LWI)
Brad Johnson, Corps of Engineers
Dan Cary, SPWS, DSL
Oregon Coastal Management Program (Coastal Zone, coastpermits@state.or.us)

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

This form must be included with any wetland delineation report submitted to the Department of State Lands for review and approval. A wetland delineation report submittal is not "complete" unless the fully completed and signed report cover form and the required fee are submitted. Attach this form to the front of an unbound report or include a hard copy of the completed form with a CD/DVD that includes a 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 attachment 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 instructions on how to access the file from your ftp or other file sharing website. Fees can be paid by check or credit card. Make the check payable to the Oregon Department of State Lands. To pay the fee by credit card, call 503-986-5200.

<input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address: Gil Gramson 15 NW 17th Place Warrenton, OR 97146	Business phone # 503-861-1133 Mobile phone # (optional) 503-440-6818 E-mail: gilandanngramson@charter.net
RECEIVED JAN 17 2020	
<input type="checkbox"/> Authorized Legal Agent, Name and Address:	Business phone # Mobile phone # 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>Gil Gramson</u> Signature: <u><i>Gil Gramson</i></u>	
Date: _____ Special instructions regarding site access: None	

RECEIVED

M1-#12,00
#3072
M2-#454.6
#10151

RECEIVED \$ M2
DEPARTMENT OF STATE LANDS

Project and Site Information (using decimal degree format for lat/long., enter centroid of site or start & end points of linear project)

Project Name: SW Juniper Ave Residential Development	Latitude: 46.1605, -	Longitude: 123.9390
Proposed Use: Residential Development	Tax Map #8.10.21CB	
Project Street Address (or other descriptive location): SW Juniper Ave	Township 8N	Range 10W Section 21CB QQ
	Tax Lot(s) 1500 (portion)	
City: Warrenton	County: Clatsop	
	Waterway: None	River Mile: N/A
	NWI Quad(s): Warrenton	

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: Pacific Habitat Services, Inc. Attn: Joe Thompson, PWS 9450 Commerce Circle, Suite 180, Wilsonville, OR 97070	Phone # 503-570-0800 Mobile phone # E-mail: jt@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><i>Joe Thompson</i></u>	Date: 12/17/2019
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No Study Area size: 1.87 Acres Total Wetland Acreage: 0.56 Acres	

Check Box Below if Applicable:

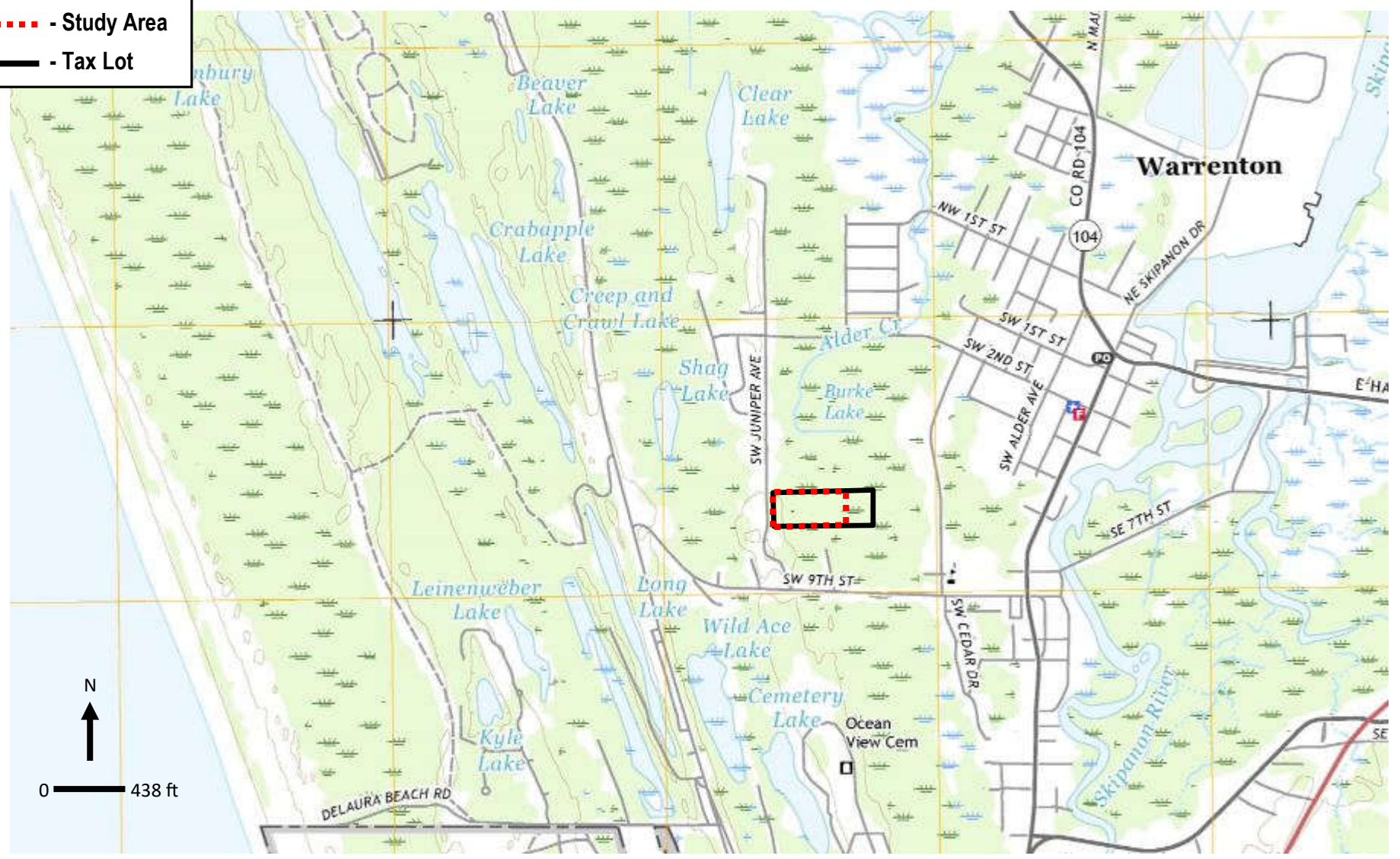
Fees:

<input type="checkbox"/> R-F permit application submitted <input type="checkbox"/> Mitigation bank site <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) <input type="checkbox"/> Industrial Land Certification Program Site <input type="checkbox"/> Reissuance of a recently expired delineation Previous DSL # _____ Expiration date _____	<input checked="" type="checkbox"/> Fee payment submitted \$ 454 <input type="checkbox"/> Fee (\$100) for resubmittal of rejected report <input type="checkbox"/> No fee for request for reissuance of an expired report
Other Information:	
Has previous delineation/application been made on parcel? <input type="checkbox"/> Y <input type="checkbox"/> N	If known, previous DSL # _____
Does LWI, if any, show wetland or waters on parcel? <input checked="" type="checkbox"/> X <input type="checkbox"/> T-22	

For Office Use Only

DSL Reviewer: <u>DE</u>	Fee Paid Date: <u>1 / 17 / 20</u>	DSL WD # <u>2020-0039</u>
Date Delineation Received: <u>12 / 30 / 19</u>	DSL Project # <u>29331</u>	DSL Site # _____
Scanned: <input type="checkbox"/> Final Scan: <input type="checkbox"/>	DSL WN # _____	DSL App. # _____

----- - Study Area
——— - Tax Lot



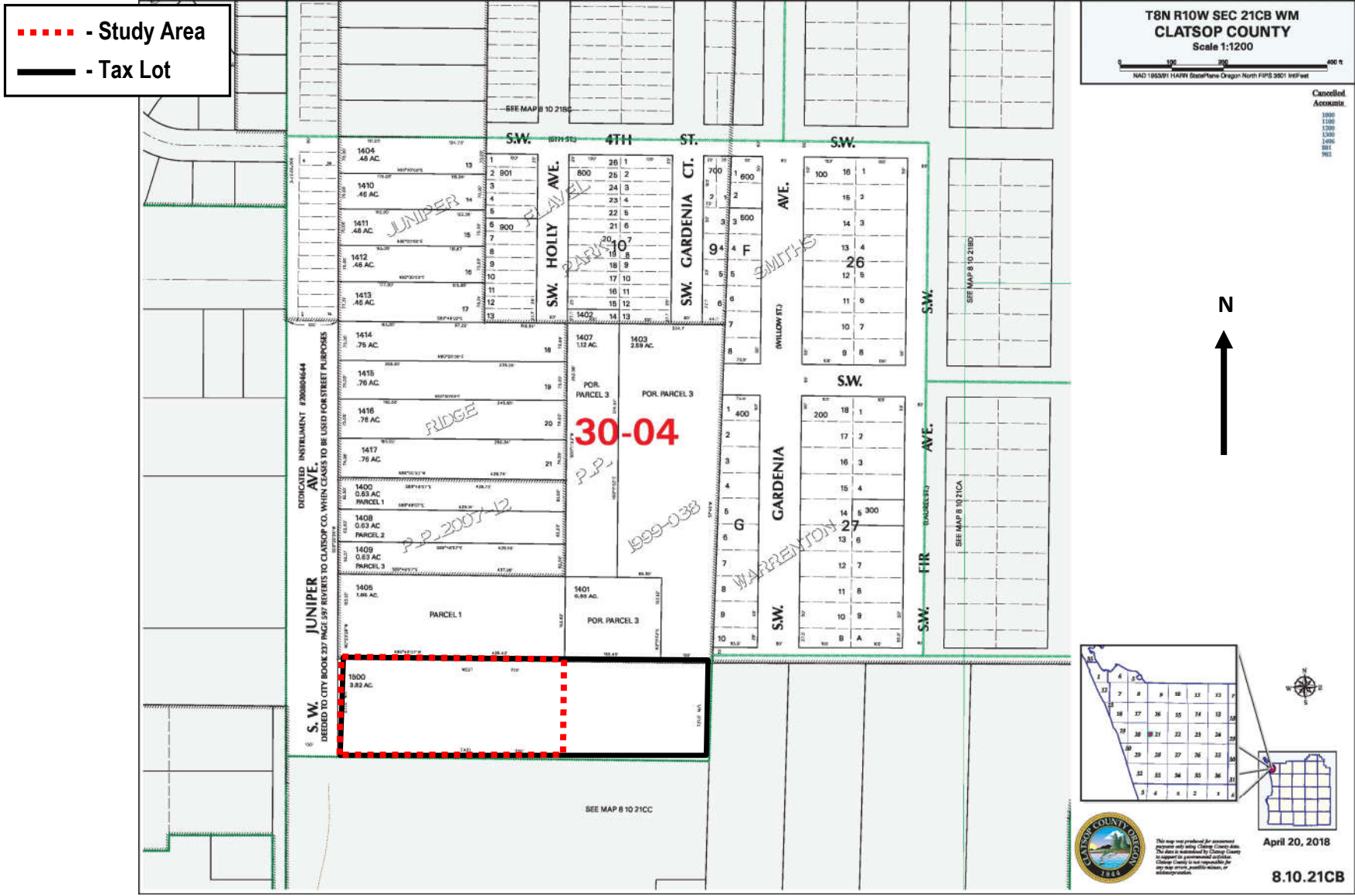
#6778
12/2/19



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

General Location and Topography
SW Juniper Avenue - Warrenton, Oregon
United States Geological Survey (USGS) Warrenton, Oregon 7.5 quadrangle, 2017
(viewer.nationalmap.gov/basic)

FIGURE
1

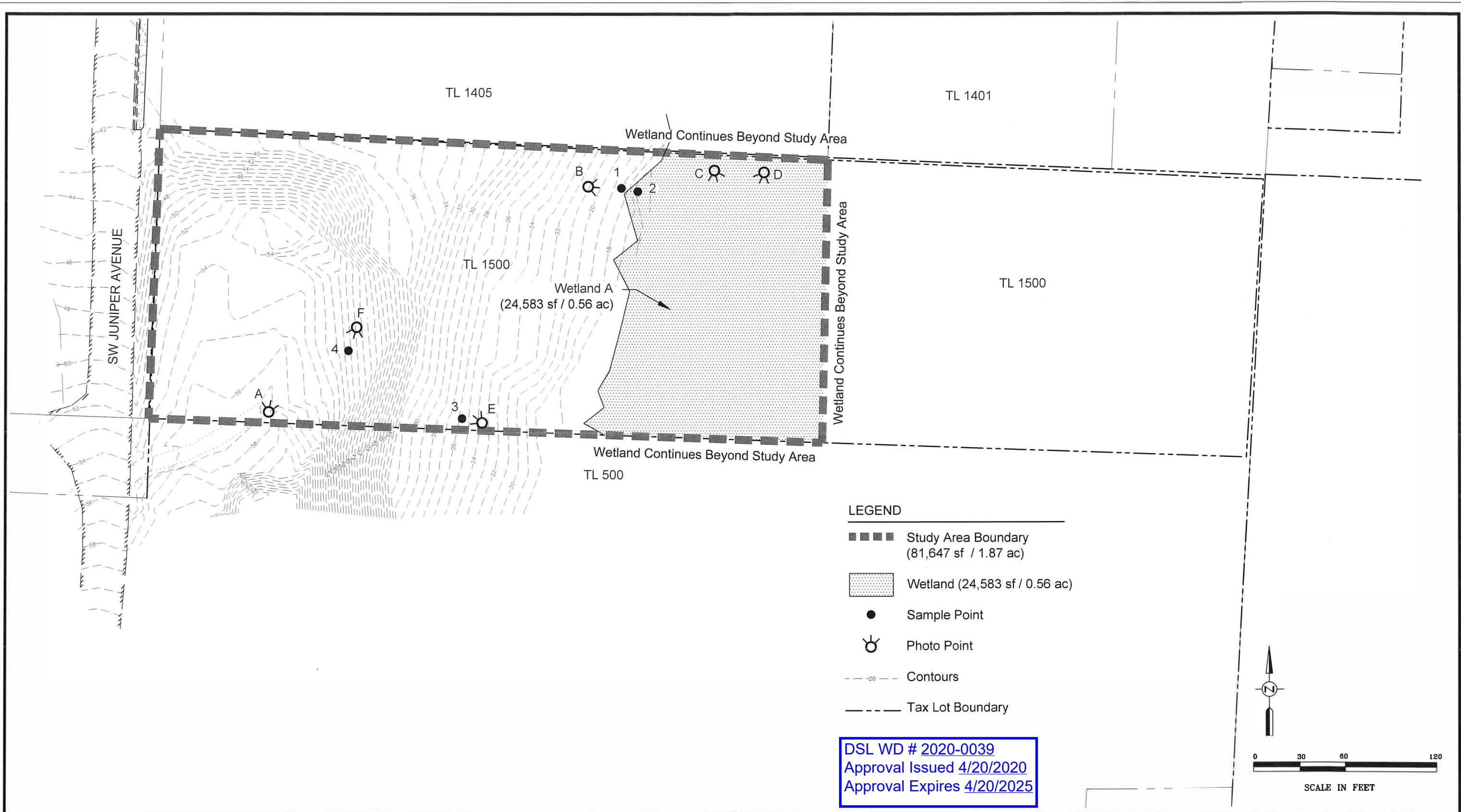


#6778
12/2/19

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

Tax Lot Map
SW Juniper Avenue - Warrenton, Oregon
The Oregon Map (ormap.net)

FIGURE
2



Survey provided by
CKI Land Surveying
Survey and Sample point accuracy is sub-centimeter. Study
area boundary eastern edge was digitized by PHS using survey
results and is precise to +/- 5 feet.

Wetland Delineation
SW Juniper Avenue - Warrenton, Oregon

FIGURE
6

12-17-2019