



Oregon

Tina Kotek, 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

April 28, 2025

State Land Board

Adam Neahring
101 SW Juniper Ave.
Warrenton, OR 97146

Tina Kotek
Governor

Re: WD # 2024-0658 **Approved**
Wetland Delineation Report for Kalmia Avenue
Clatsop County; T8N R10W S20AA TLs 400, 738, 2100,
Portion of TL 300
City of Warrenton Local Wetlands Inventory Wetland T-16

Tobias Read
Secretary of State

Elizabeth Steiner
State Treasurer

Dear Adam Neahring:

The Department of State Lands has reviewed the wetland delineation report prepared by Westbrook Science & Design, LLC for the site referenced above. Please note that the study area includes only a portion of the tax lots 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 and waterway boundaries as mapped in revised 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, totaling approximately 2.199 acres was identified. The wetland 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 wetland is an Interdunal Swale wetland, an Aquatic Resource of Special Concern, and as such, may have additional protection.

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.

Please be advised that state law establishes a preference for avoidance of impacts to waters of this state. Because measures to avoid and minimize impacts to waters of this state 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 Chris Stevenson, PWS the Wetland Ecologist for Clatsop County at (503) 798-7622.

Sincerely,

Daniel Evans, PWS
Wetland Ecology Specialist

Enclosures

ec: Anita Cate Smyth, Westbrook Science & Design LLC
City of Warrenton Planning Department
Michael Neal, Corps of Engineers
Heather Dimke, DSL
Oregon Coastal Management Program

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

A complete report and signed report cover form, along with [applicable review fee](#), are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

Ways to submit report:

- ❖ **Under 50MB** - A single unlocked PDF can be emailed to: wetland.delineation@dsl.oregon.gov.
- ❖ **50MB or larger** - A single unlocked PDF can be uploaded to [DSL's Box.com](#) website. After upload notify DSL by email at: wetland.delineation@dsl.oregon.gov.
- ❖ **OR** a hard copy of the unbound report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

- ❖ By credit card on [DSL's epayment portal](#) after receiving the unique file number from DSL's emailed confirmation.
- ❖ By check payable to the Oregon Department of State Lands attached to the unbound mailed hardcopy **OR** attached to the complete signed cover form if report submitted electronically.

| Contact and Authorization Information | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Adam Neahrng 101 SW Juniper Ave. Warrenton, OR 97146 | | Business phone # (503) 440-4423 Mobile phone # (optional) E-mail: aneahrng@bergerson-const.com | |
| <input type="checkbox"/> Authorized Legal Agent, Name and Address (if different): | | 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: Adam Neahrng | | Signature: Adam Neahrng | |
| Date: | | Special instructions regarding site access: | |
| Project and Site Information | | | |
| Project Name: Kalmia Avenue | | Latitude: 46.16923 Longitude: -123.94371 decimal degree - centroid of site or start & end points of linear project | |
| Proposed Use: Residential subdivision | | Tax Map # Tax Lot(s) 400, 738, 2100, portion of tax lot 300 | |
| Project Street Address (or other descriptive location): Northern terminus of Kalmia Avenue; west of Kalmia Avenue | | Tax Map # Tax Lot(s) | |
| City: Warrenton County: Clatsop | | Township 8N Range 10W Section 20 QQ AA Use separate sheet for additional tax and location information | |
| | | Waterway: none River Mile: n/a | |
| Wetland Delineation Information | | | |
| Wetland Consultant Name, Firm and Address: Anita Cate Smyth, SPWS Westbrook Science & Design, LLC 13700 SW Ascension Drive Tigard, OR 97223 | | Phone # (503) 869-7897 Mobile phone # (if applicable) E-mail: info@westbrookscience.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>ACS</i> | | Date: 12/5/2024 | |
| 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: 6.90 acres +/- Total Wetland Acreage: 2.199 | |
| Check Applicable Boxes Below | | | |
| <input type="checkbox"/> R-F permit application submitted | | <input type="checkbox"/> Fee payment submitted \$ _____ | |
| <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 # _____ | | <input checked="" type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code T 16, 17, 21, 22-22 | |
| For Office Use Only | | | |
| DSL Reviewer: <i>CS</i> | | Fee Paid Date: ____ / ____ / ____ | |
| Date Delineation Received: 12 / 05 / 2024 | | DSL WD # 2024-0658 | |
| | | DSL App.# _____ | |

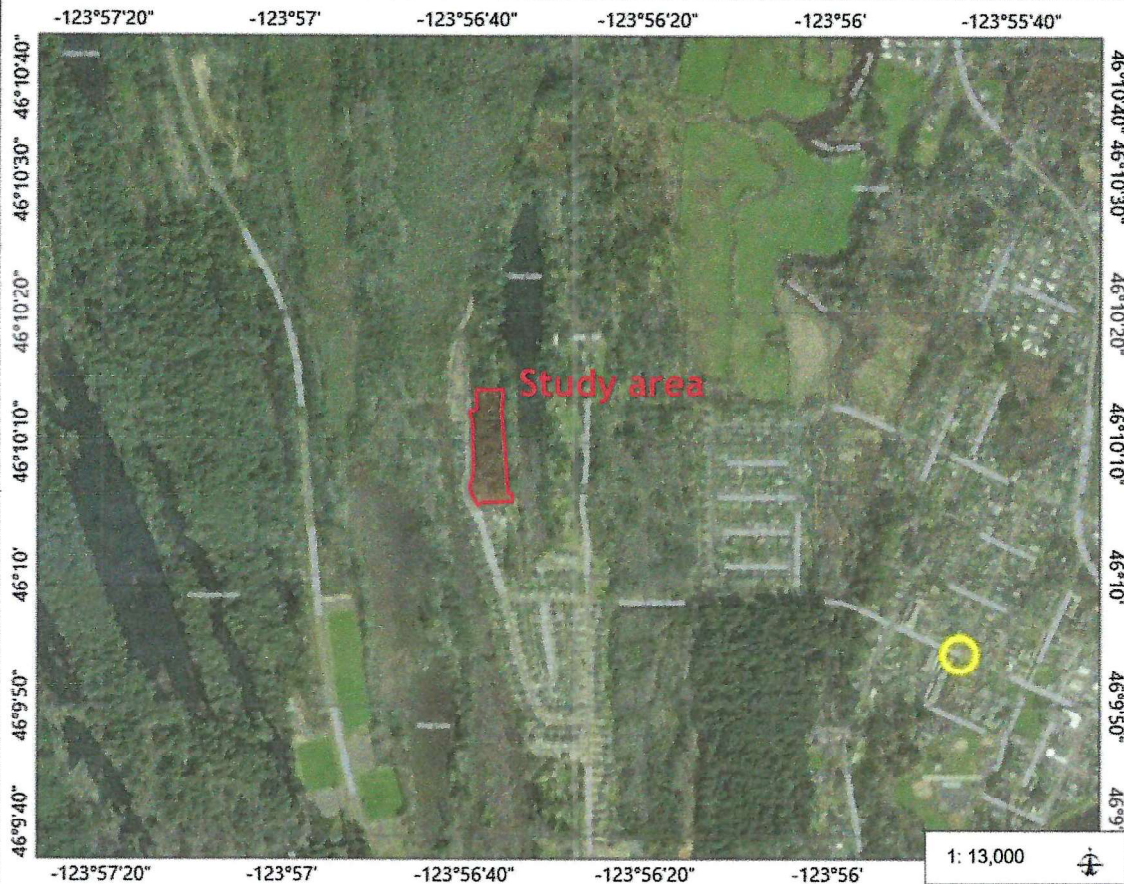


Legend

- States & Provinces
- Other States and Provinces
 - Oregon

Notes

Add your notes here



0.4 0 0.21 0.4 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Oregon Explorer (<https://oregonexplorer.info>)

This map is a user-generated static output for reference only from:
[Oregon Explorer Map Viewer](#)
Data layers that appear on this map may or may not be accurate, current, or reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Source: as shown

Scale: as shown

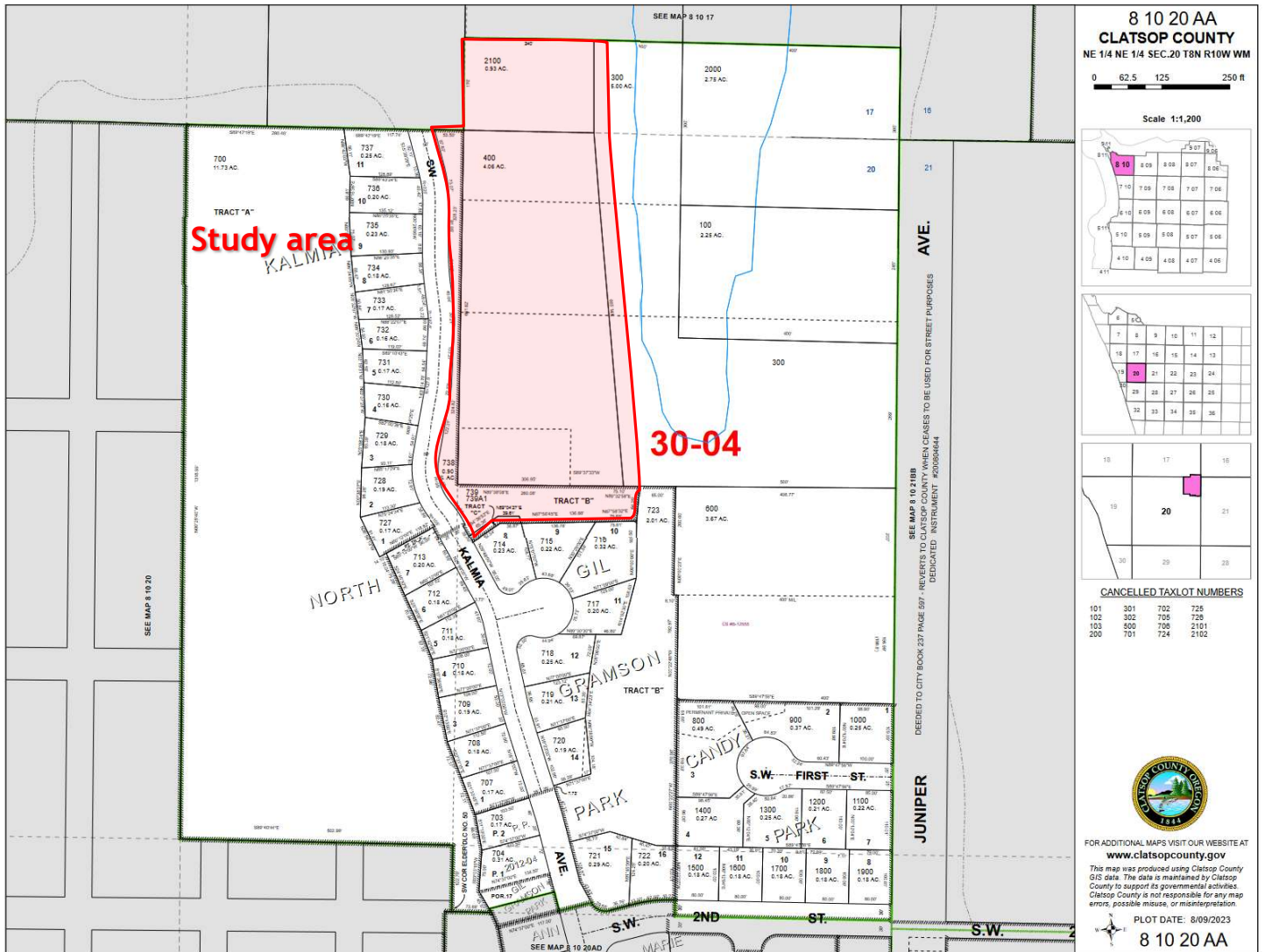


LOCATION MAP

Neahring Property
Kalmia Avenue
Clatsop County, Oregon

Figure

1



Source: ORMAP GIS at <http://www.ormap.org/maps/index.cfm>



TAX LOT MAP

Neahring Property
 Kalmia Avenue
 Clatsop County, Oregon

Figure

2

ACCURACY STATEMENT

FIELDWORK PERFORMED 10/01/2024.
DATA COLLECTED USING A TRIMBLE S7
TOTAL STATION ADJUSTED USING THE
LEAST SQUARES METHOD IN TRIMBLE
BUSINESS CENTER (TBC).
THE RESULTING RELATIVE ACCURACY
IS IN CONFORMANCE WITH THE
PRINCIPLES STATED IN O.R.S. 92.050.

FIGURE 6: WETLAND MAP
8N10W20AA, CLATSOP CO.

- STUDY AREA
- WTST ● SAMPLE PLOT
- # → PHOTO POINT & DIRECTION OF VIEW
- WETLANDS

HGM is depressional
outflow

This is an Inter Dunal
ARSC

DSL WD # 2024-0658
Approval Issued:4/28/2025
Approval Expired:4/28/2030

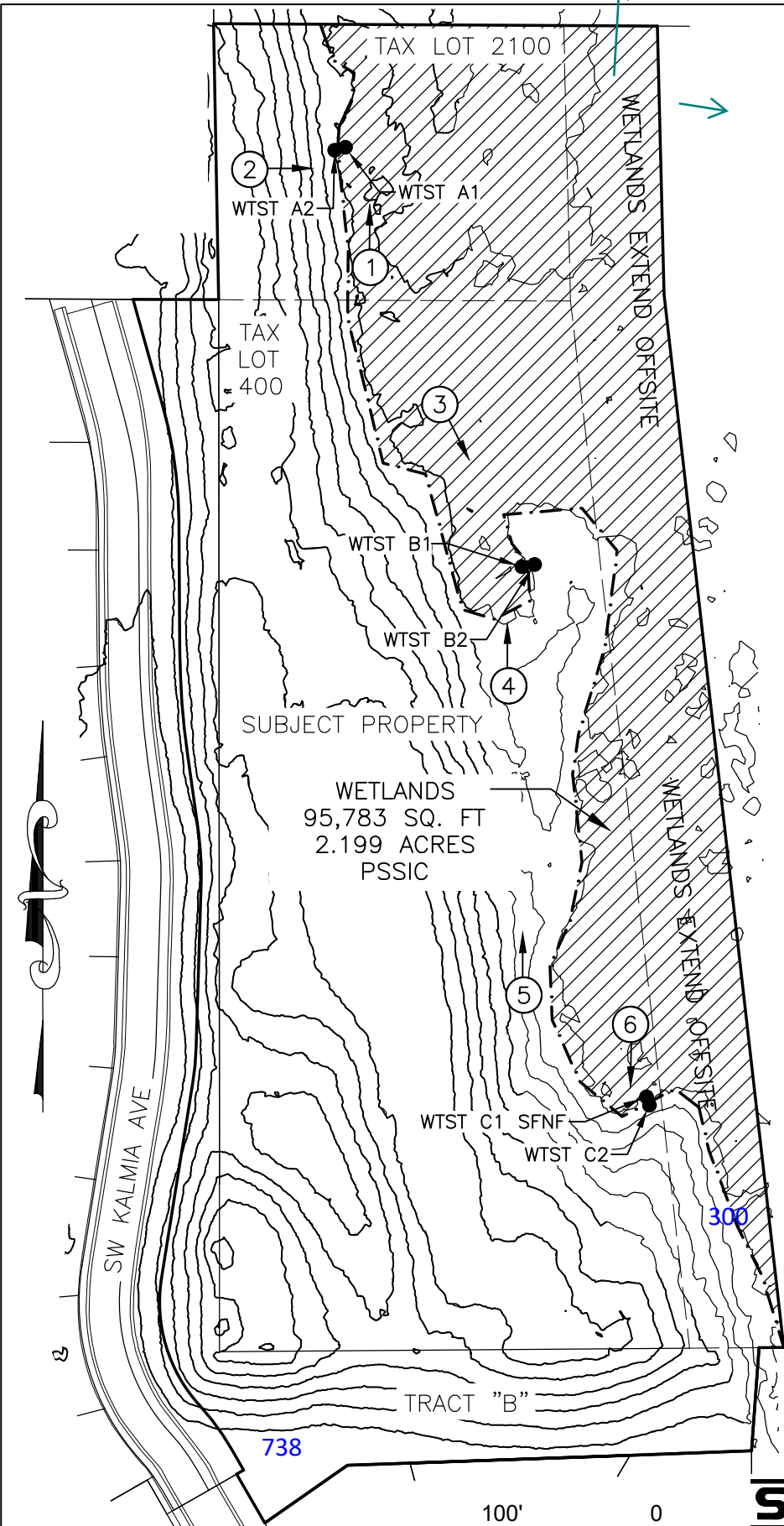
S&F Land Services

Land Surveying & Remote Sensing

4905 SW SCHOLLS FERRY RD.
PORTLAND, OR 97225
(503) 345-0328

WWW.SFLANDS.COM

EMAIL: INFO@SFLANDS.COM



DATE: 12/5/2024
PROJ. NO: 24-G761-01

100' 0'
SCALE: 1" = 100'