



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

April 18, 2023

Rowan Percheron, LLC
Attn: David Shiflett and Kenneth Davies
160 E. State Street, Ste 120
Traverse City, MN 49684

State Land Board

Tina Kotek
Governor

Re: **WD # 2022-0436 Approved**
Wetland Delineation Report for Percheron Industrial Campus
Morrow County; T3N R24E S28 TL100 (Portion)

Shemia Fagan
Secretary of State

Tobias Read
State Treasurer

Dear David Shiflett and Kenneth Davies:

The Department of State Lands has reviewed the wetland delineation report prepared by AKS Engineering & Forestry, LLC for the site referenced above. Please note that the study area includes only a portion of the tax lot described above (see the attached maps). Based upon the information presented in the report, a site visit on April 11, 2023, and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in revised Figure 5 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, one wetland (Wetland A, totaling approximately 1.75 acres) and one waterway (Intermittent Water 1) were identified. The wetland and water 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 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 Morrow County, Jessica Salgado, at (541) 388-6421.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Sonya Templeton, AKS Engineering & Forestry, LLC
Morrow County Planning Department
Michael Neal, US Army Corps of Engineers
Richard Fitzgerald, DSL

TERMINATION 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.

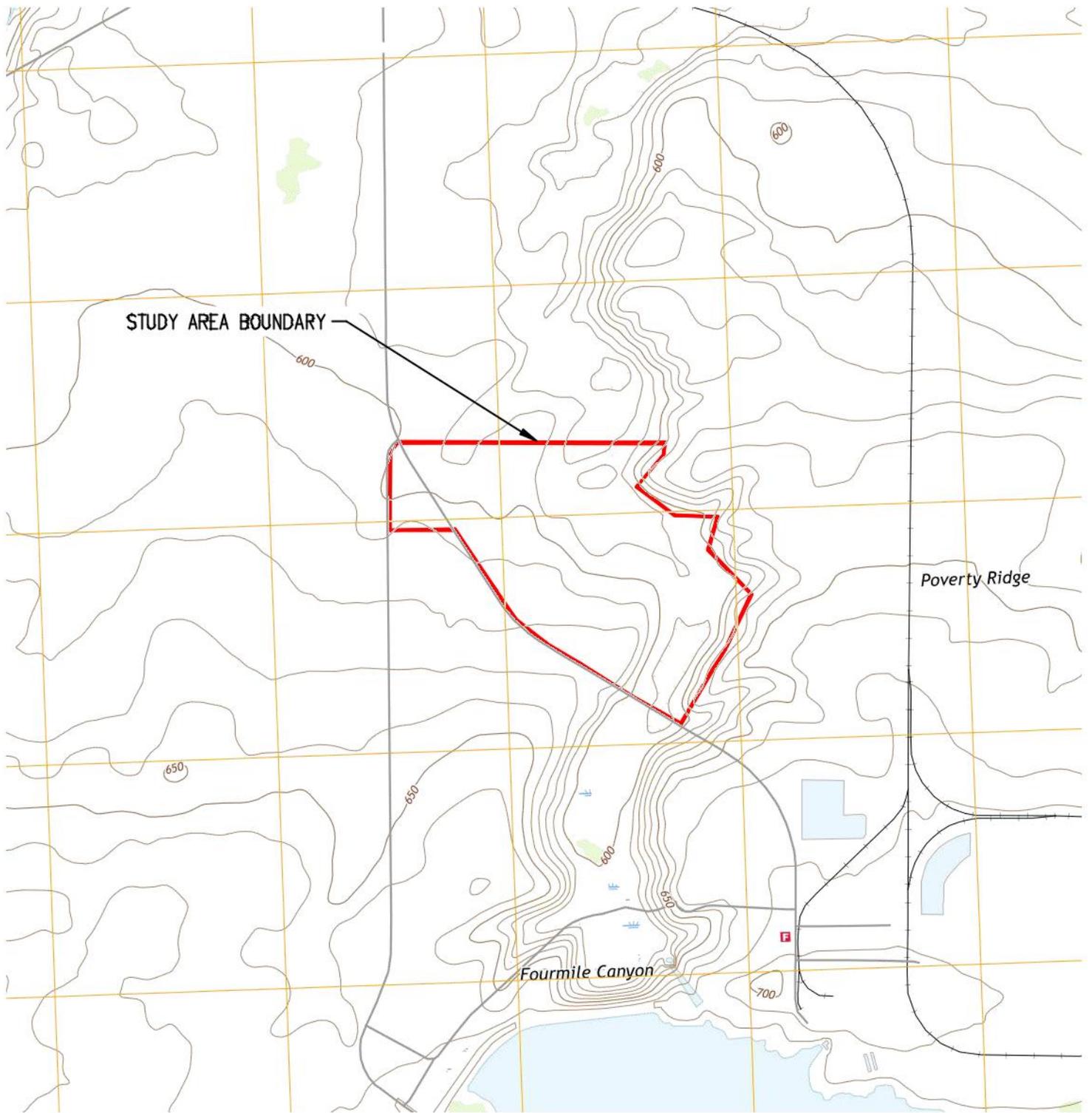
Ways to submit report:

- ❖ **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](http://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.

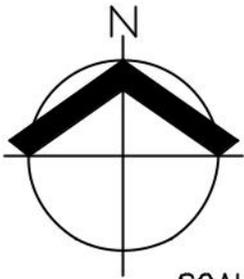
Ways to pay review fee:

- ❖ 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.

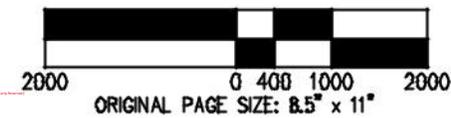
Contact and Authorization Information	
<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Rowan Green Data, LLC. ATTN: David Shiflett 160 E State Street, Ste 120 Traverse City, MI 49684	Business phone # (231) 218-6278 Mobile phone # (optional) E-mail: dshiflett@rowandigit.al
<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address (if different): Kenneth Davies 160 E State Street, Ste 120 Traverse City, MI 49684	Business phone # Mobile phone # (optional) E-mail: kdavis@rowandigit.al
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>Kenneth Davies</u> Signature: <u><i>Kenneth Davies</i></u> Date: <u>8/5/2022</u> Special instructions regarding site access: <u>Please contact David Shiflett prior to site visit</u>	
Project and Site Information	
Project Name: Percheron	Latitude: 45.708042 Longitude: -119.815957 decimal degree - centroid of site or start & end points of linear project
Proposed Use: Industrial Campus	Tax Map # Section 28 03N 24E Tax Lot(s) Portion of 100
Project Street Address (or other descriptive location): North of Tower Road and Carty Reservoir	Tax Map # Tax Lot(s)
City: Boardman County: Morrow	Township 03N Range 24E Section 28 QQ Use separate sheet for additional tax and location information
Waterway: N/A River Mile: NA	
Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Sonya Templeton AKS Engineering & Forestry 12965 SW Herman Road, Suite 100 Tualatin, OR 97062	Phone # (503) 563-6151 Mobile phone # (if applicable) E-mail: templetons@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><i>Sonya Templeton</i></u> Date: <u>8/8/2022</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: 275 acres Total Wetland Acreage: 1.75	
Check Applicable Boxes Below	
<input type="checkbox"/> R-F permit application submitted	<input checked="" type="checkbox"/> Fee payment submitted \$ <u>500</u>
<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 type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code _____
For Office Use Only	
DSL Reviewer: <u>JS</u> Fee Paid Date: ____ / ____ / ____	DSL WD # 2022-0436
Date Delineation Received: <u>8/8/22</u>	DSL App.# _____



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



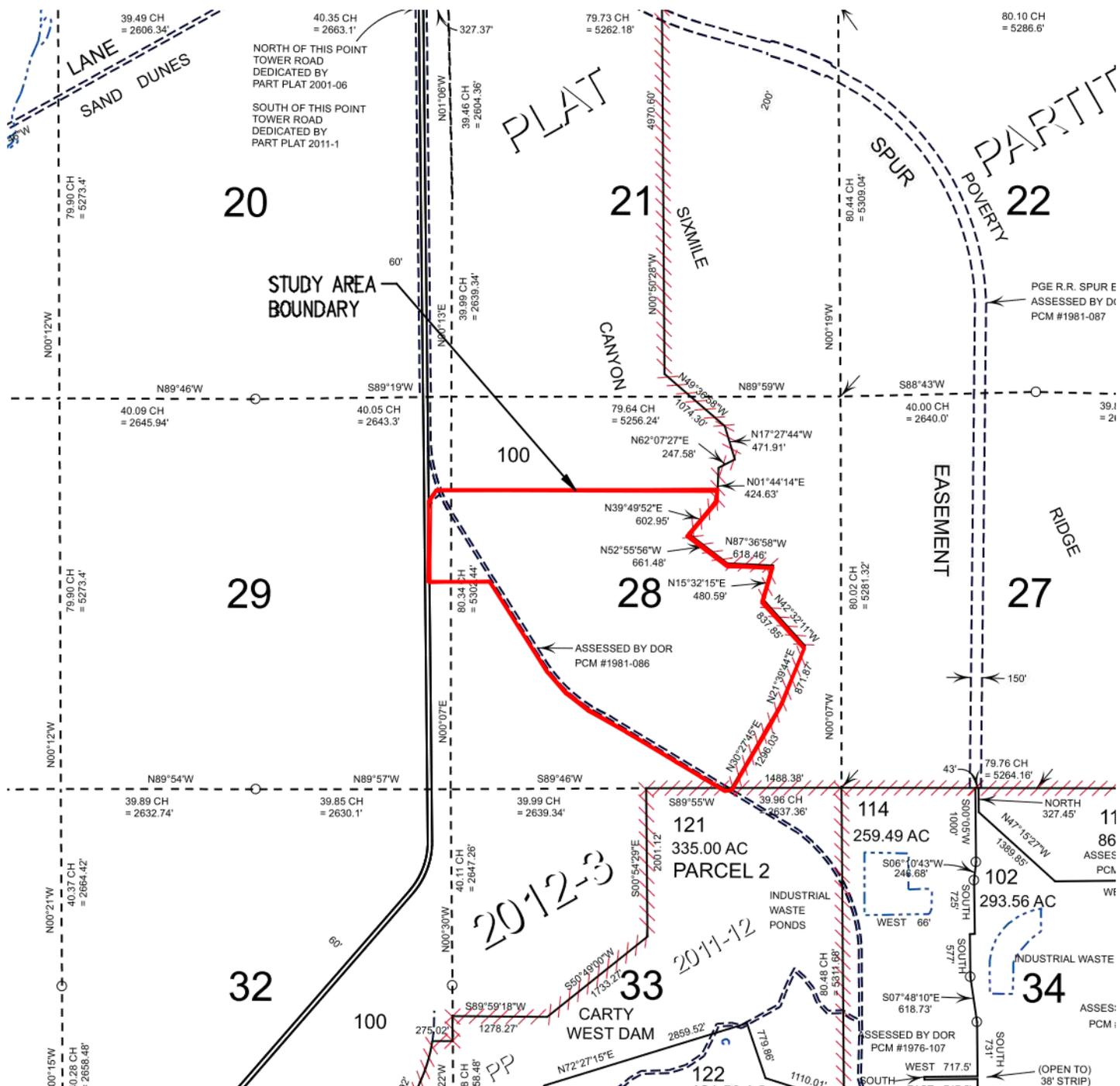
SCALE: 1" = 2000 FEET



DATE: 04/07/2022

USGS VICINITY MAP PERCHERON WETLAND AND WATER 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: RAS CHKD: SKT AKS JOB: 8858-04





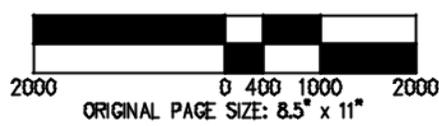
NORTH OF THIS POINT
TOWER ROAD
DEDICATED BY
PART PLAT 2001-06

SOUTH OF THIS POINT
TOWER ROAD
DEDICATED BY
PART PLAT 2011-1

MORROW COUNTY
POTION OF TAX LOT 100
TAX MAP 3N 24E 28 W.M.

DATE: 04/07/2022

SCALE: 1" = 2000 FEET



TAX MAP (MAP 3N 24E 28 W.M.)
PERCHERON WETLAND AND WATER DELINEATION REPORT

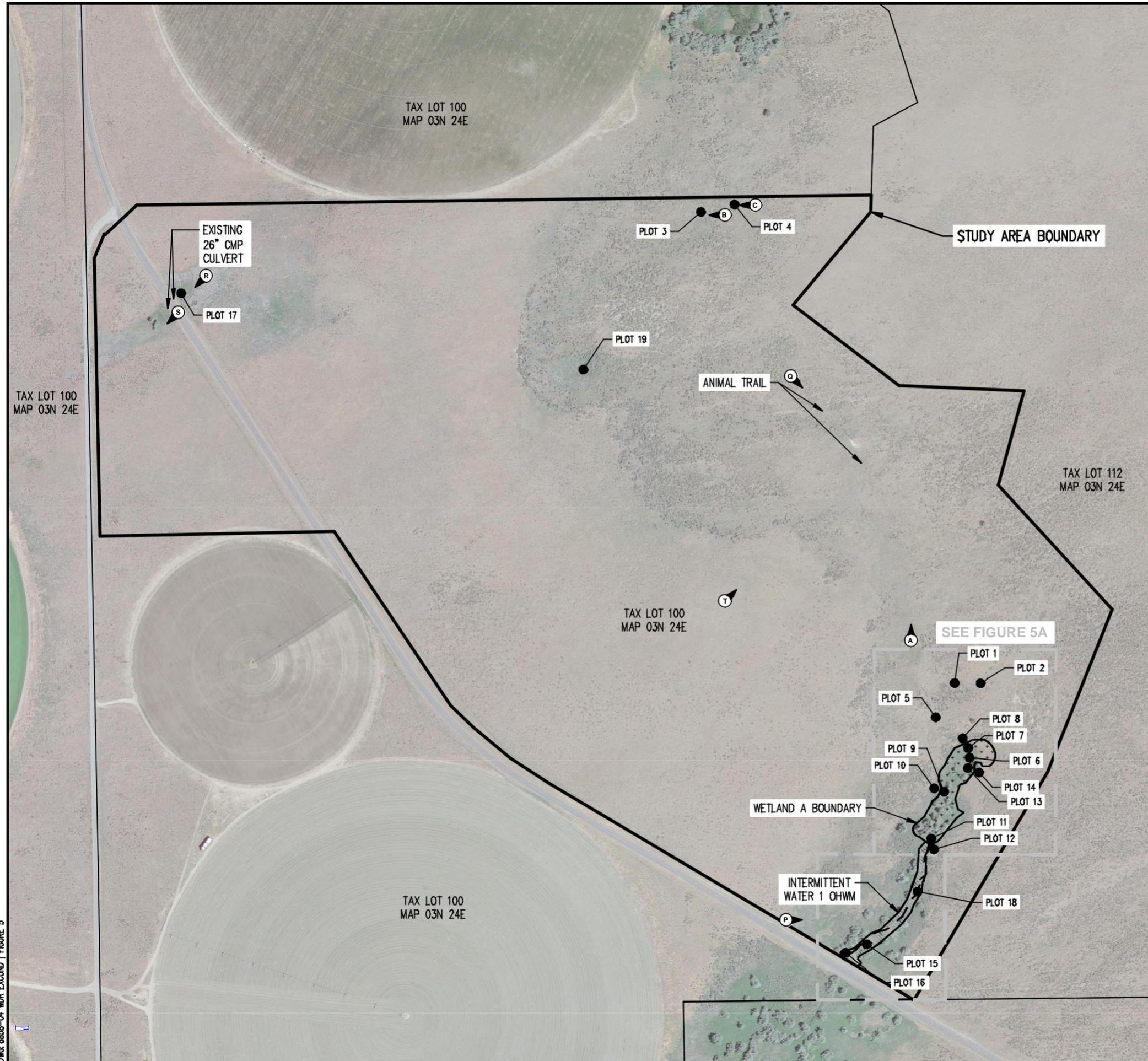
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM



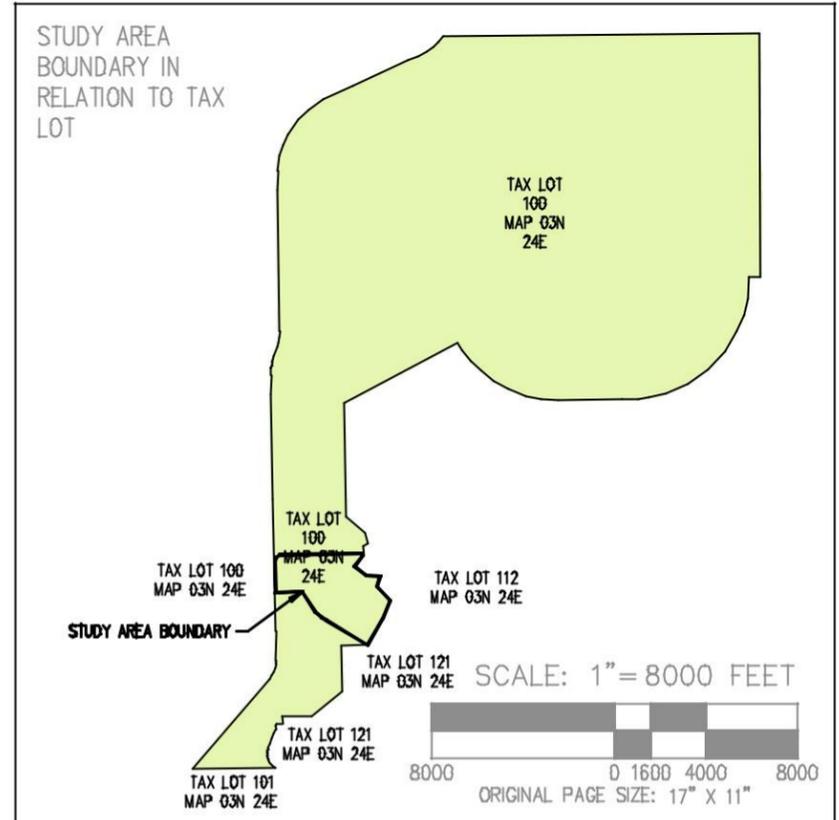
FIGURE
2

DRWN: RAS
CHKD: SKT
AKS JOB:
8858-04

DWG: 8858-04 MDR EXCOND | FIGURE 5



GOOGLE EARTH AERIAL IMAGERY
JUNE 2019

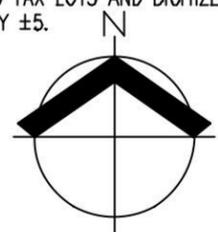
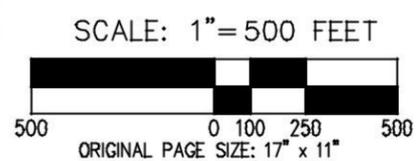


LEGEND:

-  TOTAL ON-SITE WETLAND A PEM/PFO DEPRESSIONAL AREA:
76,362 SF± (1.75 ACRES)
-  TOTAL ON-SITE INTERMITTENT WATER 1 AREA:
38,141 SF± (0.88 ACRES) (171 LF±)
-  PHOTO POINT LOCATION AND ORIENTATION

WETLAND AND WATER BOUNDARIES AND PLOT LOCATIONS SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON MARCH 31, 2022 AND WERE LOCATED USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUBMETER ACCURACY.

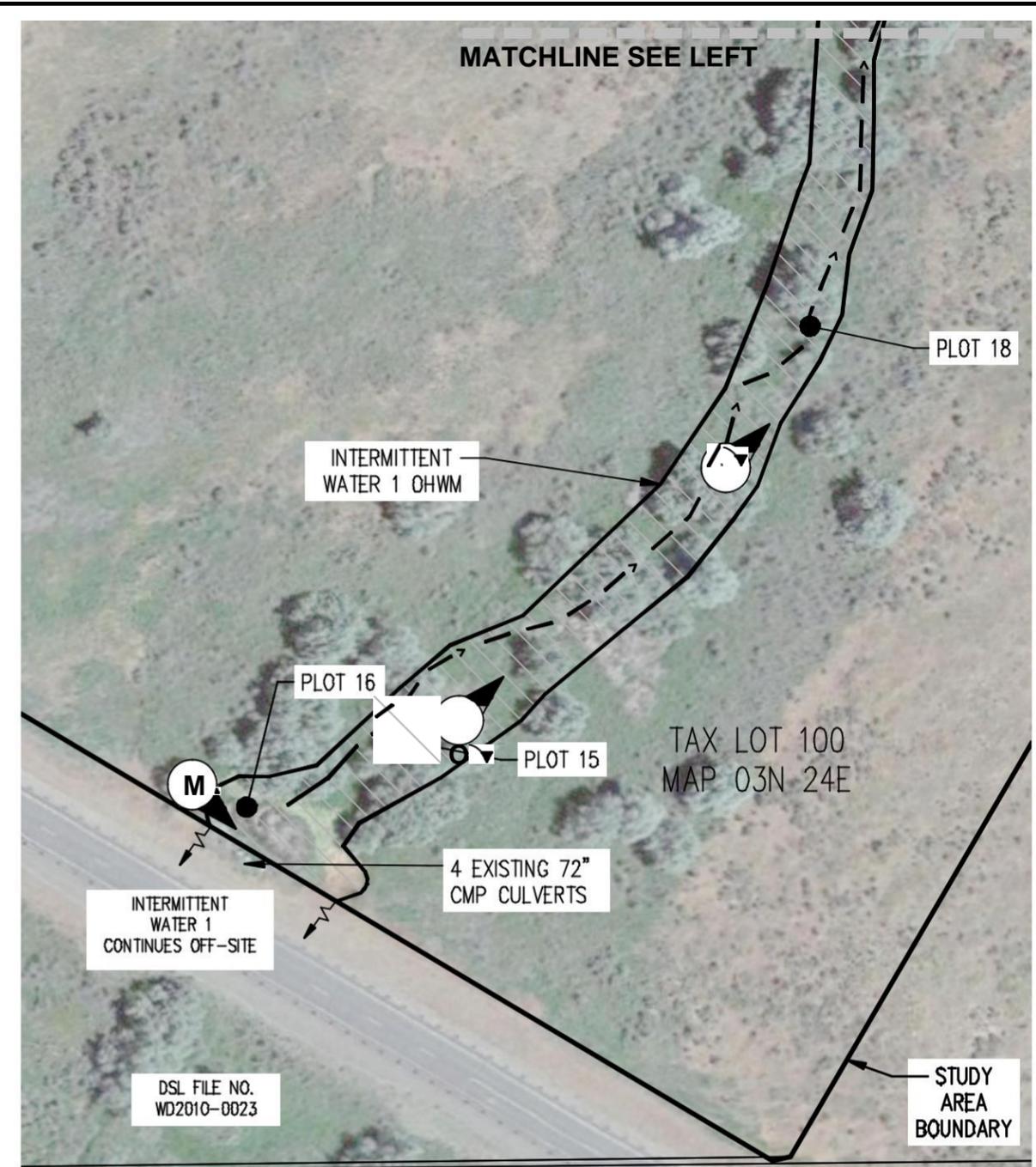
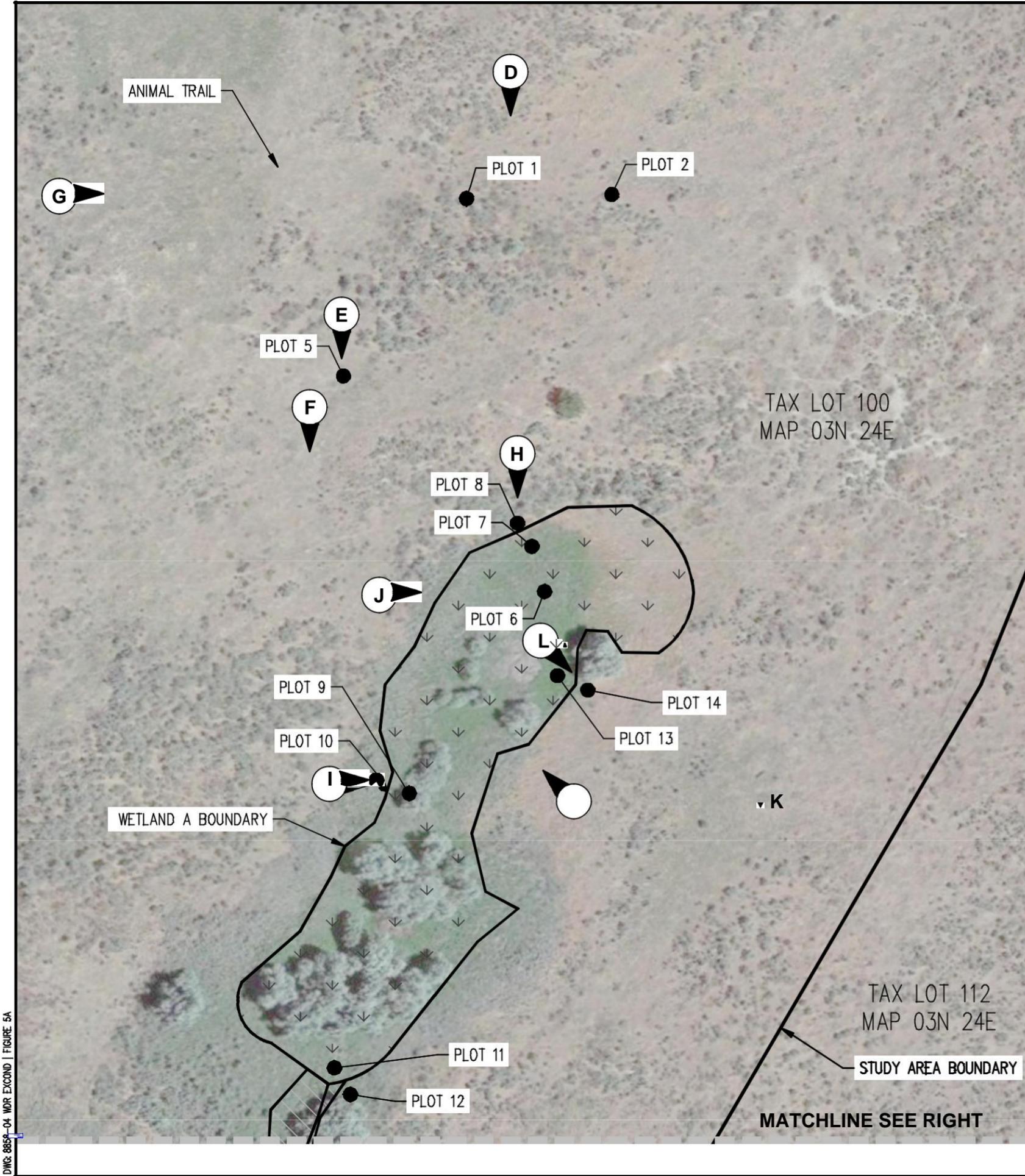
UNABLE TO OBTAIN NOAA LIDAR DUE TO PROXIMITY TO THE BOARDMAN NAVAL WEAPONS SYSTEMS TRAINING FACILITY. STUDY AREA BOUNDARY DERIVED FROM GIS TAX LOTS AND DIGITIZED POST-FIELD IN AUTOCAD, ACCURACY ±5.



DATE: 04/12/2023

WETLAND AND WATER DELINEATION OVERVIEW MAP		FIGURE
PERCHERON WETLAND AND WATER DELINEATION REPORT		5
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: RAS CHKD: SKT AKS JOB: 8858-04





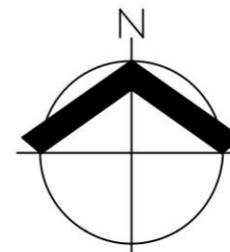
GOOGLE EARTH AERIAL IMAGERY
JUNE 2019

LEGEND:

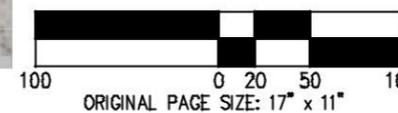
- TOTAL ON-SITE WETLAND A PEM/PFO DEPRESSIONAL AREA: 76,362 SF± (1.75 ACRES)
- TOTAL ON-SITE INTERMITTENT WATER 1 AREA: 38,141 SF± (0.88 ACRES) (171 LF±)
- PHOTO POINT LOCATION AND ORIENTATION

WETLAND AND WATER BOUNDARIES AND PLOT LOCATIONS SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC ON MARCH 31, 2022 AND WERE LOCATED USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUBMETER ACCURACY.

UNABLE TO OBTAIN NOAA LIDAR DUE TO PROXIMITY TO THE BOARDMAN NAVAL WEAPONS SYSTEMS TRAINING FACILITY. STUDY AREA BOUNDARY DERIVED FROM GIS TAX LOTS AND DIGITIZED POST-FIELD IN AUTOCAD, ACCURACY ±5.



SCALE: 1" = 100 FEET



DATE: 04/12/2023

WETLAND AND WATER DELINEATION MAP		FIGURE 5A
PERCHERON WETLAND AND WATER DELINEATION REPORT		DRWN: RAS
AKS ENGINEERING & FORESTRY, LLC		CHKD: SKT
12965 SW HERMAN RD, STE 100		AKS JOB:
TUALATIN, OR 97062		8858-04
503.563.6151 WWW.AKS-ENG.COM		

