



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 22, 2021

WISHCAMPER Development Partners

Attn: Bret George

131 South Higgins, Suite P-1

Missoula, MT 59802

Kate Brown

Governor

Shemia Fagan

Secretary of State

Re: WD # 2020-0368 **Approved**

Wetland Delineation Report for Hermanson Reserve Apartments

Marion County; T5S R1W S18D TL100

Woodburn Local Wetlands Inventory, Wetland MC-1

Tobias Read

State Treasurer

Dear Mr. George:

The Department of State Lands has reviewed the wetland delineation report prepared by Campbell Environmental, LLC for the site referenced above. Based upon the information presented in the report, a site visit on March 25, 2021, and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in Figure 7a, 7b, and 7c of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the study area, one wetland (Wetland A, totaling approximately 0.47 acres) and one water (Hermanson Pond) 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 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 Marion County, Daniel Evans, PWS, at (503) 986-5271.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan", written in a cursive style.

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Eric Campbell, Campbell Environmental, LLC
Woodburn Planning Department (Maps enclosed for updating LWI)
Kinsey Friesen, Corps of Engineers
Carrie Landrum, DSL

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 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 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 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

☒ Applicant ☐ Owner Name, Firm and Address:

Bret George
WISHCAMPER Development Partners
131 South Higgins, Suite P-1
Missoula, MT 59802

Business phone #

Mobile phone # (optional): 406-546-4537

E-mail: bgeorge@wishcamperpartners.com

☐ 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: Bret George

Signature: 

Date: 7/16/20

Special instructions regarding site access: _____

Project and Site Information

Project Name: Hermanson Reserve Apartments

Latitude: 45.1318 N

Longitude: -122.8518 W

decimal degree - centroid of site or start & end points of linear project

Proposed Use:

Tax Map #

Affordable housing development

Tax Lot(s) 00100

Tax Map #

Project Street Address (or other descriptive location):

Tax Lot(s)

Located along Hwy 99E

Township 5S Range 1W Section 18D QQ

Use separate sheet for additional tax and location information

City: Woodburn

County: Marion

Waterway: Mill Creek

River Mile:

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:

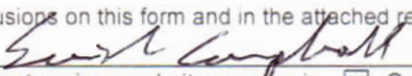
Campbell Environmental, LLC
Attn: Amy Hawkins or Eric Campbell
4252 NE Hazelfern Place
Portland, OR 97213

Phone #

Mobile phone # (if applicable) (503) 680-8390

E-mail: eric@campbellenviro.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:

7/10/2020

Primary Contact for report review and site access is ☒ Consultant ☐ Applicant/Owner ☐ Authorized Agent

Wetland/Waters Present?

☒ Yes ☐ No

Study Area size: 22.3 acres

Total Wetland Acreage: 0.468

Check Applicable Boxes Below

☐ R-F permit application submitted

☐ Fee payment submitted \$ 466.00

☐ Mitigation bank site

☐ Resubmittal of rejected report (\$100)

☐ EFSC/ODOE Proj. Mgr: _____

☐ Request for Reissuance. See eligibility criteria. (no fee)

☐ Wetland restoration/enhancement project (not mitigation)

DSL # _____ Expiration date _____

☐ Previous delineation/application on parcel
If known, previous DSL # _____

☒ LWI shows wetlands or waters on parcel
Wetland ID code MC-1

For Office Use Only

DSL Reviewer: DE

Fee Paid Date: ____ / ____ / ____

DSL WD # 2020-0368

Date Delineation Received: 07/13/20

Scanned: ☐

Electronic: ☒

DSL App.# _____

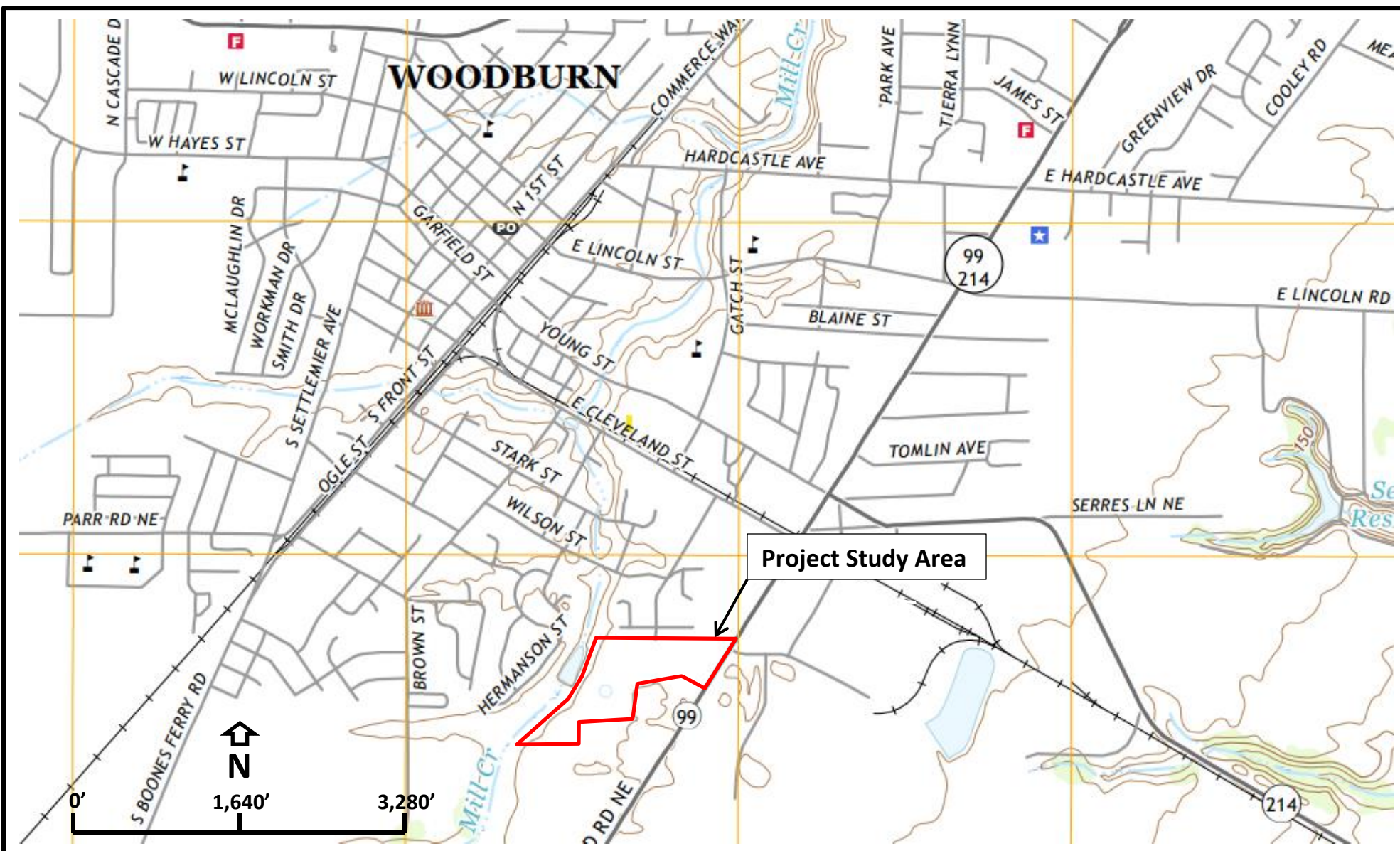


Figure 1: Location Map
Hermanson Preserve Apartments
(USGS 2020)

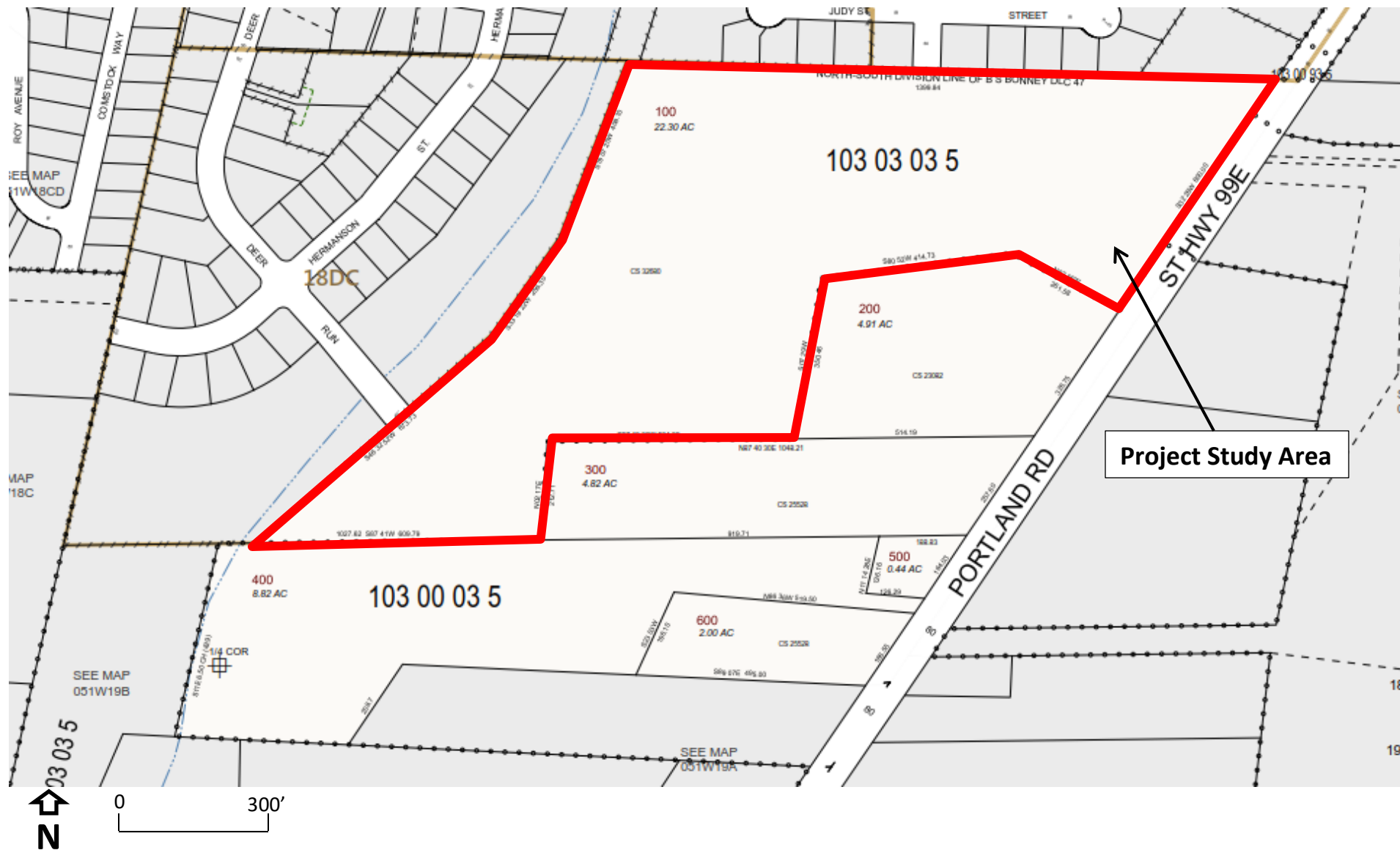
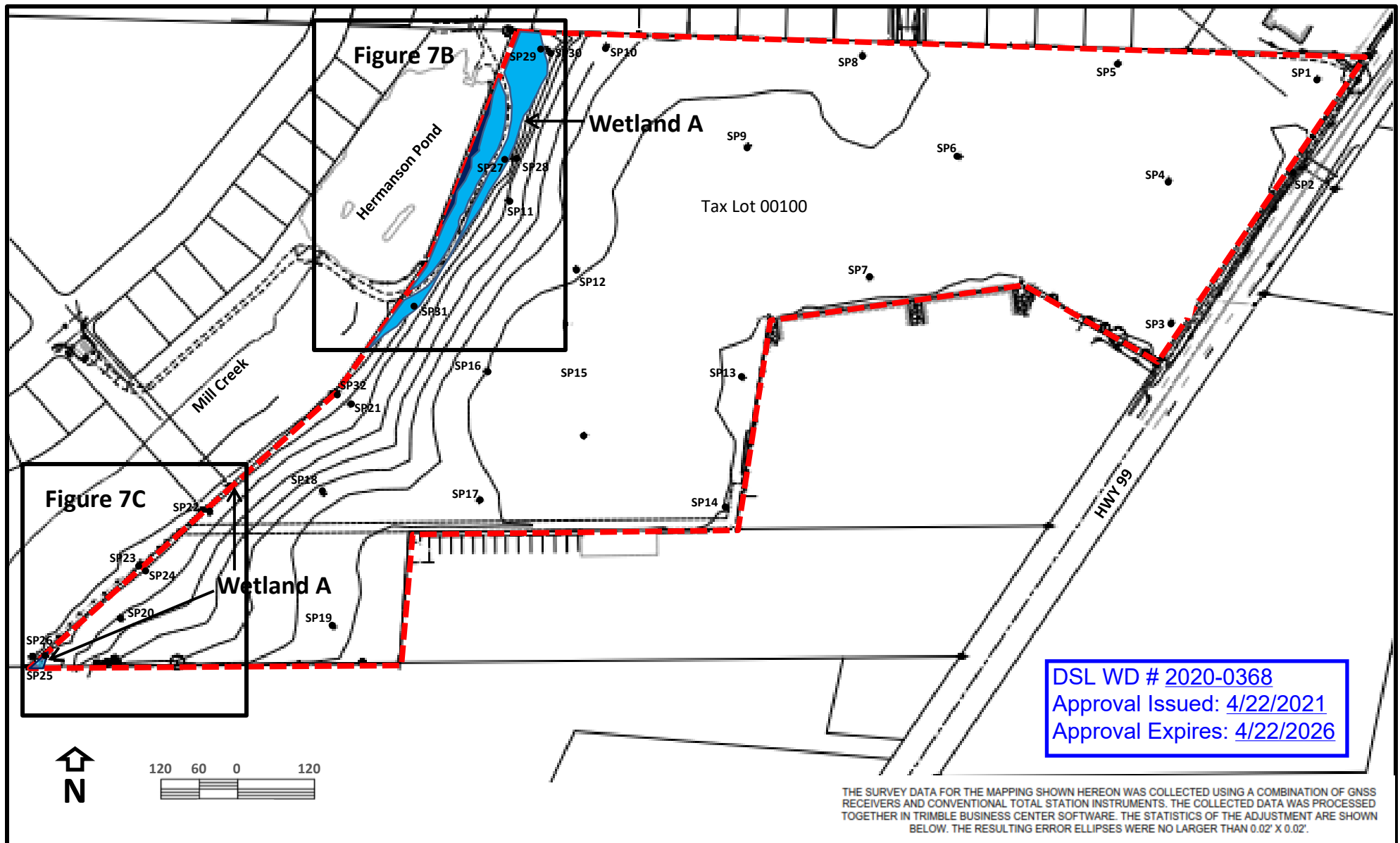


Figure 2: Tax Lot Map
Hermanson Preserve Apartments
(Map 05 1W 18D Woodburn [ORMAP 2020])

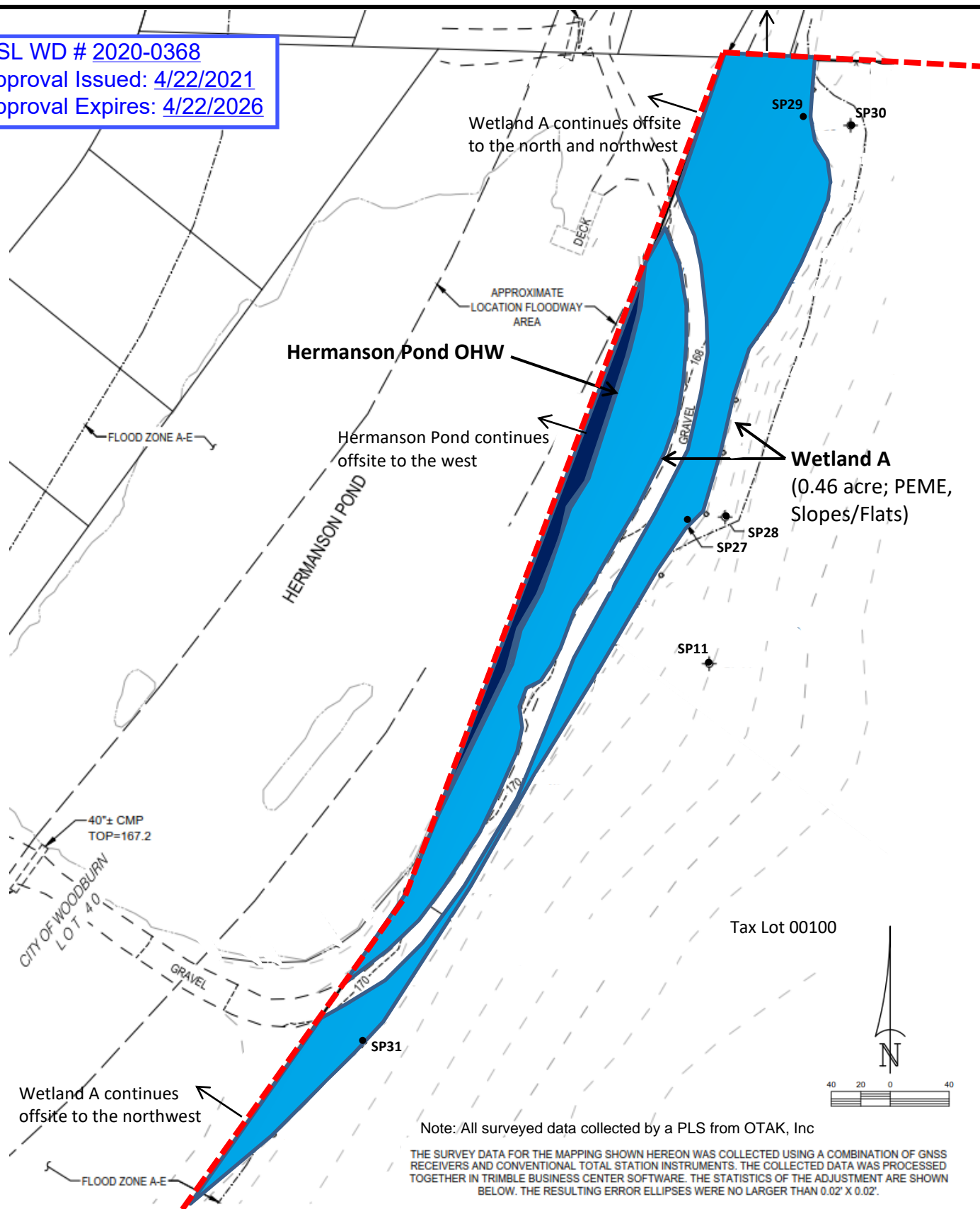


Note: All surveyed data collected by a PLS from OTAK, Inc

- Project Study Area
- ~ Topo Lines
- Wetland A (0.47AC PEME-S/F)
- Waters (Hermanson Pond)

Figure 7A: Wetland Delineation Map
Hermanson Preserve Apartments
(Otak, Inc. 2020)

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Approval Expires: 4/22/2026







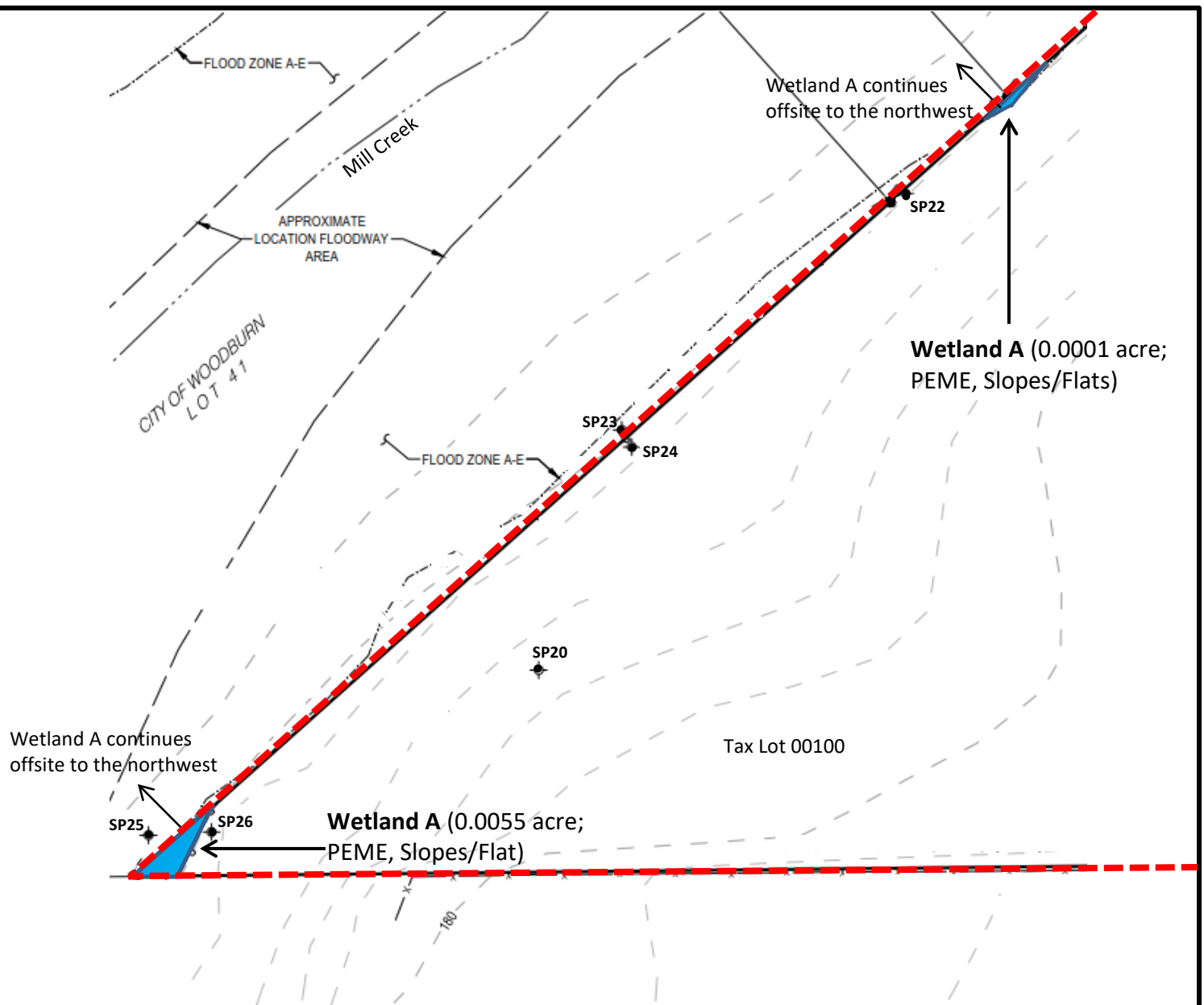
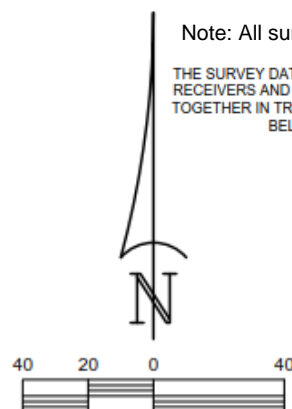
-  Project Study Area
-  Topo Lines
-  Wetland A
-  Waters (Hermanson Pond)

Figure 7B: Wetland Delineation Map
Hermanson Preserve Apartments
(Otak, Inc. 2020)



Note: All surveyed data collected by a PLS from OTAK, Inc

THE SURVEY DATA FOR THE MAPPING SHOWN HEREON WAS COLLECTED USING A COMBINATION OF GNSS RECEIVERS AND CONVENTIONAL TOTAL STATION INSTRUMENTS. THE COLLECTED DATA WAS PROCESSED TOGETHER IN TRIMBLE BUSINESS CENTER SOFTWARE. THE STATISTICS OF THE ADJUSTMENT ARE SHOWN BELOW. THE RESULTING ERROR ELLIPSES WERE NO LARGER THAN 0.02' X 0.02'.



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- Project Study Area
- Topo Lines
- Wetland A

Figure 7C: Wetland Delineation Map
Hermanson Preserve Apartments
(Otak, Inc. 2020)