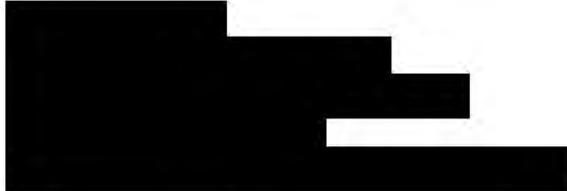




DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, PORTLAND DISTRICT
P.O. BOX 2946
PORTLAND, OR 97208-2946

November 9, 2023

Regulatory Branch
Corps No. NWP-2023-488



The U.S. Army Corps of Engineers (Corps) received your request for an Approved Jurisdictional Determination (AJD) of the aquatic resources, including wetlands, within the review area on the property located at [REDACTED]. Other aquatic resources, including wetlands, that may occur on this property or on adjacent properties outside the review area are not the subject of this determination.

The Corps has determined Wetlands 6, 7, 8, 9, 10, 11, 12, and 13 within the review area are waters of the U.S. The Corps has also determined Subsurface culverts 1, 2, 3, Subsurface standpipe culvert, and Wetlands 1, 2, 3, 4 and 5 are not waters of the U.S. The enclosed *Memorandum For Record* (MFR) (Enclosure 1) provides the size, criteria and rationale for jurisdiction for all aquatic resources within the review area. The perimeter of the review area and the boundaries of the delineated waters of the U.S. subject to this AJD are identified on the enclosed drawings (Enclosure 2). A copy of the AJD MFR can also be found on our website (<https://www.nwp.usace.army.mil/Missions/Regulatory/Determinations/>).

If you object to the enclosed AJD, you may request an administrative appeal under 33 CFR Part 331 as described in the enclosed *Notification of Administrative Appeal Options and Process and Request for Appeal (RFA)* form (Enclosure 3). To appeal this AJD, you must submit a completed *RFA* form to the Corps Northwestern Division (NWD) office at the address listed on the form. In order for the request for appeal to be accepted, the Corps must determine that the form is complete, that the request meets the criteria for appeal under 33 CFR § 331.5, and the form must be received by the NWD office within 60 days from the date on the form. It is not necessary to submit the form to the NWD office if you do not object to the enclosed AJD.

This AJD is valid for a period of five years from the date of this letter unless new information warrants revisions of the determination.

The delineation included herein has been conducted to identify the location and extent of the aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should discuss the applicability of a Natural Resources Conservation Service Certified Wetland Determination with the local USDA service center, prior to starting work.

We would like to hear about your experience working with the Portland District, Regulatory Branch. Please complete a customer service survey form available on our website (<https://regulatory.ops.usace.army.mil/customer-service-survey/>).

If you have any questions regarding our Regulatory Program or permit requirements for work in waters of the U.S., please contact [REDACTED] by telephone at [REDACTED]

FOR THE COMMANDER, LARRY D. CASWELL, JR., PE, PMP, COLONEL, U.S. ARMY,
DISTRICT COMMANDER and DISTRICT ENGINEER:



For: [REDACTED]
Chief, Regulatory Branch

Enclosures

cc with drawings:

[REDACTED]

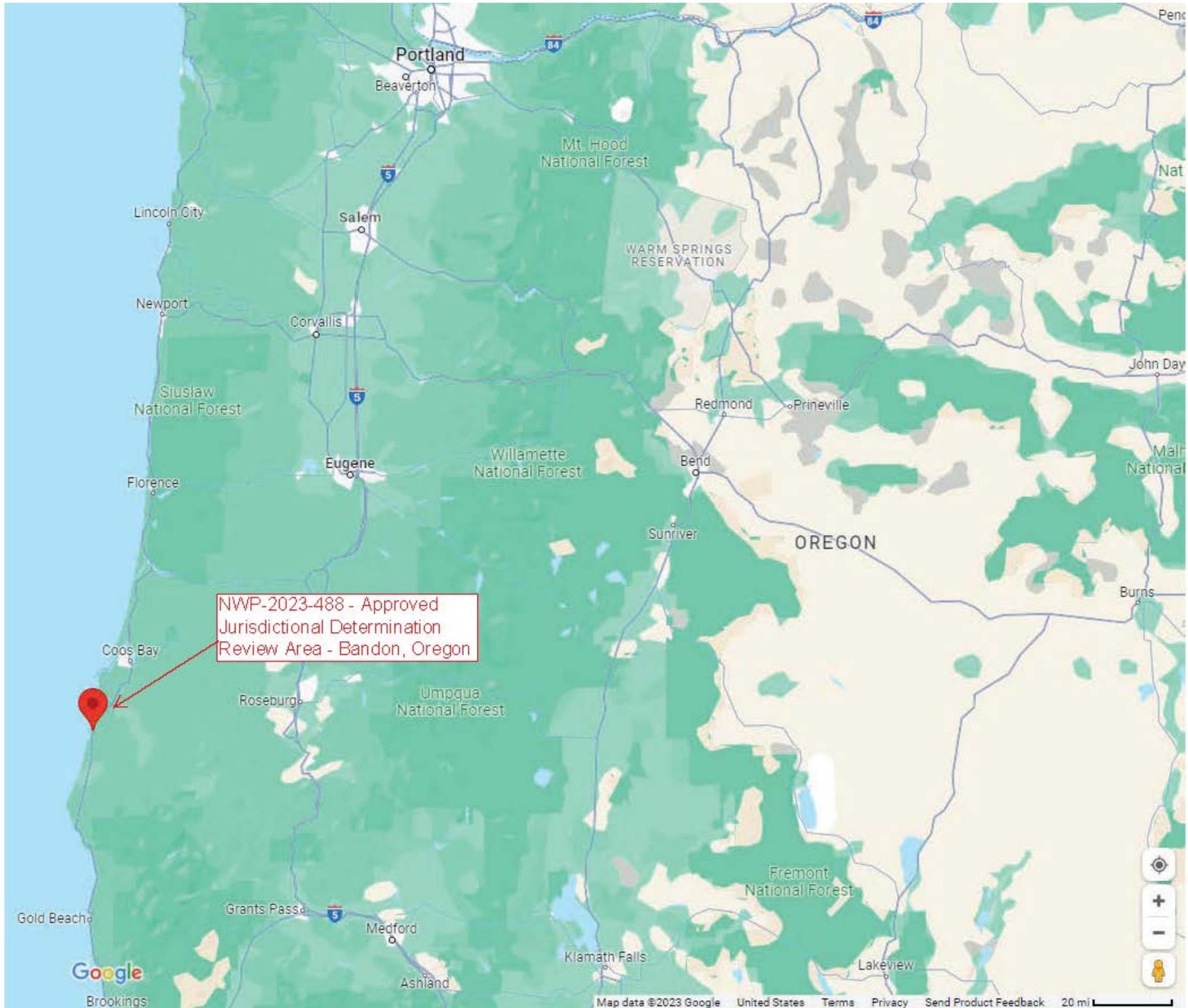


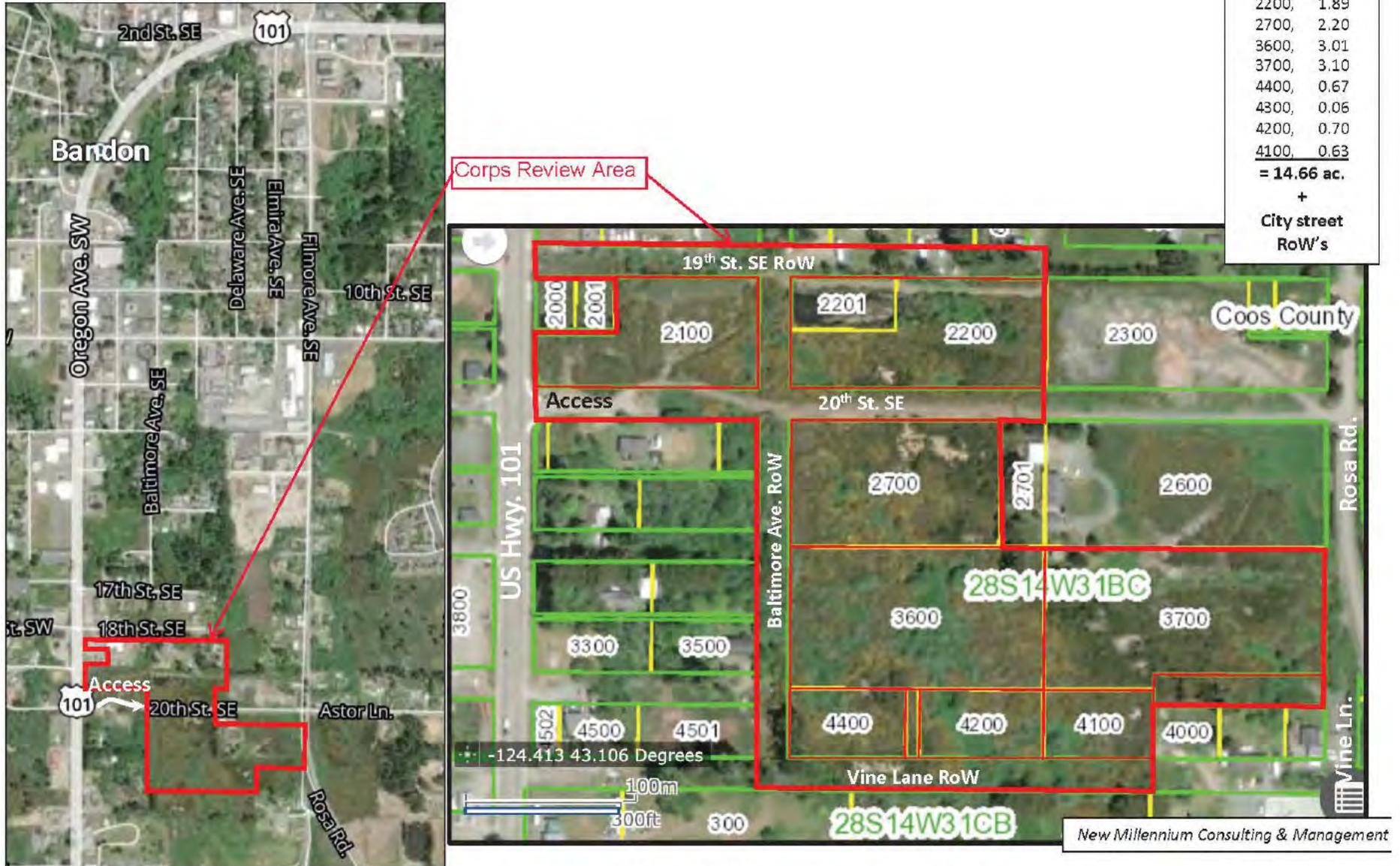
FIGURE 1: Locator Map/ Coos County Assessor's Image, [REDACTED] Study Area

The Study Site for this Wetland Delineation is outlined in red, amounts to 14.66 acres of tax lots and 3.6 acres of City of Bandon Rights-of-Way.

Access is from US Hwy. 101 at 20th St. SE.

Coos County, 28S14W31BC:

Tax Lots:	
2100,	1.66
2201,	0.48
2200,	1.89
2700,	2.20
3600,	3.01
3700,	3.10
4400,	0.67
4300,	0.06
4200,	0.70
4100,	0.63
= 14.66 ac.	
+ City street RoW's	



Wetland 6 = 0.07-acre - waters of the U.S.

Wetland 2 = 0.07-acre - non-waters of the U.S.

Wetland Map of the [redacted] Study Site. See FIG's 22-25 for detailed areas.

Wetland 1 = 0.12-acre - non-waters of the U.S.

Wetland 3 = 0.17-acre - non-waters of the U.S.

Wetland 7 = 0.4-acre - waters of the U.S.

Wetland 8 = 0.14-acre - waters of the U.S.

Note: the non-jurisdiction of the culverts and stand pipe are reflected in the Drawing 7 of 7.

Wetland 4 = 0.01-acre - non-waters of the U.S.

Wetland 13 = 0.17-acre - waters of the U.S.

Wetland 5 = 0.11-acre - non-waters of the U.S.

Wetland 9 = 1.2-acre - waters of the U.S.

Wetland 10 = 0.07-acre - waters of the U.S.

LEGEND

- Upland Plot
- Wetland Plot
- Wetlands w/ tied edges Area (in sq.ft.)
- Property owned by Southcoast Housing, LLC
- Block Boundary
- Review Area

Wetland 12 = 0.25-acre - waters of the U.S.

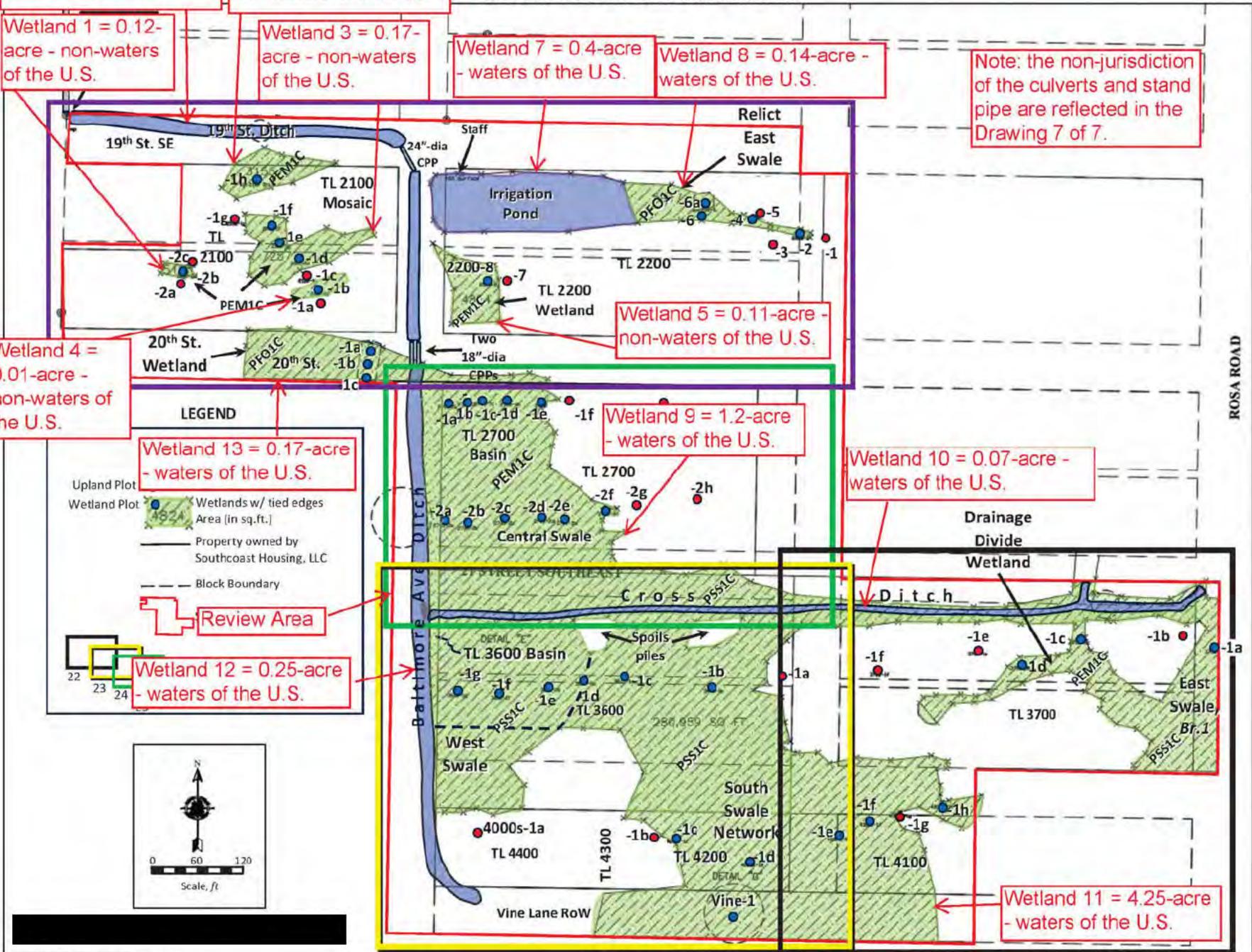
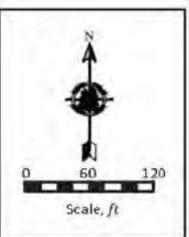


FIGURE 22: Proposed Wetland Map, Sample Plots & Photo Points in TL 's 3700 & TL 4100

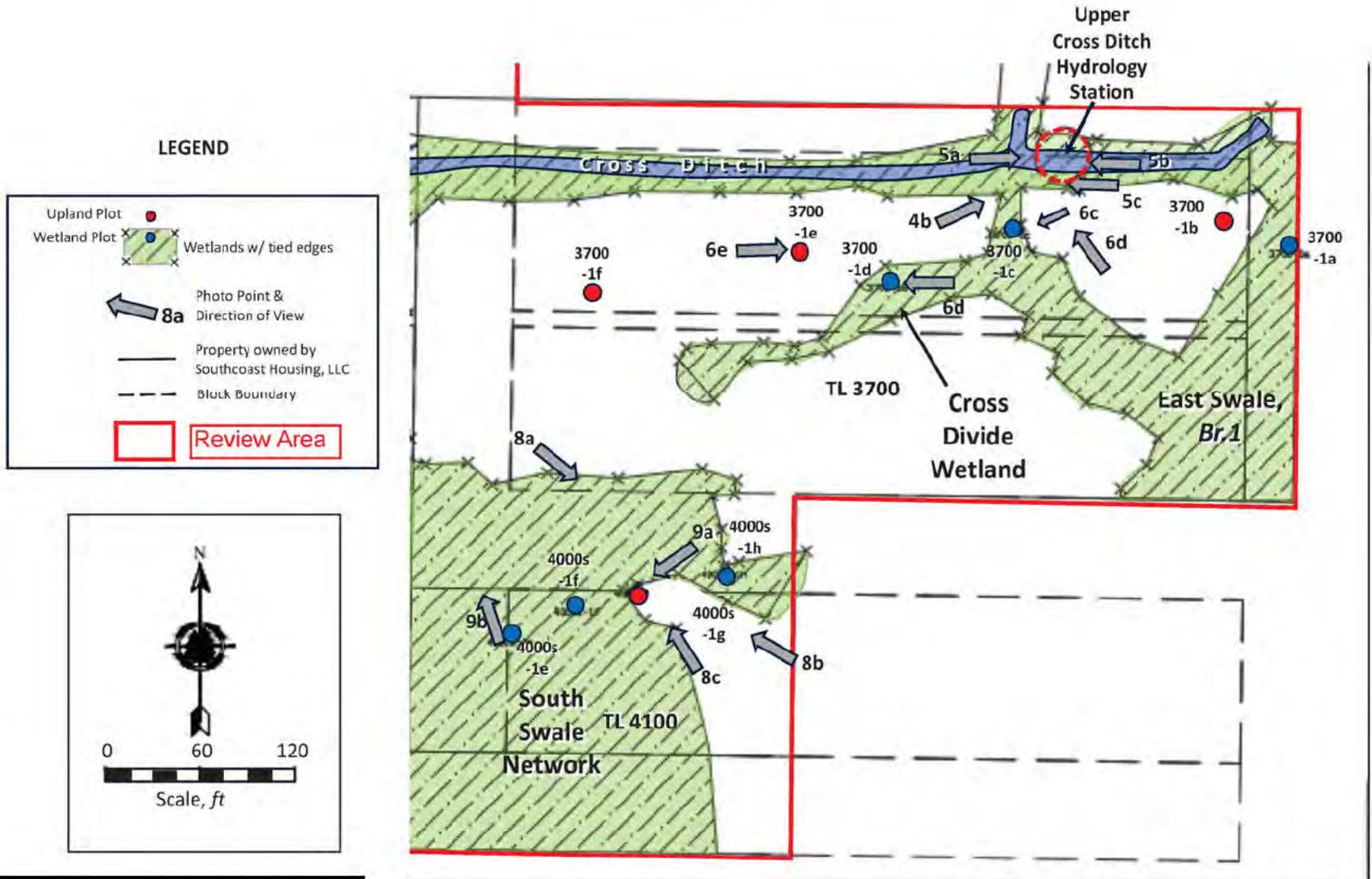


FIGURE 23: Proposed Wetland Map, Sample Plots & Photo Point in TLs 3600, 4200, 4300, 4400 & the Vine Lane RoW and the Vine Lane Topographic section & Lower Cross Ditch Topo Section /Hydro Monitoring Station.

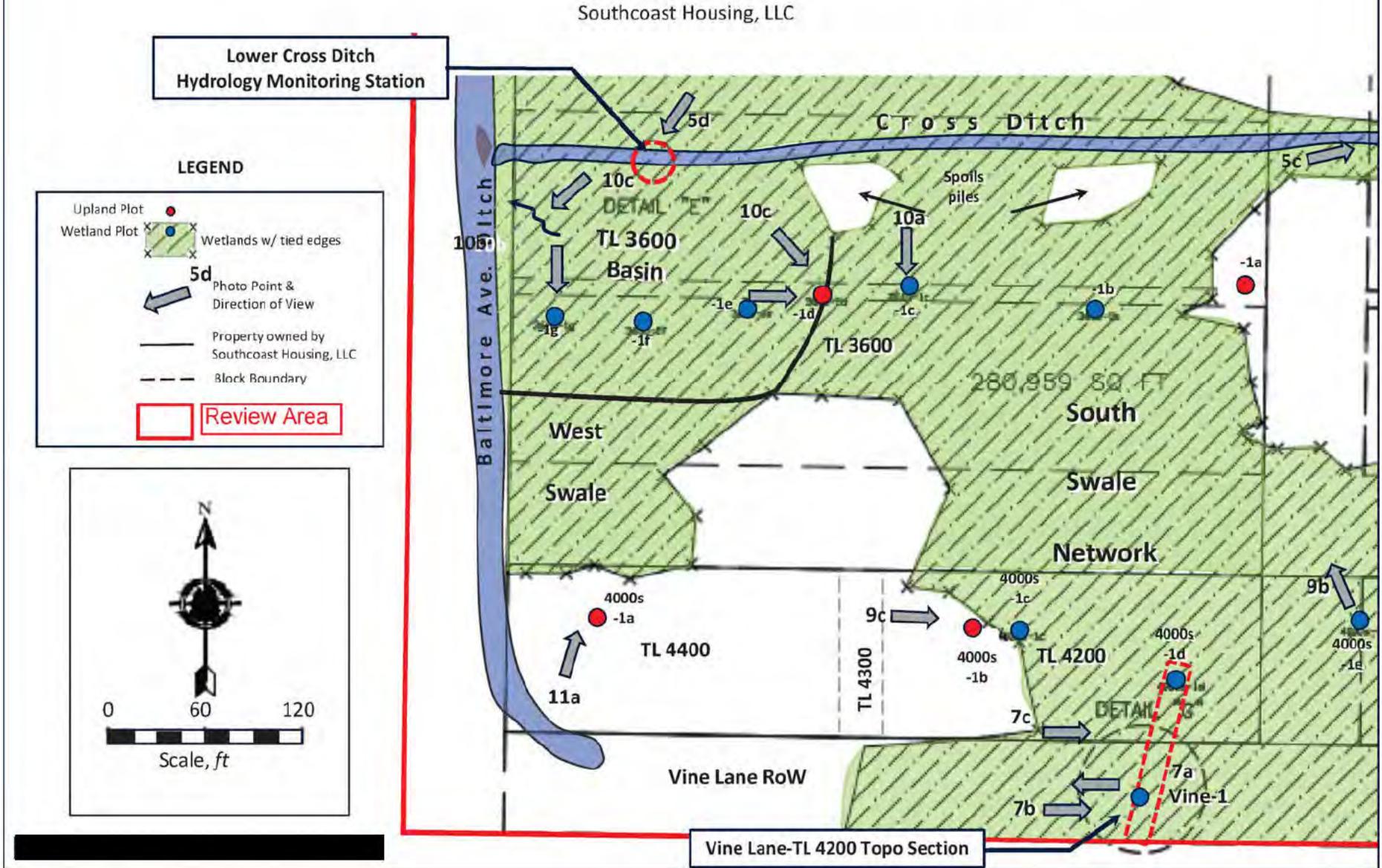


FIGURE 24: Proposed Wetland Map, Sample Plots & Photo Points in TL 2700.

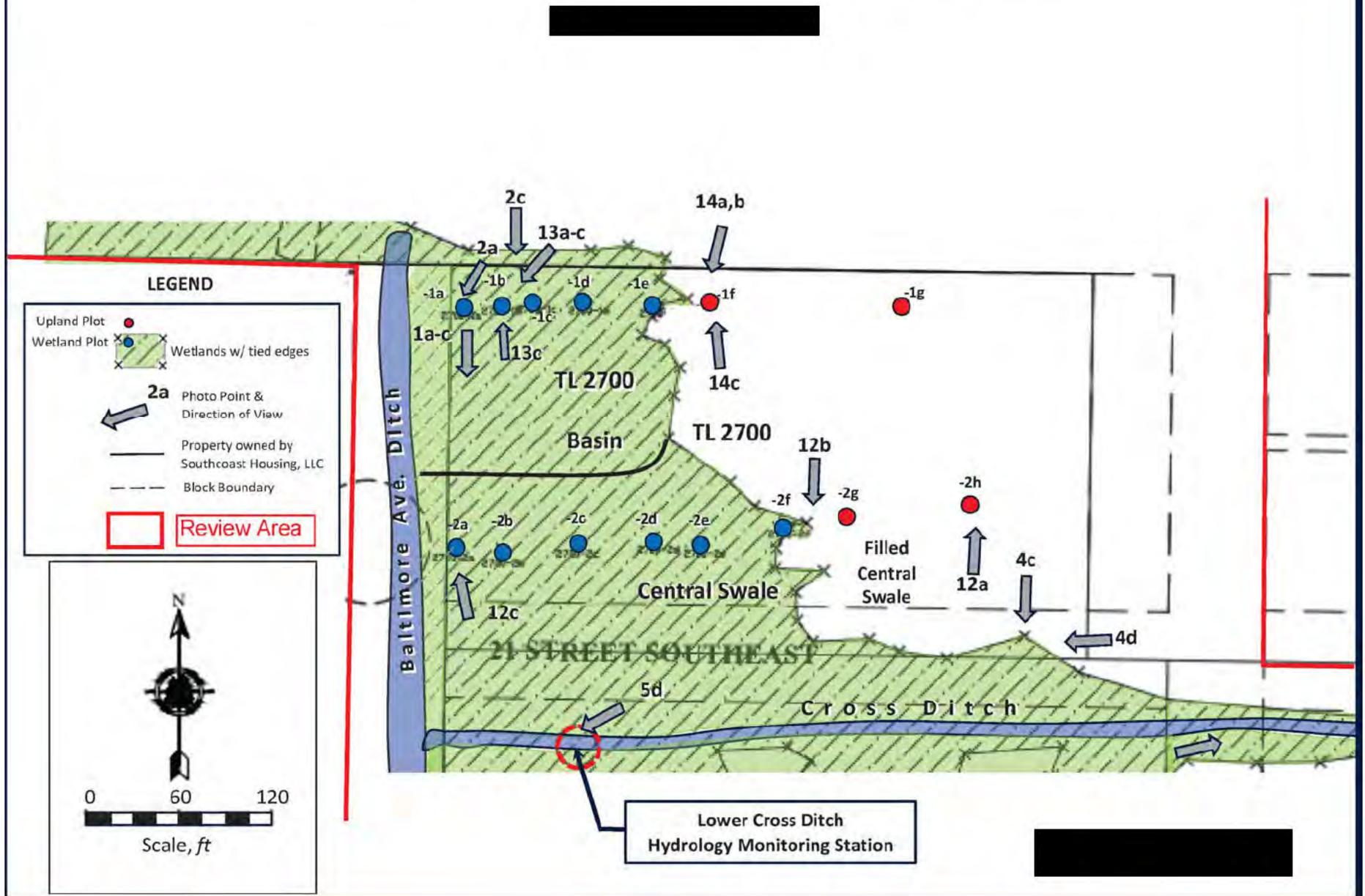


FIGURE 25: Proposed Wetland Map, Sample Plots & Photo Points in TLs 2100 & 2200 & the 20th St. RoW, and Topographic Sections.

