

Prepared for:

Mike Balensifer

947 SE Anchor Avenue
Warrenton, OR 97146

Prepared by:

Turnstone Environmental

8638 N. Lombard St. #5
Portland, OR 97203

July 25, 2024



Locally Significant Wetland Assessment

for
**Tax Lot
81021DC06400**
Warrenton, Clatsop
County, Oregon

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A. INTRODUCTION

This memorandum was prepared by Joe Bettis of Turnstone Environmental Consultants, Inc (Turnstone). at the request of Mike Balensifer of Warrenton, Oregon. Mr. Balensifer is the owner of tax lot 6400 on tax map 81021DC in Warrenton. Tax lot 6400 contains a wetland included in the City of Warrenton Local Wetland Inventory (LWI)¹. The wetland, named within the LWI as "O-8," is mapped across much of tax lot 6400, as well as adjoining portions of tax lot 5600 and overlapping a length of South Main Avenue (State Route 104, Fort Stevens Highway). The total size of the LWI wetland feature, include areas beyond tax lot 6400 is under ½ acre.

During Turnstone's review of the LWI and communication with the City of Warrenton, it was revealed that wetland O-8 is designated as a Locally Significant Wetland (LSW), although assessment sheets or other supporting information justifying the LSW designation are absent from the LWI and were not available upon request from the City of Warrenton. In order to inform potential future uses of the property, Mr. Balensifer has contracted Turnstone to assess wetlands on tax lot 6400 to determine if the wetlands met LSW criteria.

Image 1-Looking northeast towards wetlands in the eastern portion of tax lot 6400.



B. SITE DETAILS & WETLAND DELINEATION

Tax lot 6400 is bound by public roads on two sides: to the west is South Main Ave and to the east is Southeast Main Court. North of tax lot 6400 is the currently vacant tax lot 6100, where structures were recently demolished in May of 2024². South of tax lot 6400 is tax lot 5600 which includes a gravel fill pad utilized as a materials storage area.

¹ SRI/Shapiro, Inc. 1998 Local Wetland Inventory for Warrenton. Report, maps and GIS data.

² https://apps.clatsopcounty.gov/property/photos/81021DC06100_22.jpg.jpg
Tax Lot 81021DC06400 Locally Significant Wetland Assessment

Tax lot 6400 itself is currently vacant and without improvements. The western portion of the parcel includes an area of old fill now vegetated with grasses. Wetlands on the parcel were delineated by Turnstone during October of 2023. The delineation report was approved by Oregon Department of State Lands (DSL) in February of 2024. Wetland maps and the DSL approval letter³ are attached in Appendix A. The wetland delineation determined that 0.19 acres (8,087 sq. ft.) of wetland are present on tax lot 6400. Much of the wetland boundary is formed along areas of historic fill, including structural fill likely to have supported a building or road, as well as old, buried garbage and masonry fragments. While minor portions of wetland extend onto adjoining lots, the overwhelming majority of the wetland is located on tax lot 6400.

The results of the wetland delineation differ from the alignment of Warrenton LWI feature O-8; the delineation determined that wetlands extend further to the east than shown in the LWI, but do not extend as far west as shown in the LWI. As mentioned in Section A, the LWI Report for Warrenton and associated maps do not appear to identify LSW features. The Warrenton LWI Geographic Information System (GIS) data available from Oregon DSL⁴ also does not identify LSWs; the data includes polygons for 254 separate LWI wetlands, all of which are categorized as "unknown" in the LSW column.

Image 2-Looking northeast towards wetlands in the northwest corner of tax lot 6400.



³ DSL File WD # 2023-0526

⁴ <https://www.oregon.gov/dsl/wetlands-waters/pages/inventories-maps.aspx>



C. LSW AMENDMENT CRITERIA

Consultation with the City of Warrenton Planning Department revealed that any revision of a LSW determination would constitute an amendment to the Warrenton Comprehensive Plan and subject to review by the Warrenton Planning Commission and City Commission. Amendments to LSW determinations are outlined in City of Warrenton Code Chapter 16.156.100⁵. The Code outlines that approval of amendments is predicated on the following criteria:

- 16.156.100 C. Approval of a quasi-judicial amendment to the LSW Map shall be based on the following criteria:
 - 1. Determination by the City that a functional assessment for a particular wetland inventory unit supports revision of that unit's significance determination.
 - a. The assessment must be completed by a qualified wetland scientist; and
 - b. The assessment must include the entire wetland inventory unit; and
 - c. The assessment must follow the principles of OFWAM (Oregon Freshwater Wetland Assessment Methodology); and
 - d. The assessment must include analyses of those specific criteria in question (i.e., hydrologic control, intact water quality, distance to a Water Quality Limited (WQL) stream [WQL stream determinations are made by the Oregon Department of Environmental Quality (DEQ)], wildlife habitat, etc.).

D. EVALUATION OF LSW AMENDMENT CRITERIA

LSW amendment criteria from City of Warrenton Code 16.156.100C.1 are evaluated below:

- 16.156.100 C.1.a: The assessment was performed by Joe Bettis, a wetland scientist with over 13 years of experience delineating and assessing wetlands in the Pacific Northwest, including projects in Clatsop County.
- 16.156.100 C.1.b: The entirety of the wetland, including those portions offsite of tax lot 6400 were evaluated.
- 16.156.100 C.1.c: Following approval of the wetland delineation report, Turnstone conducted a functional assessment of wetlands on tax lot 6400 using the Oregon Freshwater Wetland Assessment Methodology⁶ (OFWAM), the current assessment method used in the determination of locally significant wetlands.
- 16.156.100 C.1.d: Each criteria enumerated is addressed in the findings in Section E below.

(SECTION CONTINUES ON NEXT PAGE)

⁵ <https://ecode360.com/44199085#44199213>

⁶ Oregon Freshwater Assessment Methodology. 1996 (Revised Edition). Roth, E.M., R.D. Olsen, P.L. Snow, and R.R. Sumner. Edited by S.G. McCannell. Oregon Division of State Lands. Salem, Oregon.



E. OFWAM RESULTS

OFWAM assessment answer sheets and functional summary sheets are shown in Tables 1 & 2.

Table 1-OFWAM Assessment Answer Summary

Category	Question	Answer	Category	Question	Answer	Category	Question	Answer
Wildlife Habitat	1	A	Sensitivity to Future Impacts	1	A	Aesthetic Quality	1	B
	2	C		2	A		2	C
	3	B		3	B		3	N/A
	4	C		4	A		4	C
	5	B		5	A		5	B
	6	B		6	B		6	B
	7	C						
	8	C						
	9	B						
Assessment Descriptor			Assessment Descriptor			Assessment Descriptor		
Provides habitat for some wildlife species.			Potentially sensitive to future impacts.			Wetland is considered to be moderately pleasing.		
Category	Question	Answer	Category	Question	Answer			
Fish Habitat	1	N/A	Enhancement Potential	1	B			
	2	N/A		2	C			
	3	N/A		3	N/A			
	4	N/A		4	C			
	5	N/A		5	B			
	6	N/A		6	B			
Assessment Descriptor			Assessment Descriptor					
Not present; no aquatic habitat present.			Wetland has little enhancement potential.					
Category	Question	Answer	Category	Question	Answer			
Water Quality	1	B	Education	1	C			
	2	C		2	B			
	3	B		3	B			
	4	C		4	B			
	5	A		5	C			
	6	B		6	B			
Assessment Descriptor			Assessment Descriptor					
Water quality function is impacted/degraded.			Wetland is not appropriate for educational use.					
Category	Question	Answer	Category	Question	Answer			
Hydrologic Control	1	B	Recreation	1	C			
	2	C		2	C (N/A)			
	3	C		3	C			
	4	C		4	B			
	5	B		5	B (N/A)			
	6	A		6	B			
	7	C						
Assessment Descriptor			Assessment Descriptor					
Hydrologic control is lost/not present.			Wetland is not appropriate for recreational use.					

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Warrenton, Clatsop County, Oregon



Table 2-Wetland Function and Condition Summary Sheet

Function	Assessment Descriptor	Function	Assessment Descriptor
Wildlife Habitat	Provides habitat for some wildlife species.	Fish Habitat	Not present; no aquatic habitat present.
Water Quality	Water quality function is impacted/degraded.	Hydrologic Control	Hydrologic control is lost/not present.
Sensitivity to Future Impacts	Potentially sensitive to future impacts.	Enhancement Potential	Wetland has little enhancement potential.
Education	Wetland is not appropriate for educational use.	Recreation	Wetland is not appropriate for recreational use.
Aesthetic Quality	Wetland is considered to be moderately pleasing.		
Narrative description of overall wetland functions and condition.			
<p>Wetland is small (~0.2 ac.), isolated wetland surrounded by developed properties. Wildlife habitat is limited by lack of complexity of cover, lack of dense cover and lack of native plant diversity. Small size of wetland exhibits high "edge effect" being surrounded by roads and developed properties. Site is open and dominated by grasses, with areas of red alder canopy. Habitats are limited to emergent wetlands (saturated early in growing season) and no open water or other aquatic habitats are present. Water quality function is limited by small catchment size and lack of connection to offsite waters. Hydrologic control function is limited by isolation of wetland and lack of offsite hydrologic inputs; dominant hydrology source is direct precipitation on concave surface. In runoff events, waters from wetland are conveyed into a ditch that runs along the east and north sides of tax lot 6100 until apparently entering a stormwater pipe at the intersection of SE 9th Street and S Main Avenue (State Route 104). Wetland condition appears vulnerable to impacts given relatively small size, zoning and development pressures and ongoing stressors including traffic, pollution from adjoining uses (including roads), and loss of tree cover as red alder canopy appears to be diminishing. Future enhancement options are limited by small size, isolation from other upland or wetland habitats, and cost of mitigating past impacts to the site (historic fill including buried waste present). Educational uses limited by private ownership and limited aesthetic qualities and lack of habitat diversity. The site does not contain imperiled or locally rare habitats (e.g. mature forested wetland, coastal prairie, interdunal wetlands, organic soil wetlands), nor does it harbor habitat for rare or sensitive species.</p>			

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F. LSW CRITERIA & EVALUATION

LSW Criteria are drawn from Oregon Administrative Rule (OAR) 141-086-0350⁷. For the purposes for determining whether tax lot 6400 wetlands meet LSW criteria, OAR sections 141-086-0350(2) and 141-086-0350(3) are listed and evaluated below:

LSW Criteria (Text from OAR 141-086-0350(2 & 3))

(2) Mandatory LSW Criteria. A local government shall identify a wetland as locally significant if it meets one or more of the following criteria:

(a) The wetland performs any of the following functions at the levels indicated below using the Oregon Freshwater Wetland Assessment Methodology:

(A) "Diverse" wildlife habitat; or

(B) "Intact" fish habitat; or

(C) "Intact" water quality function; or

(D) "Intact" hydrologic control function.

(b) The wetland or a portion of the wetland occurs within a horizontal distance less than one-fourth mile from a water body listed by the Department of Environmental Quality as a water quality limited water body (303(d) list), and the wetland's water quality function is described as "intact" or "impacted or degraded" using OFWAM. The 303(d) list specifies which parameters (e.g., temperature, pH) do not meet state water quality standards for each water body. A local government may determine that a wetland is not significant under this subsection upon documentation that the wetland does not provide water quality improvements for the specified parameter(s).

(c) The wetland contains one or more rare plant communities, as defined in this rule.

(d) The wetland is inhabited by any species listed by the federal government as threatened or endangered, or listed by the state as sensitive, threatened or endangered, unless the appropriate state or federal agency indicates that the wetland is not important for the maintenance of the species.

(A) The use of the site by listed species must be documented, not anecdotal. Acceptable sources of documentation may include but are not limited to: field observations at the wetland sites during the local wetlands inventory and functional assessments, and existing information on rare species occurrences at agencies such as the Oregon Natural Heritage Program, Oregon Department of Fish and Wildlife, Oregon Department of Agriculture and the U.S. Fish and Wildlife Service.

(B) Input originating from other locally knowledgeable sources constitutes "documentation" if verified by one of the above agencies or a university or college reference collection.

(e) The wetland has a direct surface water connection to a stream segment mapped by the Oregon Department of Fish and Wildlife as habitat for indigenous anadromous salmonids, and the wetland is determined to have "intact" or "impacted or degraded" fish habitat function using OFWAM.

⁷ 141-086-0350 Locally Significant Wetland Criteria <https://secure.sos.state.or.us/oard/viewSingleRule.action?ruleVrsnRsn=15905>
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(3) *Optional LSW Criteria. At the discretion of the local government, wetlands that meet one or more of the following criteria may be identified as locally significant wetlands:*

(a) *The wetland represents a locally unique native plant community: wetland is or contains the only representative of a particular native wetland plant community in the UGB/UUC, which is only applicable if the entire UGB/UUC is inventoried. To be identified as a LSW, such a wetland must also have been assessed to perform at least one of the following functions at the levels indicated below using OFWAM:*

(A) *Its wildlife habitat descriptor is either "provides diverse habitat," or "provides habitat for some wildlife species"; or*

(B) *Its fish habitat descriptor is either "intact," or "impacted or degraded"; or*

(C) *Its water quality function descriptor is either "intact," or "impacted or degraded"; or*

(D) *Its hydrologic control function descriptor is either "intact," or "impacted or degraded."*

(b) *The wetland is publicly owned and determined to "have educational uses" using OFWAM, and such use by a school or organization is documented for that site.*

LSW Evaluation

Each relevant LSW criteria and evaluation of those criteria pertaining to tax lot 6400 wetlands are listed in Table 3 below. Wetlands on tax lot 6400 do not meet criteria for LSW designation, save for 141-086-0350(2)(b), which is conditionally met. 141-086-0350(2)(b) refers to the distance of evaluated wetlands relevant to the location of a water listed as impaired on the Oregon Department of Environmental Quality (DEQ) (303(d) list. Wetlands are located less than ¼ mile from the Skipanon River, a 303(d) water, which is impaired for low dissolved oxygen, and concentrations of chemicals toxic to aquatic life. The OAR includes a provision that "a local government can determine that wetland is not significant under this subsection upon documentation that the wetland does not provide water quality improvements for the specified parameter(s)".

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Table 3-Evaluation OAR 141-086-0350(2 & 3) Criteria as Pertaining to Tax Lot 6400 Wetlands

LSW Criteria (*Mandatory Criteria) (**Optional Criteria)	Tax Lot 6400 OFWAM Result (or OAR Qualifier if applicable)	LSW Criteria Met: Yes, No or Conditional
141-086-0350(2)(a)(A) *	Provides habitat for some wildlife species.	No.
141-086-0350(2)(a)(B) *	Fish habitat is not present.	No.
141-086-0350(2)(a)(C) *	Water quality function is impacted/degraded.	No.
141-086-0350(2)(a)(D) *	Hydrologic control is lost/not present.	No.
141-086-0350(2)(b) *	Wetland is located < ¼ mile from Skipanon River ^b & Water quality function is impacted/degraded.	Conditional ⁹
141-086-0350(2)(c) *	Wetland does not contain one or more rare plant communities.	No
141-086-0350(2)(d) *	Wetland is not inhabited by any species listed by the federal government as threatened or endangered, or listed by the state as sensitive, threatened, or endangered.	No
141-086-0350(2)(e) *	Wetland does not have a direct surface water connection to a stream segment mapped by the Oregon Department of Fish and Wildlife as habitat for indigenous anadromous salmonids	No
141-086-0350(3)(a)(A) **	Wetland does not represent a locally unique native plant community.	No
141-086-0350(3)(b) **	Wetland is not publicly owned and is not appropriate for educational use.	No

H. RECOMMENDATIONS

Turnstone recommends that the LSW designation for tax lots 6400 be removed. Per OAR 141-086-0350(2)(b), local governments such as the City of Warrenton can determine that a wetland does not provide water quality improvements for specific water quality impairments. Impairments for the nearby 303(d)-listed Skipanon River are shown in Table 4, along with a narrative rationale for the capacity of tax lot 6400 wetlands to improve impaired water quality in the Skipanon River. Given the isolation of wetlands, it is not likely that tax lot 6400 wetlands have any water quality improvements to address impairment criteria for the nearby Skipanon River. Any capacity to do so would be severely limited by the small size of wetland. Any final determination

(SECTION CONTINUES ON NEXT PAGE)

⁸ Oregon DEQ "Impaired for Fecal Coliform, Dissolved Oxygen- year-round, Dissolved Oxygen- spawn, Alkalinity- Aquatic Life Toxics, Chloride- Aquatic Life Toxics, Iron (total)- Aquatic Life Toxics."

https://www.deq.state.or.us/psc/pdf/AssessmentSummaries/2022_IR_Assessment_Unit_report-OR_SR_1708000602_05_103678.html

⁹ A local government may determine that a wetland is not significant under this subsection upon documentation that the wetland does not provide water quality improvements for the specified parameter(s).



Table 4-Evaluation of Wetland Function as Related to Skipanon River Water Quality Impairments

Impairment ¹⁰	Data Source ¹¹	Discussion ¹²
Alkalinity- Aquatic Life Toxics	Impairment data from Oregon DEQ monitoring station at US 101, Skipanon River mile 1.7, upstream of wetland.	Occasional low pH (<6) is shown in monitoring samples, stemming from runoff from wetland soils or from excessive respiration from an overabundance of aquatic vegetation. Both factors are observable within the basin given the ubiquity of wetlands locally and abundance of aquatic bed vegetation that proliferate in lakes, ponds and low-gradient waterways in the vicinity. Lack of surface and evident groundwater exchange with the Skipanon River limits the ability of wetlands to impact pH impairment.
Fecal Coliform	Impairment data from Oregon DEQ monitoring station at US 101, Skipanon River mile 1.7, upstream of wetland.	Likely sources for fecal coliform bacteria are livestock operations and septic systems upstream of Warrenton. Pets and the density of elk in the Warrenton area may also contribute to fecal coliform pollution. Lack of connectivity to the Skipanon through surface or groundwater interaction, along with local sources of animal waste limit the ability of wetlands to reduce fecal coliform pollution.
Dissolved Oxygen (year- round)	Impairment data from Oregon DEQ monitoring station at US 101, Skipanon River mile 1.7, upstream of wetland.	Dissolved oxygen depletions impact cold water species including migratory salmonids. Local causes of oxygen depletion in the Skipanon include nutrient inputs from livestock and fertilizer application and high water temperatures, particularly during summer and early fall low-water periods. Dissolved oxygen concentrations are inversely correlated with temperature, meaning as water temperatures increase, the amount of dissolved oxygen in the water decreases. Given the isolation from the Skipanon River, it is presumed that the wetland does not possess functions that could contribute to an improvement in dissolved oxygen depletions, such as shading the river that might reduce stream temperatures, or ground water exchange that might attenuate nutrient inputs.
Dissolved Oxygen (spawn)	Impairment data from Oregon DEQ monitoring station at US 101, Skipanon River mile 1.7, upstream of wetland.	
Chloride- Aquatic Life Toxics	Impairment data from Oregon DEQ monitoring station at US 101, Skipanon River mile 1.7, upstream of wetland.	Likely inputs for chloride locally include septic systems and feed lots. Sources for these inputs are concentrated locally upstream from tax lot 6400. Lack of connection to the impaired water limits functional capacity of tax lot 6400 to attenuate chloride pollution.
Iron (total)- Aquatic Life Toxics	Impairment data from Oregon DEQ monitoring station at US 101, Skipanon River mile 1.7, upstream of wetland.	Iron is naturally occurring in basin and since wetlands are not connected to impaired water, it is presumed attenuation of iron concentrations are not part of wetland function on tax lot 6400.

¹⁰ 2022 Integrated Report Assessment Summary for the Skipanon River. Oregon DEQ.

https://www.deq.state.or.us/psc/pdf/AssessmentSummaries/2022_IR_Assessment_Unit_report-OR_SR_1708000602_05_103678.html

¹¹ Oregon DEQ Monitoring Station 10812-ORDEQ.

¹² Select information from Skipanon Watershed Assessment, E&S Environmental Chemistry, Inc. and Skipanon Watershed Council. August 2000.

Tax Lot 81021DC06400 Locally Significant Wetland Assessment



I. DISCLAIMER

This report documents the investigation, best professional judgment, and conclusions of the investigator. This report is correct and complete to the best of our knowledge. Findings should be considered preliminary and used at your own risk unless they have been reviewed and approved in writing by the appropriate agencies.



Appendix A

DSL Concurrence Letter
WD # 2023-0526



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

February 8, 2024

State Land Board

Mike Balensifer
947 SE Anchor Avenue
Warrenton, OR 97146

Tina Kotek
Governor

LaVonne Griffin-Valade
Secretary of State

Re: **WD # 2023-0526 Approved**
Wetland Delineation Report for Tax Lot 81021DC06400
Clatsop County; T8N R10W S21DC TL6400

Tobias Read
State Treasurer

Dear Mike Balensifer:

The Department of State Lands has reviewed the wetland delineation report prepared by Turnstone Environmental Consultants, Inc. for the site referenced above. Based upon the information presented in the report, we concur with the wetland boundary 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, totaling approximately 0.19 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 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 Chris Stevenson, PWS, the Jurisdiction Coordinator for Clatsop County 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: Joe Bettis, Turnstone Environmental Consultants, Inc.
City of Warrenton Planning Department (Maps enclosed for refining LWI)
Megan Biljan, Corps of Engineers
Katie Blauvelt, 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 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: Mike Balensifer 947 SE Anchor Ave Warrenton, OR 97146	Business phone # (503) 741-0230 Mobile phone # (optional) E-mail: nonfinn@gmail.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: <u>Mike Balensifer</u> Signature: <u><i>Mike Balensifer</i></u> Date: <u>11/09/2023</u> Special instructions regarding site access: <u>Please call prior</u>	
Project and Site Information	
Project Name: Tax Lot 81021DC06400 Warrenton	Latitude: 46.157126° Longitude: -123.927744° decimal degree - centroid of site or start & end points of linear project
Proposed Use: None at present	Tax Map # 81021DC Tax Lot(s) 6400 Tax Map # _____ Tax Lot(s) _____
Project Street Address (or other descriptive location): between S Main Avenue (Highway 104) and SE Main Court between SE 9th St & SE 10th Pl City: Warrenton County: Clatsop	Township 8 N Range 10 W Section 21 QQ Use separate sheet for additional tax and location information Waterway: _____ River Mile: _____
Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Joe Bettis, Turnstone Environmental Consultants, Inc. 8638 N. Lombard. St #5 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: <u><i>[Signature]</i></u>	Date: <u>11/09/2023</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: 0.38 Total Wetland Acreage: 0.1900	
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 <u>O-8</u>
For Office Use Only	
DSL Reviewer: <u>DE</u> Fee Paid Date: ____ / ____ / ____	DSL WD # <u>2023-0526</u>
Date Delineation Received: <u>11/13/2023</u>	DSL App.# _____

Figure 1:
Overview
Map

Tax Lot 81021DC06400 Mike Balensifer Wetland Delineation



11/3/2023

Warrenton, Clatsop County, Oregon



Legend

Study Area

Notes:

1. Topographic basemap courtesy USGS The National Map, 2023.
2. Native size of map layout is 11"x17".



1:10,000

Figure 2:
Tax Lot
Map

Tax Lot 81021DC06400

Mike Balensifer

Wetland Delineation



11/3/2023

Warrenton, Clatsop County, Oregon



Notes:

1. Tax map and tax lot boundaries provided by Clatsop County, assumed accurate to within 1-meter.
2. Native size of map layout is 11"x17".

Legend

- Road
- Tax Lot
- Study Area
- Tax Map Boundaries



1:1,500

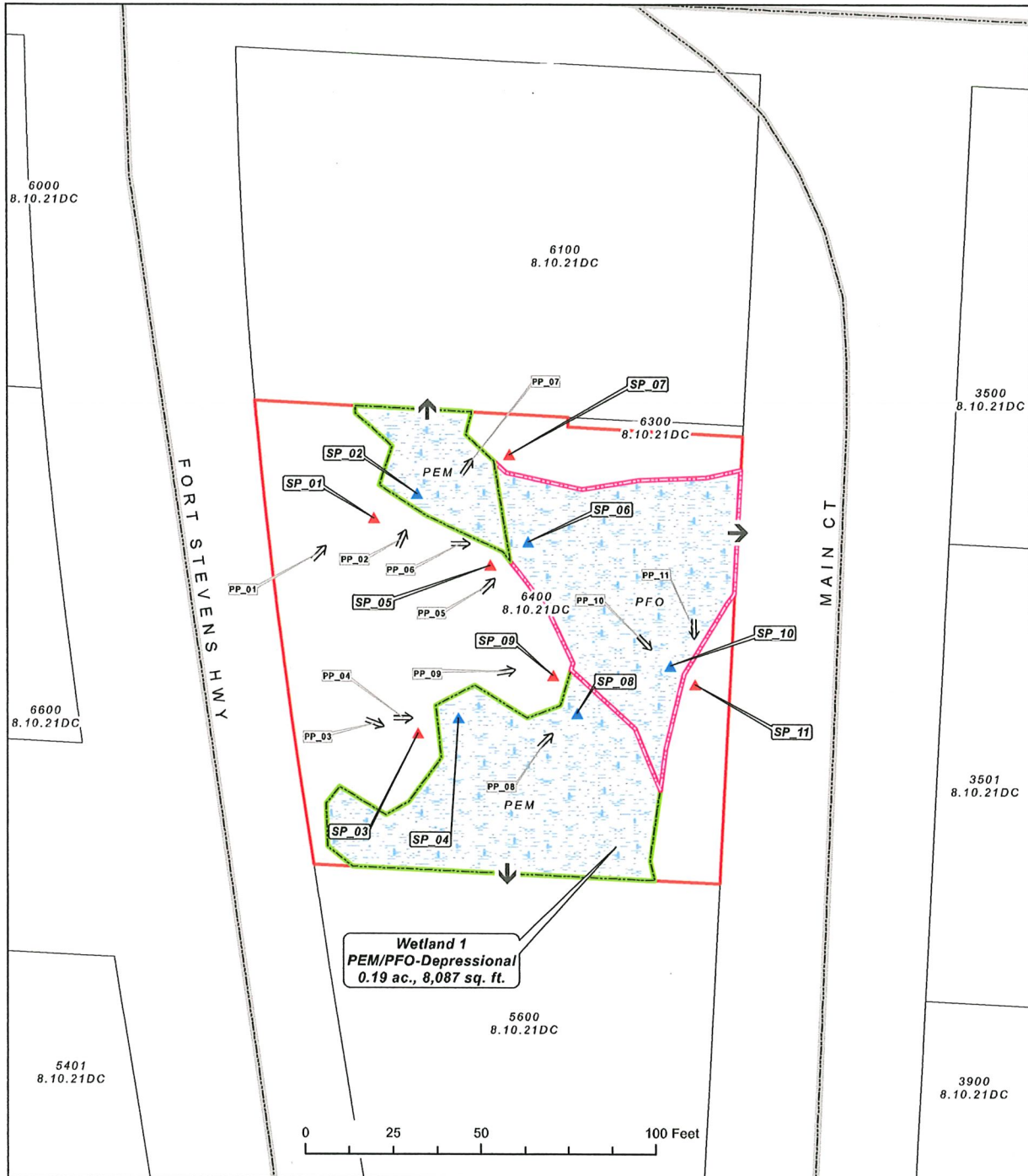
Figure 6:
Wetland
Delineation
Map (1:350)
11/9/2023

Tax Lot 81021DC06400

Mike Balensifer

Wetland Delineation

Warrenton, Clatsop County, Oregon



Wetland 1
PEM/PFO-Depressional
0.19 ac., 8,087 sq. ft.

Legend

- Road
- Tax Lot
- Study Area
- Wetland
- Cowardin Zone**
- PFO
- PEM
- Sample Plot**
- Upland
- Wetland
- Photo Point

Notes:

1. All wetland points and boundary features were collected with a resource grade GPS and have an horizontal accuracy of 0.5 meter or less.
2. Tax Lot boundaries provided by Clatsop County, spatial accuracy unknown.
3. Native size of map layout is 11"x17".

DSL WD # 2023-0526
Approval Issued 2/8/2024
Approval Expires 2/8/2029



1:350