



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

July 25, 2024

State Land Board

Dutchmen Properties
Attn: Kevin Reed
2120 NE Steele Street
Corvallis, OR 97330

Tina Kotek
Governor

Re: WD # 2023-0577 **Approved**
Wetland Delineation Report for Vincent Road Tax Lot 200
Clackamas County; T2S R7E S32DC TL200

LaVonne Griffin-Valade
Secretary of State

Dear Kevin Reed:

Tobias Read
State Treasurer

The Department of State Lands has reviewed the wetland delineation report prepared by AKS Engineering & Forestry for the site referenced above. Based upon the information presented in the report, a site visit on May 14, 2024, 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, 5 wetlands (Wetland A through E, totaling approximately 1.17 acres) and one waterway (Ephemeral Drainage) were identified. The wetlands are 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). The waterway is exempt per OAR 141-085-0515(3) and therefore, is not subject to these state permit requirements.

Additionally, the study area was logged between August 2020 and March 2021 prior to its conversion for a residential development. Per communication with Grey Wolf, DSL Mitigation Specialist, all removal and fill activities within the study area wetlands will require compensatory mitigation for their previous Cowardin type, Palustrine Forested, rather than for their post logging Cowardin type.

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 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 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 Wetland Ecologist for Clackamas County, Chris Stevenson, PWS, at (503) 798-7622.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan", with a stylized flourish at the end.

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Sonya Davis, PWS, AKS Engineering & Forestry
Clackamas County Planning Department
Morgan Hall, Corps of Engineers
Michael De Blasi, DSL

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.

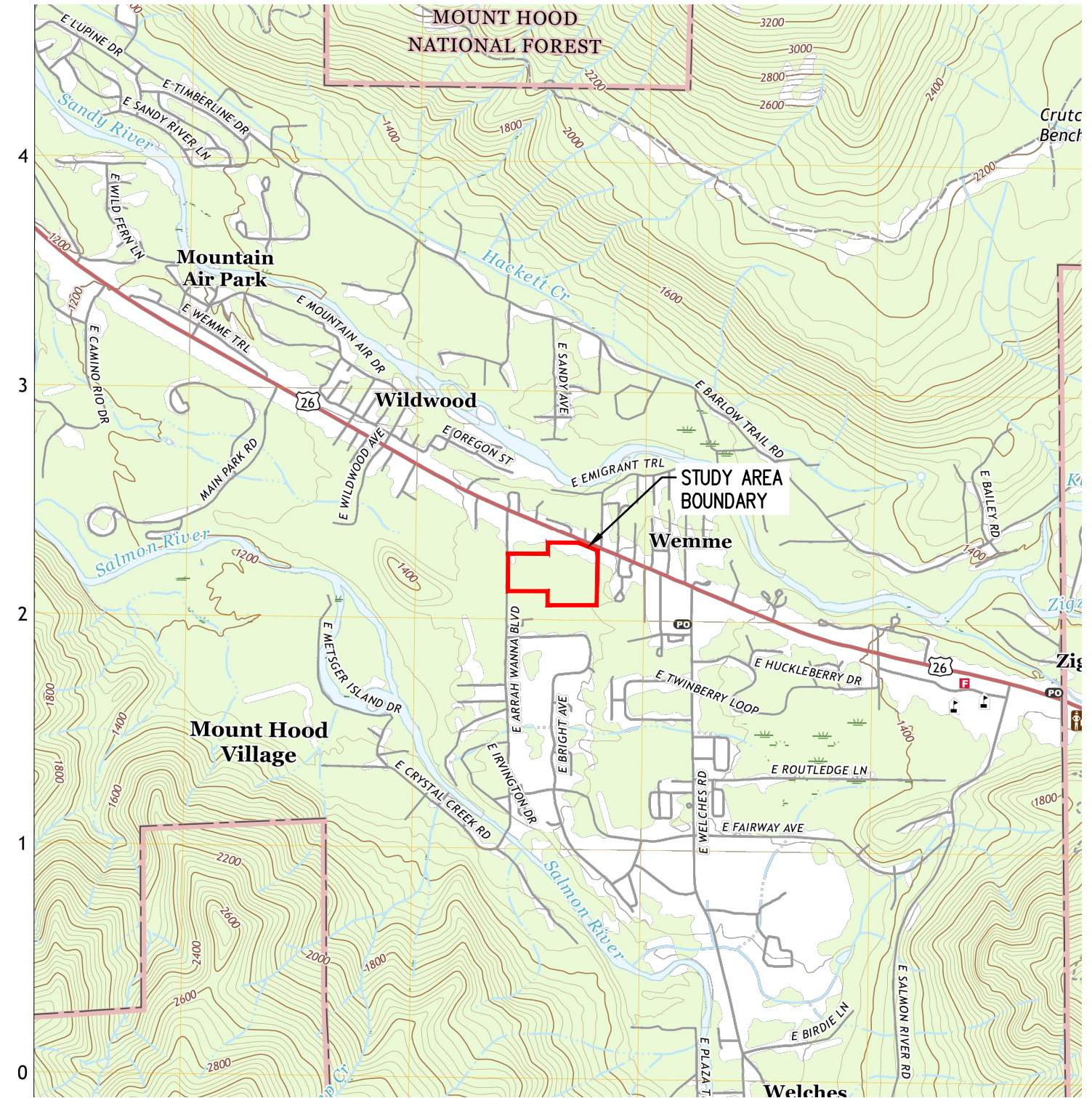
Ways to submit report:

- ❖ **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 the [Jurisdiction Box.com](#) folder. Email wetland.delineation@dsl.oregon.gov of the new upload.
- ❖ Unbound paper report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

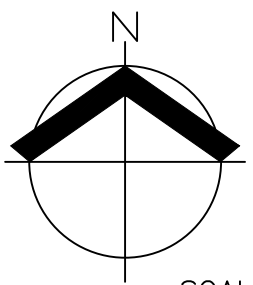
Ways to pay review fee:

- ❖ 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 paper report **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: Dutchmen Properties Attn: Kevin Reed 2120 NE Steele St Corvallis, Or 97330	Business phone # Mobile phone # (optional) 541-285-3600 E-mail: kevin@dkreedinvestments.com
<input checked="" 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: <u>Kevin Reed</u> Signature: <u>[Signature]</u> Date: <u>12/14/2023</u> Special instructions regarding site access: _____	
Project and Site Information	
Project Name: Vincent Road - Tax Lot 200	Latitude: 45.348526 Longitude: -121.970107 decimal degree - centroid of site or start & end points of linear project
Proposed Use: Residential subdivision	Tax Map # 2 7E 32DC Tax Lot(s) 200 Tax Map # _____ Tax Lot(s) _____
Project Street Address (or other descriptive location): Vincent Road	Township 2A Range 7E Section 32 QQ DC Use separate sheet for additional tax and location information
City: Welches County: Clackamas	Waterway: NA River Mile: _____
Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Sonya Davis, Wetland Scientist AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062	Phone # (503) 563-6151 Mobile phone # (if applicable) (503) 867-2613 E-mail: daviss@aks-eng.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>[Signature]</u> Date: <u>12/15/2023</u>	
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: 21.04 Total Wetland Acreage: 1.17	
Check Applicable Boxes Below	
<input type="checkbox"/> R-F permit application submitted <input type="checkbox"/> Mitigation bank site <input type="checkbox"/> EFSC/ODOE Proj. Mgr: _____ <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) <input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # <u>WD1998-0099</u>	<input checked="" type="checkbox"/> Fee payment submitted \$ <u>540</u> <input type="checkbox"/> Resubmittal of rejected report (\$100) <input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee) DSL # _____ Expiration date _____ <input type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code _____
For Office Use Only	
DSL Reviewer: <u>CS</u> Fee Paid Date: ____ / ____ / ____	DSL WD # <u>2023-0577</u>
Date Delineation Received: <u>12/18/2023</u>	DSL App.# _____



USGS 7.5' TOPOGRAPHIC SERIES
 QUADRANGLE: RHODODENDRON, OR (2020)



SCALE: 1" = 2000 FEET



ORIGINAL PAGE SIZE: 8.5" x 11"

DATE: 12/07/2023

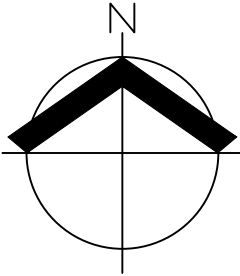
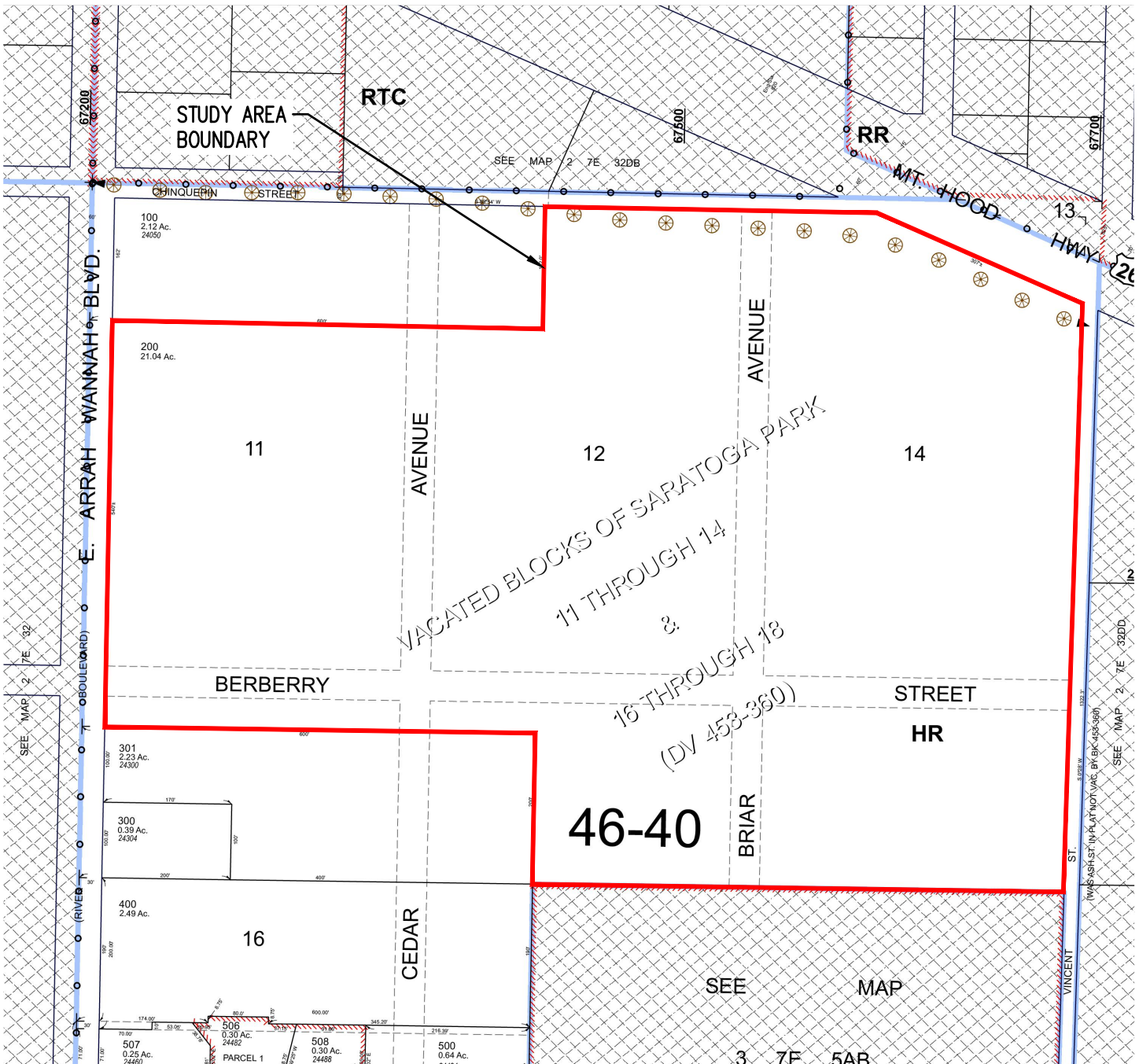
USGS VICINITY MAP
VINCENT ROAD - TAX LOT 200 WETLAND DELINEATION REPORT

FIGURE
1

AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151 WWW.AKS-ENG.COM



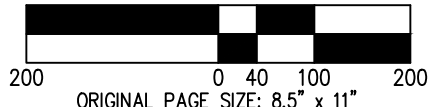
DRWN: GPM
 CHKD: SKD
 AKS JOB:
 9442-02



CLACKAMAS COUNTY
 TAX LOT 200
 TAX MAP 2 7E 32DC

DATE: 12/07/2023

SCALE: 1" = 200 FEET



TAX MAP (MAP 2 7E 32DC)
VINCENT ROAD - TAX LOT 200 WETLAND DELINEATION REPORT

FIGURE
2

AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
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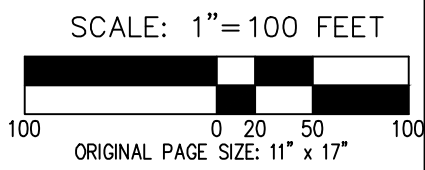
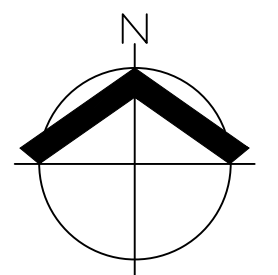
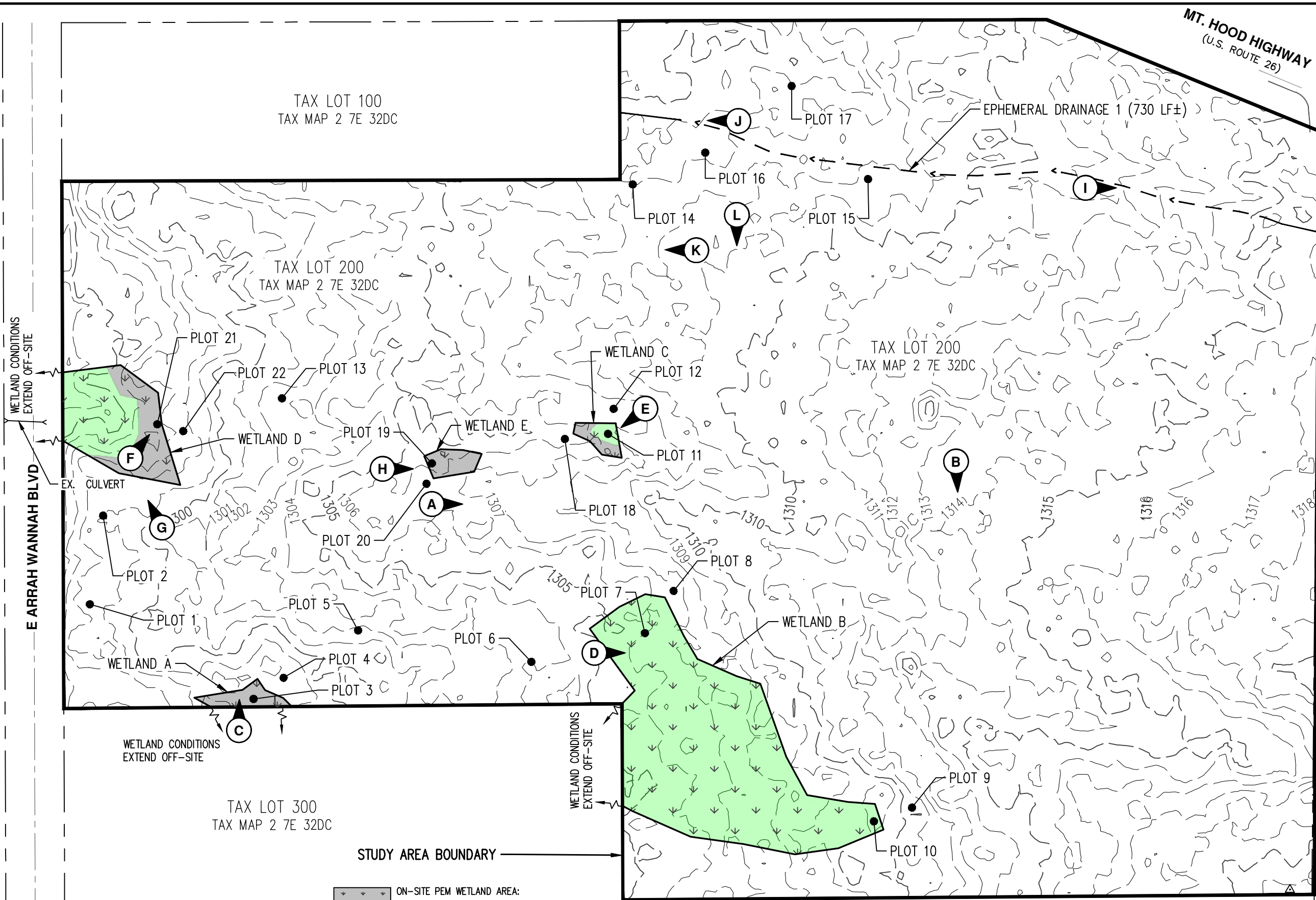


DRWN: GPM
 CHKD: SKD
 AKS JOB:
 9442-02

MT. HOOD HIGHWAY
(U.S. ROUTE 26)

All removal and fill activities within the study area wetlands will require compensatory mitigation for their previous Cowardin type, Palustrine Forested, rather than for their post logging Cowardin type.

DSL WD # 2023-0577
Approval Issued 7/25/2024
Approval Expires 7/25/2029



DATE: 06/05/2024

LEGEND:
TOTAL ON-SITE WETLAND AREA: 50,988 SF± (1.17 ACRES±)
PEM/DEPRESSIONAL WETLAND A AREA: 1,383 SF± (0.03 ACRES±)
PSS/SLOPE WETLAND B AREA: 37,189 SF± (0.85 ACRES±)
PSS/PEM/DEPRESSIONAL WETLAND C AREA: 1,126 SF± (0.03 ACRES±)
PSS/PEM/SLOPE WETLAND D AREA: 10,033 SF± (0.23 ACRES±)
PEM/DEPRESSIONAL WETLAND E AREA: 1,257 SF± (0.03 ACRES±)

ON-SITE PEM WETLAND AREA:
WETLAND A: 1,383 SF± (0.03 ACRES±)
WETLAND C: 650 SF± (0.02 ACRES±)
WETLAND D: 4,272 SF± (0.10 ACRES±)
WETLAND E: 1,257 SF± (0.03 ACRES±)

ON-SITE PSS WETLAND AREA:
WETLAND B: 37,189 SF± (0.85 ACRES±)
WETLAND C: 476 SF± (0.01 ACRES±)
WETLAND D: 5,761 SF± (0.13 ACRES±)

--- E PHEMERAL DRAINAGE 1: 730 LF± (±2 FT WIDE)

A PHOTO POINT LOCATION AND ORIENTATION

WETLAND BOUNDARIES, EPHEMERAL DRAINAGE 1 CENTERLINE, AND PLOT LOCATIONS SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC (AKS) ON MAY 03, 2023 AND JUNE 05, 2023 AND WERE PROFESSIONALLY LAND SURVEYED WITH SUBMETER ACCURACY BY AKS ON JUNE 12, 2023.

PROPERTY BOUNDARIES DERIVED WITH SUBMETER ACCURACY FROM AKS PROFESSIONAL LAND SURVEY BETWEEN NOVEMBER 21, 2022 TO DECEMBER 19, 2022.

1-FOOT INTERVAL GROUND CONTOURS DERIVED FROM NOAA LIDAR (2011).

WETLAND DELINEATION MAP		FIGURE 6
VINCENT ROAD - TAX LOT 200 WETLAND DELINEATION REPORT		6
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: GPM CHKD: SKD AKS JOB: 9442-02

DWG: 9442-02_EXCOND | FIGURE 6