STAFF REPORT
JOSEPHINE COUNTY PLANNING OFFICE

TO: Josephine County Planning Commission  PREPARED BY: Planning Staff
AGENDA ITEM: Creek Haven - PUD  DATE: July 26, 2019

GENERAL INFORMATION

Owner: Druthers Construction, LLC, 2200 NE Industry Drive, Grants Pass, OR 97526

 Applicant: Jantzer Enterprises, Inc., PO Box 1586, Grants Pass, OR 97528

Representatives: Marc Cross, Rhine-Cross Group, LLC, 112 N 5th Street, Suite 200, Klamath Falls, OR 97601

Requested Action: Tentative Plan approval of Creek Haven Planned Unit Development (PUD) Subdivision

Purpose: To subdivide the property into 10 lots for residential development ranging in size from 2.0 acres to 2.58 acres with a 6.16 acre tract of open space. The PUD will be known as “Creek Haven” and will be accessed by a newly created private road. Exhibit A contains application materials and the tentative plan map.

Existing Zoning: Rural Residential (RR-2.5)

Comprehensive Plan: Residential

Legal Description: T 35, R 6, Section 03, Tax Lot 800 & 900

Property Location: 9300 Monument Drive & No situs address Monument Drive

Property Size: TL 800 is 9.77 acres per the Assessor’s map, TL 900 is 17.59 acres per the Assessor’s map. Total acreage per the Assessor’s map is 27.36 acres. Total acreage per the Tentative Plan Map is 27.48 acres.

Existing Land Use: Per Assessor’s records, TL 800 is vacant, TL 900 is developed with a residential dwelling, two (2) detached garages, a shed, fencing, asphalt tennis court, and two (2) lean-to sheds.
Surrounding Use: The subject parcels abut residential lands on all sides; Corliss Creek runs North/South through both parcels near the West property lines; Bannister Creek runs diagonally across both parcels through the North/South property lines.

Statutory 150 day Time Limit Expires: November 4, 2019

REVIEW PROCEDURE

Per Section 19.55.020.A of the Josephine County Code (JCC), “The Planning Commission shall have the authority to approve tentative plans for planned unit development subdivisions, to include specified departures from development standards and zoning requirements contained in this title, or other applicable County ordinances, rules, resolutions, orders, technical manuals or publications and policies, in order to accomplish the purpose of this chapter. NOTE: See page 9 of Staff Report (i.e. Section 19.55.020).

BACKGROUND INFORMATION

Application History: A pre-application review for a subdivision was completed in March 2018. Then a pre-application for a Planned Unit Development land division was submitted and a letter was issued on August 29, 2018. The applicant submitted a full application for the 10-lot Creek Haven Planned Unit Development Subdivision on April 19, 2019. That application was deemed incomplete on May 17, 2019. The applicant submitted the required materials, and the application was deemed complete on June 7, 2019.
Physical Characteristics: The subject properties have access off Monument Drive along the eastern property lines. The properties abut private residential land to the north, south, and west. The terrain is relatively flat, with a small area (totaling roughly 4%) of steep slopes greater than 15%. 38% of the properties consists of granitic soils. Corliss Creek and Bannister Creek flow north/south through the properties. Approximately 23% of the properties is located in the FEMA regulatory flood zone (approximate unnumbered-A zone). Tax Lot 900 is currently developed with a residence and associated outbuildings. The vegetation consists of grass and underbrush with pine, fir, and oak trees.

USGS MAP OF THE PROPERTY & DEPICTION OF SLOPES >15%

NRCS Soils: The USDA Natural Resources Conservation Service Soil Survey identifies three soil types on the property:

1. Brockman Cobble clay loam (12B), 2-7% slopes. This soil comprises roughly 54% of the properties and is formed in cobble alluvium derived predominantly from serpentinite and peridotite. The main limitations are wetness, the very slow permeability of the substratum, and the potential for shrinking and swelling of the soil. Septic tank absorption fields can be expected to function poorly on this soil type because of the wetness and very slow permeability.
(2) Clawson sandy loam (17B), 2-7% slopes. This soil comprises roughly 38% of the properties and is formed in alluvium derived dominantly from granitic rock. The main limitation is wetness. Septic tank absorption can be expected to function poorly. Drainage is needed if roads and building foundations are constructed.

(3) Foehlin gravelly loam (38A), 0-3% slopes. This soils comprises roughly 8% of the properties and is formed in alluvium derived dominantly from metamorphic, granitic, and ultramafic rock. The main limitations are moderately slow permeability, low soil strength, and the potential for shrinking and swelling of the soil. Septic tank absorption fields do not function properly during rainy periods.

Hazards:
The properties are prone to erosion hazards with 38% consisting of granitic soils and 4% of the properties having slopes greater than 15%. The properties are located in a wildfire hazard area with areas of dense vegetation. Approximately 23% of the property is located in a flood hazard zone.

Public Services:
The properties are not located in a fire service protection district (private contract only). Law enforcement is provided by the Josephine County Sheriff's Department, and the school district is Three Rivers School District.

Transportation:
The properties front on Monument Drive which is maintained by the County. Development of the Planned Unit Development Subdivision includes the creation of a new private road within a private access easement to be constructed to the Rural Limited Residential Road standard. All of the new residences will receive access from this private road.

Sewage Disposal:
Individual subsurface sewage disposal systems.

Water:
Shared and/or individual wells

Irrigation:
Not indicated in application materials.
Wetlands: Both Corliss Creek and Bannister Creek are delineated riverine wetlands per Oregon Department of State Lands (DSL) wetland inventory.

Wildlife Habitat: The properties are NOT located within the Deer Winter Range Overlay. Corliss Creek is a Class 2 stream; Bannister Creek is a Class 1 stream.

ORDINANCE REVIEW

Section 19.50.050 – TENTATIVE PLAN REVIEW STANDARDS & CRITERIA

A. Standards. The following standards shall be reviewed for compliance:

1. All lots or parcels affected by the land division are authorized.

**Staff Comment:** Tax Lot 800 is a legal authorized lot per County records (created by Warranty Deed recorded as Volume 142, Page 237 dated September 13, 1948). Tax Lot 900 is a legal authorized lot per County records (created by Warranty Deed recorded as Volume 189, Page 577 dated July 12, 1977).

2. The tract or tracts of land included in the tentative plan must be in one ownership or control, or subject to a joint application by all persons possessing recorded interest in the title to the tract.

**Staff Comment:** Both Tax Lot 800 & 900 are owned by Druthers Construction, LLC per County records.

3. Any development that includes lands that are subject to flooding, wildfire or erosion hazards shall present a plan or plans that satisfy the requirements of Chapter 19.69A JCC (Flood Hazard Overlay), Chapter 19.76 JCC (Wildfire and Emergency Safety Standards) and Chapter 19.83 JCC (Erosion Control and Storm Drain Facilities). The approved provisions of the mitigation plan or plans shall become conditions for the development of the land division, and individual lots with the land division, as applicable.

**Staff Comment:** The applicant has provided erosion control and wildfire safety plans (Exhibit A, Rhine-Cross Group) that have been reviewed by Planning and Public Works. Staff is satisfied with the submitted plans and has made recommended conditions as such. The applicant will be required to submit base flood elevation data for the approximate flood zone of Bannister Creek.

4. Other development standards contained within this title and all other applicable master plans, rules, resolutions, ordinances, codes, technical manuals and policies of the County or the state or federal governments.
5. The proposed development conforms with the official street map and/or any potential street extensions, and will not prohibit the extension of streets or roads.

Staff Comment: Public Works has reviewed the application and finds the development will conform to the official street map and will not prohibit the extension of streets or roads.

6. At a minimum, all lots or parcels shall meet the lot or parcel size requirements for the zone in which they are located and the design requirements found in Chapter 19.71 JCC, unless a reduction or variance is granted pursuant to this title.

Staff Comment: The lots in the PUD are below lot size requirements (2.5 acre minimum); however, they can be authorized under Section 19.55.020.A.1., JCC.

7. The proposed development does not conflict with legally established easements or access within or adjacent to the parcel configuration resulting from the subject property.

Staff Comment: Per the tentative plan, it appears the development will not conflict with legally established easements or access.

B. Criteria. The following criteria shall be reviewed for compliance

1. Existing and planned infrastructure and public facilities and services are adequate to serve the proposed development (pursuant to a requirement contained in the County’s Transportation Systems Plan, or any other official document containing County road standards, the review body may control the location and number of vehicular access points, establish new streets, increase right-of-way and road width, require curbs, sidewalks and traffic circulation features).

Staff Comment: The application includes road improvements to serve the proposed lots in the PUD. Public Works has reviewed the road designs and access points to the lots and finds that half-street improvements to Monument Drive shall be constructed to meet current standards along the full frontage length of the parent parcel with tapers to existing conditions at each end. Additionally, all proposed and/or existing driveways and streets abutting Monument Drive shall meet access spacing requirements. As such, Public Works has provided conditions to be considered by the Planning Commission (PW-Exhibit C).
2. The carrying capacity of the subject property, as defined in JCC 19.11.050, is adequate for the proposed density of development;

   **Staff Comment:** The applicant has submitted evidence to address carrying capacity in the Rhine-Cross Group report (Exhibit A). Staff finds the evidence supports the proposed density.

3. The land division is designed so that it coordinates efficiently with surrounding development patterns and existing and planned utilities, facilities and streets;

   **Staff Comment:** The land division is located in an area dominated by residential development. Staff finds this development coordinates efficiently with the surrounding development pattern in the area.

4. The land division is designed to adequately mitigate special environmental or social conditions (watershed, wetland, wildlife or plant habitat, or historic or archeology sites, etc.).

   **Staff Comment:** As mentioned above, the property is NOT located in Deer Winter Range area. Corliss Creek (Class 2) and Bannister Creek (Class 1) streams are delineated as protected streams and wetland. Staff received comments from Oregon Department of Fish & Wildlife regarding the protected riparian areas (Exhibit D). Oregon Department of State Lands (DSL) also commented regarding wetland concerns (Exhibit E). Applicant has submitted a Jurisdictional Wetlands Delineation for the subject properties and is currently working with DSL to ensure all applicable requirements from DSL are satisfied.

**Section 19.55.020 − REVIEW AUTHORITY**

Section 19.55.020(A) (Review Authority) identifies five categories of departures from standards for development that can be approved by the Planning Commission. Approvals may:

1. Allow individual lots to deviate from minimum lot size and shape requirements, and building height, setback and other dimensional standards contained in Chapters 19.71 and 19.72 JCC.

2. Allow street improvements and access standards to be changed when private streets are used.

3. Allow multiple and mixed uses to occur within the development when all of the uses are authorized by the zone.

4. Allow the development to be recorded in phases whenever it is demonstrated each phase meets the standards and criteria of this chapter independent of the completion of subsequent phases. The tentative plan shall show all of the phases of development, and the platting of each phase shall meet the requirements of JCC 19.55.050. In approving the
phases, the Planning Commission shall require the common areas, improvements, facilities or amenities which must be completed within each phase.

5. Extend the permit life beyond the time provided in JCC 19.50.100 (currently two years for tentative plans with one additional two-year extension).

Section 19.55.020(B) The Planning Commission shall not have the authority to depart from applicable development standards and zoning requirements in the following respects:

1. Where the departure is contrary to a conflicting state or federal law or rule;

2. By allowing uses which are not authorized in the underlying zoning district for the property;

3. By allowing the overall density of development to exceed the density permitted if the land were developed according to minimum parcel size and design standards for the applicable zone;

4. By waiving or modifying environmental protection standards contained in this title, such as those involving erosion and sediment control, flood or fire hazards, stream setbacks, wetland and wildlife conservation, and other similar provisions;

5. By applying the variance criteria and procedures contained in Chapter 19.44 JCC.

**Staff Comment:** After review of the tentative plan, staff is satisfied with the proposed lot size departures and the private road design as proposed by the applicant. The Planning Commission must consider the design and make findings to address this code section.

**Section 19.55.040 – SPECIAL REVIEW STANDARDS & CRITERIA**

Tentative plans for planned unit subdivisions shall be reviewed against the tentative plan review standards and criteria as set forth in JCC 19.50.050, and shall govern unless modified pursuant to the authority granted in this Chapter. In addition, the following special standards and criteria shall apply:

A. **Special Standards.**

1. All electric and telephone facilities, fire alarm conduits, street light wiring, and other wiring conduits and similar facilities shall be placed underground by the developer unless waived by the Hearing Body;

2. The Hearing Body shall require easements necessary for orderly extension of public utilities to future adjacent developments;

3. Areas of semi-public uses within the tentative plan may be included as open space in calculating allowed residential densities;
4. The plan shall assure that unique or scenic natural features of the land are preserved, and that natural or man-made landscaping is provided for common areas;

5. Comply with the water testing standards of JCC 19.84.020(C) governing new construction of planned unit development subdivisions;

6. Common open spaces shall comprise at least 20 percent of the land area contained in the development exclusive of streets, and at least one acre of the common open space shall be located on slopes with less than 15 percent grades. Common open spaces shall be used for recreational, park or environmental purposes, such as watershed management, wildlife or special plant habitat, wetland protection or other similar purposes;

7. Private streets shall be utilized on site only and construction standards shall utilize accepted engineering practices and be sufficient to meet normal and emergency levels of traffic;

8. Areas of intensive use within the development shall be setback, buffered or screened from adjoining lands so that off-site impacts are no greater than those associated with typical developments in the underlying zone;

9. The development does not conflict with legally established easements or other access rights to adjacent lands;

10. In addition to all other requirements made applicable by this title, the Review Body may authorize a planned unit development subdivision within a residential zone only when all of the following requirements are met:

   a. The number of new dwelling units in the development does not exceed 10;

   b. The number of new lots or parcels to be created in the development does not exceed 10;

   c. None of the new lots or parcels will be smaller than two acres;

   d. The development is not to be served by a new community sewer system;

   e. The development is not to be served by any extension of a sewer system from within an urban growth boundary or from within an unincorporated community;

   f. The overall density of the development will not exceed one dwelling for each unit of acreage specified as the minimum for the residential zone applicable to the land contained in the planned unit development subdivision; and

   g. For any open space or common area provided as a part of the planned unit development subdivision, the owner shall submit proof of non-revocable deed restrictions recorded in the deed records. The deed restrictions shall preclude all
future rights to construct a dwelling on the lot, parcel, or tract designated as open
space or common area for as long as the lot, parcel, or tract remains outside an
urban growth boundary.

B. Special Criteria.

1. The land, after considering the individual and cumulative effect of all proposed
departures from development standards and density requirements, demonstrates adequate
carrying capacity to support the development, as defined in JCC 19.11.050;

2. The creation or extension of streets within and without the development are in harmony
with the existing and potential access needs of the neighborhood beyond those required
by the County's transportation systems plan;

3. The parcels within the development are designed so that they relate properly to adjoining
or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities;

4. Impacts resulting from the development will not adversely affect other lands in the area.
Before the Review Body may reject a proposed development because of adverse impacts
on other lands in the area, it must find the impacts are both significant and incapable of
adequate mitigation; and

5. Any group or cluster of two or more dwelling units will not force a significant change in
accepted farm or forest practices on nearby lands devoted to farm or forest use, and will
not significantly increase the cost of accepted farm or forest practices there.

Staff Comment: The applicant addresses this code section under Exhibit A, Rhine-Cross
Group page 6. Staff has reviewed the applicant's comments and is satisfied with the findings.
The Planning Commission must address this code section and make findings as such.

Section 19.55.050 - TENTATIVE PLAN REQUIREMENTS

The tentative plan map for planned unit development subdivisions shall comply with the
requirements of JCC 19.50.060, and shall also show the following additional information:

A. The areas of proposed uses, the approximate locations of buildings, the type of
construction features (if known) and the density of development;

B. The proposed circulation pattern indicating the status of street ownership, parking areas,
type of surfacing, curbs, etc.;

C. The location and nature of use of open spaces;

D. The location of all existing buildings, fences or other structures to be retained in the
development, together with the location of proposed commonly owned buildings, fences
or other structures;
E. The location and description of existing and proposed areas of landscaping;

F. The proposed grading and drainage pattern;

G. A table showing the acreages devoted to the following features: developed areas, streets, common areas, developed recreational areas, undeveloped recreational areas and open spaces;

H. The tentative plan shall be accompanied by a list of the standards that are proposed to be modified in the tentative plan, together with the corresponding references to the code section, other County ordinance, rule, resolution, order, technical manual or publication or policy containing the standard.

Staff Comment: The applicant submitted a tentative plan map under Exhibit A, Rhine-Cross Group. Staff has reviewed the applicant's tentative plan map and is satisfied.

Section 19.55.060 - MANAGEMENT OF COMMON AREAS & IMPROVEMENTS

Lands and structures not dedicated to the public but reserved for use by owners or tenants and their guests (common areas) will be subject to a nonprofit corporation of owners organized under the laws of the State of Oregon. To comply with this provision, all of the following must be completed:

A. A nonprofit corporation shall be established. The articles of incorporation shall provide that:

1. The corporation shall maintain the common areas;

2. The corporation shall pay taxes on common areas;

3. The owners of each lot in the development shall have one vote as a shareholder in the corporation;

4. The corporation is responsible for carrying out the provisions of approval of this planned unit development subdivision specifying the name of the planned unit development subdivision and Josephine County as the place the subdivision plat is recorded;

5. The corporation is responsible for carrying out the responsibilities of the nonprofit corporation (or any other entity, by any name) mentioned in the restrictive covenants (real covenants);

6. Any shareholder shall be able to enforce any obligation of the corporation which the corporation neglects or refuses to carry out and reasonable attorney's fees shall be awarded to the successful party;
None of the above provisions can be modified or repealed without the unanimous consent of all shareholders of the corporation, representing every lot of the subdivision after all lots have been sold by the original owner-developer-declarant.

There shall be filed in the County deed records, restrictive covenants (real covenants), however titled, which shall:

1. Require, as a mutual benefit and burden of ownership of any lot in the planned unit development subdivision, the maintenance, perpetuation, and continuity of the nonprofit corporation, and the payment of a pro rata share of the taxes and maintenance costs for common areas by each lot owner. This shall be done through the corporation;

2. Specify other provisions as may be desired by the applicant, developer, declarant or required by the Review Body;

3. Specifically state that the covenants relate to the planned unit development subdivision, that the corporation can enforce the covenants and any shareholder can require the corporation to enforce the covenants.

The articles of incorporation shall be approved in writing by the Director and a certified copy, showing filing with the Oregon Corporation Commission, will be presented to the Director prior to, and as a condition of, final plat approval;

The covenants shall be approved in writing by the Director and shall be filed simultaneously with, and be a condition of, final plat approval;

The Director may request the assistance of County legal counsel in a review of the articles of incorporation and real covenants mentioned above.

**Staff Comment:** The requirements listed under this code section shall be conditions of approval if the Planning Commission approves the tentative plan.

**PUBLIC/AGENCY COMMENTS**

Staff received no written comments from neighbors during the public comment period. Several agencies commented on the application to include County Surveyor, Josephine County Public Works, Oregon Department of Fish & Wildlife, and Department of State Lands. Agency comments are provided within the attached exhibits (Exhibit B-E).

**STAFF RECOMMENDATION**

Planning staff recommends the Creek Haven Planned Unit Development (PUD) Subdivision be APPROVED with the proposed conditions listed in Exhibit F and Public Works conditions in Exhibit C.
ACTION (for reference)

At the conclusion of the presentations, the Planning Commission may take any one of the following actions on the request:

1. At the specific request of any participant to present additional evidence, arguments or testimony made prior to closing of the record; take one of the following actions:
   a. Continue the hearing for at least 7 days to a date, time and place certain to allow participants to present and rebut new evidence and testimony at the continued hearing; or
   b. Determine to leave the record open for at least 7 days to receive additional written evidence and testimony only, and also set a date, time and place certain for deliberations and final decision; or

2. At the specific request of the applicant, hold the record open for at least 7 days after the record closes for all other participants, to allow the applicant to submit final written arguments only (no new evidence may be submitted or argued), and also set a date, time and place certain for deliberations and final decision; or

3. Apart from any action made pursuant to items 1 and 2 above, the Planning Commission may grant any other continuance, or leave the record open, subject to whatever reasonable guidelines and time limits it deems necessary or helpful to accomplish its fact finding and deliberations; or

4. In the event continuances are not made or the time for continuances has expired and the record is officially closed, the hearing body shall deliberate and make its final decision. The final decision may be approval of the request with or without conditions or it may deny the request. As a part of the deliberations and the motion for decision, the Planning Commission shall briefly state the facts relied upon, the criteria and standards considered, and explain how the decision is justified.

ATTACHMENTS

APPLICATION/NARRATIVE/TENTATIVE PLAN (Rhine-Cross Group) Exhibit “A”
JOSEPHINE COUNTY SURVEYOR dated 5/10/2019 Exhibit “B”
JO. CO. PUBLIC WORKS CONDITIONS dated 7/12/2019 Exhibit “C”
OREGON DEPARTMENT OF FISH & WILDLIFE dated 7/25/2019 Exhibit “D”
DEPARTMENT OF STATE LANDS dated 7/17/2019 Exhibit “E”
PROPOSED PLANNING CONDITIONS OF APPROVAL Exhibit “F”

CREEK HAVEN PLANNED UNIT DEVELOPMENT (PUD)
EXHIBIT "A"

APPLICATION/NARRATIVE/TENTATIVE
E PLAN (Rhine-Cross Group)
APPLICATION NARRATIVE
FOR MONUMENT DRIVE PROPERTY
PROPOSED 10 LOT PUD SUBDIVISION

Applicant: Jantzer Enterprises, Inc
P.O. Box 1586
Grants Pass, OR 97528
Phone: (541) 218-3111

Owner: Owen Trust
9300 Monument Dr
Grants Pass, OR 97526

Representatives: Rhine-Cross Group, LLC
112 N 5th Street, Suite 200
PO BOX 909
Klamath Falls, OR 97601
Phone: (541) 851-9405

Location: The property is located along the west side of Monument Drive south
of the Three Pines Rd near Merlin, OR.

Address: 9300 Monument Dr.

Reference Parcel No.: Tax Lots 800 & 900, Map # 35-06-03

Comp. Plan
Designation: Rural Residential

Zoning Designation: RR2.5 – 2.5 acre minimum lot size residential (2.0 acre minimum
within the PUD standards)

Property Size: ±27 Acres

Proposal: Subdivision application for 10 lot single family residential
development utilizing the PUD standards to reduce the lot sizes to 2.0
acre minimums as well as a reduced lot width from 250’ to 160’ and
approval of a private 40’ wide access easement with a 24’ wide paved
private access road.

Date: April 2019
PROJECT OVERVIEW & DESCRIPTION

The applicant intends to develop the site in accordance with Article 51, 55 & 61 of the Josephine County Rural Land Development Code. A master site plan showing the proposed street layout and the underlying zoning of the proposed development will be provided with the application.

The 27 acre property is located outside of the Urban Growth Boundary north of Grants Pass, Oregon. The site is bounded to the North and South sides by undeveloped properties also zoned RR25. To the west is a developed residential subdivision named “Paradise Valley Estates,” consisting of 5.0 acre lots. To the east is Monument Drive beyond which is the “Walker Mountain View Estates” subdivision consisting of 2.0 to 5 acre lots. The site is surrounded by residential development and is therefore irrevocably committed to similar use.

The site enjoys direct access to Monument Drive on the eastern edge of the property. The property is currently developed with a single family home and associated outbuildings, being vegetated with pine, fir & oak trees, grass and underbrush. Utilities readily available to the site are power, telephone, and cable TV all existing within the right of way of Monument Dr.

The site consists of Brockman cobble clay loam (#12B), Clawson sandy loam (#17B) and Frohlin gravelly loam (#38A), with hydrologic soil classification B, C, & D. The site is “located” on Panel No. 41033C – 0292E of the Flood Insurance Rate Map (FIRM) for Josephine County. A swath of Zone A crosses the property from southwest to northeast over the Bannister Creek Area. The proposed area of development will remain outside of the flood zone as shown on the tentative plat. The site does not have wetland indications on the National Wetland Inventory Maps, and an onsite wetland investigation by Schott & Associates has confirmed that there are no wetlands onsite.

The subject property is currently designated as Rural Residential by the Josephine County Comprehensive Plan and zoned RR-25. The applicant is proposing a subdivision PUD master plan with 10 lots (including one lot that covers the existing home site) ranging in size from 2.0 acres to 2.58 acres in size. Due to the flood plain area and the creek, and the desire to keep these sensitive areas undeveloped, the applicant is proposing to utilize the PUD standards as outlined in Josephine County Rural Land Development Code Article 55. The lots will be clustered near the existing house and roadway to minimize the amount of new roadway that will need to be constructed. The applicant is proposing a new road meeting the Rural Limited Residential Road standard of a 24’ wide driveable surface within a private access easement that is 40’ wide. The proposed cul de sac will be a 40’ radius paved turn around within a 48’ radius easement. At the end of the cul de sac, a private 20’ emergency drive will be constructed that connects the cul-de-sac back to Monument Drive. This access way will contain removable bollards for emergency access only, and will serve as a pedestrian connection back out to Monument Drive.

The PUD will request approval of reduced lot and access easement standards as part of the application. Specifically, the private road easement will be reduced from 50’ to 40’, the minimum lot size will be reduced from 2.5 acres to 2.0 acres, and the minimum lot width will be reduced from 250’ to 160’. The applicant is still proposing to construct the County standard...
paved width roadway for rural residential developments, however it will be done within the reduced right of way width. Minimum setbacks will remain per the code setbacks stated in Article 61 for RR2.5 zoning.

A dedicated open space area of 6.16 acres will be reserved on the west side of the property that meets the minimum PUD open space standard of 20%. A proposed wood chip trail will be constructed that will allow public walking trails within this open space tract. A 15’ wide pedestrian trail easement will be dedicated over lots 5 & 6 to allow access back to the open space tract. No lots within the proposed development will be less than two acres in size, and the entire development will not be greater than 10 lots which meets the PUD standards.

This application for a PUD Land Subdivision is subject to both County and State criteria and standards and is processed by the County administratively and is reviewed by the Planning Commission, pursuant to Josephine County Rural Land Development Code. Accordingly, the applicant shall address all of the applicable criteria and standards of the code that pertain to these requests at the time of the formal application. As required by the County’s land subdivision review process and by the State, the applicant shall also address the applicable criteria and standards of the Oregon Administrative Rules (OAR) and the Oregon Revised Statutes (ORS), particularly the elements of these State rules and statutes that apply to subdividing land.
1. Article 50 – TENTATIVE PLAN REVIEW STANDARDS & CRITERIA

50.050 Standards & Criteria for Tentative Subdivision Plan Approval:

A. Standards. The following standards shall be reviewed for compliance:

1. All lots or parcels affected by the land division are authorized.

Response: The parcel on which the subdivision is proposed has been legally created and is approximately 27 acres in size and zoned RR-2.5, which authorizes the land to be further divided.

2. The tract or tracts of land included in the tentative plan must be in one ownership or control, or subject to a joint application by all persons possessing recorded interest in the title to the tract.

Response: The parcel on which the subdivision is proposed consists of 2 tax lots, both of which are owned by the Owens Trust, which in turn has a development agreement with the applicant.

3. Any development that includes lands that are subject to flooding, wildfire or erosion hazards shall present a plan or plans that satisfy the requirements of Articles 69.1 (Flood Hazard Overlay), 76 (Wildfire Safety Standards) and 83 (Erosion Control & Storm Drain Facilities). The approved provisions of the mitigation plan or plans shall become conditions for the development of the land division, and individual lots with the land division, as applicable.

Response: The parcel on which the subdivision is proposed is within the Flood Hazard Overlay. The FEMA mapped Zone A area has been identified on the Tentative Plat map. All development is proposed to remain outside of the Zone A food way and flood plain, with the exception of the proposed trail constructed in the PUD open space tract. The applicant is submitting with the Tentative Subdivision application a Wildfire Safety Plan and Drainage and Erosion Control Plan. The applicant will submit a final Erosion Control and Storm Drainage plan with the final construction drawings (after tentative plan approval) as allowed by code section 51.090.

4. Other development standards contained within this code and all other applicable master plans, rules, resolutions, ordinances, codes, technical manuals and policies of the county or the state or federal governments.

Response: With the submittal of the tentative maps, this burden of proof, and other supporting documentation, the applicant is demonstrating compliance with the standards presented in the Josephine County Rural Land Development Code and other Standards that may be applicable.
5. The proposed development conforms to the official street map and/or any potential street
extensions, and will not prohibit the extension of streets or roads:

Response: The proposed subdivision is being developed as a PUD subdivision. As such,
the onsite roads will be privately owned and maintained by the Home Owners Association, and
the private road is not planned to be extended in the future. Additionally, the property is
bounded by Bannister Creek on with west side which prevents road connection to the properties
to the west. These properties on the west side are already developed into rural 5 acre parcels.
Properties to the north and south of the proposed development will have direct access to
Monument Drive and do not need a road stub provided to them to be further developed.

6. At a minimum, all lots or parcels shall meet the lot or parcel size requirements for the
zone in which they are located and the design requirements found in Article 71, unless a
reduction or variance is granted pursuant to this code.

Response: The parcel on which the subdivision is proposed is zoned RR-2.5. The PUD
approval will grant reductions in the lot acreage from 2.5 acres down to 2.0 acres, and the lot
width from 250 feet down to 160 feet.

7. The proposed development does not conflict with legally established easements or access
within or adjacent to the parcel configuration resulting from the subject property.

Response: The applicant is not aware of any easements on the property at the time of
this application. Access to the existing home site on the subject property will remain at the
existing driveway connection to Monument Drive. No adjacent properties take their access
through the proposed PUD subdivision parcels.

B. Criteria. The following criteria shall be reviewed for compliance:

1. Existing and planned infrastructure and public facilities and services are adequate to serve
the proposed development (pursuant to a requirement contained in the county's Transportation
Systems Plan, or any other official document containing county road standards, the review body
may control the location and number of vehicular access points, establish new streets, increase
right-of-way and road width, require curbs, sidewalks and traffic circulation features):

Response: The applicant is proposing a 10 lot subdivision, which will not generate large
amounts of future traffic to and from the development. The proposed development will create a
cul-de-sac at the end of the private access road with an emergency access road looping back out
to Monument Drive via a proposed 20" wide access easement. The proposed road will meet the
Josephine County Road Design standards for public roads, with the exception that the 24' wide
paved road will be placed inside a private 40' wide access easement. The road will be owned
and maintained by the subdivision proposed Homeowner's Association.

2. The carrying capacity of the subject property, as defined in Section 11.030, is adequate for
the proposed density of development:
Response: The carrying capacity of the 27.5 acre property to support 10 single family residential home sites (9 new home sites and one existing home site), is demonstrated through the application materials for this Tentative Subdivision Plan. The RR2.5 zone allows up to 10 or 11 lots to be developed on the property. The surrounding street system will easily support an additional 9 homes, which will create an additional 9 peak hour trips that exist currently. The applicant is submitting evidence from professional well drillers, professional septic installers, and professional land surveyors and engineers that the property will be in compliance with the carrying capacity of the subject property.

3. The land division is designed so that it coordinates efficiently with surrounding development patterns and existing and planned utilities, facilities and streets;

Response: As stated previously in this narrative, the proposed layout of the subdivision is the best and most efficient use of the land given the constraints of Bannister Creek that flows through the west side of the property. A private roadway will be extended into the property to provide access to 9 of the proposed 10 lots. The existing home will retain its access onto Monument Drive. There are no planned utilities, facilities, or streets in the immediate vicinity of the subject property that the applicant is aware of.

4. The land division is designed to adequately mitigate special environmental or social conditions (watershed, wetland, wildlife or plant habitat, or historic or archeology sites, etc.).

Response: The purpose of the PUD subdivision is to develop the subject property into the allowable number of parcels given the subject property acreage, but still retain the special environmental areas of the land. By clustering the 2.0 acre lots near Monument Drive and the existing home site, the development minimizes the impact to Bannister Creek and the associated watershed properties.

2. Article 55 – PLANNED UNIT DEVELOPMENTS

55.050 Special Review Standards & Criteria:

A. Special Standards:

1. All electric and telephone facilities, fire alarm conduits, street light wiring, and other wiring conduits and similar facilities shall be placed underground by the developer unless waived by the hearing body;

Response: All utilities that will access the proposed subdivision lots will be placed underground as required by this section of code.

2. The hearing body shall require easements necessary for orderly extension of public utilities to future adjacent developments;
Response: The properties to the west of the subject property are already developed. Any development that occurs north, south, or east of the proposed development will have direct access to public utilities within the Monument Drive right of way. Therefore no extension of public utilities is required as part of this development.

3. Areas of semi-public uses within the tentative plan may be included as open space in calculating allowed residential densities;

Response: The applicant is meeting the minimum 20% open space requirement by the dedication of Tract A shown on the Tentative Plat. This acreage does not account for other "semi-public" uses such as the proposed pedestrian/emergency road connection easement from the end of the proposed cul-de-sac out to Monument Drive, although if necessary the applicant could include this acreage into the open space requirements.

4. The plan shall assure that unique or scenic natural features of the land are preserved, and that natural or man-made landscaping is provided for common areas;

Response: The purpose of the PUD subdivision is to develop the subject property into the allowable number of parcels given the subject property acreage, but still retain the special environmental areas of the land. By clustering the 2.0 acre lots near Monument Drive, the development minimizes the impact to Bannister Creek and the associated scenic natural features of the property. The proposed Open Space Tract will preserve the natural vegetation.

5. Comply with the water testing standards of Section 84.020.C of this code governing new construction of planned unit developments;

Response: The applicant is providing the required water well testing as allowed by code section 84.020(C), which states “New construction of planned unit developments, shall successfully complete a major pump test or a minor pump test (for 3 units) as a condition of final platting” The applicant is including the water test results with our application materials.

6. Common open spaces shall comprise at least 20% of the land area contained in the development exclusive of streets, and at least 1 acre of the common open space shall be located on slopes with less than 15% grades. Common open spaces shall be used for recreational, park or environmental purposes, such as watershed management, wildlife or special plant habitat, wetland protection or other similar purposes;

Response: Proposed Tract A of the tentative subdivision plat provides the required minimum 20% open space land area. The open space will be used for environmental and recreational uses for the benefit of the PUD subdivision lots and natural wildlife and plant habitat.

7. Private streets shall be utilized on-site only and construction standards shall utilize accepted engineering practices and be sufficient to meet normal and emergency levels of traffic;

Response: The proposed onsite access road is planned to be private, with an entry gate provided at Monument Drive. The entry gate configuration will be constructed per County...
Standards that provides a vehicular turn around prior to the gate. The proposed private road will be constructed to the County Standard for paved rural residential access, with the exception that the roadway will be constructed within a 40’ wide private easement rather than a dedicated 50’ wide public right of way. The private street will not provide access to any surrounding properties and will be maintained exclusively by the owners of the lots within the development. The roadway will be constructed with a section that supports the required emergency vehicles.

8. Areas of intensive use within the development shall be setback, buffered or screened from adjoining lands so that off-site impacts are no greater than those associated with typical developments in the underlying zone;

Response: The proposed use for the development is rural residential single family homes sites located on parcels 2 acres and greater. There are no intensive uses proposed with this subdivision, all home sites will meet the required setbacks in the code for the underlying zone.

9. The development does not conflict with legally established easements or other access rights to adjacent lands;

Response: The applicant is not aware of any easements on the property at the time of this application. Access to the existing home site on the subject property will remain at the existing driveway connection to Monument Drive. No adjacent properties take their access through the proposed PUD subdivision parcels.

10. In addition to all other requirements made applicable by this code, the review body may authorize a planned unit development subdivision within a residential zone only when all of the following requirements are met:

a. The number of new dwelling units in the development does not exceed 10;

Response: The proposed number of dwelling units will be 10. No accessory dwellings are proposed with this development.

b. The number of new lots or parcels to be created in the development does not exceed 10;

Response: The proposed number of lots within the subdivision will be 10.

c. None of the new lots or parcels will be smaller than two acres;

Response: The minimum lot size within the subdivision is proposed to be two acres.

d. The development is not to be served by a new community sewer system;

Response: No new community sewer system is proposed.

e. The development is not to be served by any extension of a sewer system from within an urban growth boundary or from within an unincorporated community;
Response: No sewer system is proposed to be connected to the development.

f. The overall density of the development will not exceed one dwelling for each unit of acreage specified as the minimum for the residential zone applicable to the land contained in the planned unit development subdivision; and

Response: The total parcel acreage is 27.48 acres. The underlying zoning of RR2.5 would allow 10 and potentially 11 new parcels of land. The PUD subdivision is proposing a maximum of 10 new lots as allowed by this section of code.

g. For any open space or common area provided as a part of the planned unit development subdivision, the owner shall submit proof of non-revocable deed restrictions recorded in the deed records. The deed restrictions shall preclude all future rights to construct a dwelling on the lot, parcel, or tract designated as open space or common area for as long as the lot, parcel, or tract remains outside an urban growth boundary

Response: Tract A open space will be dedicated as such on the final plat and the applicant will record the required deed restriction on that tract of land.

B. Special Criteria:

1. The land, after considering the individual and cumulative effect of all proposed departures from development standards and density requirements, demonstrates adequate carrying capacity to support the development, as defined in Section 11.030:

Response: The carrying capacity of the 27 acre property to support 9 additional single family residential home sites is demonstrated through the application materials for this Tentative Subdivision Plan. The surrounding street system will easily support an additional 9 homes. The applicant is submitting evidence from professional well drillers, professional septic installers, and professional land surveyors and engineers that the property will be in compliance with the carrying capacity of the subject property. The minimum 2 acre parcel size will allow individual septic systems to be proposed. The applicant is considering the option to share individual wells between 2 or a maximum of 3 parcels.

2. The creation or extension of streets within and without the development are in harmony with the existing and potential access needs of the neighborhood beyond those required by the county's Transportation Systems Plan;

Response: The proposed onsite access road is planned to be private, with an entry gate provided at Monument Drive. The entry gate configuration will be constructed per County Standards that provides a vehicular turn around prior to the gate. The proposed private road will be constructed to the County Standard for paved rural residential access, with the exception that the 24' wide paved road will be constructed within a 40' wide private access easement. The private street will not provide access to any surrounding properties.
3. The parcels within the development are designed so that they relate properly to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities;

Response: The proposed access road to the subdivision will match the existing location of the Haylee's Way/Monument Drive intersection. Parcels within the subdivision will be laid out in harmony with the existing topography and natural features of the site.

4. Impacts resulting from the development will not adversely affect other lands in the area.
Before the review body may reject a proposed development because of adverse impacts on other lands in the area, it must find the impacts are both significant and incapable of adequate mitigation; and

Response: No adverse impacts to adjacent properties beyond those that are allowed for the underlying zoning are anticipated. The PUD subdivision is proposing 9 new home sites in addition to the existing onsite house. If the property was not developed as a PUD, the same number of new lots would be proposed on the 27 acre parcel.

5. Any group or cluster of two or more dwelling units will not force a significant change in accepted farm or forest practices on nearby lands devoted to farm or forest use, and will not significantly increase the cost of accepted farm or forest practices there.

Response: The property is completely surrounded by properties of the same zoning (RR2.5), therefore no impacts to adjacent farm or forest uses will be anticipated with the approval of this PUD subdivision.

3. Article 71 – LOT SIZE & SHAPE

71.010 - LOT SIZE & SHAPE

A. All proposed lots or parcels in a subdivision, partition, replat or property line adjustment shall not be divided to a size less than the minimum requirements for the zone the lot or parcel is located in. Lots or parcels containing less than the minimum lot size requirements may be approved provided that:

1. Not more than 20 percent of the lots, up to a maximum of five (5) deficient lots or parcels, are created from an original tract; and

2. The area deficiency is contained within the public road right-of-way; and

3. The applicant provides a written statement from the Department of Environmental Quality stating that the smaller lots do not constitute a public health, safety, and welfare hazard.

Response: All lots on the subject property meet the minimum size of 2.0 acres that is allowed by State regulations and the requirements of PUD developments that are in the Josephine County Rural Residential Code.
B. Each lot shall not be greater than four times deeper than it is wide, exclusive of the "pole" of a flaglot.

Response: The applicant is requesting a reduction in the minimum lot width for the PUD development. All lots will meet this requirement given the reduced minimum width of 160 feet.

71.020 - FLAG LOTS

A. It shall be the policy of the county to encourage the construction of public roads to provide safe and identifiable access to properties. Flaglots shall not be approved unless, it can be shown that:

1. The creation of a road is not practical because of extra-ordinary physical limitations of the parcel for construction;

2. It will represent an efficient use of land;

3. It will not endanger the public health, safety, or welfare;

4. In no case shall flaglots be approved where the extension of a public road is shown on an official map and the extension will provide necessary access.

Response: The applicant has shown on the tentative subdivision plan that the existing size, shape, and topography of the master parcel prevents easily extending a public road beyond the area bounded by Barnister Creek. Due to the existing house and outbuildings, and topography of the ground, one new flag lot is proposed for lot 7. This flag lot will also contain the secondary means of ingress and egress (fire access) out to Monument Drive from the end of the cul de sac. The flag lots will not endanger the public health, safety, or welfare. The proposed cul de sac will not be extended to any adjacent properties since the road will be privately maintained.

B. The following requirements shall apply to flaglots:

1. The "flagpole" shall maintain a width of at least 25 feet as minimum access at the point of abutment to a public road and throughout its length;

Response: The proposed flag lot "flagpole" is 30 feet wide.

2. The "flagpole" shall not cross a live stream, ravine, irrigation ditch, or similar topographic feature without construction of a structure or fill and culvert capable of providing access for emergency vehicles. The review body may require certification from a registered engineer that the structure or fill and culvert has been constructed to support emergency vehicles;

Response: The proposed flag lot does not cross a live stream or irrigation ditch. The flag pole of the lot will also contain the required fire access road out to Monument Drive. This access road will be constructed as part of the subdivision development, prior to final plat.

3. The "flagpole" may alter course or direction as long as the view of the location and the address of the structure or use will not be confusing for mail delivery or Article 71 — LOT SIZE.
& SHAPE Page 7-3 emergency vehicle access; and provided that a driveway can be constructed wholly within the "flagpole" with a turn that does not exceed a 30 foot radius.

Response: The proposed flag lot is designed to meet this standard.

4. The grade of the flagpole shall not exceed a grade of 12% for an unsurfaced driveway or a maximum grade of 18% for a driveway surfaced with asphaltic concrete or Portland Cement:

   a. The review body may require grading and construction which meets these standards as a part of final approval of any land division; or

   b. When immediate construction of the driveway is not possible because of practical difficulties, the final map shall note the work has not been completed, and driveway construction shall become part of the performance agreement filed with the final plat.

Response: The proposed flag lot can meet this standard with either (a) or (b) scenario.

1. The "flagpole" shall not exceed in length twice the width of the lot or twice the length of the lot, whichever dimension is the lesser;

Response: The proposed flag lot is designed to meet this standard.

2. Not more than one flaglot shall be created in the same subdivision or partition and it shall not abut any other flaglot.

Response: As discussed in this narrative, the applicant has demonstrated the need for the flag lot. The applicant is not requesting that flag lots be allowed in lieu of a public road extension, as approximately 1000 feet of private road will be constructed with this subdivision. The proposed flag lot is not abutting to another flag lot.

C. The review body may permit flag-lotting, contrary to Sections 71.020.B.1, 5 & 6, where the proposed development meets the criteria set out in 71.020.A.

Response: The applicant is requesting that the review body consider permitting (1) flag lot on the proposed subdivision for the reasons discussed above.
4. Chapter 660: Land Conservation & Development Department

   (A) Division 3: Procedure For Review & Approval Of Compliance Acknowledgment Request

   **Response:** The Land Conservation & Development Commission granted acknowledgement of the Josephine County Comprehensive Plan, pursuant to the process outlined under this OAR Section. Therefore, the applicant’s request for a Land Subdivision is being made within a jurisdiction that possesses an acknowledged Comprehensive Plan.

   (B) Division 12: Transportation Planning

   (i) 660-012-0060 — Plan and Land Use Regulation Amendments

      (1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:

      **Response:** The proposed land subdivision will not significantly affect an existing or planned transportation facility. Access will be taken from an existing platted roadway and only 9 new residential units are proposed with a minimal impact on the surrounding transportation system.

   (C) Division 13: Statewide Planning Goals & Guidelines

   (ii) 660-15-0000(1), Goal 1 — Citizen Involvement

      To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

      **Response:** The applicant is working through the Josephine County Rural Planning process to apply for the proposed subdivision as regulated by the County’s development code. As such, notice of the application will be sent to neighboring property owners, printed in a newspaper of general circulation in the surrounding community for two consecutive days not less than 20 days prior to the hearing and posted on site. Review of the proposed subdivision shall undergo a Planning Commission hearing at the discretion of the planning staff. The mailed notices, posted notice, printed notice, and hearing will provide sufficient opportunities for citizens of Grants Pass to comment on the proposal.

   (iii) 660-15-0000(2), Goal 2 — Land Use Planning

      To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.
City, County, State and Federal Agencies and special district plans and actions related to land use shall be consistent with the Comprehensive Plans of cities and counties and regional plans adopted under ORS Chapter 268.

Response: Through the submittal of this application, along with all of the accompanying information, the applicant is demonstrating and justifying that the proposed land subdivision is in conformance with all applicable standards of the Comprehensive Plan and the Rural Land Development Code.

(iv) 660-15-0000(3), Goal 3 — Agricultural Lands

To preserve and maintain agricultural lands.

Response: This property is not zoned Agricultural, therefore this section is not applicable.

(v) 660-15-0000(4), Oregon Land Use Planning Goal 4 — Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Forest lands are those lands acknowledged as forest lands as of the date of adoption of this goal amendment. Where a plan is not acknowledged or a plan amendment involving forest lands is proposed, forest land shall include lands which are suitable for commercial forest uses including adjacent or nearby lands which are necessary to permit forest operations or practices and other forested lands that maintain soil, air, water and fish and wildlife resources.

(a) Guidelines

B. Implementation

1. Before forest land is changed to another use, the productive capacity of the land in each use should be considered and evaluated.

Response: This property is not zoned forestry, therefore this section is not applicable.

(vi) 660-15-0000(5), Goal 5 — Open Space, Scenic, and Historic Areas and Natural Resources

To protect natural resources and conserve scenic and historic areas and open spaces.

Response: The site proposed for the land subdivision does not exhibit any historic resources. The applicant is proposing a layout that protects the existing onsite natural features to the greatest extent possible. Therefore, the encouragement of the protection and management of significant resources in mutual cooperation with appropriate Federal or State agencies will be accomplished with this development.
(vii) 660-15-0000(6), Goal 6 — Air, Water and Land Resources Quality
To maintain and improve the quality of the air, water and land resources of the state.

Response: If the County approves this application, the site would subsequently be developed into residential lots for single family dwellings. The development of this site would only include enough site disturbance to build a single-family dwelling on each lot. Once home construction is complete, trees and other vegetation would be landscaped by homeowners and allowed to grow indefinitely, thereby continuously improving air quality.

(viii) 660-15-0000(7), Goal 7 — Areas Subject to Natural Disasters and Hazards
To protect people and property from natural hazards.

Response: The site is not located within a fire hazard area, existing vegetation is trees, brush, grass and weeds and the property is currently vacant. The site will be cleared at a minimum to the Josephine County rural fire development standards including removal of all vegetation within 50' of a home, and removal of all brush and ladder fuel within 100' of each home.

(ix) 660-15-0000(8), Goal 8 — Recreational Needs
To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Response: The proposed subdivision is not seeking to develop the site as one that would meet the recreational needs of Josephine County. The subject site enjoys close access to several county parks and public forest and BLM lands.

(x) 660-15-0000(9), Goal 9 — Economic Development
To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.

Response: The approval of the land subdivision application for residential uses would expand and increase the productivity from several existing industries and firms. First, it would utilize several components of the development, construction and building industries and trades through site development work, home construction and ongoing home improvement. Second, it would create additional residents / consumers within the area that would utilize the many firms and industries that provide residents with the many goods and services that are typically demanded by residents of the area.

(xi) 60-15-0000(10), Goal 10 — Housing
To provide for the housing needs of citizens of the state.

(b) Guidelines
A. Planning
1. In addition to inventories of buildable lands, housing elements of a comprehensive plan should, at a minimum, include:

   (1) a comparison of the distribution of the existing population by income with the distribution of available housing units by cost;
   
   (2) a determination of vacancy rates, both overall and at varying rent ranges and cost levels;
   
   (3) a determination of expected housing demand at varying rent ranges and cost levels;
   
   (4) allowance for a variety of densities and types of residences in each community; and

Response: Approval of this subdivision request will allow the development of approximately 9 new single family home sites meeting the increasing demand in Josephine County for residential homes.

(xii) 660-15-0000(11), Goal 11 — Public Facilities and Services

   To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Response: The individual lots will be served by individual wells and septic systems. The properties will receive additional public services from Josephine County Rural Fire Protection District; Josephine County Sherriff’s office; Josephine County social services programs; applicable school district(s); applicable waste collection services; and applicable ambulance / medical facilities and services. No new public facilities or services are proposed as part of this application as these services are already in place.

(xiii) 660-15-0000(12), Goal 12 — Transportation

   To provide and encourage a safe, convenient and economic transportation system. A transportation plan shall:

   (9) Conform with local and regional comprehensive land use plans. Each plan shall include a provision for transportation as a key facility.

Response: Approval of this request would lead to development of single family residential homes as allowed by the existing underlying county zoning.

(xiv) 660-15-0000(13), Goal 13 — Energy Conservation

   Land use developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

Response: If the site is developed into a subdivision, new homes on the property shall be constructed pursuant to the energy efficient standards that are required by the current edition of the International Building Code (IBC). Electric utilities shall be installed underground, thereby minimizing the need for repair and replacement of electric energy infrastructure.
Technological strides continue to be made in the solar energy and the ground source heating and cooling field that will continue to make these alternatives more attractive each year. There are tax rebates and incentives available for such systems that will also help to persuade homeowners to the advantages of such technologies.

(xv) 660-15-0000(14), Goal 14 — Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

(c) Single-Family Dwellings in Exception Areas

Notwithstanding the other provisions of this goal, the commission may by rule provide that this goal does not prohibit the development and use of one single-family dwelling on a lot or parcel that:

(a) Was lawfully created;

(b) Lies outside any acknowledged urban growth boundary or unincorporated community boundary;

(c) Is within an area for which an exception to Statewide Planning Goal 3 or 4 has been acknowledged; and

(d) Is planned and zoned primarily for residential use.

Response: If the proposed land subdivision is approved, the site would be developed into single family dwellings as allowed by the underlying county zoning with the exceptions permitted by the PUD development. The subdivision will be legally created through the platting process, and utilities will be installed and extended to each new lot.

(xvi) Statewide Planning Goals 15 – 19 do not apply to the Josephine County.

(D) Division 18: Plan & Land Use Regulation Amendment Review Rule

(xvii) 660-018-0005 — Purpose

This division is intended to implement provisions of ORS 197.610 through 197.625. The overall purpose is to carry out the state policies outlined in ORS 197.010 and Or Laws 2003, Chapter 880, Section 17(2).

Response: OAR 660-018 provides the requirements for notices, timelines, appeal procedures and other items relating to Land Use applications. It is understood that the process, submittal requirements, procedure, appeal options, timelines, etc., of the proposed application, is subject to all of the applicable definitions, criteria, standards, etc., that are outlined in this Division. Further, the applicant will work with County Staff to assure that all procedures are properly followed.
OREGON REVISED STATUTES (ORS)

ORS Chapter 92 – Subdivisions and Partitions

92.014 Approval of city or county required for specified divisions of land. (1) A person may not create a street or road for the purpose of subdividing or partitioning an area or tract of land without the approval of the city or county having jurisdiction over the area or tract of land to be subdivided or partitioned.

(2) Notwithstanding ORS 92.175, an instrument dedicating land to public use may not be accepted for recording in this state unless the instrument bears the approval of the city or county authorized by law to accept the dedication.

Response: This application for a land subdivision meets the requirements of ORS 92.014 if the applicant receives approval from Josephine County.

92.040 Application for approval of subdivision or partition; tentative plan; applicability of local government laws. (1) Before a plat of any subdivision or partition subject to review under ORS 92.044 may be made and recorded, the person proposing the subdivision or partition or authorized agent or representative of the person shall make an application in writing to the county or city having jurisdiction under ORS 92.042 for approval of the proposed subdivision or partition in accordance with procedures established by the applicable ordinance or regulation adopted under ORS 92.044. Each such application shall be accompanied by a tentative plan showing the general design of the proposed subdivision or partition. No plat for any proposed subdivision or partition may be considered for approval by a city or county until the tentative plan for the proposed subdivision or partition has been approved by the city or county.

Response: The applicant has included a tentative plan map with the land subdivision application for review to Josephine County. The final plat map for this subdivision will not be recorded until tentative plan approval is obtained from the County.

92.050 Requirements of survey and plat of subdivision and partition.

(1) A person shall not submit a plat of a subdivision or partition for record, until all the requirements of ORS 209.250 and the plat requirements of the subdivision or partition have been met.

(2) The survey for the plat of the subdivision or partition shall be done in a manner to achieve sufficient accuracy that measurements may be taken between monuments within one-tenth of a foot or one ten-thousandth of the distance shown on the subdivision or partition plat, whichever is greater.

(3) The survey and plat of the subdivision or partition shall be made by a registered professional land surveyor.

(4) The plat of the subdivision or partition shall be of sufficient scale and lettering size, approved by the county surveyor, so that:

(a) The survey and mathematical information and all other details are clearly and legibly shown on the plat.
(b) Each lot or parcel is numbered consecutively.
(c) The lengths and courses of the boundaries of each lot or parcel are shown on the plat.
(d) Each street is named and shown on the plat.
(5) The locations and descriptions of all monuments found or set must be carefully recorded upon all plats and the proper courses and distances of all boundary lines, conforming to the surveyor's certificate, must be shown.
(6) The location, dimensions and purpose of all recorded and proposed public and private easements must be shown on the subdivision or partition plat along with the county clerk's recording reference if the easement has been recorded by the county clerk. Private easements become effective upon the recording of the plat.
(7) The area of each lot or parcel must be shown on the subdivision or partition plat.
(8) In addition to showing bearings in degrees, minutes and seconds and distances in feet and hundredths of a foot, the following curve information must be shown on the subdivision or partition plat either on the face of the map or in a separate table:
   (a) Arc length;
   (b) Chord length;
   (c) Chord bearing;
   (d) Radius; and
   (e) Central angle.
(9) A city or county may not require that a final subdivision, condominium or partition plat show graphically or by notation on the final plat any information or requirement that is or may be subject to administrative change or variance by a city or county or any other information unless authorized by the county surveyor. [Amended by 1955 c.756 §10; 1983 c.309 §§; 1989 c.772 §8; 1991 c.763 §10; 1993 c.702 §§; 1995 c.382 §4; 1997 c.489 §2; 1999 c.1018 §1; 2005 c.399 §5]

Response: The applicant has retained the services of Rhine-Cross Group, LLC to prepare the Tentative Subdivision Plan and application for the land subdivision. The final plat map will be prepared by an Oregon Registered Land Surveyor in accordance with ORS 92.050 should the applicant receive tentative plan approval from the County. The subdivision will be monumented in accordance with ORS 92.060.

92.075 Declaration required to subdivide or partition property: contents.

(1) In order to subdivide or partition any property, the declarant shall include on the face of the subdivision or partition plat, if a partition plat is required, a declaration, taken before a notary public or other person authorized by law to administer oaths, stating that the declarant has caused the subdivision or partition plat to be prepared and the property subdivided or partitioned in accordance with the provisions of this chapter. Any dedication of land to public purposes or any public or private easements created, or any other restriction made, shall be stated in the declaration.
(2) If the declarant is not the fee owner of the property, the fee owner and the vendor under any instrument of sale shall also execute the declaration for the purpose of consenting to the property being subdivided or partitioned.
(3) If the subdivision or partition plat contains any dedication or donation of land to public purposes, the holder of any mortgage or trust deed shall also execute the declaration for the purpose of consenting to the property being submitted to the provisions of this chapter.

(4) Notwithstanding the provisions of subsections (1) to (3) of this section, the fee owner, vendor or the mortgage or trust deed holder may record an affidavit consenting to the declaration of property being subdivided or partitioned and to any dedication or donation of property to public purposes. The affidavit must indicate the recorded document by which the interest in the property was acquired and all information required by ORS 93.410 to 93.530 and must be recorded in deed records at the same time as the subdivision or partition plat. The county clerk shall note the recording information of the affidavit on the original and any exact copies of the subdivision or partition plat. [1991 c.763 §3; 1993 c.382 §8; 2005 c.399 §9]

Response: The final plat map will be prepared by an Oregon Registered Land Surveyor and will contain a declaration, taken before a notary public, stating the requirements of ORS 92.075.

92.080 Preparation of plat.
Notwithstanding ORS 205.232 and 205.234, all plats subdividing or partitioning land in a county in this state, dedications of streets or roads or public parks and squares and other writings made a part of the subdivision or partition plats offered for record in a county in this state must be made on material that is 18 inches by 24 inches in size with an additional three-inch binding edge on the left side when required by the county clerk or the county surveyor, that is suitable for binding and copying purposes, and that has the characteristics of strength and permanency required by the county clerk and county surveyor. All signatures on the original subdivision or partition plat must be in archival quality black ink. The subdivision or partition plat must be of a scale required by the county surveyor. The lettering of the approvals, the declaration, the surveyor’s certificate and all other information must be of a size or type to be clearly legible, but the information may not come nearer an edge of the sheet than one inch. The subdivision or partition plat may be placed on as many sheets as necessary, but a face sheet and an index page must be included for subdivision or partition plats placed upon three or more sheets. [Amended by 1925 c.756 §12; 1973 c.696 §15; 1985 c.582 §1; 1989 c.772 §12; 1991 c.763 §14; 1993 c.321 §8; 1993 c.702 §5; 1997 c.489 §5; 1999 c.710 §3; 2003 c.399 §10]

Response: The final plat map will be prepared by an Oregon Registered Land Surveyor and will be on approved material 18"X24" in size with all the requirements of ORS 92.080.

92.095 Payment of taxes, interest or penalties before subdivision or partition plat recorded.
(1) A subdivision or partition plat may not be recorded unless all ad valorem taxes have been paid, including additional taxes, interest and penalties imposed on land disqualified for any special assessment and all special assessments, fees or other charges required by law to be placed upon the tax roll that have become a lien upon the land or that will become a lien during the tax year.

(2) After July 1, and before the certification under ORS 311.105 of any year, the subdivider or partitioner shall:
(a) If the exact amount of taxes, penalties, special assessments, fees and charges can be computed by the assessor, pay the amount to the tax collector. The assessor is authorized to levy and the tax collector is authorized to collect the amount.

(b) If the assessor is unable to compute the amount at the time, either:
(A) Pay the amount estimated by the assessor to be needed to pay the taxes, penalties, special assessments, fees and other charges to become due; or
(B) Deposit with the tax collector a bond or irrevocable letter of credit with a good and sufficient undertaking in an amount the assessor considers adequate to ensure payment of the taxes to become due. The bond or irrevocable letter of credit amount may not exceed twice the amount of the previous year's taxes, special assessments, fees and other charges upon the land.
(3) Taxes paid or for which security is given under subsection (2)(a) or (b) of this section are entitled to the discount provided by ORS 311.505.
(4) ORS 311.370 applies to all taxes levied and collected under subsection (2) of this section, except that any deficiency constitutes a personal debt against the person subdividing or partitioning the land and not a lien against the land and must be collected as provided by law for the collection of personal property taxes.
(5) If a subdivision or partition plat is recorded, any additional taxes, interest or penalties imposed upon land disqualified for any special assessment become a lien upon the land on the day before the plat was recorded.

Response: If the applicant receives approval from Josephine County for the land subdivision, all ad valorem taxes shall be paid prior to recording the final plat.

92.100 Approval of plat by city or county surveyor; procedures; approval by county assessor and county governing body; fees.

(1)(a) Except as provided in subsection (4) of this section, before a subdivision or partition plat that covers land within the corporate limits of a city may be recorded, the county surveyor must approve the plat.
(b) Notwithstanding ORS 92.170, the governing body of the city may, by resolution or order, designate the city surveyor to serve in lieu of the county surveyor or, with concurrence of the county surveyor, a contract surveyor to act as city surveyor.
(c) Except as provided in subsection (4) of this section, if the land is outside the corporate limits of any city, the subdivision or partition plat must be approved by the county surveyor before it is recorded.
(d) All subdivision plats must also be approved by the county assessor and the governing body of the county in which the property is located before recording.
(e) Notwithstanding paragraph (d) of this subsection, a county may provide by ordinance for the approval of subdivision plats by:
(A) The county assessor; and
(B) (i) The chairperson of the governing body of the county;
(ii) The vice chairperson of the governing body of the county; or
(iii) A person designated in lieu of the chairperson or vice chairperson.
(f)(A) A partition plat is subject only to the approval of the city or county surveyor unless:
(i) The partition plat includes a dedication of land for public road purposes; or
(ii) Provided otherwise by ordinance of the governing body.
(B) The city or county surveyor shall review the partition plat only for compliance with the survey-related provisions of ORS 92.010 to 92.192 and 209.250.

(2) Before approving the subdivision plat as required by this section, the county surveyor shall check the subdivision site and the subdivision plat and shall take measurements and make
computations and other determinations necessary to determine that the
subdivision plat complies
with the survey-related provisions of ORS 92.010 to 92.192 and 209.250
and with survey-related
requirements established pursuant to an ordinance or resolution passed by the governing body
of the controlling city or county.

(3) Before approving the partition plat as required by this section, the county surveyor shall
check the partition plat and make computations and other determinations that the partition plat
complies with the survey-related provisions of ORS 92.010 to 92.192 and 209.250 and with the
survey-related requirements established pursuant to an ordinance or resolution by the governing
body of the controlling city or county.

(4) Before a subdivision or partition plat prepared by the county surveyor in a private
capacity may be recorded, the plat must be approved in accordance with subsection (2) or (3) of
this section, whichever is applicable, by the surveyor of a county other than the county in which
the land is located and who has been designated by the county surveyor.

(5) For performing the service described:
(a) In subsection (2) of this section, the county surveyor shall collect from the subdivider or
declarant a fee of $100 plus $5 for each lot contained in the subdivision. The governing body of
a city or county may establish a higher fee by resolution or order.
(b) In subsection (3) of this section, the county surveyor shall collect from the partitioner or
declarant a fee to be established by the governing body.
(c) In subsection (4) of this section, the designated county surveyor shall collect the
applicable subdivision or partition plat check fee, and any travel expenses incurred, as
established by the designated county surveyor’s board of commissioners. The subdivision or
partition plat check fee and other expenses must be paid by the subdivider, partitioner or
declarant prior to approval of the subdivision or partition plat by the designated county
surveyor.

(6) Nothing in this section prohibits a city, county or special district from requiring
engineering review and approval of a subdivision plat to ensure compliance with state and local
subdivision requirements that relate to matters other than survey adequacy.

(7) Granting approval or withholding approval of a final subdivision or partition plat under
this section by the county surveyor, the county assessor or the governing body of a city or
county, or a designee of the governing body, is not a land use decision or a limited land use
decision, as defined in ORS 197.015.

Response: The final plat map will be prepared by an Oregon Registered Land Surveyor and
will be submitted to the Josephine County Surveyor for review and approval. All fees required
by the County Surveyor will be paid by applicant. The plat map will be recorded by Josephine
County after all required jurisdictional signatures and approvals have been obtained in
accordance with ORS 92.100.
ORS Chapter 197 – Comprehensive Land Use Planning Coordination

5. Comprehensive Planning Responsibilities

(J) 197.175 — Cities' and counties' planning responsibilities; rules on incorporations; compliance with goals.

(1) Cities and counties shall exercise their planning and zoning responsibilities, including, but not limited to, a city or special district boundary change which shall mean the annexation of unincorporated territory by a city, the incorporation of a new city and the formation or change of organization of or annexation to any special district authorized by ORS 198.705 to 198.955, 199.410 to 199.534 or 451.010 to 451.620, in accordance with ORS chapters 195, 196 and 197 and the goals approved under ORS chapters 195, 196 and 197. The Land Conservation and Development Commission shall adopt rules clarifying how the goals apply to the incorporation of a new city. Notwithstanding the provisions of section 15, chapter 827, Oregon Laws 1983, the rules shall take effect upon adoption by the commission. The applicability of rules promulgated under this section to the incorporation of cities prior to August 9, 1983, shall be determined under the laws of this state.

Response: It is understood that in the review of this proposed land subdivision, Josephine County is required to abide by the applicable planning responsibilities and compliance with the Goals in the manner that is outlined above.

(2) Pursuant to ORS chapters 195, 196 and 197, each city and county in this state shall:

(a) Prepare, adopt, amend and revise comprehensive plans in compliance with goals approved by the commission;

(b) Enact land use regulations to implement their comprehensive plans;

(c) If its comprehensive plan and land use regulations have not been acknowledged by the commission, make land use decisions and limited land use decisions in compliance with the goals;

(d) If its comprehensive plan and land use regulations have been acknowledged by the commission, make land use decisions and limited land use decisions in compliance with the acknowledged plan and land use regulations; and

(e) Make land use decisions and limited land use decisions subject to an unacknowledged amendment to a comprehensive plan or land use regulation in compliance with those land use goals applicable to the amendment.

Response: Josephine County possesses an acknowledged Comprehensive Plan that is in compliance with the Statewide Goals. It has also adopted land use regulations through the Rural Land Development Code. The County makes land use decisions and limited land use decisions in compliance with its Plan and the Development Code. In turn, the County’s land use decision on the proposed land subdivision must be in compliance with its Plan and the Development Code.
6. Goals Compliance

(E) 197.250 — Compliance with goals required.

Except as otherwise provided in ORS 197.245, all comprehensive plans and land use regulations adopted by a local government to carry out those comprehensive plans and all plans, programs, rules or regulations affecting land use adopted by a state agency or special district shall be in compliance with the goals within one year after the date those goals are approved by the Land Conservation and Development Commission.

Response: The Josephine County Comprehensive Plan and Development Code — along with all plans, programs, rules or regulations affecting land use that are adopted by a State agency or special district — are in compliance with the Statewide Goals. In turn, the County’s decision on the proposed land subdivision must be in compliance with the Statewide Goals.

(F) 197.251 — Compliance acknowledgment; commission review; rules; limited acknowledgment; compliance schedule.

(1) Upon the request of a local government, the Land Conservation and Development Commission shall by order grant, deny or continue acknowledgment of compliance of comprehensive plan and land use regulations with the goals. A commission order granting, denying or continuing acknowledgment shall be entered within 90 days of the date of the request by the local government unless the commission finds that due to extenuating circumstances a period of time greater than 90 days is required.

Response: The Land Conservation & Development Commission granted acknowledgement of the Josephine County Comprehensive Plan, pursuant to the process outlined under this Section. Therefore, the applicant’s request for a land subdivision is being made within a jurisdiction that possesses an acknowledged Comprehensive Plan. In turn, the County’s decision on the proposed land subdivision must be in compliance with the County’s acknowledged Comprehensive Plan.

7. Enforcement Of Planning Requirements

(G) 197.340 — Weight given to goals in planning practice; regional diversity and needs.

(1) The Land Conservation and Development Commission, the Department of Land Conservation and Development, other state agencies and local governments shall give the goals equal weight in any matter in which the goals are required to be applied.

Response: The applicant has addressed and provided findings that pertain to all 19 goals, each of which has been weighed equally. Goals 1 through 2 and 5 through 14 apply directly to this proposal. Goal 3 and 4 do not apply to this proposal because the subject property is not designated as Agricultural or Forestry. Goal 15 does not apply because the subject property does not impact the Willamette River Greenway. Goals 16 through 19 do not apply because the subject property is not located within a coastal community and does not exhibit any of the natural coastal features or environments that
are addressed by these Goals. In turn, the County’s review and decision on the proposed land subdivision must apply each Goal equally.

(2) The commission and the department shall consider and recognize regional diversity and differences in regional needs when making or reviewing a land use decision or otherwise applying the goals.

Response: It is understood that DLCD, and if necessary LCDC, shall consider and recognize regional diversity and differences in regional needs, such as those peculiar to Josephine County and the area of the subject property, when reviewing the County’s land use decision on the proposed land subdivision and applying the Goals in its review.
Gary Jantzer
Northridge Homes
PO Box 891
Grants Pass, OR 97528

4/11/19

Gary,

The potential for groundwater on the 9300 Monument Dr property- property map T35S R6W Sec 3 is excellent. The subject property address is at 9300 Monument Dr Grants Pass, OR. The geology in this area is Granite; these formations provide the ability to transmit groundwater effectively when fractures are encountered. This area has productive very wells. Flow Rates range from 5-75 GPM when drilled and the depths of the wells are generally 50’-300’ deep.

This Chart gives some examples of wells

<table>
<thead>
<tr>
<th>Property</th>
<th>Yield-GPM</th>
<th>Depth of Well</th>
<th>Formation</th>
</tr>
</thead>
<tbody>
<tr>
<td>TL 800 - 9300</td>
<td>24</td>
<td>140’</td>
<td>Grey/Brown &amp; White Granite</td>
</tr>
<tr>
<td>Monument Dr</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TL 900 – 9300</td>
<td>35</td>
<td>180’</td>
<td>Grey/Brown &amp; White Granite</td>
</tr>
<tr>
<td>Monument Dr</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TL 301 – 9210</td>
<td>30</td>
<td>160’</td>
<td>Grey Granite</td>
</tr>
<tr>
<td>Monument Dr</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TL 400 – 9160</td>
<td>30</td>
<td>160’</td>
<td>Grey/Brown &amp; White Granite</td>
</tr>
<tr>
<td>Monument Dr</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TL 1201- 255 MT</td>
<td>20</td>
<td>200’</td>
<td>Grey Granite</td>
</tr>
<tr>
<td>Paradise</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This area has some of the most productive water wells in our region. To the South and East there are some wells that produce up to 75 gallons per minute.

Regards

Kevin Gill
Residential Septic Site Evaluation
Approval
248-18-000830-EVAL

Date Issued: 12/08/2018
Application status: Site Evaluation Approved
Work description: SITE EVALUATION

Applicant: OWEN, WALLACE
Address: 4875 SW 78TH AVE, #241
PORTLAND OR 97225
Phone: 5034772566
Email: gianterk@yahoo.com

Owner: Wallace and Luce Owen Trust
Address: 4875 SW 78th Ave #241
Portland OR 97225
Parcel: 35000330000800 - Primary
Property address: 9300 Monument Dr, Grants Pass, OR 97526
Township: 35S
Range: 6W
Section: 3
Lot size: N/A
Zoning: N/A
Water supply: Well
City/County/UGB: N/A
County: Josephine
Min septic tank volume: 1000 gal.
Special tank requirements: May need a pump if gravity cannot be achieved from tank to field.
Proposed use of structure: 4 BEDROOM SFR
Category of construction: Single Family Dwelling
Max peak design flow: 450 gpd.
Proposed gallons per day: 450 gpd.
Min dosing tank volume: N/A

General Specifications

System Specifications

System type: Equal
System distribution type: Equal
Distribution method: Serial

Trench Specifications
Trench linear feet: 375 linear ft.
Max depth: 24 in.
Min depth: 12 in.
Capping fill minus depth of fill material: 10 in.
Initial System
Replacement Area

Special Requirements
Groundwater type: Temporary
Drainfield type: Capping Fill

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administrative Rules. You may obtain copies of the rules by calling the center. Note: The telephone number for the Oregon Utility Notification Center is 1-800-877-7926.
THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Marty Easter
Onsite Wastewater Specialist

12/6/18
### APPROVED SYSTEM SPECIFICATIONS

<table>
<thead>
<tr>
<th>Initial System</th>
<th>Replacement System</th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard</td>
<td>Standard</td>
</tr>
<tr>
<td>Capping Filter</td>
<td>Capping Filter</td>
</tr>
<tr>
<td>Bottomless Sand Filter</td>
<td>Bottomless Sand Filter</td>
</tr>
<tr>
<td>Conventional Sand Filter/ATT</td>
<td>Conventional Sand Filter/ATT</td>
</tr>
<tr>
<td>Effluent pump required</td>
<td>Effluent pump required</td>
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<tr>
<td>Effluent filter required</td>
<td>Effluent filter required</td>
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<table>
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<tr>
<th>Tank:</th>
<th>1,000 gal.</th>
<th>1,500 gal.</th>
<th>2 compartment</th>
<th>Other</th>
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<table>
<thead>
<tr>
<th>Distribution Method:</th>
<th>$\text{Equal}$</th>
<th>$\text{Serial}$</th>
<th>$\text{Pressurized}$</th>
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<tr>
<th>Absorption facility:</th>
<th>$\text{linear feet per 150 gallons projected daily sewage flow}$</th>
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<tr>
<td>$125$</td>
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<table>
<thead>
<tr>
<th>$\text{Max Depth}$</th>
<th>$\text{Min Depth}$</th>
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<tbody>
<tr>
<td>$2\text{ ft}$</td>
<td>$1\text{ ft}$</td>
</tr>
</tbody>
</table>

---

### Additional Conditions of Approval

1. Any alteration of natural soil conditions (i.e., cutting or filling) in the acceptable area may void this approval.
2. Both the initial and replacement disposal areas are to be protected from traffic, cover, development, or other potential disturbance of natural soil conditions.
3. The area must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways, and building downspouts.
4. Placement of a well within 100 feet of the approved areas may invalidate this approval.

- A curtain drain is required, a minimum of $\text{feet}$ above the highest disposal trench.
- The curtain drain must be a minimum of $\text{inches}$ deep, and installed in accordance with OAR 340-071-0220 (12).
- Rake trench sidewalls.
- The system must be installed during dry soil conditions only.
- System must be installed between June 1 and October 1, unless otherwise approved by DEQ.

---

Inspector: $\text{A. C. D.}$
<table>
<thead>
<tr>
<th>Pit No.</th>
<th>Depth</th>
<th>Texture</th>
<th>Soil, Matrix Color and Conditions Associated with Saturation, Roots, Structure, Effective Soil Depth, Etc.</th>
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<tr>
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<td>0-6</td>
<td>CL</td>
<td>SYR 70%, Roots 30%, SI, 11% C, GRCAS</td>
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<tr>
<td>Test Pit 2</td>
<td>5-7</td>
<td>CL</td>
<td>SYR 70%, Roots 15%, GRCAS</td>
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<tr>
<td>Test Pit 3</td>
<td>2.5-4.5</td>
<td>-</td>
<td>Veined Faulted Bedrock, Ripples 10%, Cements 15%, SYR 70%, GRCAS 30&quot;</td>
</tr>
<tr>
<td>Test Pit 4</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Test Pit 5</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Test Pit 6</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Landscape Notes:

Slope: 0-1
Aspect: 
Groundwater Type: ☐ Permanent ☑ Temporary

Other Site Notes:
Application for Onsite Sewage Treatment System

Send this application to the appropriate DEQ office.

A. Property Owner Information

Name: Wallace & Luce Owne Trust
Address: 4835 SW 25th Ave & 241 Rainier Dr (503) 277-2566
Date of 1st Impingement: 97526

B. Legal Property Description

Twp: 26 N 05-00 Sec: 35 S 977 AC

County: Multnomah
Subdivision Name: Giant Pass
Lot: 97526

Property Address: 9300 Monument Dr

Directions to Property: 75 North to Hugo ext. Then west/south on Monument Dr. to 9300 Monument.

C. Existing Facility / Proposed Facility / Water Information

Existing Facility: Single Family Residence

Proposed Facility: Single Family Residence

Water Supply: Public

Number of Bathrooms: 1

Other: Other

Date of Impingement: 97526

D. Purpose of Application

Purpose of Application: Renewal Permit

Other: Other

If the required forms and attachments are not included with this application, it will be returned to you as incomplete. Post a flag or sign with your name and address at the entrance to the property. Flag and number the test holes.

By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and its authorized agents permission to enter onto the above described property for the sole purpose of this application.

Wallace & Luce Owne Trust
Applicant's Mail Address
Applicant is the Owners Authorizer
Authorized Representative
Licensed Septic Installer

Applicant's Home Phone Number
Applicant's E-mail Address

Applicant's Phone Number
Applicant's E-mail Address
Residential Septic Site Evaluation
Approval
248-18-000830-EVAL

Date issued: 12/08/2018
Application status: Site Evaluation Approved
Work description: SITE EVALUATION

Applicant: OWEN, WALLACE
Address: 4875 SW 78TH AVE, #241
PORTLAND OR 97225
Phone: 5034772566
Email: gianter@yahoo.com

Owner: Wallace and Luce Owen Trust
Address: 4875 SW 78th Ave #241
Portland OR 97225
Parcel: 35060030000800 - Primary

Property address: 9300 Monument Dr, Grants Pass, OR 97526

Lot size: N/A
Zoning: N/A

Water supply: Well
City/County/UGB: N/A
County: Josephine

Directions to Property: I-5 NORTH TO HUGO EXIT. THEN WEST/SOUTH ON MONUMENT DR. TO 9300 MONUMENT.

Proposed use of structure: 4 BEDROOM SFR
Category of construction: Single Family Dwelling

Max peak design flow: 450 gpd.
Min septic tank volume: 1000 gal.
Special tank requirements: May need a pump if gravity cannot be achieved from tank to field.

Initial System
System type: Capping Fill
System distribution type: Equal
Distribution method: Equal

Replacement Area
System type: Alternative Treatment Technology (ATTs)
System distribution type: Equal
Distribution method: Serial

Initial System
Trench linear feet: 375 linear ft.
Max depth: 24 in.
Min depth: 12 in.
Capping fill-min depth of fill material: 10 in.

Replacement Area
Groundwater type: Temporary
Drainfield type: Capping Fill

CALL BEFORE YOU DIG... ITS THE LAW
ATTENTION Oregonian requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administrative Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-252-2044.)
THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 90 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Marty Easter
Onsite Wastewater Specialist
12/6/18
Clouser Drilling Flow Test Report

Property Address: 9300 Monument Dr
Grant Pass, OR

Date: 12/17/2018

Time
<table>
<thead>
<tr>
<th>Start</th>
<th>End</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:30</td>
<td>11:30</td>
</tr>
</tbody>
</table>

Total Time 4 Hrs

Meter Reading

| 1115 | 5543 |

Total Gallons Pumped 4,428
Average Gallons Per Minute 18.45 GPM

Starting Water Static Level 17

Interval Tests

<table>
<thead>
<tr>
<th>Time</th>
<th>Meter Reading</th>
<th>GPM</th>
<th>Static Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>8:30</td>
<td>2555</td>
<td>16.6</td>
</tr>
<tr>
<td>2</td>
<td>9:30</td>
<td>3551</td>
<td>16.6</td>
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<tr>
<td>3</td>
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<td>4</td>
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<td>5543</td>
<td>16.6</td>
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<tr>
<td>5</td>
<td>11:35</td>
<td>Recovery Test</td>
<td>44'</td>
</tr>
<tr>
<td>6</td>
<td>11:40</td>
<td>Recovery Test</td>
<td>32</td>
</tr>
<tr>
<td>7</td>
<td>11:45</td>
<td>Recovery Test</td>
<td>27'</td>
</tr>
<tr>
<td>8</td>
<td>12:00</td>
<td>Recovery Test</td>
<td>16</td>
</tr>
</tbody>
</table>

Equipment: 1 HP Sub Pump
230V 1-1/4" Flow Meter, Powers Sounder

Notes: No Original well report

Motor Run Amps:

Voltage:

Customer: Druthers Construction LLC
Well ID#: Existing House Well

Additional Tests Needed

<table>
<thead>
<tr>
<th>Coli/Nitrate</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arsenic</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Top 30</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>PH/Hardness/Iron</td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

Tested by Jason Gill

Oregon CCB 186335 CPI82
Oregon WWC 1835 CA C-57 - 990724

Clouser Drilling Inc.
129 Assembly Circle
Grants Pass OR 97526
Phone: 541-476-7795
Fax: 541-476-0095
Email: kevin@clouserdrilling.com
Mail To:
Aqua Source Water Treatment
Attn: Jason Gill
PO Box 326
Obrien, OR 97534

Date: December 18, 2018
Address of Source: 9300 Monument Dr.
Sample ID #: 21804348
Project Name: None Provided

Analysis Report

The following results pertain only to the samples submitted, and are for the sole and exclusive use of the above named client.

This report shall not be reproduced, except in full, without written approval of the laboratory.

The following accredited results meet all requirements of ISO/IEC17025:2005 unless otherwise noted by data flag indicators or comments.

The color coded key is only a guide for interpreting results. All evaluations should be compared to the limitations set by the EPA and/or your primary care physician.

Please do not hesitate to call to discuss results or ask any questions. We are at your service!

Sincerely,

[Signature]
Doree Schaafima
Laboratory Director
Sample Information

Sample ID: 21804348
Address of Source: 9300 Monument Dr.
Project Name: None Provided
Received Date: 12/17/2018

Collectors Name: Aqua Source
Sample Point: Well Tap
Source: Well
Treatment System: None

Microbiological (Bacteria) Results

Sample Notes:

<table>
<thead>
<tr>
<th>Contaminant</th>
<th>Method</th>
<th>RESULTS</th>
<th>Units</th>
<th>Date Analyzed</th>
<th>Analyst</th>
<th>ID</th>
<th>Data Flags</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Coliform</td>
<td>COLILERT</td>
<td>Absent</td>
<td>100ml</td>
<td>12/17/2018 3:49:22 PM</td>
<td>KMB</td>
<td>AC</td>
<td>A</td>
</tr>
<tr>
<td>E. Coli</td>
<td>COLILERT</td>
<td>Absent</td>
<td>100ml</td>
<td>12/17/2018 3:49:22 PM</td>
<td>KMB</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This Sample DOES Conform

For samples which do not conform the presence of total coliform bacteria may indicate surface contamination. Although total coliforms are generally harmless, such water is potentially unsafe. In such cases chlorinate the system and re-sample in 7 days.


The results of analyses on water samples can only be as good as the sample submitted to the lab. The laboratory examination determines the presence or absence of contamination in the submitted sample only; therefore, no definite conclusions should be drawn from a single test.

Results of Chemical Analysis

Sample Notes:

<table>
<thead>
<tr>
<th>Contaminant</th>
<th>Method</th>
<th>LOQ</th>
<th>RESULTS</th>
<th>Units</th>
<th>EPA Limit</th>
<th>Date Analyzed</th>
<th>Analyst</th>
<th>ID</th>
<th>Data Flags</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arsenic</td>
<td>SM 3113 B</td>
<td>0.004</td>
<td>ND</td>
<td>mg/L</td>
<td>0.01</td>
<td>12/18/18 9:15 am</td>
<td>MCD</td>
<td>AA</td>
<td>A</td>
</tr>
<tr>
<td>Nitrate</td>
<td>EPA 300.0</td>
<td>0.5</td>
<td>ND</td>
<td>mg/L</td>
<td>10</td>
<td>12/17/18 8:06 pm</td>
<td>MCD</td>
<td>AB</td>
<td>A</td>
</tr>
</tbody>
</table>

DEFINITIONS AND DATA FLAGS:

A = Analysis is covered under OREILAP scope of Accreditation
AA = Analysis is covered under ISO scope of Accreditation
C = Sample did not meet acceptance criteria
E = Estimated Value
H = Analysis performed outside method hold time
ID = Subsample identifier for each Sample number
LOQ = Reporting Limit
M = Matrix Spike recovery is out of control limits due to matrix interference
N/A = Not Applicable
ND = None Detected
S = Sample Outsourced

Results Color Key:

White = No EPA Limit
Low Risk = Below EPA Limit
Medium Risk = Above EPA Limit but Below 10X EPA Limit
High Risk = Exceeds EPA Limit

Call the Lab to Discuss
Mail To: Aqua Source Water Treatment
Attn: Jason Gill
PO Box 326
Obrien, OR 97534

Date: December 18, 2018
Address of Source: 9300 Monument Dr.
Sample ID #: 21804349
Project Name: Front Well - House

Analysis Report
The following results pertain only to the samples submitted, and are for the sole and exclusive use of the above named client.

This report shall not be reproduced, except in full, without written approval of the laboratory.

The following accredited results meet all requirements of ISO/IEC17025:2005 unless otherwise noted by data flag indicators or comments.

The color coded key is only a guide for interpreting results. All evaluations should be compared to the limitations set by the EPA and/or your primary care physician.

Please do not hesitate to call to discuss results or ask any questions. We are at your service!

Sincerely,

Doree Schasfoma
Doree Schasfoma
Laboratory Director
Sample Information

Sample ID: 21804349
Address of Source: 9300 Monument Dr.
Project Name: Front Well - House
Received Date: 12/17/2018

Collectors Name: Aqua Source
Sample Point: Outside Faucet
Source: Well
Treatment System: None

Microbiological (Bacteria) Results

<table>
<thead>
<tr>
<th>Contaminant</th>
<th>Method</th>
<th>RESULTS</th>
<th>Units</th>
<th>Date Analyzed</th>
<th>Analyst ID</th>
<th>Data Flags</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Coliform</td>
<td>COLILERT</td>
<td>Absent</td>
<td>100ml</td>
<td>12/17/2018 3:49:22 PM</td>
<td>KMB</td>
<td>AC A</td>
</tr>
<tr>
<td>E. Coli</td>
<td>COLILERT</td>
<td>Absent</td>
<td>100ml</td>
<td>12/17/2018 3:49:22 PM</td>
<td>KMB</td>
<td>AC A</td>
</tr>
</tbody>
</table>

This Sample DOES Conform

For samples which do not conform the presence of total coliform bacteria may indicate surface contamination. Although total coliforms are generally harmless, such water is potentially unsafe. In such cases chlorinate the system and resample in 7 days.


The results of analyses on water samples can only be as good as the sample submitted to the lab. The laboratory examination determines the presence or absence of contamination in the submitted sample only; therefore, no definite conclusions should be drawn from a single test.

Results of Chemical Analysis

<table>
<thead>
<tr>
<th>Contaminant</th>
<th>Method</th>
<th>LOQ</th>
<th>RESULTS</th>
<th>Units</th>
<th>EPA Limit</th>
<th>Date Analyzed</th>
<th>Analyst</th>
<th>Data Flags</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arsenic</td>
<td>SM 3113 B</td>
<td>0.004</td>
<td>ND</td>
<td>mg/L</td>
<td>0.01</td>
<td>12/18/18 9:15 am</td>
<td>MCD AA</td>
<td>A</td>
</tr>
<tr>
<td>Nitrate</td>
<td>EPA 300.0</td>
<td>0.5</td>
<td>ND</td>
<td>mg/L</td>
<td>10</td>
<td>12/17/18 9:23 pm</td>
<td>MCD AB</td>
<td>A</td>
</tr>
</tbody>
</table>

DEFINITIONS AND DATA FLAGS

A Analysis is covered under OREIAP scope of Accreditation
AA Analysis is covered under I/O scope of Accreditation
C Sample did not meet acceptance criteria
E Estimated Value
H Analysis performed outside method hold time
ID Subsample identifier for each Sample number
L LOQ
M Matrix Spike recovery is out of control limits due to matrix interference
N Not Applicable
ND None Detected
S Sample Outcomes

Results Color Key:
- White = No EPA Limit
- Low Risk within EPA Limit
- Medium Risk
- High Risk
- Exceeds EPA Limit
- Call the Lab to Discuss
Well Label: L131882
Well Log: JOSE 60522
Printed: October 31, 2018

LOCATION OF WELL
Latitude: 42.5588
Longitude: -123.3868
Township/Range/Section/Quarter-Quarter Section: WM 3S SW 3 SENE
Address of Well: 9300 MONUMENT DR. GRANTS PASS, OR 97526

DISCLAIMER: This map is intended to represent the approximate location of the exempt use well provided by the land owner. It is not intended to be constructed as survey accuracy manner.

Generated by OWRD
# Clouser Drilling Flow Test Report

**Property Address:** 9300 Monument Dr  
Grant Pass, OR

**Date:** 12/17/2018

<table>
<thead>
<tr>
<th>Time</th>
<th>Start</th>
<th>End</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Time</td>
<td>4 Hrs</td>
<td></td>
</tr>
<tr>
<td>Meter Reading</td>
<td>5543</td>
<td>14375</td>
</tr>
</tbody>
</table>

**Additional Tests Needed**
- **Col/Nitrate:** Yes
- **Arsenic:** Yes
- **Top 30:** Yes
- **PH/Hardness/Iron:** Yes

**Customer:** Druthers Construction LLC  
**Well ID:** 1311884

**Total Gallons Pumped:** 8,832  
**Average Gallons Per Minute:** 36.8 GPM  
**Starting Water Static Level:** 28'

<table>
<thead>
<tr>
<th>Interval Tests</th>
<th>Time</th>
<th>Meter Reading</th>
<th>GPM</th>
<th>Static Level</th>
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<tbody>
<tr>
<td>Start</td>
<td>11:45</td>
<td>5543</td>
<td>36.8</td>
<td>28'</td>
</tr>
<tr>
<td>1</td>
<td>12:45</td>
<td>7751</td>
<td>36.8</td>
<td>36'</td>
</tr>
<tr>
<td>2</td>
<td>1:45</td>
<td>9659</td>
<td>36.8</td>
<td>36'</td>
</tr>
<tr>
<td>3</td>
<td>2:45</td>
<td>12167</td>
<td>36.8</td>
<td>36'</td>
</tr>
<tr>
<td>4</td>
<td>3:45</td>
<td>14375</td>
<td>36.8</td>
<td>36'</td>
</tr>
<tr>
<td>5</td>
<td>3:46</td>
<td>Recovery Test</td>
<td>31'</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>3:47</td>
<td>Recovery Test</td>
<td>29'</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>3:48</td>
<td>100% Recovery</td>
<td>28'</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Equipment:** 2 HP Sub Pump set at 160’ depth  
**Generator:** 1-1/4” Flow Meter, Powers Sounder  
**Notes:** Pump ran at full capacity, well volume is much better than pump can produce.

**Motor Run Amps:**

**Voltage:**
Commercial Septic Site Evaluation
Approval
248-18-000828-EVAL

Date issued: 12/08/2018
Application status: Site Evaluation Approved
Work description: SITE EVALUATION

Applicant: OWEN, WALLACE
Address: 4875 SW 78TH AVE, #241
PORTLAND OR 97225-9723
Phone: 5034772556
Email: GJANTZER@YAHOO.COM

Owner: OWEN TRUST, WALLACE D & LUCELLA A
Parcel: 3508030000000 - Primary
Property address: 9300 Monument Dr, Grants Pass, OR 97526
Township: 35S
Range: 6W
Section: 3
Lot size: N/A
Water supply: Well
City/County/UGB: N/A
County: Josephine
Directions to Property: I-5 NORTH TO HUGO EXIT, THEN WEST/SOUTH ON MONUMENT DR. TO 9300 MONUMENT DRIVE

Proposed use of structure: 4 BEDROOM SFR
Category of construction: Single Family Dwelling

Max peak design flow: 450 gpd
Proposed gallons per day: 450 gpd
Min septic tank volume: 1000 gal
Min dosing tank volume: N/A
Special tank reqmts: May need a pump if gravity cannot be achieved from the septic tank to the drainfield.

System type: Capping Fill
System distribution type: Equal
Distribution method: N/A
Trench specifications: Replacement Area
Trench linear feet: 375 Linear ft
Max depth: 24 in
Min depth: 12 in
Capping fill - min depth of fill material: N/A
Special requirements: N/A
Groundwater type: Temporary
Drainfield type: Capping Fill
THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/slot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Marty Easter
Onsite Wastewater Specialist
12/6/18
**MAP LEGEND**

<table>
<thead>
<tr>
<th>Soil Rating Polygons</th>
<th>Map Legend</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>C</td>
</tr>
<tr>
<td>A/D</td>
<td>C/D</td>
</tr>
<tr>
<td>B</td>
<td>D</td>
</tr>
<tr>
<td>B/D</td>
<td>Not rated or not available</td>
</tr>
</tbody>
</table>

**Water Features**

- Streams and Canals

**Transportation**

- Rail
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Soil Rating Lines**

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Points**

- A
- A/D
- B
- B/D

---

**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at the scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the details of mapping and accuracy of soil line placement. The maps do not show all areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: [Web Mercator (EPSG:3857)]

Maps from the Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below:

- Soil Survey Area: Josephine County, Oregon
- Survey Area Data: Version 15, Oct 6, 2017
- Soil map units are labeled as space allows for map scales 1:15,000 or larger.
- Date(s) aerial images were photographed: May 11, 2016—Aug 21, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
## Hydrologic Soil Group

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>12B</td>
<td>Brodmian cobbly clay loam, 2 to 7 percent slopes</td>
<td>D</td>
<td>14.8</td>
<td>54.1%</td>
</tr>
<tr>
<td>17B</td>
<td>Clawson sandy loam, 2 to 7 percent slopes</td>
<td>B</td>
<td>9.8</td>
<td>36.2%</td>
</tr>
<tr>
<td>35A</td>
<td>Foothill gravelly loam, 0 to 3 percent slopes</td>
<td>C</td>
<td>2.6</td>
<td>9.7%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td></td>
<td><strong>27.0</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

**Group A.** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

**Group B.** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

**Group C.** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

**Group D.** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a clayey or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.
Rating Options

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher
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/DSD/EP/permit/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@dls.state.or.us. For submission of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your file, or other file sharing website.

Contact and Authorization Information

Applicant Owner Name, Firm and Address: Business phone # (541) 287-6028
Druthers Construction, LLC.
Attn: Grant Jantzer
P.O. Box 1560
Grants Pass, Oregon 97528
Mobile phone # (optional)
E-mail: gjantzer@yahoo.com

Authorized Legal Agent Name and Address if different: Business phone #

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: Grant W. Jantzer Signature: ""
JURISDICTIONAL WETLAND
DELINeATION
FOR

9300 Monument Drive
T35S, R6W, Section 3
Tax Lots 800 & 900
Grants Pass, Josephine County, Oregon

Prepared for
Grant Jantzer
P.O. Box 1586
Grants Pass, Oregon, 97528

Prepared by
Jodi Reed
of
Schott & Associates, Inc.

Date:
December 2018

Project #: 2643
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(E) DESCRIPTION OF ALL WETLANDS AND OTHER NON-WETLAND WATERS 6

(F) DEVIATION FROM LWI OR NWI ...................................................... 7

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(A) Landscape Setting and Land Use

Schott & Associates was contracted to conduct a wetland delineation on a study site located at the street address of 9300 Monument Drive in Grants Pass, Josephine County, Oregon (T35S, R6W, Section 3) on tax lots 800 and 900 to document existing wetlands and other waters regulated under the Clean Water Act (CWA) by the U.S. Army Corps of Engineers (Corps) and under the Removal-Fill Law by the Oregon Department of State Lands (DOSL). This report complies with all standards and requirements set forth in Oregon Administrative Rules (OAR) 141-690-0035 (1-17) for wetland delineation reports and jurisdictional determinations for the purpose of regulating fill and removal within waters of the state. This report will be used to fulfill federal and state regulatory requirements for project permitting.

The 27.36 acre study site is located west of Monument Drive. The study site encompasses two rectangular shaped tax lots, tax lot 800 to the north and 900 to the south. North and south of the site are rural residential properties. A house and associated outbuildings were located in the eastern portion of tax lot 900 along Monument Drive. The middle of the site was topographically sloping to the west. The western portion of the site was predominantly flat and forested extending offsite to the west. Within the western portion of the site was a creek extending from the northeast to the southwest.

Vegetation in the middle portion of the site was an open shrub habitat with a few larger Pacific madrone (Arbutus menziesii). Greenleaf manzanita (Arctostaphylos patula) was the shrub layer. The western portion of the site on both sides of the creek was forested including madrone, black oak (Quercus kelloggii), incense cedar (Calocedrus decurrens) ponderosa pine (Pinus ponderosa) and Douglas fir trees (Pseudotsuga menziesii). The shrub canopy was generally open but included Himalayan blackberry (Rubus armeniacus), poison oak (Toxicodendron diversilobum) and snowberry (Symphoricarpos albus). The herbaceous layer was predominantly bare with litter and duff.

The creek was identified as Bannister Creek by the Oregon Department of Forestry (ODF) stream dataset. The creek entered the site along the northern boundary and extended to the southwest and offsite. The creek was well incised the entire length.

(B) Site Alterations

Aerial photographs from the time period between 1994 and 2017, available from Google Earth, were reviewed to assess site history (select aerial photographs are included in Appendix A). In the earliest available aerial from August 1994 (Figure 5b), the study area appears much the same as it is currently; the site is vegetated by shrub and forested habitat in the middle to western portion of the site. The house and associated outbuildings are along the eastern border adjacent to Monument Drive.

There is a remnant ditch/swale that may have been created to divert water from the creek for some purpose historically. The ditch started near the middle of the property to the east of the creek and meanders south then west into the creek. The northern portion of the
ditch does not connect to the creek. The area appeared to have been disturbed historically for a dirt road. The ditch does not appear to carry hydrology.

(C) Precipitation Data and Analysis

Precipitation data for the date of fieldwork and the time period preceding it were reviewed to evaluate observed wetland hydrology conditions relative to actual and statistically normal precipitation. Precipitation that deviates from normal ranges can affect site conditions and impact observed wetland hydrology indicators. Precipitation data was acquired from the Natural Resources Conservation Service (NRCS) Agricultural Applied Climate Information Center (AgACIS) for Grants Pass, Oregon to provide context for observed hydrological conditions of the study area at the time of the site visit (AgACIS 2018). Table 1 provides the precipitation data, comparison to the normal water year average, as well as normal monthly ranges of precipitation representing 70% probability as reported in the Natural Resources Conservation Service (NRCS) WETS table for the area (NRCS 2010).

Table 1. Precipitation Summary for October 1, 2018 to November 7th, 2018

<table>
<thead>
<tr>
<th>Field Date</th>
<th>Precipitation (inches)*</th>
<th>WETS Average**</th>
<th>WETS Range**</th>
<th>Percent of Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 7th, 2018</td>
<td>0.0</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Two-Weeks Prior</td>
<td>0.56</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Month</td>
<td>0.11</td>
<td>0.74</td>
<td>0.18-0.71</td>
<td>15%</td>
</tr>
<tr>
<td>October</td>
<td>0.56</td>
<td>2.15</td>
<td>0.80-2.59</td>
<td>26%</td>
</tr>
<tr>
<td>November</td>
<td>0.0</td>
<td>4.82</td>
<td>2.84-5.86</td>
<td>N/A</td>
</tr>
<tr>
<td>Water Year***</td>
<td>0.56</td>
<td>2.15</td>
<td>N/A</td>
<td>26%</td>
</tr>
</tbody>
</table>

* Data provided by NRCS AgACIS data for Grants Pass, Oregon 2018
** Data provided by NRCS WETS Station: Grants Pass, Oregon 1971-2018
*** Water Year is calculated from October 1 to the date of fieldwork for precipitation and as the month of October for the WETS average.

Fieldwork took place on November 7th, 2018. Precipitation observed in the month of September prior to the date of the field work was below the WETS range with 0.11 inches of precipitation recorded. October was below the WETS range reaching 26 percent of average, and November (to the day of the site visit) was both below the WETS average and range with no precipitation recorded. Precipitation for the water year (October 1, 2018-November 7th, 2018) was observed at 26 percent of average (0.56 inches) through the month of October. It is expected that ground and surface water levels observed during fieldwork were lower than normal.
(D) Site Specific Methods

Prior to visit the site, the following existing data and information were reviewed:

- ORMAP online tax maps (http://www.ormap.net; Figure 2)
- U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI; Figure 3)
- U.S. Department of Agriculture (USDA) NRCS gridded Soil Survey Geographic (gSSURGO) database for Josephine County (Figure 4)
- Recent and historical aerial photographs provided by Google Earth (Figures 5a-5b)
- Existing wetland delineation or permit records available from DSL; a Wetland Land Use Notification Response was completed in 2018 (WN2018-0456)

Three soil series were mapped within the study site boundary according to the USDA NRCS: Brockman cobbly loam (2 to 7 percent slopes) in the eastern portion, Clawson sandy loam (2 to 7 percent slopes) in the western portion, and Foehlin gravelly loam (0 to 3 percent slopes) in the north central part of the site. All but the Clawson series are predominantly non-hydric; Clawson sandy loam is predominantly hydric (75% hydric inclusions) in the western portion.

Schott and Associates visited the site on November 7th, 2018. The study site was walked to assess for the presence or absence of onsite wetlands and waters. Formal delineation data were collected according to methods described in the 1987 Manual and the Regional Supplement to the Corps of Engineers Delineation Manual: Western Mountains, Valleys and Coast Region (Version 2.0) to determine boundaries of wetlands subject to state and federal jurisdiction. Onsite streams or ditches were delineated via the ordinary high-water mark (OHWM) as indicated by top of bank, wrack or scour lines, change in vegetation communities, or gage elevation where applicable.

A total of eight sample plots were established within the study site to document site conditions. For each sample plot, data on vegetation, hydrology, and soils was collected, recorded in the field, and later transferred to data forms (Appendix B). Plant indicator status was determined using the 2016 National Wetland Plant List (Lichvar et al. 2016). All identified waters and wetlands are classified according to the USFWS Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et al. 1979) and the Guidebook for Hydrogeomorphic (HGM)-based Assessment of Oregon Wetland and Riparian Sites (DSL, 2001).

Representative ground level photographs were taken to document site conditions (Appendix C).
(E) Description of All Wetlands and Other Non-Wetland Waters

Based on data collection, one stream corridor (Bannister Creek) and one remnant ditch were identified; no wetlands were found to be present. OHWM, data plot, and photo point locations are shown on Figure 6.

**Bannister Creek**: The creek extended from northeast to southwest across the study site, eventually draining into Jumpoff Joe Creek approximately 1.5 miles southwest of the site. It varied in width from 6-20 feet at OHWM, and 4 to 6 feet deep, with a rocky cobble substrate; 0.34 acres of area below OHWM occurred onsite. The stream was assumed to have intermittent seasonal flows during the winter-spring; no surface water was observed during the time of fieldwork, but indirect indicators of hydrology such as drainage patterns (H10) and drift deposits (B3) point to the presence of seasonal surface water. The channel is highly incised throughout the reach within the study site. Riparian vegetation included an overstory of madrone (FACU), black oak (NOL), incense cedar (NOL), and Ponderosa pine (FACU) with an open understory of Himalayan blackberry (FAC), snowberry (FACU), and poison oak (FAC). The creek is classified as medium in size according to ODF stream mapping and is presumed to support fish habitat. It has a Cowardin classification of seasonally flooded, intermittent riverine, unconsolidated bottom (R4UBC). Onsite observations showed no indication of supporting fish outside of during seasonal flow. The creek bed was observed as dry.

**Ditch 1**: The ditch originated in uplands in the northwestern portion of tax lot 900 and meandered south before turning sharply west and connecting to Bannister Creek at the southern site boundary. The ditch appears to have once diverted water from the creek at the northern extent, but the connection no longer exists. No evidence of connection was observed, the area between the ditch and creek now appears to be an overgrown dirt road. The remnant ditch was approximately 2 to 3 feet wide, 1 to 2 feet deep. The feature was very shallow and covered 0.04 acre. No surface water was present during the time of fieldwork and there were no signs of recent hydrology.

The ditch bottom was sparsely vegetated with poison oak and soft rush (*Juncus effusus*, FACU) and featured a thick layer of duff. Vegetation on the banks included black oak, incense cedar, madrone, and Douglas fir (FACU). The soil sample met the Corps hydric indicator for sandy redox (S5). Soils were very dark grayish brown (10 YR 3/2) sand with few distinct yellow-red reddixomorphic features occurring as soft masses in the matrix. However, neither hydrotomie vegetation was dominant nor were there any indicators of water flow events anywhere along the ditch’s length. The hydric soil indicators are probably due to nearly a foot of top soils being removed, or remnant. It is assumed that the remnant ditch was excavated out of upland and does not support fish habitat, thus it is likely not under jurisdiction by DSL or the Corps.
(F) Deviation from W1 or NW1

The NW1 identifies a permanently flooded, unknown-perennial riverine, unconsolidated bottom aquatic habitat (R5UBH) in the general location of Bannister Creek. Schott & Associates found some deviation between the NW1 and the onsite creek. The creek was assessed by Schott & Associates as a riverine, intermittent, unconsolidated bottom, cobble-gravel habitat (R4UBC). The feature was mapped per onsite conditions as shown on Figure 6.

(G) Mapping Method

The mapped areas were based on locations of stream scour, vegetation lines, wrap, and other field indicators of OHWM identified by Schott & Associates. The stream boundary (OHWM) and sample plots were recorded with a handheld Trimble GPS unit capable of sub-meter accuracy following differential correction with Pathfinder Office desktop software. Point locations of sample plots, photo points, and stream embankments were converted to ESRI shapefile and mapped using ArcMap desktop software by Schott & Associates.

(H) Additional Information

None.

(I) Results and Conclusions

One stream (Bannister Creek) and one ditch were mapped within the study site boundaries. Bannister Creek crossed the study site from northeast to southwest and covered 0.34 acre within the site. It contained no surface water at the time of fieldwork, but featured indicators of intermittent hydrology. The creek was assessed as a R4UBC aquatic habitat.

Ditch 1 drains into Bannister Creek and covers 0.04 acre. Historically, it appears that water was diverted out of the creek to the south and west back into Bannister Creek. The connection at the north end of the ditch no longer exists. There is an old road that merges with the ditch at the northern end, when the road was built it appears the ditch was filled in by the construction. The road is predominantly grown over. The ditch appears to have been excavated from upland and did not feature indicators of surface water in the recent past. Ditch 1 appeared to be a remnant ditch and is likely not under jurisdiction of the Corps or DSL.

(J) Disclaimer

This report documents the investigation, best professional judgment and the 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.
Figure 2. Josephine County Tax Map - 350603

Monument Drive Project Site S&A: 2643
Figure 3. Wetland Inventory Map

Legend
- Approximate Study Site
- Tax Lot Boundaries: 27.36 acres
- NWI Wetlands
- Streams

Date: 12/10/2018
1 inch = 250 feet
Data Source: ESRI, 2018; Josephine County
Online Mapping, 2018; USFWS, NWI, 2018

Monument Drive Street Project Site S&A: 2643
FIGURE 4: USDA/NRCS SOIL SURVEY
Figure 4. USDA/NRCS Soil Survey Map of Josephine County

Monument Drive Street Project Site S&A: 2643
FIGURE 6: WETLAND DELINEATION MAP
Figure 6. Wetland Delineation Map

Mapping Method and Precision Statement: The mapped areas were based on vegetation, soils, and hydrology data gathered in the field by Schott & Associates. The sample plots and drainage boundaries were recorded utilizing a Trimble Geo XT hand-held unit and post-processed to ± 3 foot accuracy. The GPS data were then imported into ArcGIS software to produce maps.

Date: 12/3/2018
1 inch = 150 feet
Data Source: ESRI, 2018; Josephine County Online Mapping, 2018

Monument Drive Street Project Site S&A: 2643
WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: 9300 Monument Drive
Applicant/Owner: Grant Jarder
City/County: Grants Pass/Jackson
State: OR
Sampling Date: 11/7/2016
Sampling Point: 1

Investigator(s): MRO, JAR
Landform (Hillocks, terrace, etc.): Hillocks/Terrace
Subregion (LUR): Northeast Forests and COVE (LUR A)
Soil Map Unit Name: Floodplain gravelly loam, 0 to 3 percent slopes

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No
Are the vegetation, soil, or hydrology significantly disturbed? Yes X No
Are the vegetation, soil, or hydrology naturally problematic? Yes X No

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No
Hydric Soil Present? Yes X No
Wetland Hydrology Present? Yes X No
Is the Sampled Area within a Wetland? Yes X No

Remarks: Plot placed adjacent to creek, along hillside/terrace, higher in elevation than creek bottom. The creek is distinctly incised.

VEGETATION

Tree Stratum:
(Use scientific names)
1. Psychotria hendersonii
   Absolute % Cover: 20
   Dominant Species? Y
   Indicator Status? FACU
2. Pinus ponderosa
   Absolute % Cover: 10
   Dominant Species? Y
   Indicator Status? FACU
3. Abies amabilis
   Absolute % Cover: 10
   Dominant Species? Y
   Indicator Status? NOC
4. Ceanothus douglasii
   Absolute % Cover: T
   Dominant Species? NOL
Total Cover: 40

Shrub Stratum:
1. Toxicodendron diversifolium
   Absolute % Cover: 15
   Dominant Species? Y
   Indicator Status? FACU
2. Quercus kelloggii
   Absolute % Cover: 15
   Dominant Species? Y
   Indicator Status? NOC
3. Asclepias cermatrum
   Absolute % Cover: 15
   Dominant Species? Y
   Indicator Status? FACU
Total Cover: 45

Herb Stratum:
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11.
Total Cover: 0

Woody Vine Stratum:
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11.
Total Cover: 0

Hydrophytic Vegetation Indicators:
1. Rapid Test for Hydrophytic Vegetation
2. Dominance Test is ≥50%
3. Prevalence Index x ≤0
4. Morphological Adaptation
5. Wetland Non-Vascular Plants
6. Problematic Hydrophytic Vegetation
(Provide supporting data in Remarks or on a separate sheet)

Remainder: Bare ground and litter beneath shrub canopy

Hydrophytic Vegetation Present? Yes X No

Remarks: Bare ground and litter beneath shrub canopy

US Army Corps of Engineers
Western Mountains, Valleys and Coast - Version 2.6
### Profile Description:

<table>
<thead>
<tr>
<th>Depth (inches)</th>
<th>Color (more)</th>
<th>% Color (meas)</th>
<th>% Type</th>
<th>Loc'</th>
<th>Texture</th>
<th>Remarks</th>
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</thead>
<tbody>
<tr>
<td>0-14</td>
<td>YOYR 3/2</td>
<td>100</td>
<td></td>
<td></td>
<td>L</td>
<td></td>
</tr>
</tbody>
</table>

- **Type**: C=Concentration, D=Deposition, R=Reduced Matrix, CE=Covered or Cooled Sand Grains. Location: PL=Pore Lining, M=Matrix.

### Hydric Soil Indicators:

- **Histoid (A1)**: Sandy Redox (S6)
- **Histodic Epeirogon (A2)**: Stripped Matrix (S6)
- **Black Histic (A3)**: Loamy Mucky Mineral (F1) (except MLRA 1)
- **Hydrogen Subtide (A4)**: Loamy Grayed Matrix (F2)
- **Depleted Below Dark Surface (A11)**: Depleted Matrix (F3)
- **Thick Dark Surface (A12)**: Redox Dark Surface (F6)
- **Sandy Muck Mineral (S1)**: Depleted Dark Surface (F7)
- **Sandy Grayed Matrix (S4)**: Redox Depression (F8)

**Indicators for Problematic Hydric Soils**: 2 cm Muck (A10)

- Red Parent Material (TF2)
- Other (Explain in Remarks)

**Indicators of hydrophytic vegetation and wetland hydrology must be present**, unless disturbed or problematic.

### Restricted Layer (if present):

- **Type**: 
- **Depth (inches)**:  
- **Hydric Soil Present?** Yes No X

### Remarks:

### HYDROLOGY

#### Wetland Hydrology Indicators:

- **Primary Indicators (any one indicator is sufficient)**
  - Surface Water (A1)
  - High Water Table (A2)
  - Saturation (A3)
  - Water Marks (B1)
  - Sediment Deposits (B2)
  - Drift Deposits (B3)
  - Algal Mat or Crust (B4)
  - Iron Deposits (B5)
  - Surface Soil Cracks (B6)
  - Inundation Visible on Aerial Imagery (B7)
  - Sparingly Vegetated Concave Surface (B8)

- **Secondary Indicators (2 or more required)**
  - Water-Stained Leaves (B9) (except MLRA 1, 2, 4A and 4B)
  - Salt Crust (B11)
  - Aquatic Invertebrates (B13)
  - Aquatic Artificial Ostracods (C1)
  - Oxidized Rhizospheres along Living Roots (C3)
  - Presence of Reduced Iron (C4)
  - Recent Iron Reduction in Powed Soils (C6)
  - Stunted or Stressed Plants (D1) (LRR A)
  - Other (Explain in Remarks)
  - Water-Stained Leaves (D9) (MLRA 1, 2, 4A and 4B)
  - Drainage Patterns (B10)
  - Dry-Season Water Table (C2)
  - Saturation Visible on Aerial Imagery (C9)
  - Geomorphic Position (D2)
  - Shallow Aquitard (D3)
  - FAC-Neutral Test (D5)
  - Raised Mounds (D9) (LRR A)
  - Frost-Heave Hummocks (D7)

#### Field Observations:

- **Surface Water Present?** Yes No X
- **Water table Present?** Yes No X
- **Saturation Present?** Yes No X

#### Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

### Remarks:

[US Army Corps of Engineers]

[Western Mountains, Valleys and Coast -Version 2.0]
## SUMMARY OF FINDINGS

<table>
<thead>
<tr>
<th>Are climatic/hydrologic conditions on the site typical for this time of year?</th>
<th>Yes</th>
<th>No</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are Vegetation: Soil or Hydrology significantly disturbed?</td>
<td>Yes</td>
<td>X</td>
<td>No</td>
</tr>
<tr>
<td>Are Vegetation: Soil or Hydrology naturally problematic?</td>
<td>Yes</td>
<td>X</td>
<td>No</td>
</tr>
</tbody>
</table>

**Hydrophytic Vegetation Present?** Yes | X | No | X

**Is the Sampled Area within a Wetland?** Yes | X | No | X

**Remarks:** Plot placed outside of creek on adjacent hillside/tile line. Creek is heavily incised.

### VEGETATION

#### Tree Stratum

<table>
<thead>
<tr>
<th>Tree Species (Use scientific names)</th>
<th>% Cover</th>
<th>Dominant Species</th>
<th>Indicator Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pinus ponderosa</td>
<td>40</td>
<td>Y</td>
<td>FACU</td>
</tr>
<tr>
<td>Arbutus menziesi</td>
<td>20</td>
<td>Y</td>
<td>NOC</td>
</tr>
<tr>
<td>Quercus kelloggii</td>
<td>15</td>
<td></td>
<td>NOC</td>
</tr>
<tr>
<td>Pseudotsuga menziesi</td>
<td>10</td>
<td></td>
<td>FACU</td>
</tr>
<tr>
<td>Total Cover: 100</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Shrub Stratum

<table>
<thead>
<tr>
<th>Shrub Species</th>
<th>% Cover</th>
<th>Indicator Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prunus virginiana</td>
<td>10</td>
<td>Y</td>
</tr>
<tr>
<td>Symphoricarpos albus</td>
<td>5</td>
<td>Y</td>
</tr>
<tr>
<td>Total Cover: 15</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Herb Stratum

<table>
<thead>
<tr>
<th>Herb Species</th>
<th>% Cover</th>
<th>Indicator Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elymus trachycaulus</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Total Cover: 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Woody Vine Stratum

<table>
<thead>
<tr>
<th>Woody Vine Species</th>
<th>% Cover</th>
<th>Indicator Status</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Total Cover: 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Dominance Test Worksheet

- **Number of Dominant Species**
  - Total Number of Dominant Species Across All Strata: 4
  - Percent of Dominant Species That Are OBL, FACW, or FAC: 25%

### Prevalence Index Worksheet

<table>
<thead>
<tr>
<th>Prevalence Index Calculation:</th>
</tr>
</thead>
</table>
| Total % Cover of OBL species = 0
| Total % Cover of FACW species = 0
| Total % Cover of FAC species = 0
| Total % Cover of UPL species = 0
| Column Totals: 0 |
| Prevalence Index = \[ 0 \] |

### Hydrophytic Vegetation Indicators

1. Rapid Test for Hydrophytic Vegetation
2. Dominance Test is at least 50%
3. Prevalence Index is at least 0.2
4. Morphological Adaptation (Provide supporting data in Remarks or on a separate sheet)
5. Wetland Non-vascular Plants
6. Problematic Hydrophytic Vegetation

**Remarks:** Bare ground and little beneath trees and shrub canopy. Predominantly open. NOE+MWH LIT (UPL)
### Soil

<table>
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<tr>
<th>Depth (inches)</th>
<th>Color (moist)</th>
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<th>Color (moist)</th>
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</tbody>
</table>

Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. Loc: PL=Fore Lining, M=Matrix.

**Hydric Soil Indicators:** (Applicable to all LRRA, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Hist (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mud Mineral (S1)
- Sandy grayed Matrix (S4)

**Indicators for Problematic Hydric Soils:**

- Sandy Redox (S6)
- Stripped Matrix (S6)
- Loamy Mixed Mineral (F1) (except MLRA 1)
- Loamy Grayed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Redox Depressions (F8)

**Restrictive Layer (if present):**

<table>
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<tr>
<th>Type:</th>
<th>Depth (Inches):</th>
<th>Hydric Soil Present?</th>
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<th>No</th>
<th>X</th>
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<td></td>
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</tr>
</tbody>
</table>

**Remarks:**

### Wetland Hydrology

**Primary Indicators (any one indicator is sufficient):**

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Drift Deposits (S3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Sediment Cracks (B6)
- Flooded Surface (A12)
- Inundation Visible on Aerial Imagery (B7)
- Sparse Vegetation Concave Surface (B8)

**Secondary Indicators (2 or more required):**

- Water-Stained Leaves (B9) (except MLRA 1, 2, 4A and 48)
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C11)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced iron (C4)
- Recent iron Reduction in Paved Soils (C6)
- Stunted or Dressed Plants (D1) (LRRA A)
- Other (Explain in Remarks)

**Field Observations:**

- Surface Water Present? Yes No X
- Water table Present? Yes No X
- Saturation Present? (includes capillary fringe) Yes No X

**Wetland Hydrology Present?** Yes No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available.

**Remarks:**

US Army Corps of Engineers Western Mountains, Valleys and Coast - Version 2.0
WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: 9300 Monument Drive
City/County: Grants Pass/Josephine
Sampling Date: 1/1/2010
Applicant/Owner: Grant Jarzba
State: OR
Sampling Point: 5
Investigator(s): MCR, MSC-RMR, SCD
Section, Township, Range: Section 3, T35S, R6W
Landform (Mtns, hills, terrace, etc.): Drainage Bottom
Local relief (conceal, convex, none): Conceal
Subregion (LRR): Northwest Forests and Coast (LRR A)
Lat.: 42.55912185
Long.: -123.3892317
Datum: WGS 84
Soil Map Unit Name: Tophills gravelly loam, 0 to 3 percent slope
NNW Classification: ST50B1

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

- Are climate/hydrologic conditions on the site typical for this time of year? Yes X No __
- Are vegetation, soil, or hydrology significantly disturbed? Yes X No __
- Are vegetation, soil, or hydrology naturally problematic? Yes X No __

Hydrophytic Vegetation Present? Yes No X
Hydro Soil Present? Yes No X
Wetland Hydrology Present? Yes X No

Is the Sampled Area within a Wetland? Yes No X

Remarks: Plot placed in bottom of drainage. Dry, no hydrology. No vegetation. Creek is distinctly incised.

VEGETATION

<table>
<thead>
<tr>
<th>Type Stratum</th>
<th>Absolute % Cover</th>
<th>Dominant Species?</th>
<th>Indicator Status?</th>
</tr>
</thead>
<tbody>
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<thead>
<tr>
<th>Total Cover</th>
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<thead>
<tr>
<th>Strata Stratum</th>
<th>Absolute % Cover</th>
<th>Dominant Species?</th>
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<table>
<thead>
<tr>
<th>Total Cover</th>
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<table>
<thead>
<tr>
<th>Herb Stratum</th>
<th>Absolute % Cover</th>
<th>Dominant Species?</th>
<th>Indicator Status?</th>
</tr>
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<tbody>
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<table>
<thead>
<tr>
<th>Total Cover</th>
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</table>

<table>
<thead>
<tr>
<th>Woody Vine Stratum</th>
<th>Absolute % Cover</th>
<th>Dominant Species?</th>
<th>Indicator Status?</th>
</tr>
</thead>
<tbody>
<tr>
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<table>
<thead>
<tr>
<th>Total Cover</th>
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</table>

| Hydrophytic Vegetation Present? | Yes | No | X |

Hydrophytic Vegetation Indicators:
1. Rapid Test for Hydrophytic Vegetation
2. Dominance Test is >50%
3. Prevalence Index > 3
4. MORPHOLOGICAL ADAPTION (Provide supporting data in Remarks or on a separate sheet)
5. Wetland Non-Vascular Plants
6. Problematic Hydrophytic Vegetation

| Remarks: No vegetation present. Fill in channel bottom. Gravel substrate. |
## Profile Description

<table>
<thead>
<tr>
<th>Depth (inches)</th>
<th>Matrix</th>
<th>Color (moist)</th>
<th>%</th>
<th>Color (moist)</th>
<th>%</th>
<th>Type*</th>
<th>Loc*</th>
<th>Texture</th>
<th>Remarks</th>
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*Type: O=Oxidation, D=Depletion, R=Reduced Matrix, C=Covered or Coated Sand Grains. Loc: PL=Plow Line, M=Matrix.

### Hydric Soil Indicators

(For All LRRs, unless otherwise noted.)

- Haplic (A1) 2 cm Muck (A10)
- Histic Epipedon (A2) Striped Matrix (S6)
- Black Gley (A3) Loamy Mucky Mineral (F1) (except MLRA 1)
- Hydrogen Sulfide (A4) Loamy Gleyed Matrix (F2)
- Depleted, Below Dark Surface (A11) Depleted Matrix (F3)
- Thick Dark Surface (A12) Redox Dark Surface (F6)
- Sandy Muck (A12) Redox Depressions (F8)
- Sandy Gleyed Matrix (S4)

Hydric Soil Present? Yes No X

### Restrictive Layer (if present):

- Type: Shovel Refusal
- Depth (inches): Surface

**Remarks:** Gravel/cobble stream bottom.

## HYDROLOGY

### Wetland Hydrology Indicators

**Primary Indicators (any one indicator is sufficient):**

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Oxidized Rhizospheres along Living Roots (C3)
- Algal Mat or Crust (D4)
- Iron Deposits (D5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparingly Vegetated Concave Surface (B8)

<table>
<thead>
<tr>
<th>Surface Water (A1)</th>
<th>Water-Stained Leaves (B5) (except MLRA 1, 2, 4A, and 4B)</th>
<th>Drainage Patterns (B10)</th>
<th>Western Mountains, Valleys and Coast - Version 3.0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>No</td>
<td>x</td>
<td>Water-Stained Leaves (B5) (MLRA 1, 2, 4A, and 4B)</td>
</tr>
<tr>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>Drainage Patterns (B10)</td>
</tr>
</tbody>
</table>

**Secondary Indicators (2 or more required):**

- Water-Stained Leaves (B5) (MLRA 1, 2, 4A, and 4B)
- Drainage Patterns (B10)

**Field Observations:**

- Surface Water Present? Yes No x Depth (inches): 100
- Water Table Present? Yes No x Depth (inches): 100
- Salination Present? Yes No x Depth (inches): 100

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: US Army Corps of Engineers
### SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

<table>
<thead>
<tr>
<th>Hydrophytic Vegetation Present?</th>
<th>Yes</th>
<th>No</th>
<th>X</th>
<th>Is the Sampled Area within a Wetland?</th>
<th>Yes</th>
<th>No</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetland Hydrology Present?</td>
<td>Yes</td>
<td>No</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Remarks:** Plot placed on terrace outside of creek. Area is flat. The creek is defined by dilin embankments.

### VEGETATION

<table>
<thead>
<tr>
<th>Tree Stratum (Use scientific names):</th>
<th>Absolute % Cover</th>
<th>Dominant Species?</th>
<th>Indicator Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Pinus ponderosa</td>
<td></td>
<td>Y</td>
<td>FACU</td>
</tr>
<tr>
<td>2. Quercus blanda</td>
<td></td>
<td>Y</td>
<td>NOL</td>
</tr>
<tr>
<td>3. Calicotoma scandens</td>
<td></td>
<td>Y</td>
<td>FACU</td>
</tr>
<tr>
<td>4. Quercus gambellos</td>
<td></td>
<td>Y</td>
<td>FACU</td>
</tr>
<tr>
<td>Total Cover: 55</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Prevalence Index Worksheet:**

| OBL species | x0 |
| FACW species | x0 |
| FAC species | x0 |
| FACU species | x0 |
| UPL species | x0 |
| Column Totals | (A) |

Prevalence Index = Bi =

**Hydrophytic Vegetation Indicators:**

1. Rapid Test for Hydrophytic Vegetation
2. Dominance Test is >65%
3. Prevalence Index > 6.0
4. Morphological Adaptation! (Provide supporting data in Remarks or on a separate sheet)
5. Wetland Non-Vascular Plants
6. Problematic Hydrophytic Vegetation

**Remarks:** MOL-TOM on List (UPL); Predominantly Dilin embankment cover ~65%
### SOIL

<table>
<thead>
<tr>
<th>Depth (inches)</th>
<th>Matrix</th>
<th>Redox Features</th>
<th>Texture</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-16</td>
<td>10YR 3/2</td>
<td>100%</td>
<td>GCL</td>
<td></td>
</tr>
</tbody>
</table>

1. **Type:** Cr=Concentration, Dr=Depletion, RM=Reduced Matrix, CS=Covered or Coalesced Sand Grains. 2. **Location:** PL=Pore Lining, M=Matrix.

#### Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- **Hickory A1**
  - Sandy Redox (S5)
  - Red Parent Material (TF2)
- **Black Hicic A3**
  - Loamy Mucky Mineral (F1) except MLRA 1
  - Other (Explain in Remarks)
- **Hydrogen Sulfide A4**
  - Loamy Gleyed Matrix (F2)
  - Depleted Matrix (F3)
- **Depleted Below Dark Surface A11**
  - Depleted Dark Surface (F6)
  - Thick Dark Surface (F7)
  - Redox Depressions (F8)

#### Restrictive Layer (if present):

<table>
<thead>
<tr>
<th>Type:</th>
<th>Depth (inches):</th>
<th>Hydric Soil Present?</th>
<th>Yes</th>
<th>No</th>
<th>X</th>
</tr>
</thead>
</table>

#### HYDROLOGY

#### Wetland Hydrology Indicators:

- **Primary Indicators (any one indicator is sufficient):**
  - Surface Water A1
  - High Water Table A2
  - Saturation A3
  - Water Marks B1
  - Sediment Deposits B2
  - Drift Deposits B3
  - Algal Mat or Crust B4
  - Iron Deposits B5
  - Surface Soil Cracks B6
  - Inundation Visible on Aerial Imagery B7
  - Sparsely Vegetated Concave Surface B8

- **Secondary Indicators (2 or more required):**
  - Water-Stained Leaves (S9) MLRA 1, 4A and 4B
  - Drainage Patterns B10
  - Dry-Season Water Table C2
  - Saturation Visible on Aerial Imagery C9
  - Oxidized Rhizospheres along Living Roots C3
  - Presence of Reduced Iron C4
  - Recent Iron Reduction in Prowed Soils C6
  - Stunted or Stressed Plants D1 LRR A
  - FAC-Natural Test D5
  - Raised Ant Mounds D6 LRR A
  - Frost-Heave Hummocks D7

#### Field Observations:

- Surface Water Present? Yes No X Depth (inches): 
- Water table Present? Yes No X Depth (inches): 
- Saturation Present? Yes No X Depth (inches): 

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

### Remarks:

US Army Corps of Engineers Western Mountain Div, Valleys and Coast - Version 2.0
**WETLAND DETERMINATION DATA FORM** – Western Mountains, Valleys and Coast Region

<table>
<thead>
<tr>
<th>Project/Site: 9300 Monument Drive</th>
<th>City/Cov: Grants Pass/Oregon</th>
<th>Sampling Date: 1/7/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant/Owner: Grant Janzar</td>
<td>State: OR</td>
<td></td>
</tr>
<tr>
<td>Investigation(s): MRS, RRR</td>
<td>Section, Township, Range: Section 3, T35S, R6W</td>
<td></td>
</tr>
<tr>
<td>Landform (hillock, knoll, etc.): Drainage Basin</td>
<td>Local relief (concave, convex, concave-concave): Concave</td>
<td></td>
</tr>
<tr>
<td>Subregion (LRR): Northwest Forests and Coast (LRR A-C)</td>
<td>Lat: 42.55841555</td>
<td>Long: -123.3501117</td>
</tr>
<tr>
<td>Soil Map Unit Name: Eolian gravelly loam, 0 to 3 percent slopes</td>
<td>NVD Classification: RS/SH</td>
<td></td>
</tr>
<tr>
<td>Are climatic/hydrologic conditions on the site typical for this time of year? Yes</td>
<td>No</td>
<td>[If no, explain in Remarks]</td>
</tr>
<tr>
<td>Are vegetation, soil, or hydrology significantly disturbed? Yes</td>
<td>X</td>
<td>No</td>
</tr>
<tr>
<td>Are wetland or adjacent upland areas “Normal Circumstances” present? Yes</td>
<td>X</td>
<td>No</td>
</tr>
</tbody>
</table>

**SUMMARY OF FINDINGS** – Attach site map showing sampling point locations, transects, important features, etc.

<table>
<thead>
<tr>
<th>Hydrophytic Vegetation Present?</th>
<th>Yes</th>
<th>No</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hydric Soil Present?</td>
<td>Yes</td>
<td>No</td>
<td>X</td>
</tr>
<tr>
<td>Wetland Hydrology Present?</td>
<td>Yes</td>
<td>No</td>
<td>X</td>
</tr>
<tr>
<td>Is the Sampled Area within a Wetland?</td>
<td>Yes</td>
<td>No</td>
<td>X</td>
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**VEGETATION**

<table>
<thead>
<tr>
<th>Tree Stratum (Use scientific names)</th>
<th>Absolute % Cover</th>
<th>Dominant Species?</th>
<th>Indicator Status?</th>
<th>Dominance Test Worksheet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
<td></td>
<td></td>
<td>Number of Dominant Species That Are OBL, FACW, or FAC: (A)</td>
</tr>
<tr>
<td>2.</td>
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<td></td>
<td>Total Number of Dominant Species Across All Strata: (B)</td>
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<tr>
<td>3.</td>
<td></td>
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<td></td>
<td>Percent of Dominant Species That Are OBL, FACW, or FAC: (B/A)</td>
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<tr>
<td>4.</td>
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<tr>
<td>Total Cover:</td>
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<thead>
<tr>
<th>Shrubs Stratum</th>
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<tr>
<td>1.</td>
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<td>4.</td>
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<td>5.</td>
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<tr>
<td>Total Cover:</td>
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<thead>
<tr>
<th>Herb Stratum</th>
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<tbody>
<tr>
<td>1.</td>
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<td>5.</td>
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<td>Total Cover:</td>
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<thead>
<tr>
<th>Woody Vine Stratum</th>
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<tbody>
<tr>
<td>1.</td>
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<td>2.</td>
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<tr>
<td>Total Cover:</td>
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</tr>
<tr>
<td>% Bare Ground in Herb Stratum</td>
<td>100</td>
<td>% Cover of Biotic Crust</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

| Hydrophytic Vegetation Present? | Yes | No | X |


US Army Corps of Engineers Western Mountains, Valleys and Coast - Version 2.0
### SOIL

**Profile Description:** (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

<table>
<thead>
<tr>
<th>Depth (Inches)</th>
<th>Matrix</th>
<th>Redox Features</th>
<th>Remarks</th>
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<tbody>
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</tbody>
</table>

1. **Type:** C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. 2. **Location:** PL=Pore Lining, M=Matrix.

### Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- **Hydric Soil Indicators:**
  - Histic Epeirogenic (A1)
  - Histic Epeirogenic (A2)
  - Black Histic (A3)
  - Hydrogen Sulfide (A4)
  - Depleted Surface (A11)
  - Thick Dark Surface (A12)
  - Sandy Muck Mineral (S1)
  - Sandy Gleyed Matrix (S4)

### Indicators for Problematic Hydric Soils:

- 2 cm Muck (A10)
- Stripped Matrix (S5)
- Loamy Mucky Mineral (F1) (except MLRA 1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Redox Depressions (F8)

### Restrictive Layer (if present):

- **Type:** Shovel Refusal
- **Depth (Inches):** Surface

**Hydric Soil Present?** Yes No X

**Remarks:** Gravel/froble bottom.

### HYDROLOGY

#### Wetland Hydrology Indicators:

**Primary Indicators:**

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Induration Visible on Aerial Imagery (B7)

**Secondary Indicators:**

- Water-Stained Leaves (B9) (MLRA 1, 2, 4A and 4B)
- Salt Crust (B11)
- Aquatic Vegetation (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C5)
- Stunted or Stressed Plants (D1) (LRR A)
- Induration Visible on Aerial Imagery (B7)
- Other (Explain in Remarks)

**Sparsely Vegetated Concave Surface (B8)**

#### Field Observations:

- **Surface Water Present?** Yes No X
- **Water Table Present?** Yes No X
- **Saturation Present?** Yes No X

**Wetland Hydrology Present?** Yes No X

**Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:**

**Remarks:** Plot placed in bottom of creek channel. No hydrology present during site visit. Hydrology likely present seasonally. Drift deposits are present. Creek embankments are distinct.

US Army Corps of Engineers Western Mountains, Valleys, and Coast - Version 2.0
WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: 9300 Monument Drive  
Applicant/Owner: Grant Jurkai

City/County: Grants Pass/Josephine  
City/County: Grants Pass/Josephine

Sampling Date: 11/7/2018  
Sampling Date: 11/7/2018

Investigator(s): MRS, JRR  
Investigator(s): MRS, JRR

Section, Township, Range: Section 3, T35S, R6W  
Local relief (concave, convex, none): Flat

Landform (hillock, terrace, etc.):  
Soil Map Unit Name: Footing gravel loam, 0 to 3 percent slopes

Subregion (LRR): Northwest Forests and Coast (LRR A)  
Soil Map Unit Number: None

Later: (LRR): Long: -123.550566  
Later: (LRR): Long: -123.550566

Datum: WGS 84  
Datum: WGS 84

SUBSUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

<table>
<thead>
<tr>
<th>Hydrophytic Vegetation Present?</th>
<th>Yes</th>
<th>No</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hydric Soil Present?</td>
<td>Yes</td>
<td>No</td>
<td>X</td>
</tr>
<tr>
<td>Is the Sampled Area within a Wetland?</td>
<td>Yes</td>
<td>No</td>
<td>X</td>
</tr>
</tbody>
</table>

Remarks: Plot placed outside of creek. Higher in elevation. Creek embankments are distinct.

VEGETATION

Plant: (Use scientific names)

<table>
<thead>
<tr>
<th>Time Status</th>
<th>(Use scientific names)</th>
<th>Absolute % Cover</th>
<th>Indicator Status</th>
<th>Dominant Species?</th>
<th>Status?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Fallopia argutia</td>
<td>15</td>
<td>Y</td>
<td>FACW</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Geum spp.</td>
<td>15</td>
<td>Y</td>
<td>FACU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Geum trifolium</td>
<td>15</td>
<td>Y</td>
<td>NOL</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Cover</td>
<td>45</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Shrub Status

<table>
<thead>
<tr>
<th>Time Status</th>
<th>(Use scientific names)</th>
<th>Absolute % Cover</th>
<th>Indicator Status</th>
<th>Dominant Species?</th>
<th>Status?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Rubus amoenus</td>
<td>10</td>
<td>Y</td>
<td>FAC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Toxicodendron diversilbudum</td>
<td>5</td>
<td>Y</td>
<td>FAC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Cover</td>
<td>15</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Herb Status

<table>
<thead>
<tr>
<th>Time Status</th>
<th>(Use scientific names)</th>
<th>Absolute % Cover</th>
<th>Indicator Status</th>
<th>Dominant Species?</th>
<th>Status?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Elymus glaucus</td>
<td>15</td>
<td>Y</td>
<td>FACU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Andromono alliacea</td>
<td>15</td>
<td>Y</td>
<td>FACU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Cover</td>
<td>45</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Woody Vine Status

<table>
<thead>
<tr>
<th>Time Status</th>
<th>(Use scientific names)</th>
<th>Absolute % Cover</th>
<th>Indicator Status</th>
<th>Dominant Species?</th>
<th>Status?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Cover</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. % Bare Ground on Herb Status | 10 | % Cover of Biotic Crust | 0 |

Dominance Test worksheet:

Total Number of Dominant Species Across All Shites: 8

Percent of Dominant Species That Are OBL, FACW, or FAC: 36% (AR4)

Prevalence Index Worksheet:

Prevalence Index = BIA =

Hydrophytic Vegetation Indicators:

1. Rapid Test for Hydrophytic Vegetation
2. Dominance Test is >50%
3. Prevalence Index is ≥3.0
4. Morphological Adaptation (Provide supporting data in Remarks or on a separate sheet)
5. Wetland Non-Vascular Plant
Problems Hydrophytic Vegetation (Explain)

Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No X

Remarks: Predominantly dry deciduous -50% .
### SOIL

**Profile Description:** (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

<table>
<thead>
<tr>
<th>Depth (inches)</th>
<th>Matrix</th>
<th>Redox Features</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Color (moist)</td>
<td>%</td>
<td>Color (moist)</td>
</tr>
<tr>
<td>0-18</td>
<td>10YR 3/2</td>
<td>100</td>
<td></td>
</tr>
</tbody>
</table>

1. Type: C=Concentration, D=Deposition, RM=Reduced Matrix, CS=Covered or Contained Sand Grains. 2. Location: PL=Forest Line, M=Metro.

### Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Hydric Soil Indicators:</th>
<th>Indicators for Problematic Hydric Soils:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Histosol</td>
<td>Sandy Redox (S5)</td>
<td>2 cm Muck (A10)</td>
</tr>
<tr>
<td>Histic Epipedon (A2)</td>
<td>Stripped Matrix (S6)</td>
<td>Red Parent Material (TF2)</td>
</tr>
<tr>
<td>Black Histic (A3)</td>
<td>Loamy Mucky Mineral (F1) (except MLRA 1)</td>
<td>Other (Explain in Remarks)</td>
</tr>
<tr>
<td>Hydrogen Sulfide (A4)</td>
<td>Loamy Gleyed Matrix (F2)</td>
<td></td>
</tr>
<tr>
<td>Depleted below Dark Surface (A11)</td>
<td>Depleted Matrix (F3)</td>
<td></td>
</tr>
<tr>
<td>Thick Dark Surface (A12)</td>
<td>Redox Dark Surface (F6)</td>
<td></td>
</tr>
<tr>
<td>Sandy Muck Mineral (S1)</td>
<td>Depleted Dark Surface (F7)</td>
<td>Indicators of hydroporphic vegetation and wetland hydrology must be present, unless disturbed or problematic.</td>
</tr>
<tr>
<td>Sandy gleyed Matrix (S4)</td>
<td>Redox Depressions (F8)</td>
<td></td>
</tr>
</tbody>
</table>

### Restrictive Layer (if present):

<table>
<thead>
<tr>
<th>Type</th>
<th>Depth (inches)</th>
<th>Hydric Soil Present?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Remarks:**

### HYDROLOGY

**Wetland Hydrology Indicators:**

Primary Indicators (any one indicator is sufficient)

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Wetland Hydrology Indicators:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Water (A1)</td>
<td>Water-Stained Leaves (B9) (except MLRA 1, 2, 4A and 4B)</td>
</tr>
<tr>
<td>High Water Table (A2)</td>
<td>Salt Crust (B11)</td>
</tr>
<tr>
<td>Saturation (A3)</td>
<td>Aquatic Invertebrates (B13)</td>
</tr>
<tr>
<td>Water Marks (B1)</td>
<td>Hydrogen Sulfide Odor (C1)</td>
</tr>
<tr>
<td>Sediment Deposits (B2)</td>
<td>Oxidized Rhizospheres along Living Roots (C3)</td>
</tr>
<tr>
<td>Drift Deposits (B3)</td>
<td>Presence of Reduced Iron (C4)</td>
</tr>
<tr>
<td>Algal Mat or Crust (B4)</td>
<td>Recent Iron Reduction in Plowed Soils (C6)</td>
</tr>
<tr>
<td>Iron Deposits (B5)</td>
<td>Stunted or Stressed Plants (D1) (LRR A)</td>
</tr>
<tr>
<td>Surface Soil Cracks (B8)</td>
<td>Insulation Visible on Aerial Imagery (B7)</td>
</tr>
<tr>
<td>Sparse Vegetated Concave Surface (B9)</td>
<td>Other (Explain in Remarks)</td>
</tr>
</tbody>
</table>

Secondary indicators (2 or more required)

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Secondary indicators (2 or more required)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Water Present?</td>
<td>Water-Stained Leaves (B9) (MLRA 1, 2, 4A and 4B)</td>
</tr>
<tr>
<td>Water table Present?</td>
<td>Dry-Season Water Table (C2)</td>
</tr>
<tr>
<td>Saturation Present?</td>
<td>Saturation Visible on Aerial Imagery (C9)</td>
</tr>
<tr>
<td>(includes capillary fringe)</td>
<td>Glinomorphic Position (D2)</td>
</tr>
<tr>
<td></td>
<td>Shallow Aquifard (D3)</td>
</tr>
<tr>
<td></td>
<td>FAC-Neutral Test (D5)</td>
</tr>
<tr>
<td></td>
<td>Raised Ant Mounds (D6) (LRR A)</td>
</tr>
<tr>
<td></td>
<td>Frost-Heave Hummocks (D7)</td>
</tr>
</tbody>
</table>

**Field Observations:**

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Yes</th>
<th>No</th>
<th>Depth (inches):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Water Present?</td>
<td>Yes</td>
<td>No</td>
<td>X</td>
</tr>
<tr>
<td>Water table Present?</td>
<td>Yes</td>
<td>No</td>
<td>Depth (inches):</td>
</tr>
<tr>
<td>Saturation Present?</td>
<td>Yes</td>
<td>No</td>
<td>Depth (inches):</td>
</tr>
</tbody>
</table>

**Wetland Hydrology Present?**

| Yes | No | X |

**Remarks:**

US Army Corps of Engineers

Western Mountains, Valleys and Coast - Version 2.0
WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Owner: 3300 Monument Drive
City/County: Grants Pass/Josephine
Sampling Date: 11/1/2018
Applicant/Owner: Grant Jenner
Street OR: 7
Investigator(s): MRS IRR
Section, Township, Range: Section 3, T35S, R6W
Landform (hillslope, terrace, etc.): Remnant Ditch
Local relief (concave, convex, none): Concave
Subdivision (IRR): Northwest Forests and Coast (IRR A)
Lot: 45-5576-000
Lat: 43.3849375
Datum: WGS 84
Soil Map Unit Name: Closenr sandy loam, 2 to 7 percent slopes
NVI Classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No
(if no, explain in Remarks)
Are Vegetation or Hydrology significantly disturbed? Yes X No
Are Vegetation or Hydrology naturally problematic? Yes X No
(if needed, explain any answers in Remarks)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

<table>
<thead>
<tr>
<th>Hydrophytic Vegetation Present?</th>
<th>Yes</th>
<th>No</th>
<th>X</th>
<th>Is the Sampled Area within a Wetland?</th>
<th>Yes</th>
<th>No</th>
<th>X</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hydric Soil Present?</td>
<td>Yes</td>
<td>X</td>
<td>No</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wetland Hydrology Present?</td>
<td>Yes</td>
<td>No</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Remarks: Plot is documenting a remnant ditch. Does not appear to carry hydrology anymore. Hard to detect due to cover of fill the ditch is very shallow.

VEGETATION

<table>
<thead>
<tr>
<th>Stratum Type</th>
<th>Use scientific names</th>
<th>Absolute Cover %</th>
<th>Dominant Species</th>
<th>Indicator Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Cover</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Strata Stratum

<table>
<thead>
<tr>
<th>Taxon/Species</th>
<th>Absolute Cover %</th>
<th>Indicator Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>FAC</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Cover</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

Herb Stratum

<table>
<thead>
<tr>
<th>Taxon/Species</th>
<th>Absolute Cover %</th>
<th>Indicator Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>FACW</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Cover</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

Woods Vege Stratum

<table>
<thead>
<tr>
<th>Taxon/Species</th>
<th>Absolute Cover %</th>
<th>Indicator Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Percentage of Dominant Species That Are OBL, FACW, or FAC:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(A)</td>
</tr>
</tbody>
</table>

| Total Number of Dominant Species Across All Strata: |
| (B) |

| Percent of Dominant Species That Are OBL, FACW, or FAC: |
| (A/B) |

Prevalence Index Worksheet:

<table>
<thead>
<tr>
<th>Description</th>
<th>Multiply by</th>
</tr>
</thead>
<tbody>
<tr>
<td>OBL species</td>
<td>(x1)</td>
</tr>
<tr>
<td>FACW species</td>
<td>(x2)</td>
</tr>
<tr>
<td>FAC species</td>
<td>(x3)</td>
</tr>
<tr>
<td>FACU species</td>
<td>(x4)</td>
</tr>
<tr>
<td>UPL species</td>
<td>(x5)</td>
</tr>
<tr>
<td>Column Totals</td>
<td>(x6)</td>
</tr>
<tr>
<td>Prevalence Index = (\text{B}A)</td>
<td>(x7)</td>
</tr>
</tbody>
</table>

Hydraphytic Vegetation Indicators:

- Rapid Test for Hydraphytic Vegetation
- Dominance Test is >50%
- Prevalence Index > 3.0
- Morphological Adaptation (Provide supporting data in Remarks or on a separate sheet)
- Wetland Non-vascular Plants

Note: Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks: Less than 5% vegetation. Predominantly litter >88%. No grass rooted within the plot.
### SOIL

#### Profile Description:
(Describe to the depth needed to document the indicator or confirm the absence of indicators.)

<table>
<thead>
<tr>
<th>Depth (inches)</th>
<th>Color (moist)</th>
<th>%</th>
<th>Color (moist)</th>
<th>%</th>
<th>Type</th>
<th>Loc</th>
<th>Texture</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.4</td>
<td>10YR 3/2</td>
<td>100</td>
<td>10YR 3/4</td>
<td>4</td>
<td>M</td>
<td></td>
<td>S</td>
<td></td>
</tr>
<tr>
<td>4.18</td>
<td>10YR 3/2</td>
<td>60</td>
<td>10YR 3/4</td>
<td>4</td>
<td>M</td>
<td></td>
<td>S</td>
<td></td>
</tr>
</tbody>
</table>

*Type: C=Concentration, D=Dilution, RM=Reduced Matrix, CB=Covered oryoutu Matrix. *Location: P=Parent Lining, M=Matrix.

#### Hydric Soil Indicators:
(Applicable to all LRRs, unless otherwise noted.)

- Halokali (A1) X Sandy Redox (S5)
- Histic Epipedon (A2) Stripped Matrix (S6)
- Black Histic (A3) Loamy Mucky Mineral (F1) (except MLRA 1)
- Hydrogen Sulfide (A4) Loamy Gleyed Matrix (F2)
- Depressed Below Dark Surface (A11) Depleted Matrix (F3)
- Thick Dark Surface (A12) Redox Dark Surface (F6)
- Sandy Muck Mineral (S1) Depleted Dark Surface (F7)
- Sandy gleyed Matrix (S4) Redox Depression (F8)

#### Restrictive Layer (if present):

<table>
<thead>
<tr>
<th>Type</th>
<th>Depth (inches)</th>
<th>Hydric Soil Present?</th>
<th>Yes</th>
<th>X</th>
<th>No</th>
</tr>
</thead>
</table>

**Remarks:**

#### HYDROLOGY

**Wetland Hydrology Indicators:**

- Primary Indicators (any one indicator is sufficient)
  - Surface Water (A1)
  - High Water Table (A2)
  - Saturation (A3)
  - Water Marks (B1)
  - Sediment Deposits (B2)
  - Drift Deposits (B3)
  - Algal Mat or Ooze (B4)
  - Iron Deposits (B5)
  - Surface Soil Cracks (B6)
  - Stunted or Stressed Plants (D1) (LRR A)
  - Inundation Visible on Aerial Imagery (B7)
  - Sparsely Vegetated Concave Surface (B8)

- Secondary Indicators (2 or more required)
  - Water-Stained Leaves (B9) (MLRA 1, 3, 4A and 4B)
  - Salt Crust (B11)
  - Aquatic Invertebrates (B13)
  - Aquatic Plants (B4)
  - Presence of Reduced Iron (C4)
  - Recent Iron Reduction in Pveled Soils (C6)
  - Stunted or Stressed Plants (D1) (LRR A)
  - Other (Explain in Remarks)

- Field Observations:
  - Surface Water Present? Yes No x Depth (inches):  
  - Water Table Present? Yes No x Depth (inches):  
  - Saturation Present? Yes No x Depth (inches):  

**Wetland Hydrology Present?** Yes No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

**Remarks:** Area appears to be a remnant ditch. The feature is very shallow and covered in duff.

US Army Corps of Engineers

Western Mountains, Valleys and Coast - Version 2.0
**WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys and Coast Region**

**Project/Site:** 9200 Monument Drive  
**City/County:** Grants Pass/Josephine  
**Sampling Date:** 11/7/2016

**Applicant/Owner:** Grant Jarzon  
**Bank:** OR  
**Sampling Point:** 8

**Investigator(s):** MHS, JRR  
**Section, Township, Range:** Section 3, T35S, R2W

**Landform:** Hillslope, Terrace, etc.  
**Local Relief (concave, convex, none):** Flat  
**Soil:** 825-3520355  
**Lat:** N39°25'56"  
**Long:** W123°39'80"  
**Datum:** NAD27  
**WGS 84**

**Soil Map Unit Name:** Claypan sandy loam 2 to 7 percent slopes  
**NWI Classification:** None

**SUMMARY OF FINDINGS** – Attach site map showing sampling point locations, transects, important features, etc.

**Hydrophytic Vegetation Present?** Yes No x  
**Hydric Soil Present?** Yes No x  
**Wetland Hydricity Present?** Yes No x  
**Remarks:** Documenting area adjacent to remnant ditch. Slightly higher in elevation.

** VEGETATION **

**Indicator Status:**

<table>
<thead>
<tr>
<th>Time Stratum (use scientific names)</th>
<th>Absolute % Cover</th>
<th>Dominant Species</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Shrub Stratum</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Calicoa lilybí</td>
<td>30</td>
<td>Y</td>
<td>NOL</td>
</tr>
<tr>
<td>2. Calycanthus decumus</td>
<td>26</td>
<td>Y</td>
<td>NOL</td>
</tr>
<tr>
<td>3. Arbutus menziesii</td>
<td>20</td>
<td>Y</td>
<td>FACU</td>
</tr>
<tr>
<td>4. Pseudotsuga menziesii</td>
<td>10</td>
<td>Y</td>
<td>FACU</td>
</tr>
<tr>
<td>Total Cover: 86</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Herb Stratum</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Elymus glaucus</td>
<td>2</td>
<td>Y</td>
<td>FACU</td>
</tr>
<tr>
<td>2. Aplomus sericeus</td>
<td>2</td>
<td>Y</td>
<td>FACU</td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Cover: 5</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Hydrophyte Vegetation</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Cover: 0</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Dominance Test Worksheet:***

| Number of Dominant Species That Are OBL, FACV, or FAC: | 1 | (A) |
| Total Number of Dominant Species Across All Strata: | 4 | (B) |
| Percent of Dominant Species That Are OBL, FACV, or FAC: | 25% | (A/B) |

**Prevalence Index Worksheet:**

<table>
<thead>
<tr>
<th>Total % Cover</th>
<th>Multiply by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>OBL species</td>
<td>x1 =</td>
</tr>
<tr>
<td>FACV species</td>
<td>x2 =</td>
</tr>
<tr>
<td>FAC species</td>
<td>x3 =</td>
</tr>
<tr>
<td>FACU species</td>
<td>x4 =</td>
</tr>
<tr>
<td>UPL species</td>
<td>x5 =</td>
</tr>
<tr>
<td>Column Totals</td>
<td>[A]</td>
</tr>
<tr>
<td>Prevalence Index = B/A</td>
<td>(B)</td>
</tr>
</tbody>
</table>

**Hydrophytic Vegetation Indicators:***

1. Rapid Test for Hydrophytic Vegetation
2. Dominance Test is >=50%
3. Prevalence Index is >=3.0
4. Morphological Adaptation? (Provide supporting data in remarks or on a separate sheet)
5. Wetland Non-Vascular Plants? (Explain)

**Remarks:** Predominantly litter ~90%.
### Soil

**Profile Description:** (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

<table>
<thead>
<tr>
<th>Depth (inches)</th>
<th>Matrix Color (most)</th>
<th>% Redox Features Color (most)</th>
<th>% Type</th>
<th>#</th>
<th>Loc*</th>
<th>Texture</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-1.8</td>
<td>10TR 3/3</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
<td>L</td>
<td></td>
</tr>
</tbody>
</table>

\*Type: C=Concentration, D=Degradation, R=Reduced, CR=Covered or Covered, Sand Grains.

**Hydric Soil Indicators:** (Applicable to all LRRs, unless otherwise noted.)
- Halotoll (A1)
- Vertic Epeptic (E2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Muck Mineral (S1)
- Sandy gleyed Matrix (S4)

**Indicators for Problematic Hydric Soils:**
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) (except MLRA 1)
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Redox Depressions (F8)

**Restrictive Layer (if present):**

<table>
<thead>
<tr>
<th>Type</th>
<th>Depth (inches)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Hydric Soil Present?** Yes __ No ___ X ___

**Remarks:**

### Hydrology

**Primary Indicators (any one indicator is sufficient):**
- Surface Water (A1)
- High Water Table (A2)
- Water Marks (B1)
- Sediment Deposits (B2)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Sparsely Vegetated Concave Surface (B8)

**Secondary Indicators (2 or more required):**
- Water-Stained Leaves (B9) (MLRA 1, 2, 4A and 4B)
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C6)
- Stunted or Stressed Plants (D1) (LRR A)
- Infestation Visible on Aerial Imagery (B7)
- Other (Explain in Remarks)

**Field Observations:**
- Surface Water Present? Yes ___ No ___
- Water table Present? Yes ___ No ___
- Saturation Present? Yes ___ No ___

**Remarks:**

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**US Army Corps of Engineers**

Western Mountains, Valleys and Coast - Version 2.0
Photo Point 1. Facing southwest showing Bannister Creek.

Photo Point 2. Facing northwest, showing Bannister Creek.
Photo Point 2. Facing east toward Bannister Creek embankment and Sample Plot 6.

Photo Point 2. Facing southwest, showing Bannister Creek.
Photo Point 2. Facing west upslope, outside of Bannister Creek. Showing upland habitat adjacent to the creek.

Photo Point 3. Facing north, showing remnant drainage and Sample Plot 7.
Photo Point 3. Facing south, showing remnant drainage.

Photo Point 4. Facing north.
Photo Point 4. Facing east.

Photo Point 4. Facing south.
Photo Point 4. Facing west.
APPENDIX D: LITERATURE CITATIONS


Environmental Laboratory, 2008 Regional Supplement to the *Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region (Version 2.0)*, Wetlands Regulatory Assistance Program ERDC/CEL TR-10-3, U.S. Army Engineer Research and Development Center. Vicksburg, MS.


EXHIBIT "B"

JOSEPHINE COUNTY SURVEYOR
dated 5/10/2019
May 10, 2019

Ms. Kayla Wallace, Assistant Planner
Josephine County Comm. Development Dept.
700 NW Dimnick St.
Grants Pass, OR 97526

RE: Subdivision name approval

Dear Ms. Wallace,

Today, Grant Jantzer of Jantzer Enterprises, Inc., has submitted to me a new subdivision name to review for his proposed planned community at 9300 Monument Drive. I have reviewed and APPROVE the following subdivision name for use in a new subdivision application:

“Creek Haven” (9300 Monument Drive, Grants Pass, OR 97526; Map No. 35-06-03-00, Tax Lots 800 & 900).

Please feel free to contact me should you have any questions or need further assistance.

Sincerely,

[Signature]

Peter D. Allen
Josephine County Surveyor

cc: (via email) County Surveyor’s Office (Cherie Crookston); Grant Jantzer; Marc Cross

For reference: ORS 92.090: Approval of subdivision plat names; requisites for approval of tentative subdivision or partition plan or plat. (1) Subdivision plat names shall be subject to the approval of the county surveyor or, in the case where there is no county surveyor, the county assessor. No tentative subdivision plan or subdivision plat of a subdivision shall be approved which bears a name similar to or pronounced the same as the name of any other subdivision in the same county, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name.
EXHIBIT "C"

JO. CO. PUBLIC WORKS CONDITIONS
dated 7/12/2019
7/12/2019

TO: KAYLA WALLACE: PLANNING

FROM: NEIL BURGESS: PUBLIC WORKS

RE: CREEK HAVEN PUD: FINAL PUBLIC WORKS COMMENTS: 35-06-03.00/800 & 900

NOTE: The Applicant is encouraged to meet with Public Works prior to discuss any concerns regarding the following comments.

1) All proposed and/or existing driveways and streets abutting Monument Drive shall meet access spacing requirements per Chapter 206.2 of the Josephine County Public Works Design and Construction Standards and Specifications.

2) All parcels shall take access from the proposed private street, excluding Lot 8.

3) All public improvements shall be constructed per the current Josephine County Public Works Design and Construction Standards and Specifications.

4) Prior to commencing construction, road construction drawings and specifications shall be submitted to Public Works for review and approval.

5) Prior to commencing construction of public improvements, the Applicant shall enter into a General Project agreement with Josephine County Public Works, per the Josephine County Public Works Design and Construction Standards and Specifications.

6) Prior to commencing construction, the applicant shall submit final storm drainage drawings and calculations by an Oregon registered professional engineer for Public Works approval. The calculations portion shall include a narrative addressing the items in 83.050. Also included shall be copies of any materials, such as charts or graphs, which were used or referenced in calculations. The submittal must show adequate capacity of the proposed and existing system during the 25-year/24-hour storm event. The “proposed and existing system” is defined as extending through the first offsite drainage facility (for example, a culvert) and shall then continue either: (1) one-quarter mile downstream from the project site, or (2) until the new contribution is less than 10% of the total flow, whichever is less. If no offsite drainage facility exists within the first quarter mile described above, modeling shall continue until such facility is encountered unless, if in the opinion of the design professional, the facility is at a distance which could not reasonably be impacted by the proposed land use. In such case, the design professional shall identify the location of the facility.
and provide a statement to that effect. All submittals, including calculations, shall be stamped and signed by an Oregon registered professional engineer.

7) Prior to Final Plat approval, half-street improvements to Monument Drive shall be constructed to RCMA standards of the Josephine County Public Works Design and Construction Standards and Specifications along the frontage length of the parent parcel with tapers to existing conditions at each end.

8) Prior to Final Plat approval, the Applicant shall be required to remove all private improvements (fences, structures, signs, etc.) from all abutting county road rights-of-way.

9) Prior to Final Plat approval, the Final Plat shall show a 10-foot PUE dedicated on the Final Plat along all existing public road frontages. All utilities shall be placed within easements, not within the public right-of-way.

10) Prior to Final Plat approval, an access control strip shall be shown on the Final Plat adjacent to Monument Drive, excluding the location of the proposed private street and the existing access to proposed Lot 8 from Monument Drive.

11) All approaches to Monument Drive shall be paved.

12) Prior to Final Plat approval, the Final Plat shall contain a declaration noting that maintenance of the proposed turnaround on Haylee’s Way shall be provided through an agreement of all future property owners, and the area leading to and containing the turnaround shall be accompanied by an easement dedicated to the public for maintenance purposes.

13) Emergency access shall be taken through the existing access to proposed Lot 8.

14) Prior to Final Plat approval, as-built Mylar and electronic road construction plans shall be submitted to Public Works for approval.

15) The Final Plat shall show all easements of record.
EXHIBIT "D"

OREGON DEPARTMENT OF FISH &
WILDLIFE dated 7/25/2019
RE: PUD/Jantzer/9300 Monument Drive/35-06-03-00, TL 800 & 900

The Josephine County riparian ordinance applies to streams throughout the county, including two streams on the properties involved. Bannister Creek is a Class 1 stream. No development should occur or riparian vegetation be removed from within 50 feet of Bannister Creek. Corliss Creek also runs through both subject properties, and while I believe it is a Class 2 stream (please verify in county records) a riparian setback still applies.

If you have any questions or need additional information, please contact my assistant Laura Street (copied with this email).

Dan Van Dyke
ODFW Rogue District Fish Biologist
95 East Gregory Road
Sentrail Point OR 97502
541-826-8774 Ext 234
EXHIBIT "E"

DEPARTMENT OF STATE LANDS dated
7/17/2019
Hi Kayla,

The land use notice response (WN2018-0456) can be opened at this link:
http://docs.dal.state.or.us/PublicReview/DocView.aspx?id=3408404

The response advised a delineation of the project area prior to any ground work occurring.

The applicant submitted delineation WD2019-0284, which it is awaiting my review. While there is no law or rule requiring a delineation, any ground work that occurs before delineation concurrence would be a risk to the applicant and could result in an enforcement by our agency. I don’t see a permit application on file yet, which is OK because the DSL-approved delineation should help the applicant design a site plan that avoids jurisdictional wetlands and other waters, in which case a permit is not needed. If jurisdictional waters mapped in the delineation cannot be avoided during site development, a permit would have to be submitted (there are removal/fill thresholds that trigger need for a permit). A removal-fill permit is not deemed completed without a concurred wetland delineation.

Lynne McAllister
Jurisdiction Coordinator, Southwest Region
Oregon Department of State Lands
Aquatic Resource Management Program
775 Summer Street NE, Ste. 100
Salem, OR 97301
503-986-5300
503-378-4844 (Fax)
www.oregonstatelands.us
WETLAND LAND USE NOTIFICATION RESPONSE
OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone (503) 986-5200
www.oregonstateparks.us

DSL File Number: WN2018-0456

Cities and counties have a responsibility to notify the Department of State Lands (DSL) of certain activities proposed within wetlands mapped on the Statewide Wetlands Inventory. James Black from county of Josephine submitted a WLUN pertaining to local case file #35-6-3, TL 800 & 900.

Activity location:
township: 3S range: 06W section: 03 quarter-quarter section:
tax lot(s): 800, 900 street address: 9300 Monument Drive
city: Grants Pass county: Josephine
latitude: 42.3388854 longitude: 123.567964

Mapped wetland/waterway features:
☑ The national wetlands inventory shows a waterway on the property.
☑ The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate there may be wetlands.
☑ The property includes designated essential salmonid habitat.

Oregon Removal-Fill requirement(s):
☑ A state permit is required for 50 cubic yards or more of removal and/or fill in wetlands, below ordinary high water of streams, within other waters of the state, or below highest measured tide where applicable.
☑ A state permit is required for any amount of fill, removal, and/or other ground alteration in essential salmonid habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.

Your activity:
☑ An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the proposed project may impact wetlands or waters. If wetlands are present, a wetland delineation is needed to determine precise wetland boundaries. The wetland delineation report should be submitted to DSL for review and approval.

Contacts:
☑ For permit information and requirements contact DSL Resource Coordinator (see website for current list) http://www.oregonstateparks.us/DSL/contact_us_directory.shtml#Wetlands_Waterways
☑ For wetland delineation report requirements and information contact DSL Wetlands Specialist (see website for current list) http://www.oregonstateparks.us/DSL/contact_us_directory.shtml#Wetlands_Waterways

Exhibit - E2
For removal-fill permit and/or wetland delineation report fees go to http://www.oregon.gov/DSL/PERMITS/docs/rf_fees.pdf.

A permit may be required by the U.S. Army Corps of Engineers (503-808-4373).

This is a preliminary jurisdictional determination and is advisory only.

Comments: Not enough information provided to make a determination. Therefore, DSL recommends an onsite inspection by a qualified wetland consultant prior to site development to determine if the proposed project may impact wetlands or waters. If wetlands are present, a wetland delineation is needed to determine precise wetland boundaries. The wetland delineation report should be submitted to DSL for review and approval.

Response by: ___________________________ date: 08/27/2016

Exhibit - E3
EXHIBIT "F"

PROPOSED PLANNING CONDITIONS OF APPROVAL
EXHIBIT “F”

PROPOSED CONDITIONS OF APPROVAL – CREEK HAVEN PLANNED UNIT DEVELOPMENT SUBDIVISION

1. The Final Plat shall substantially conform to the approved tentative plan map and accompanying detail sheets and shall meet or satisfy the following conditions of approval. [Section 19.56.040, JCC]

2. Prior to final plat approval, the developer shall submit a copy of the Articles of Incorporation for the non-profit corporation of the property owners responsible for the lands and structures not dedicated to the public, but which are reserved for use by the owners of the planned unit development. Both the Articles of Incorporation and the CC&Rs must be reviewed and approved by the Planning Director and Legal Counsel if needed. [Section 19.55.060.A, JCC]

3. The property owner shall prepare covenants, conditions and restrictions (CC&Rs) to be reviewed and approved by the Josephine County Planning Division and then recorded in the Josephine County deed records. As a condition of final plat approval, the developer shall submit a copy of the approved CC&Rs to the planning office. The CC&Rs shall meet the requirements of Section 19.55.060.B as listed in the Staff Report and shall include, at a minimum, the following additional conditions A through E:

A. Prior to the issuance of a development permit, all lots in the PUD subdivision and prior to any soil or vegetation disturbance on the land, an erosion control/drainage plan prepared by a registered engineer shall be reviewed and approved by the Josephine County Planning Division. This condition does not prohibit septic site evaluation test holes. (Chapter 19.83, JCC)

B. Prior to the issuance of a development permit for any lot within the PUD subdivision, and prior to any driveway development or homesite clearing, a wildfire and emergency safety plan must be reviewed and approved by the Josephine County Planning Division. (Chapter 19.76, JCC)

C. Prior to the issuance of a development permit for any lot in the subdivision this is located within the Flood Hazard Areas of either Bannister Creek or Cortiss Creek, is subject to the review requirements under Chapter 19.69A, JCC. (Chapter 19.69A, JCC)

D. All outdoor lighting shall be shielded from abutting properties. (Section 19.77.010, JCC)

E. The foregoing conditions A-D shall not be modified or removed from the approved and recorded CC&Rs without written authorization from Josephine County.

Exhibit - F1
4. All septic drain fields shall be located within the confines of the property lines for each lot. Pursuant to the requirements of the Department of Environmental Quality (DEQ), a sufficient area shall be maintained (unencumbered by driveways, buildings, pavement, etc.) to ensure the ability to install, repair or replace a sewage disposal system on each parcel. These areas must also meet setbacks to buildings, wells and property lines (Section 19.50.050.B.2 JCC).

5. Prior to final plat approval, applicant shall successfully complete a major or minor pump test for three units (Section 19.84.020.C JCC).

6. All new wells drilled shall not be located within five feet of a property line. (Section 19.84.080, JCC)

7. All new wells shall comply with the Water Quality Ordinance (Section 19.50.050.B & Chapter 19.84 JCC).

8. The Final Plat shall show all easements of record (Sections 19.50.060 & 19.56.050.C JCC).

9. The proposed lots shall be surveyed (Section 19.50.070 JCC).

10. The Final Plat Map shall be submitted in compliance with Chapters 19.56 and 19.57 of the JCC.

11. Prior to Final Plat approval, a Subdivision Guarantee shall be issued by a title insurance company in the name of the owner of the land, showing all parties whose consent is necessary and their interest in the premises (Section 19.56.050.D.1 JCC).

12. The approved tentative plan is valid for two years from the date of the approval. All conditions shall be completed and Final Plat map submitted within 2 years. An extension of this approval may be granted for an additional 2-year period by the Director in accordance with Section 19.41.030, JCC. (Section 19.50.100 JCC).

13. Tentative Plan approval is conditioned upon the applicant, owner and/or developer obtaining all required permits by non-county agencies or jurisdictions as they pertain to the development of the subdivision. Failure to acquire and maintain such permits in good stead throughout development shall constitute a failure of this condition for tentative plan approval. (Section 19.41.040, JCC)
14. Prior to final plat approval, applicant shall provide base flood elevation data from an engineer/surveyor for the approximate floodplain (unnumbered "A" zone) of Bannister Creek. All development in the flood hazard area shall comply with Chapter 19.69A.

15. Prior to development, applicant shall obtain any required permits from outside agencies such as Department of State Lands (DSL).

16.

17.

18.