



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 13, 2022

EVREN Northwest
Attn: Victoria Bennett
40 SE 24th Avenue
Portland, OR 97214

Kate Brown
Governor

Re: WD # 2021-0633 **Approved**
Wetland Delineation Report for Sahhali South Trail Improvements
Tillamook County; T5S R11W S24 TL200 (Portion); S24AB TLs 5400,
5500, and Portion of 5300 and 5600

Shemia Fagan
Secretary of State

Tobias Read
State Treasurer

Dear Victoria Bennett:

The Department of State Lands has reviewed the wetland delineation report prepared by Turnstone Environmental Consultants, Inc. for the site referenced above. Please note that the 2 study areas include only a portion of the tax lots described above (see the attached maps). 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 Figure 6C Map1 and 6C Map 2 of the report. Please replace all copies of the preliminary wetland map with these final Department-approved maps.

Within the 2 study areas, 2 wetlands (Wetland 1 and 2, totaling approximately 0.91 acres) and one waterway (Waterway 1) were identified. They 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).

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

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan", with a stylized, flowing script.

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Joe Bettis, Turnstone Environmental Consultants
Tillamook Planning Department
Kinsey Friesen, Corps of Engineers
Dan Cary, SPWS, DSL
Oregon Coastal Management Program (coast.permits@state.or.us)

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 type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address: Richard Boyle, Owner of Sahhali South HOA Patti Lundeen, Property Manager 840 Beltline Road #202 Springfield, OR 97477		Business phone # (541) 284-0612 Mobile phone # (optional) E-mail: plundeen@syca.com (Patti Lundeen) rboyles@syca.com (Richard Boyles)	
<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address (if different): Victoria Bennett EVREN Northwest 40 SE 24th Ave Portland, OR 97214		Business phone # (503) 452-5561 Mobile phone # (optional) E-mail: torib@evren-nw.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: <u>Victoria Bennett</u> Signature: <u>Victoria Bennett</u> Date: 11/08/2021 Special instructions regarding site access: _____			
Project and Site Information			
Project Name: Sahhali South Trail Improvements		Latitude: 45.127701° Longitude: 123.971277° decimal degree - centroid of site or start & end points of linear project	
Proposed Use: Pedestrian footpath		Tax Map # 5S1124AB Tax Lot(s) 5300*, 5600*, 5400, 5500 (*Partial tax lot investigation)	
Project Street Address (or other descriptive location): Terminus of Pelican Point Drive off Highway 101, ~1-mile north of Neskowin		Tax Map # 5S112400 Tax Lot(s) 200* (*Partial tax lot investigation)	
City: Neskowin County: Tillamook		Township 5 S Range 11 W Section 24 QQ Use separate sheet for additional tax and location information	
Waterway:		River Mile: N/A	
Wetland Delineation Information			
Wetland Consultant Name, Firm and Address: Joe Bettis-Turnstone Environmental Consultants, Inc. 8638 N Lombard Street Portland, OR 97203		Phone # (503) 283-5338 Mobile phone # (if applicable) E-mail: joe@turnstoneenvironmental.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: _____		Date: 11/05/2021	
Primary Contact for report review and site access is <input type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input checked="" type="checkbox"/> Authorized Agent			
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Study Area size: 2.11 Total Wetland Acreage: 0.9100	
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 # _____		<input type="checkbox"/> Fee payment submitted \$ _____ <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: _____		Fee Paid Date: ____ / ____ / ____	
Date Delineation Received: ____ / ____ / ____		DSL WD # _____	
		DSL App.# _____	

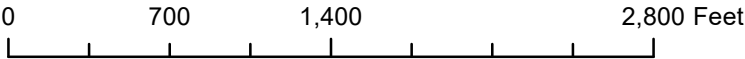
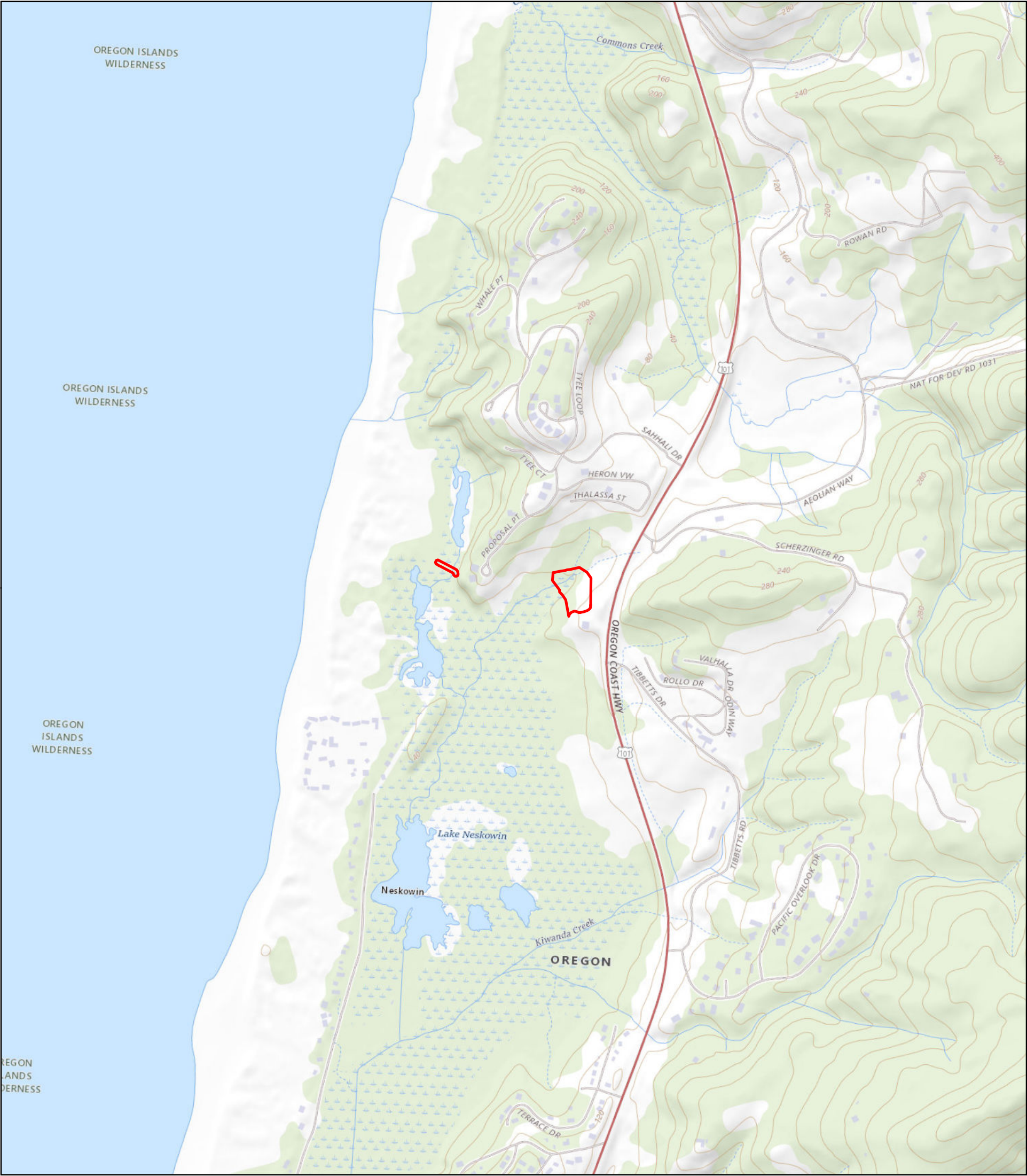
Figure 1:
Overview
Map
10/13/2021

Pelican Point Trail Connector Sahhali South Wetland Delineation



1:10,000

Neskowin, Tillamook County, Oregon



Legend

Study Area

Notes:

- 1. Basemap courtesy USGS The National Map, 2021.
- 2. Native size of map layout is 11"x17".



Figure 2:
Tax Lot
Map

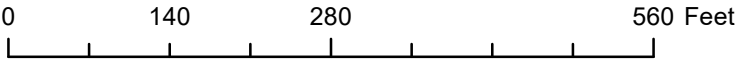
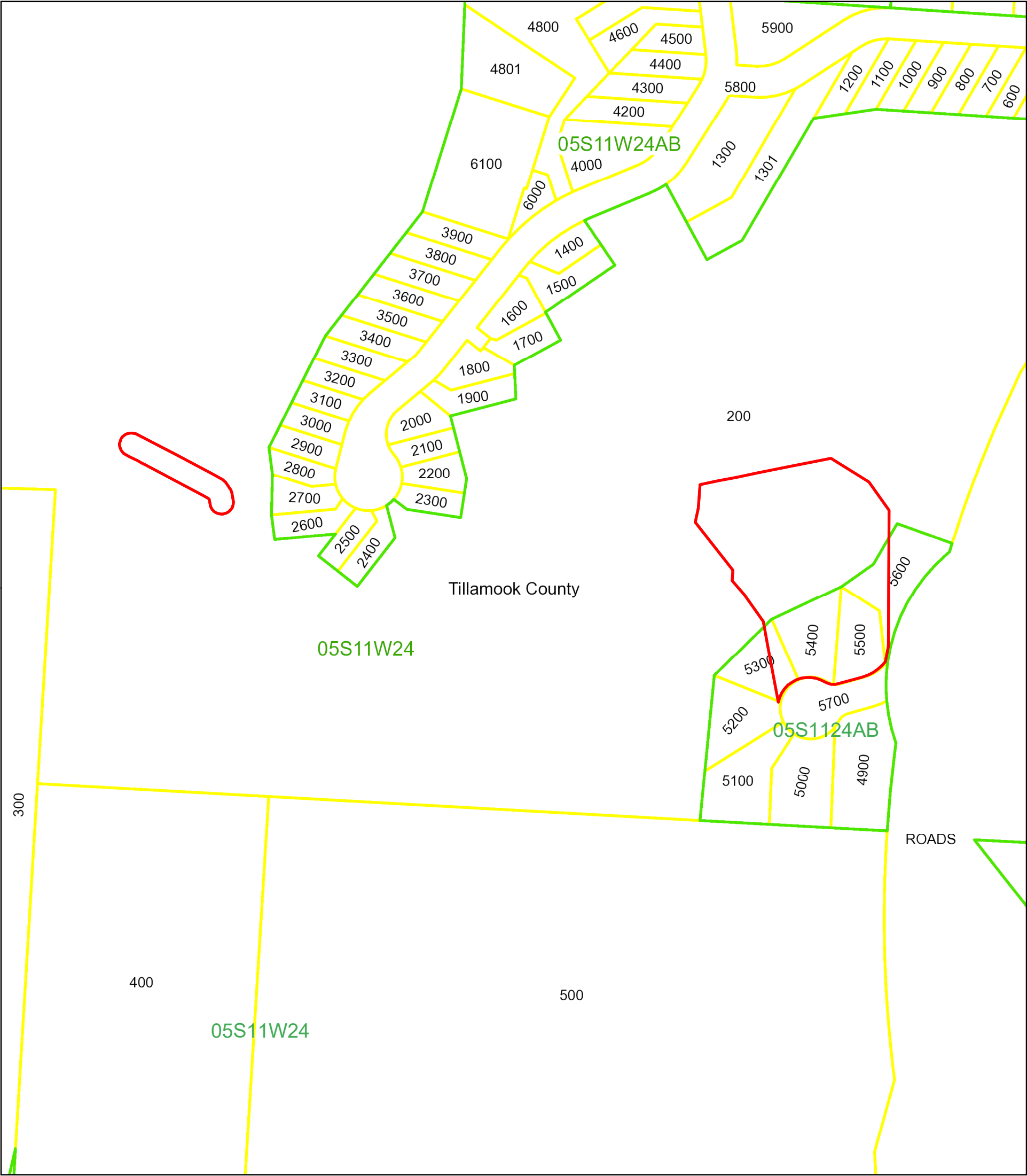
Pelican Point Trail Connector
Sahhali South
Wetland Delineation



2/17/2022

Neskowin, Tillamook County, Oregon

1:2,000



Legend

- Study Area
- taxlot
- mapIndex

Notes:

- 1. Parcel data courtesy Oregon Department of Revenue, 2022.
- 2. Native size of map layout is 11"x17".

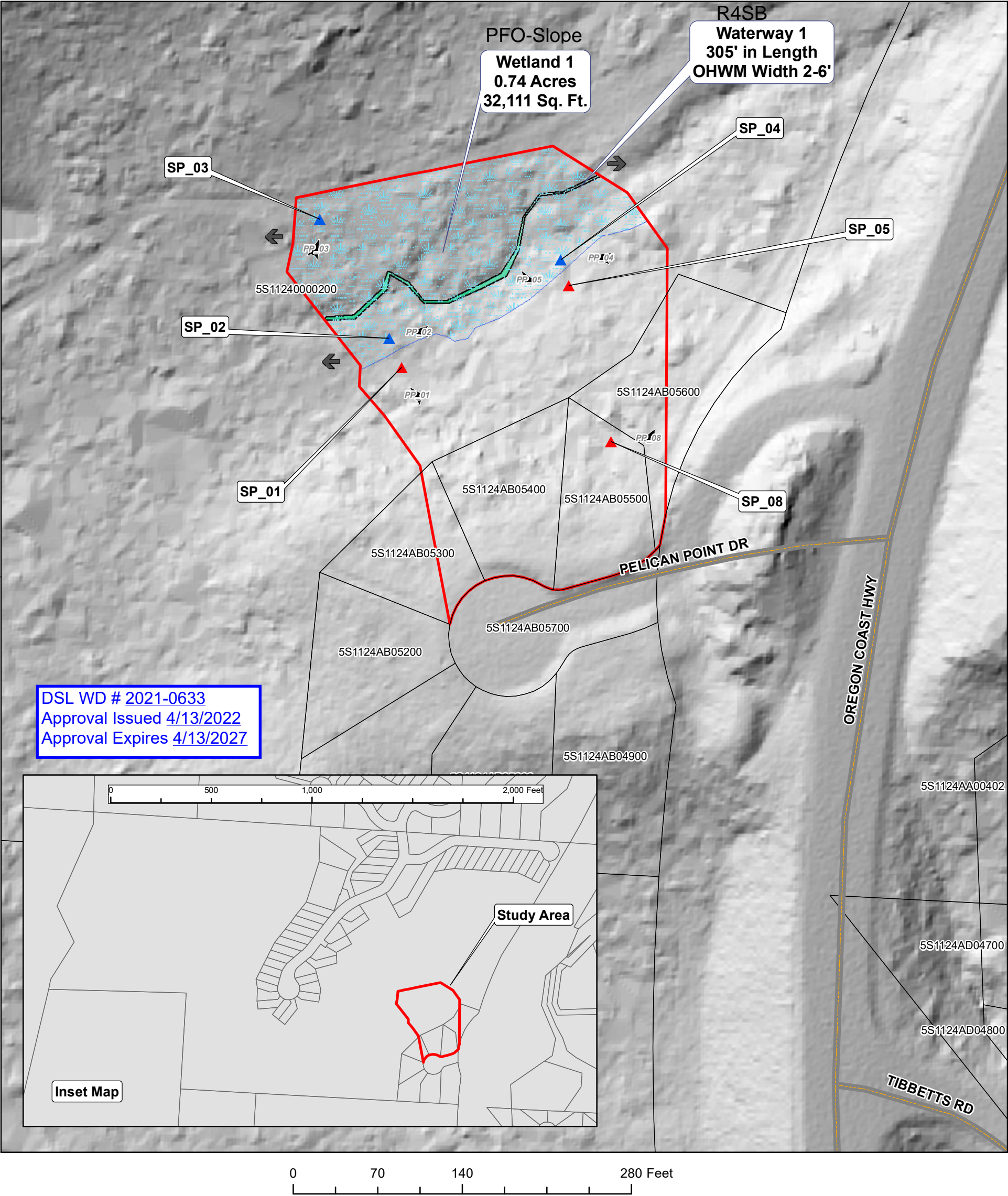


Pelican Point Trail Connector
Sahhali South
Wetland Delineation



1:1,000

Neskowin, Tillamook County, Oregon



Legend

- Tax Lot
- Study Area
- OHWM Area
- Wetland
- Sample Plot
- Upland
- Wetland
- Photo Points
- Wetland Extends

Notes:

- All wetland points and boundary features were collected with a resource grade GPS and have an horizontal accuracy of 0.5 meter or less.
- Study Area includes portions of Taxlot 200, 5300, 5400, 5500 & 5600. Study Area staked in the field and accurate to within 1 meter.
- Tax Lot boundaries provided by Tillamook County, spatial accuracy unknown.
- Native size of map layout is 11"x17".
- LiDAR hillshade courtesy DOGAMI, 2012.

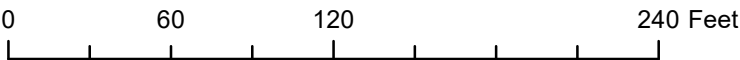
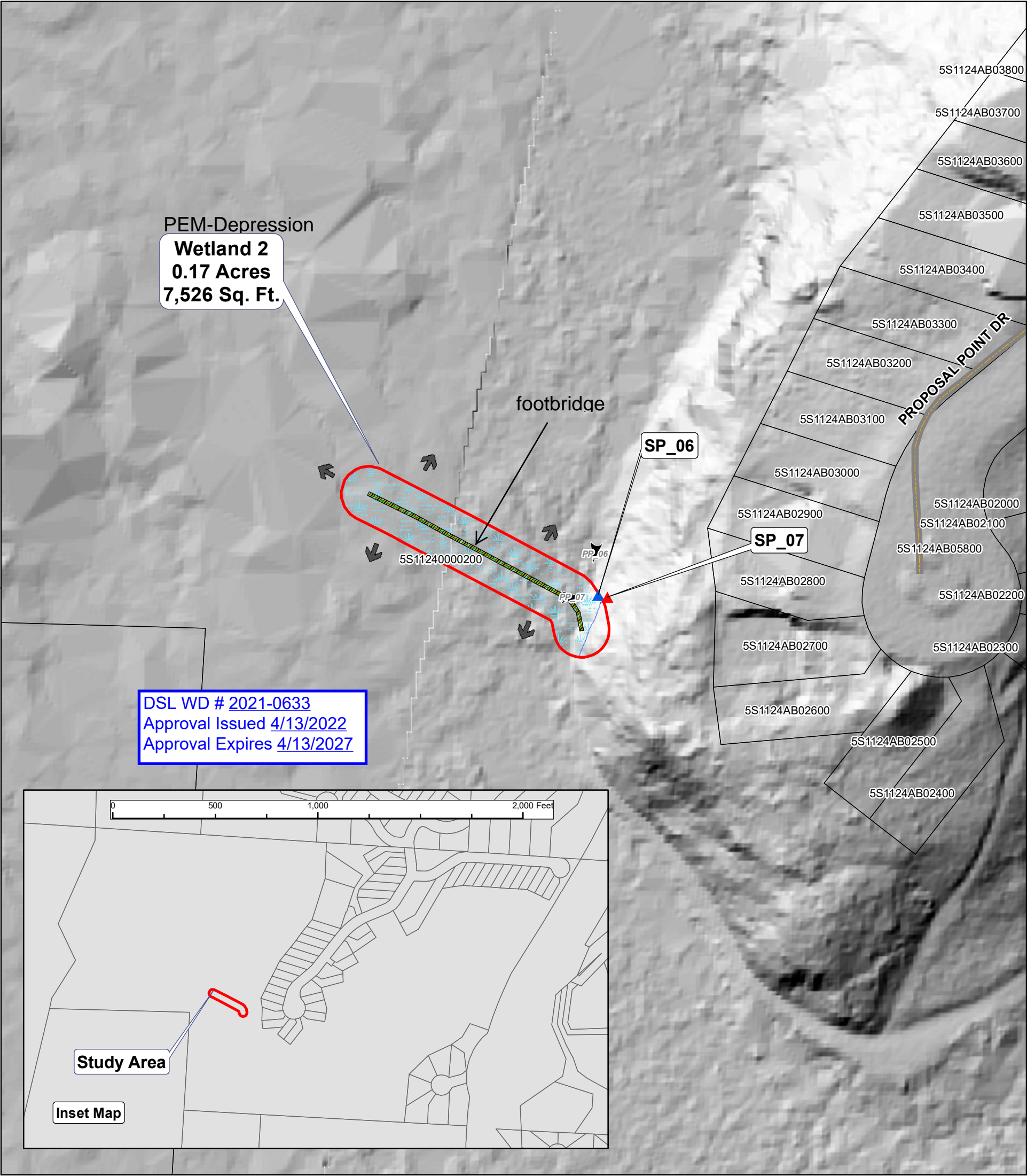


Pelican Point Trail Connector
Sahhali South
Wetland Delineation

Neskowin, Tillamook County, Oregon



1:850



Legend

- Tax Lot
- Study Area
- Wetland
- Sample Plot
- Upland
- Wetland
- Photo Points
- Wetland Extends

Notes:

- All wetland points and boundary features were collected with a resource grade GPS and have an horizontal accuracy of 0.5 meter or less.
- Study Area includes portions of Taxlot 200, 5300, 5400, 5500 & 5600. Study Area staked in the field and accurate to within 1 meter.
- Tax Lot boundaries provided by Tillamook County, spatial accuracy unknown.
- Native size of map layout is 11"x17".
- LiDAR data courtesy DOGAMI, 2012.

