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

Kate Brown
Governor

Jeanne P. Atkins
Secretary of State

Ted Wheeler
State Treasurer

April 28, 2015

Mahar Homes
Attn: Randall D. Jones
815 Alder Creek Drive
Medford, Oregon 97504

Re: WD #2014-0255 Wetland Delineation Report for Mahar Homes
Normal Avenue; Jackson County;
T 39S R 1E S 10 TL 2500; S 10DA TL 3200, 3300, 3400 & 3500; S 10DD TL 700, 800, 900, 1000 & 1100
Ashland Local Wetlands Inventory wetlands W12 and W4

Dear Mr. Jones:

The Department of State Lands has reviewed the wetland delineation report prepared by Schott and Associates for the site referenced above. Based upon the information presented in the report and additional information submitted upon request, we concur with the wetlands and waterways boundaries as mapped in revised Figures 6, 6A and 6B of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps. Within the two study areas, seven wetlands (totaling approximately 1.24 acres), two waterways and two irrigation ditches were identified. The wetlands and waterways 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 the wetlands or below the ordinary high water line (OHWL) of a waterway. The irrigation ditches mapped on Figures 6 and 6B are not state jurisdictional per OAR 141-085-0515(9).

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

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. Please phone me at 503-986-5297 if you have any questions.

Sincerely,

Jevra Brown
Aquatic Resource Planner

Approved by

Kathy Verble, CPSS
Aquatic Resource Specialist

Enclosures

ec: Jodi Reed, Schott and Associates
City of Ashland Planning Department (Maps enclosed for updating LWI)
Joe Sheahan, Corps of Engineers
Bob Lobdell, DSL

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

✓#6440 WD

This form must be included with any wetland delineation report submitted to the Department of State Lands for review and approval. A wetland delineation report submittal is not "complete" unless the fully completed and signed report cover form and the required fee are submitted. Attach this form to the front of an unbound report and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.** Make the check payable to the Oregon Department of State Lands. To pay the fee by credit card, call 503-986-5200.

☒ Applicant ☐ Owner Name, Firm and Address: **Mahar Homes** **815 Alder Creek Drive** **Medford, OR 97504**	Business phone # 541-776-1200 Mobile phone # (optional) E-mail: randy@maharhomes.com RECEIVED
☒ Authorized Legal Agent, Name and Address: **Same as above**	Business phone # Mobile phone # E-mail: JUN 09 2014 DEPARTMENT OF STATE LANDS REMITTANCE 396.00

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: RANDALL D. JONES Signature: Randall D. Jones

Date: Special instructions regarding site access:

Project and Site Information (using decimal degree format for lat/long.,enter centroid of site or start & end points of linear project)

Project Name: **Normal Avenue**	Latitude: **42.1915N** Longitude: **-122.68W**
Proposed Use:	Tax Map # **39S R1E Sec 10**
Project Street Address (or other descriptive location): **South of E Main St and north of the Central OR & Pacific Railroad.** City: **Ashland** County: **Jackson**	Township **39S** Range **1E** Section **10** QQ Tax Lot(s) **2500,3200,3300,3400,3500,1100,1000,700,800,900** Waterway: Cemetery Creek River Mile: .70 NWI Quad(s):

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: **Schott and Associates Attn: Martin Schott/Jodi Reed** **Aurora, OR 97002**	Phone # **503.678.6007** Mobile phone # E-mail: **martin@schottandassociates.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: 6/2/14

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

Wetland/Waters Present? ☒ Yes ☐ No | Study Area size: **29.15** Total Wetland Acreage: **1.52AC** 1.53 AC

Check Box Below if Applicable:	**Fees:**
☐ R-F permit application submitted	☒ Fee payment submitted **$ 396.**
☐ Mitigation bank site	☐ Fee ($100) for resubmittal of rejected report
☐ Wetland restoration/enhancement project (not mitigation)	☐ No fee for request for reissuance of an expired report
☐ Industrial Land Certification Program Site	
☐ Reissuance of a recently expired delineation	
Previous DSL # Expiration date _____	

Other Information:	Y	N	
Has previous delineation/application been made on parcel?	☐	☒	If known, previous DSL #
Does LWI, if any, show wetland or waters on parcel?	☐	☒	

For Office Use Only

DSL Reviewer: JB	Fee Paid Date: 6 / 9 / 14	DSL WD # 2014-0255
Date Delineation Received: 6 / 9 / 14	DSL Project # _____	DSL Site # _____
Scanned: ☒ Final Scan: ☐	DSL WN # _____	DSL App. # _____

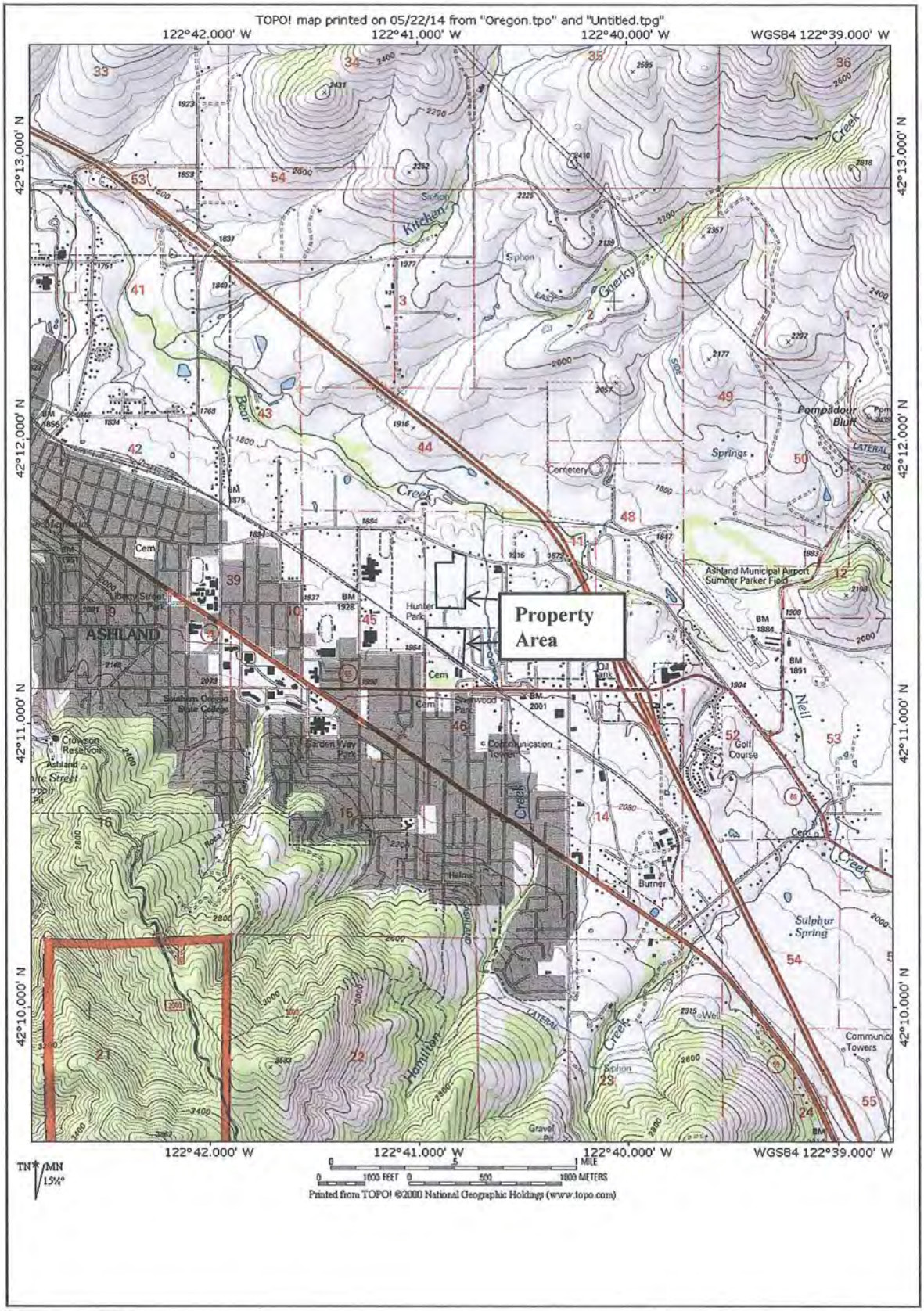

Figure 1: Site Vicinity Map
Normal Avenue
S&A # 2273 DSL WD2014-0255

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

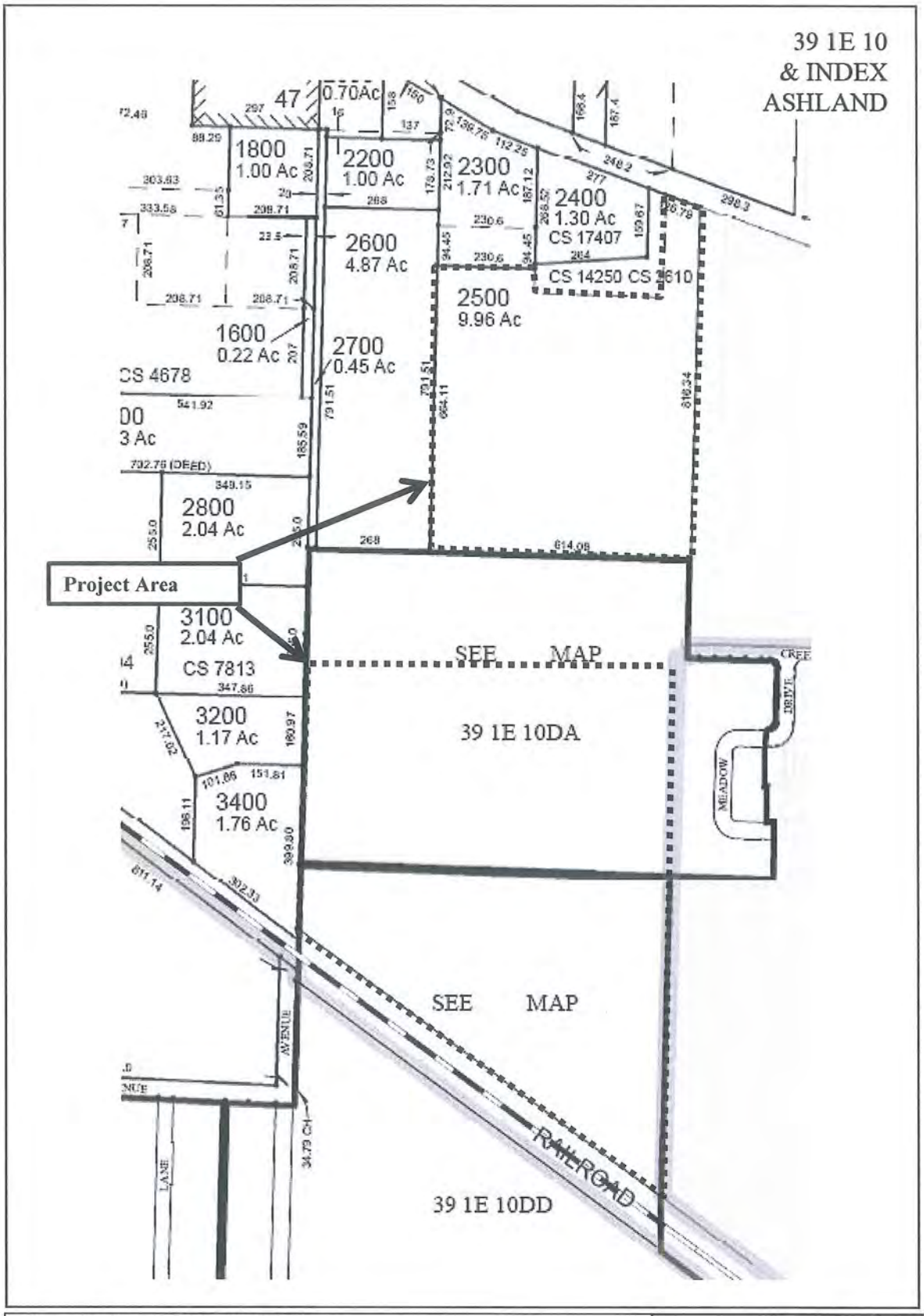

Figure 2a: Tax Lot Map TL # 2500
Normal Avenue
S&A# 2273

DSL WD2014-0255 1of3

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P.O. Box 589
Aurora, OR. 97002
503.678.6007

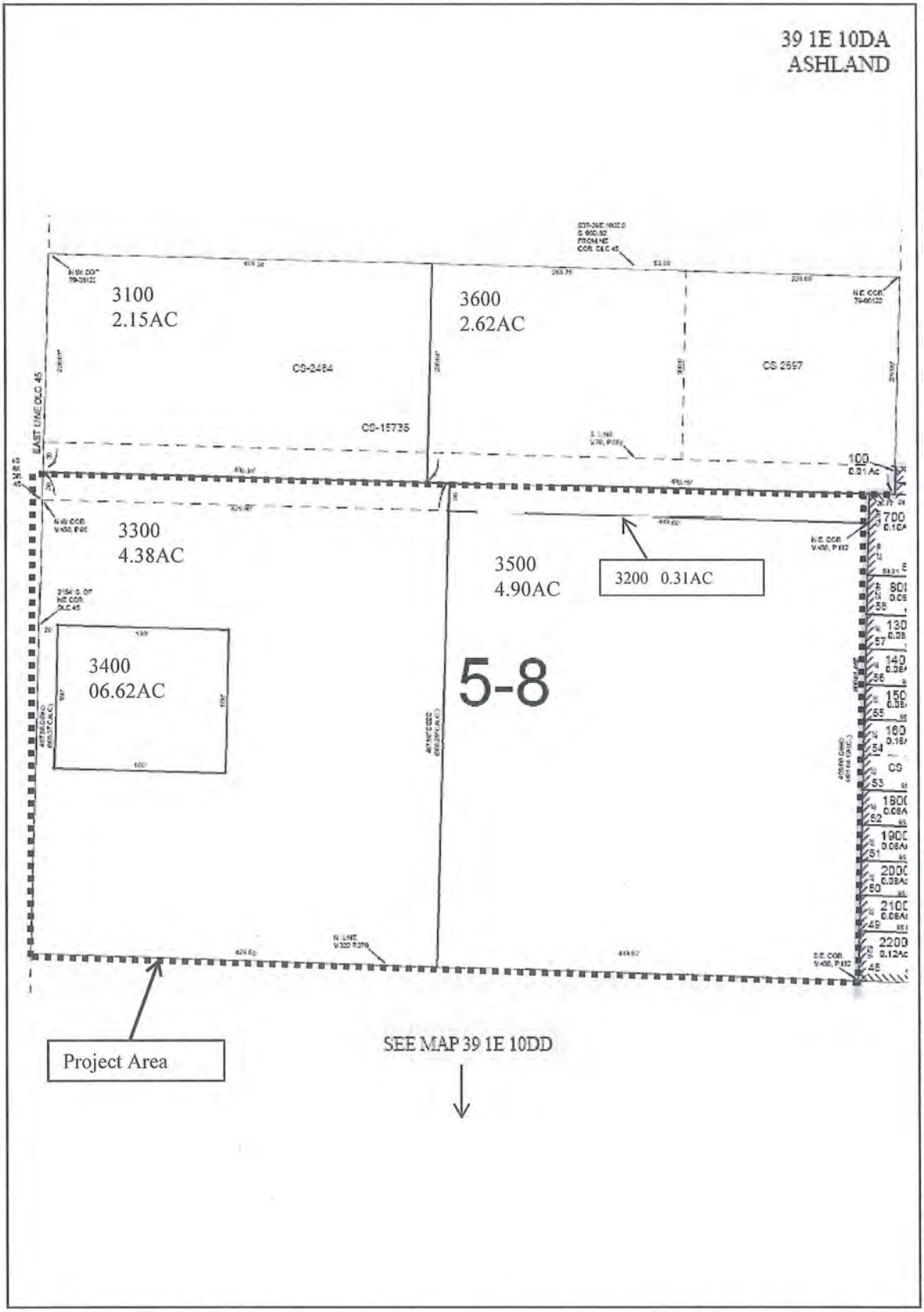

Figure 2b: Tax Lot Map TL# 3200, 3300, 3400, 3500
Normal Avenue
S&A# 2273 DSL WD201A-0255 2of3

Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

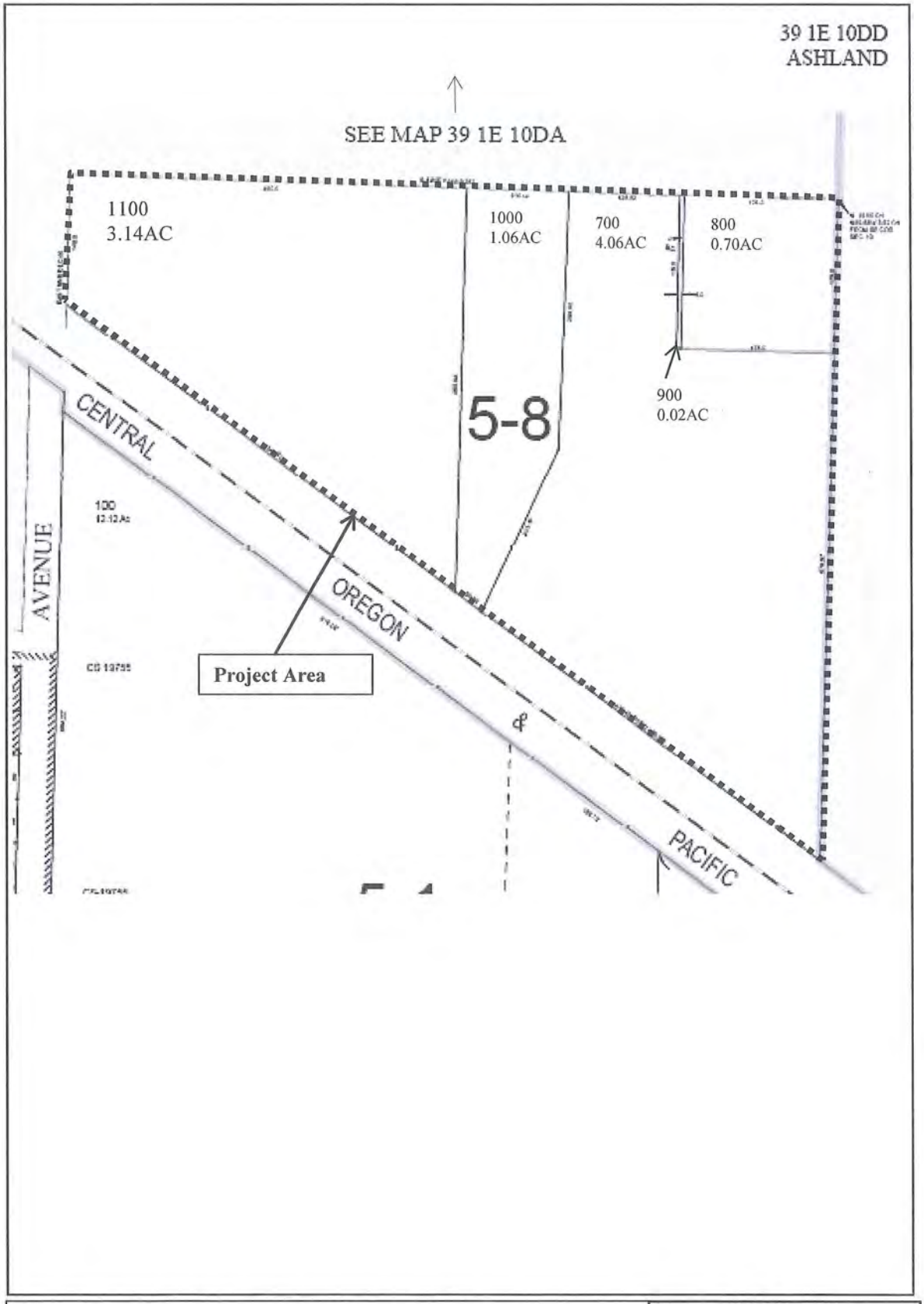

Figure 2c: Tax Lot Map TL#1100, 1000, 900, 800, 700
Normal Avenue
S&A # 2273

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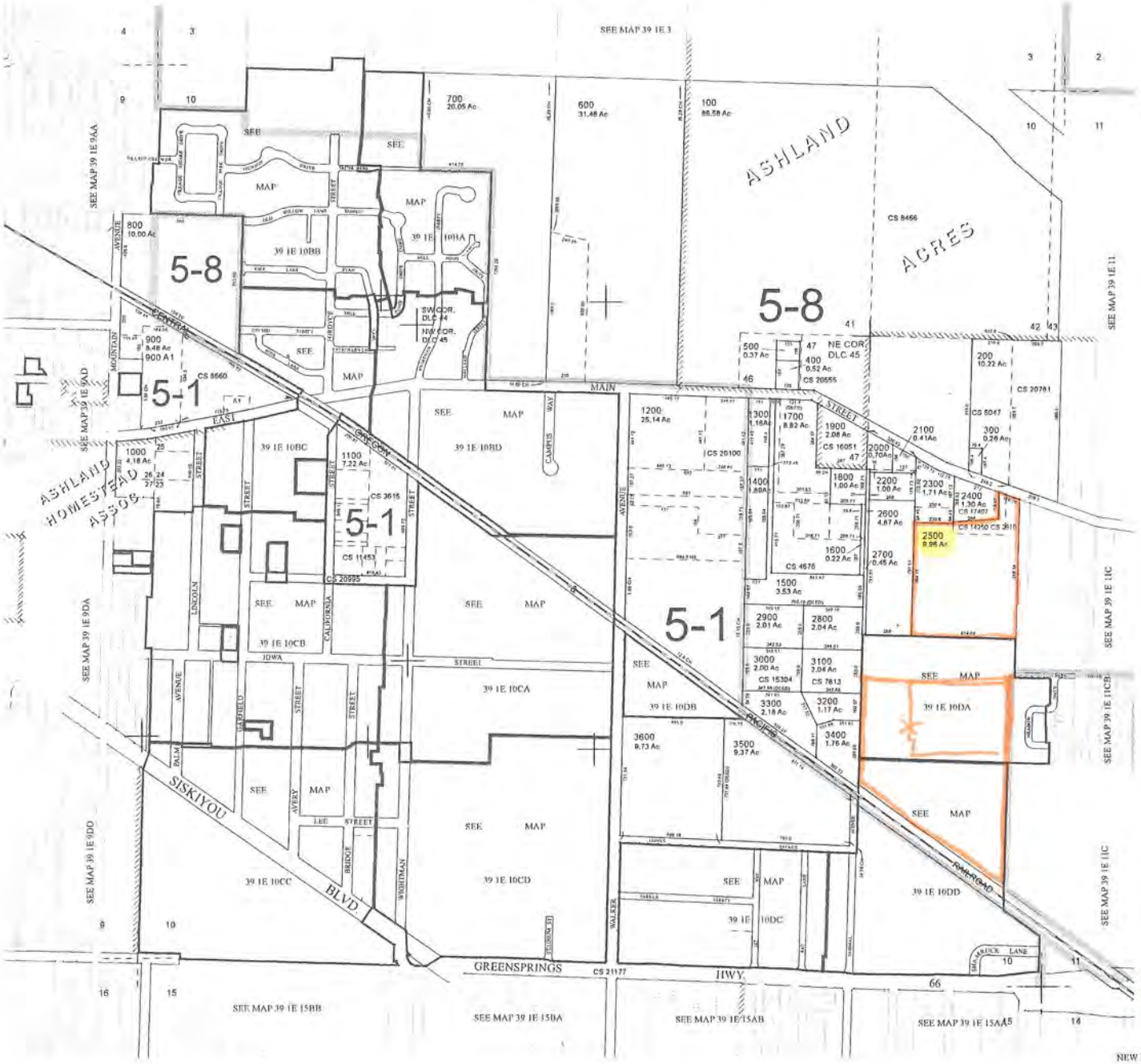
Schott & Associates
P.O. Box 589
Aurora, OR. 97002
503.678.6007

FOR ASSESSMENT AND TAXATION ONLY

SECTION 10, T.39S., R.1E., W.M.
JACKSON COUNTY
1" = 400'

39 1E 10
& INDEX
ASHLAND



39 1E 10
& INDEX
ASHLAND

NEW MAP MARCH 09, 2009

GIS DATA
01/02/2013 10:34:34 AM WrightJP

FOR ASSESSMENT AND TAXATION ONLY

N.E.1/4, S.E.1/4, SEC.10, T.39S., R.1E., W.M.
JACKSON COUNTY
1" = 100'

39 1E 10DA
ASHLAND

CANCELLED TAX LOT NUMBERS:

1700 ADDED TO 1600

39 1E 10DA
ASHLAND

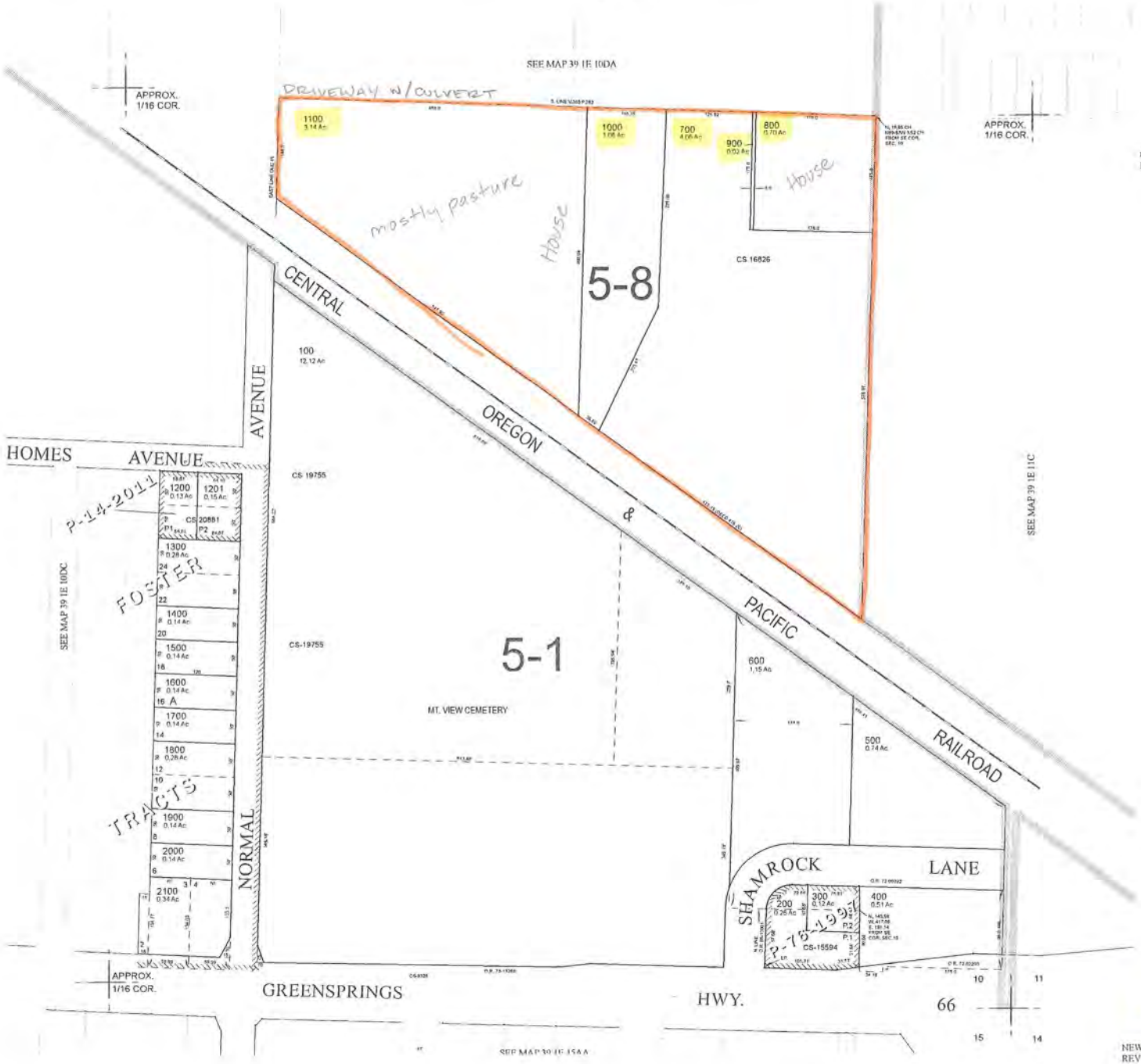
NEW MAP MARCH 11, 2009

GIS DATA
03/11/2009 4:11:53 PM : JohnsoWH

FOR ASSESSMENT AND TAXATION ONLY

S.E.1/4, S.E.1/4, SEC.10, T.39S., R.1E., W.M.
JACKSON COUNTY
1" = 100'

39 1E 10DD
ASHLAND



39 1E 10DD
ASHLAND
NEW MAP FEBRUARY 26, 2009
REV JUNE 10, 2011

GIS DATA
06/13/2011 9:53:37 AM : CrawfordV

Normal Avenue Un-incorporated Area

WETLAND DELINEATION MAP

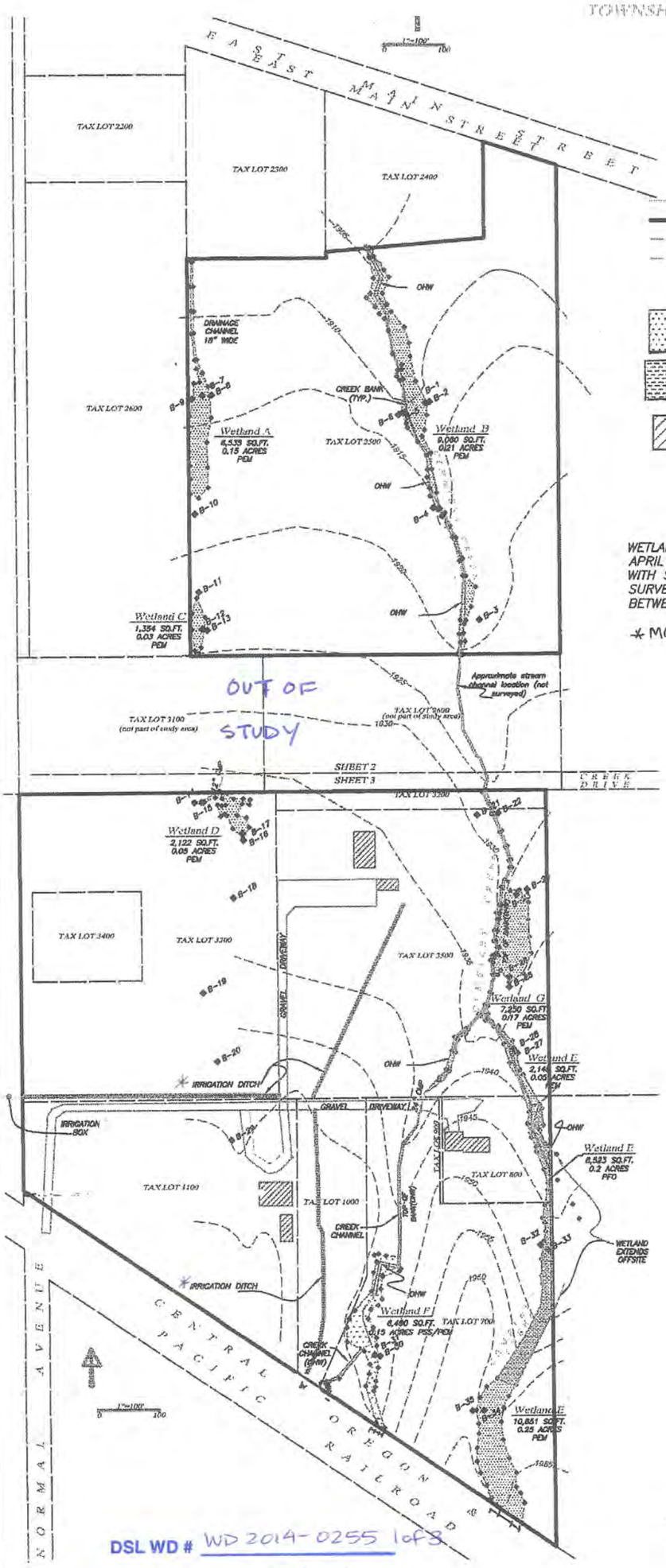
LYING SITUATE WITHIN

SOUTHEAST QUARTER OF SECTION 10
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

Mahar Homes, Inc.

815 Alder Creek Drive
Medford, Oregon 97504



DSL WD # WD 2014-0255 1of3

Approval Issued 04/20/2015

Approval Expires 04/20/2020

Mahar Homes, Inc.
815 Alder Creek Drive
Medford, Oregon 97504

LEGEND

- *RIGHT OF WAY CENTERLINE*
- *PROJECT BOUNDARY LINE*
- *WETLAND DELINEATION BOUNDARY*
- *CENTERLINE OF DRAINAGE CHANNEL*
- *BLUE FLAGGED SOIL TEST PLOT, AS DESCRIBED*
- *ORANGE FLAGGED - WETLAND DELINEATION*
- *PEM WETLAND AREA AS FLAGGED*
- *PFO WETLAND AREA AS FLAGGED*
- *BUILDING*
- ▲ IRRIGATION BOX
- – CULVERT
- *OHW*
- ⊢⊣ RAILROAD TRELLIS
- PHOTO POINT

SURVEY NOTE

WETLAND DELINEATION WAS FIELD MARKED WITH COLORED FLAGGED PINS ON APRIL 25, 2014 BY DR. MARTIN SCHOTT, A PROFESSIONAL WETLAND SCIENTIST WITH SCHOTT AND ASSOCIATES, INC. LOCATED IN AURORA, OREGON. FIELD SURVEY TO LOCATE AND MAP FLAGGED WETLAND PINS WAS CONDUCTED BETWEEN APRIL 27–30, 2014 AND UPDATED ON MAY 22, 2014.

* March 17, 2015 IRRIGATION BOX, CULVERT, & RAILROAD TRELLIS ARE OFF-SITE THESE FEATURES ARE NOT SURVEYED. APPROXIMATE LOCATIONS TO SHOW WHERE HYDROLOGY ORIGINATES.

WETLAND	AREA
A	6,535 SQ.FT.
B	9,060 SQ.FT.
C	1,354 SQ.FT.
D	2,122 SQ.FT.
E	21,319 SQ.FT.
F	6,490 SQ.FT.
G	7,250 SQ.FT.
TOTAL	54,130 SQ.FT. = 1.24ac

GRAVEL ROADS AND IRRIGATION DITCHES MANUALLY ADDED TO MAP BASED OFF GOOGLE EARTH AERIAL PHOTOGRAPHS 1/28/15 AND 3/24/15.
ACCURACY +/–5'

FIGURE 6. SHEET 1 – OVERVIEW MAP
SCALE: 1" = 200'
CONTOUR INTERVAL = 5 FEET

0 100 200 300

REGISTERED
PROFESSIONAL
LAND SURVEYOR

FIG. 6 – 1 OF 3

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2015

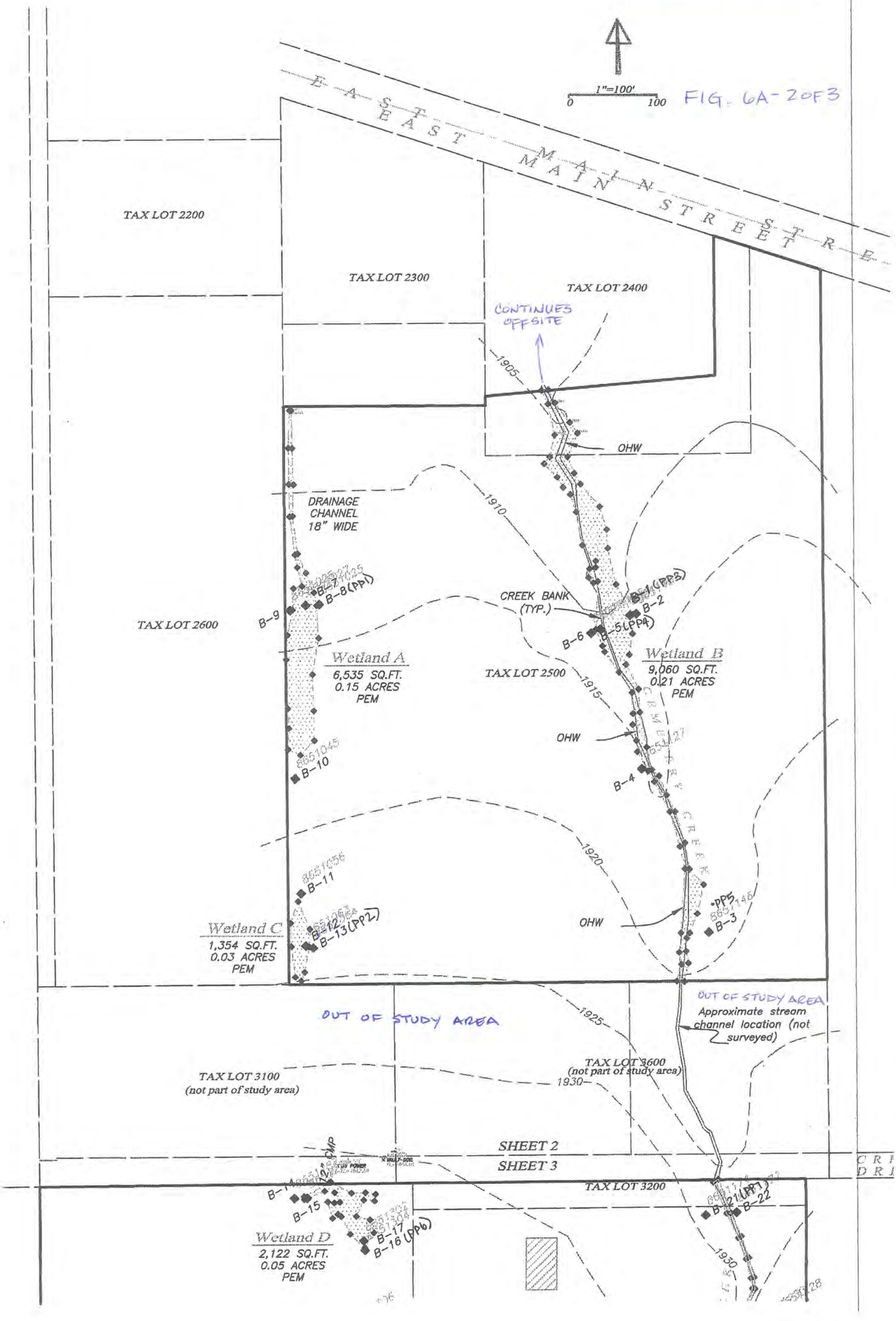
SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482–5009

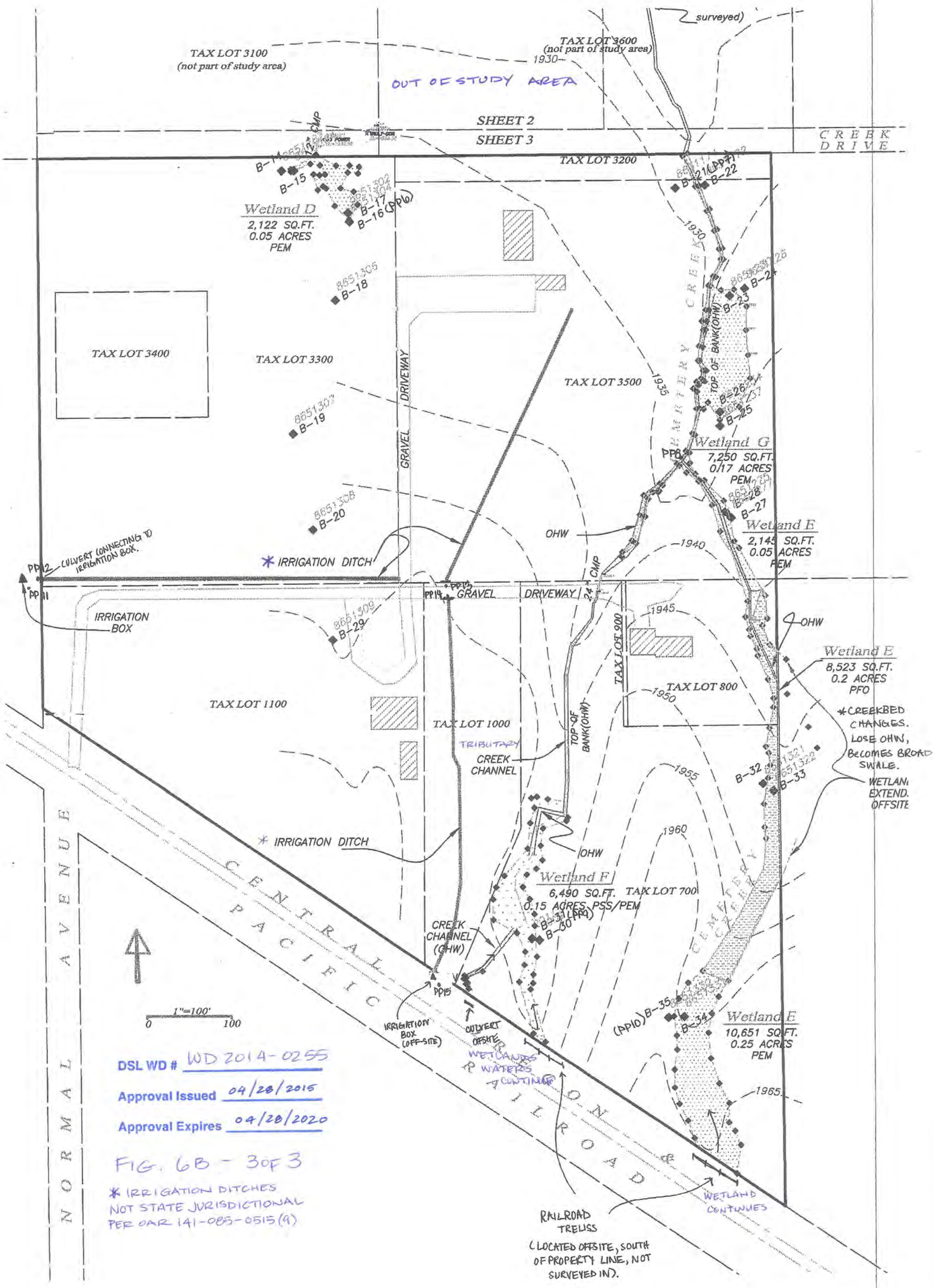
DATE: MAY 28, 2014
PROJECT NO. 865–14

DSL WD # WD2014-0255

Approval Issued 04/28/2015

Approval Expires 04/28/2020




TAX LOT 3100
(not part of study area)
TAX LOT 3600
(not part of study area)
surveyed)
OUT OF STUDY AREA
SHEET 2
SHEET 3
CREEK DRIVE
TAX LOT 3200
Wetland D
2,122 SQ.FT.
0.05 ACRES
PEM
B-15
B-16 (PP6)
B-17
B-18
B-19
B-20
B-21 (PP7)
B-22
B-23
B-24
B-25
B-26
B-27
B-28
B-29
B-32
B-33
B-34
B-35
TAX LOT 3400
TAX LOT 3300
TAX LOT 3500
GRAVEL DRIVEWAY
TOP OF BANK (OHW)
Wetland G
7,250 SQ.FT.
0.17 ACRES
PEM
PP8
Wetland E
2,145 SQ.FT.
0.05 ACRES
PEM
OHW
* IRRIGATION DITCH
PP12 CULVERT CONNECTING TO IRRIGATION BOX.
PP11
IRRIGATION BOX
PP13
PP14
GRAVEL DRIVEWAY
24" CMP
TAX LOT 900
TAX LOT 800
Wetland E
8,523 SQ.FT.
0.2 ACRES
PFO
*CREEKBED CHANGES. LOSE OHW, BECOMES BROAD SWALE.
WETLAND EXTEND. OFFSITE
TAX LOT 1100
TAX LOT 1000
TRIBUTARY CREEK CHANNEL
TOP OF BANK (OHW)
* IRRIGATION DITCH
OHW
Wetland F
6,490 SQ.FT.
0.15 ACRES PSS/PEM
TAX LOT 700
B-31 (PP9)
B-30
CREEK CHANNEL (OHW)
PP15
IRRIGATION BOX (OFF-SITE)
CULVERT OFFSITE
WETLANDS & WATERS CONTINUE
(PP10) B-35
B-34
Wetland E
10,651 SQ.FT.
0.25 ACRES
PEM
WETLAND CONTINUES
RAILROAD TRELLIS
(LOCATED OFFSITE, SOUTH OF PROPERTY LINE, NOT SURVEYED IN).
CENTRAL PACIFIC RAILROAD
NORMAL AVENUE
1930
1935
1940
1945
1950
1955
1960
1965
1"=100'
0
100
DSL WD # WD 2014-0255
Approval Issued 04/28/2015
Approval Expires 04/28/2020
FIG. 6B - 3 OF 3
* IRRIGATION DITCHES NOT STATE JURISDICTIONAL PER OAR 141-085-0515(9)