

Attn: Vito Cerelli
Manzanitta Loft LLC
11251 SE 232nd Ave
Damascus, OR 97089

April 2nd, 2022

Re: Wetland Determination Letter

Dear Mr. Cerelli,

Upon your request for a wetland determination on lots 2100 and 2600 along Classic St., Manzanita, OR the site was investigated by NW Regolith on March 26th, 2022 in accordance with Routine On-site Determination, as described in the *Corps of Engineers Wetland Delineation Manual*, *Wetland Resource Program Technical Report Y-87-1* ("The 1987 Manual") and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region*. Based on our investigation the following results may be used for any development of the site in accordance with local and state regulations.

- Based on site plans provided by the landowner and architect, NW Regolith found no wetlands in proximity to the proposed development, including roads and on-site infrastructure, nor on any portion of the subject property.
- A wetland report (WD# 2017-0149) was conducted in 2017 and approved by the Oregon Department of State Lands (DSL). This report included a portion of the subject property, where no wetlands were found. This report was found to be consistent and reflective of the property in its current condition and its entirety.
- The wetland reflected in the National Wetland Inventory (NWI) map is not consistent with the ground investigation and no wetlands were found on the subject property. Also, the City of Manzanita does not have a Local Wetlands Inventory (LWI) therefore no further investigation was warranted.

This letter documents the investigation, best professional judgment and conclusions of the investigators. It is correct and complete to the best of our knowledge. It should be considered a Preliminary Jurisdictional Determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by the Oregon Department of State Lands in accordance with OAR 141-090-0005 through 141-090-0055.

Sincerely,

Austin Tomlinson

Austin Tomlinson
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Photo 1: Location of NWI mapped wetland. No wetlands found.



Photo 2: Location of proposed road and development. No wetlands found.