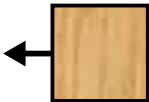
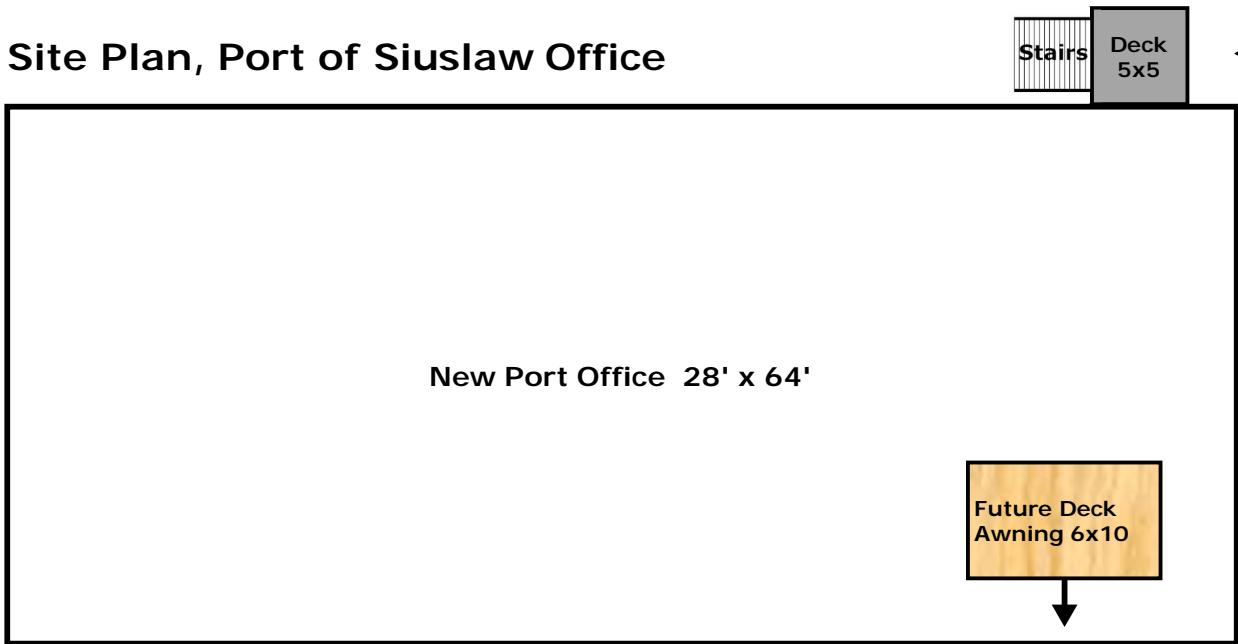
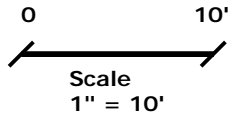
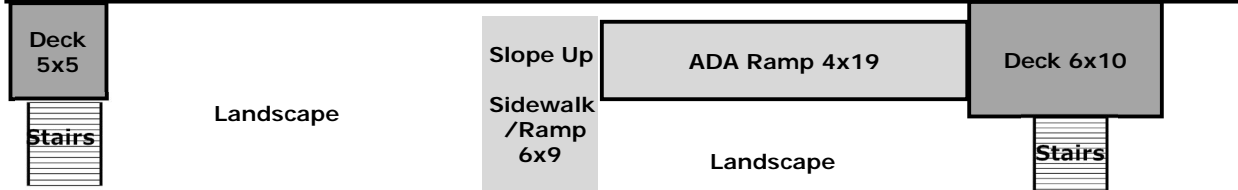


Proposed Site Plan, Port of Siuslaw Office

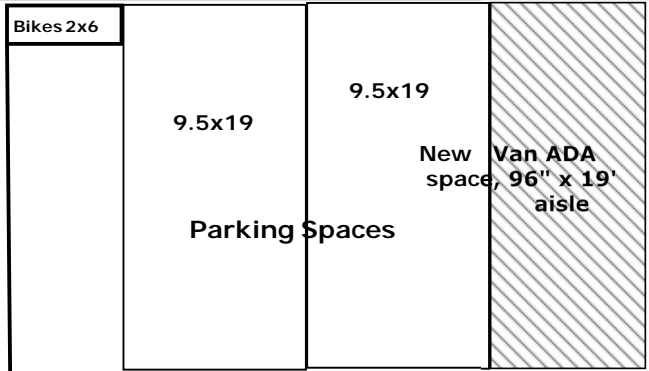


Future Enclosed Porch 5x5



Links with Laundry Sidewalk

To RV Park



Parking Spaces

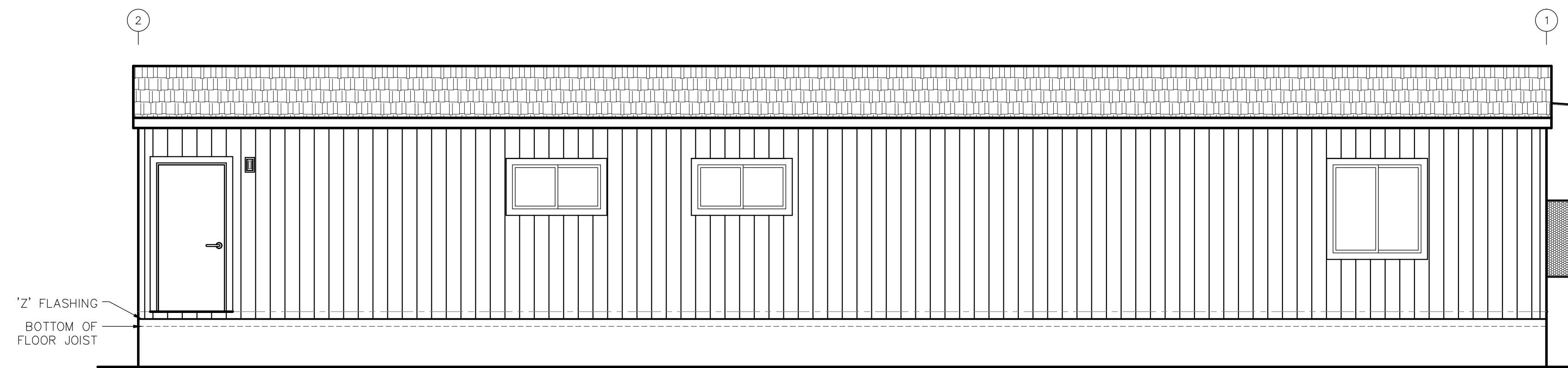
Laundry Building & Restroom

Driveway

5' Sidewalk

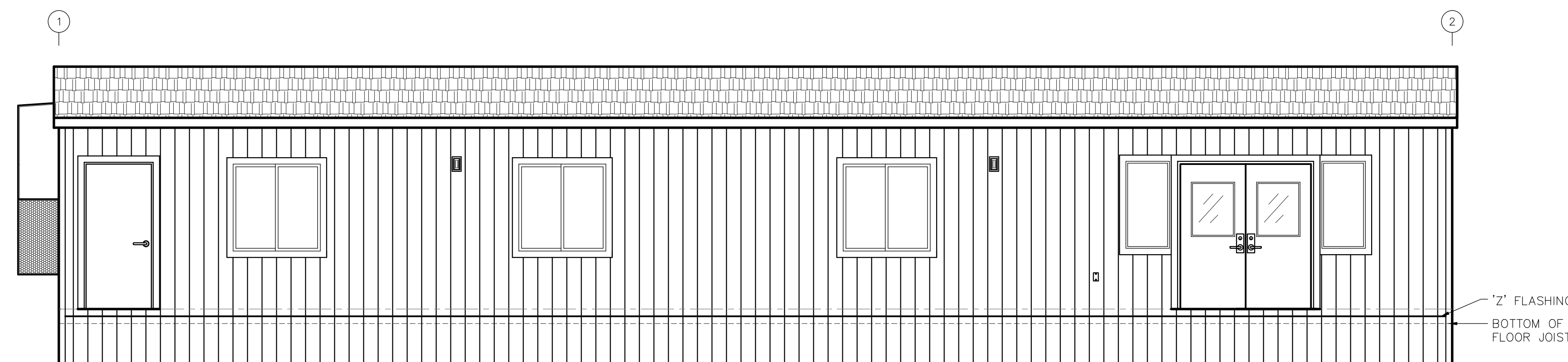
To Parking Lot

To Harbor St



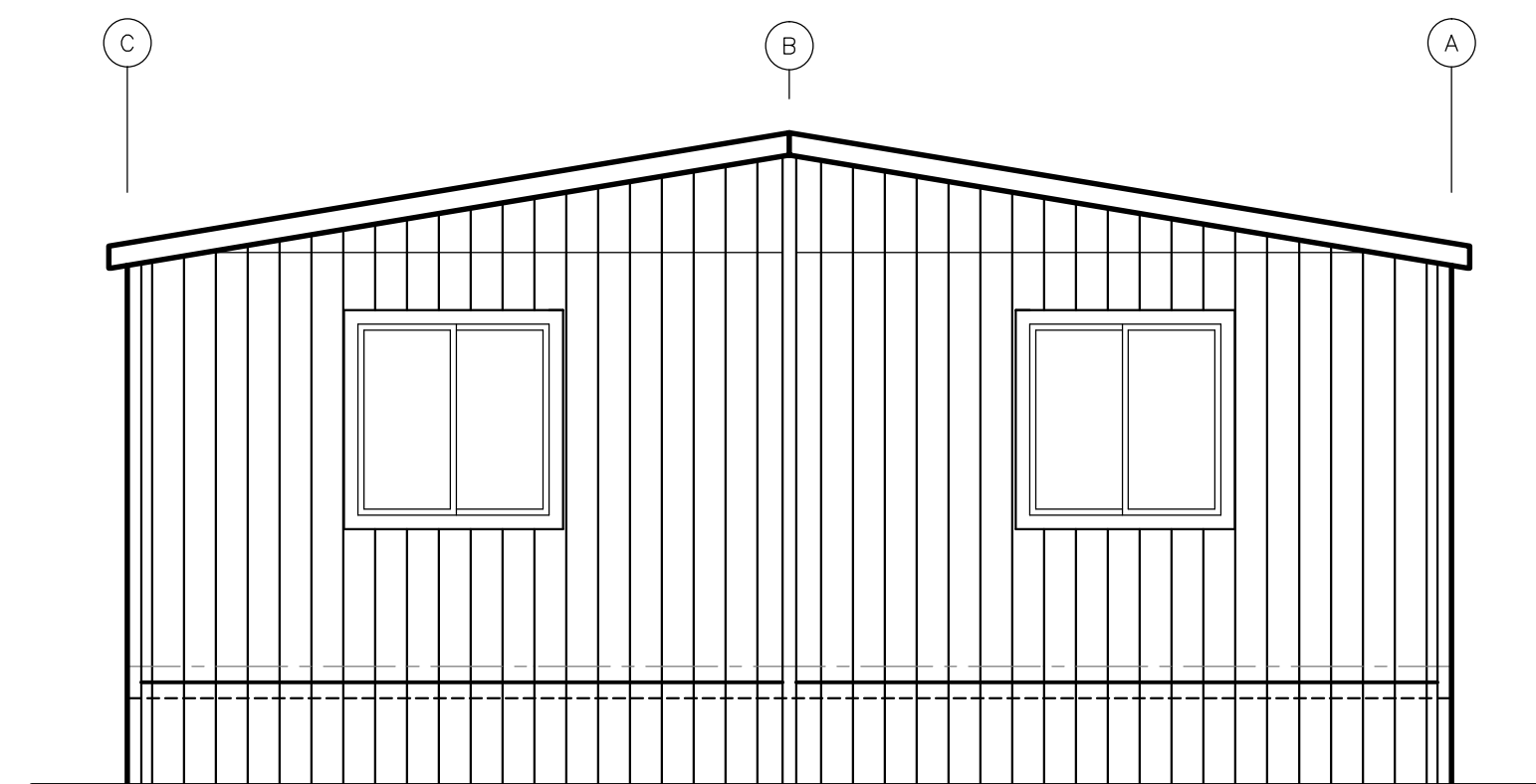
WALL "A" ELEVATION

1/4" = 1'-0"



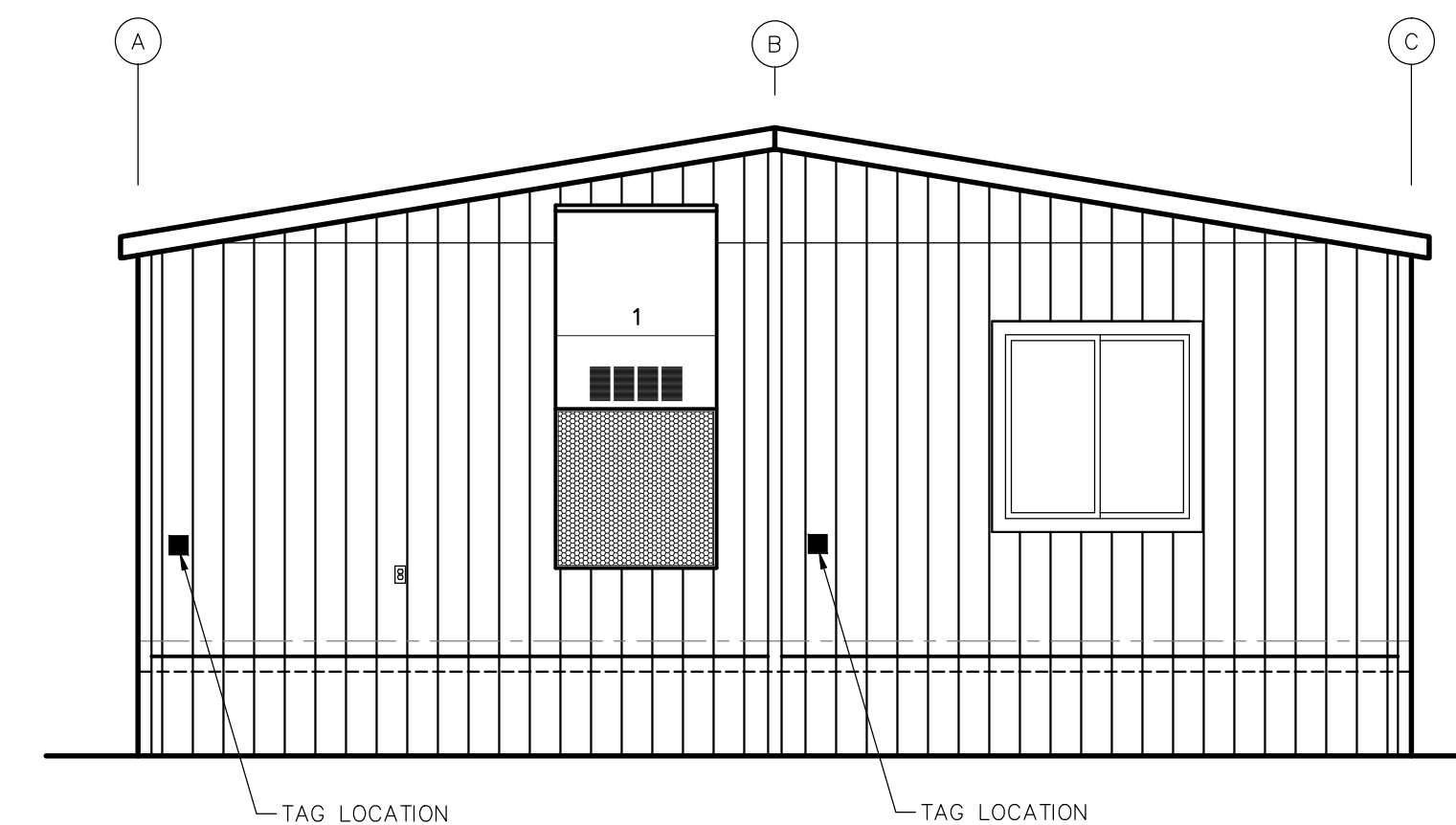
WALL "C" ELEVATION

1/4" = 1'-0"



WALL "2" ELEVATION

1/4" = 1'-0"



WALL "1" ELEVATION

1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

2-2-12	PRELIMINARY REVIEW	AJB								
DATE	REVISION	BY	DATE	REVISION	BY	DATE	REVISION	BY		

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MODULAR
28 x 64
OR. GOLD


OFFICE for:
Port of Siuslaw
M|Space Holdings

Approved for Const:
File Copy:
Drawn By: **AJB**
Issue Date: 1-27-12

Job No: 17610

A-3

Florence, OR

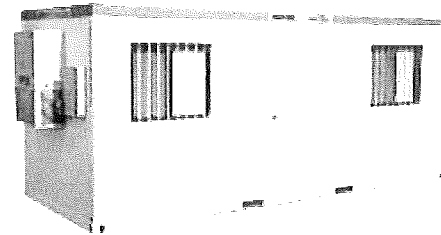
mobilemini, inc. (866) 344-4092 

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Security Office Sizes
 Convenience & high security.

8' x 20' Open Bay Security Office

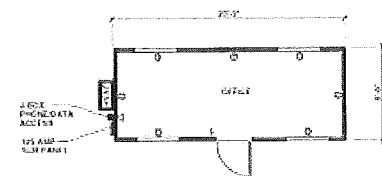


High Security Features
 Your office is safe with us.

Additional Services
 Beyond simply storage.

National Customers
 Exclusive Benefits.

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 Standard Offices.




[video tour](#)
[view floorplan](#)

Specifications

- Size**
 - 20' Long
 - 20' Box Size
 - 8' Wide
 - 8' Ceiling Height
 - Ground Mounted
- Exterior Finish**
 - 16 gauge steel siding
 - 10 - 16 Gauge Floor; Joist 12" on Center
 - Standard Drip Rail Gutters
 - 1 1/8" Plywood Sub Floor
 - All Steel Structural Components
- Interior Finish**
 - Drywall Textured
 - Vinyl Tile Floors
 - Drywall Textured Flat Ceiling
- Electric**
 - Fluorescent ceiling lights
 - 125 amp breaker panel
 - 120/240 Volt, single-phase
 - Exterior phone/data jack access
- Windows & Doors**
 - Horizontal slider windows with screens
 - Exterior Security Bars
 - Mini Blinds
 - Hydraulic door closures
 - MMI High-Security Door System w/3 Part Interior Locking System
- Heating & Cooling**
 - Vertical HVAC

Your Closest Branch
 Zip/Postal Code:

A Mobile Mini Storage Specialist is Standing By

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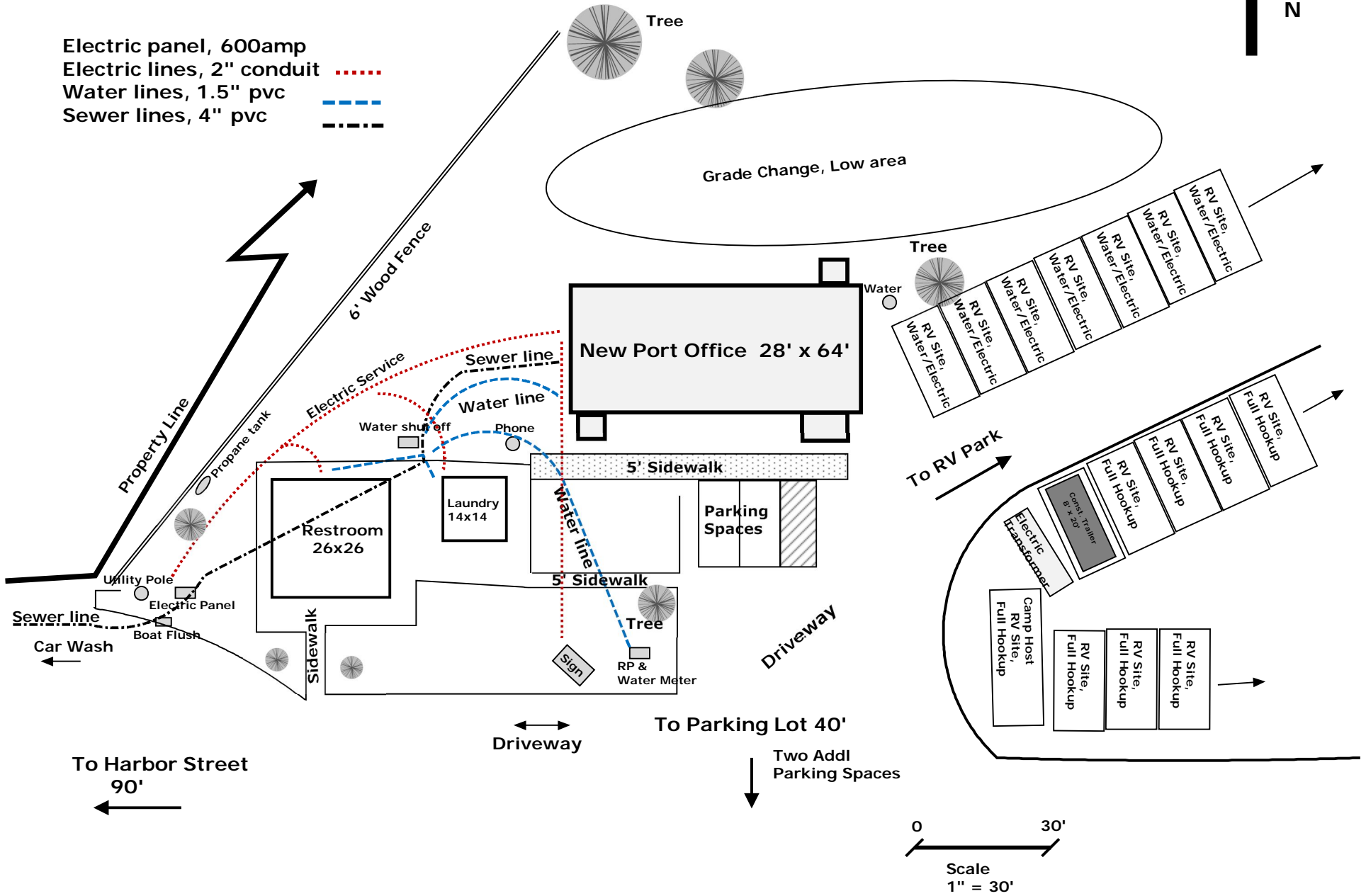
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Off-site Conditions Plan, Port of Siuslaw Office

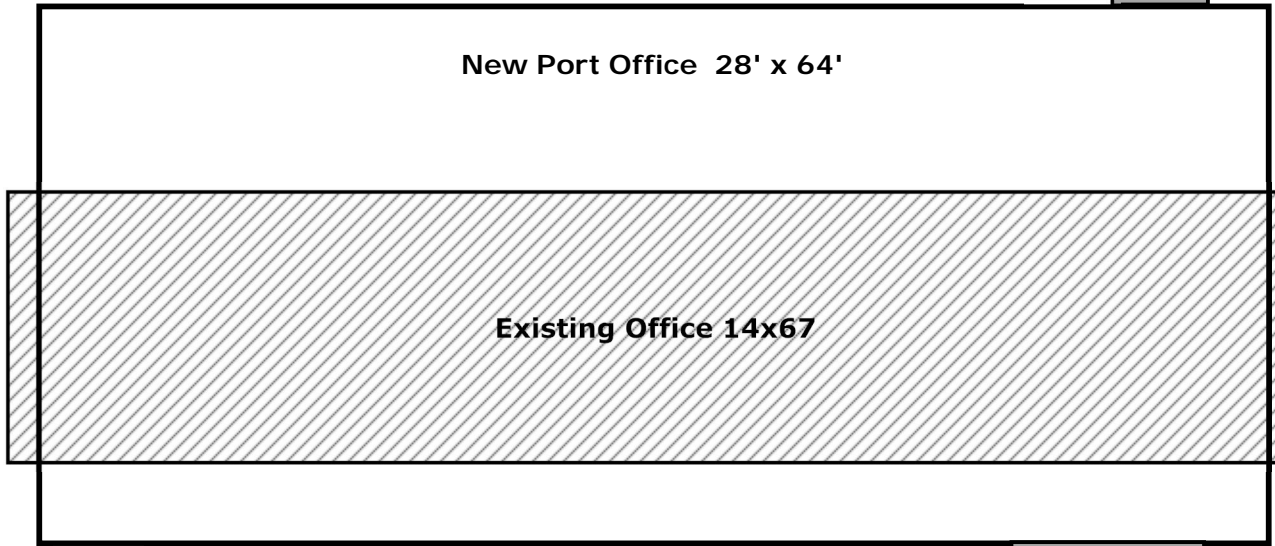
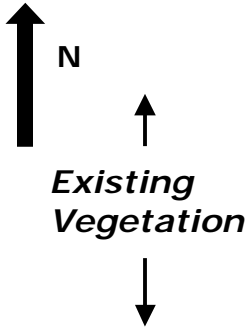
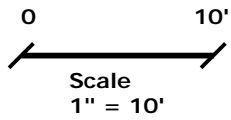
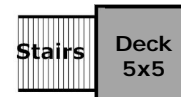


- Electric panel, 600amp
- Electric lines, 2" conduit
- Water lines, 1.5" pvc
- Sewer lines, 4" pvc

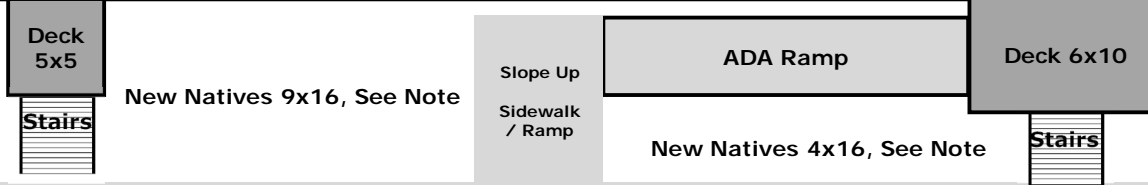


Landscape Plan, Port of Siuslaw Office

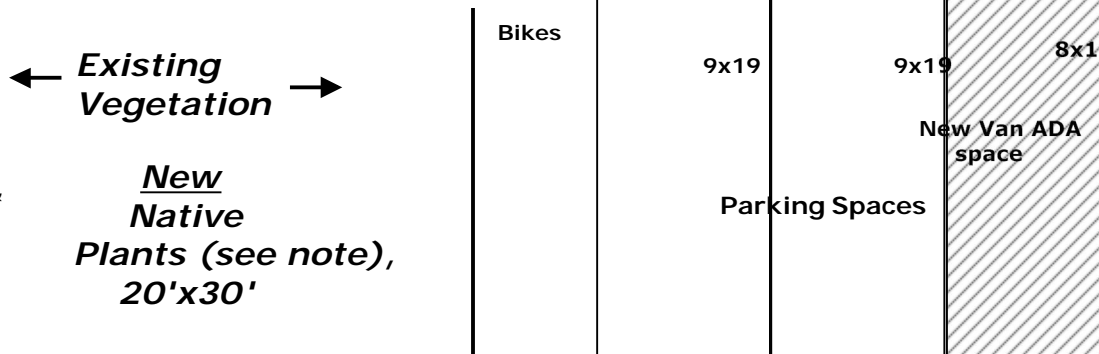
← Existing Vegetation →



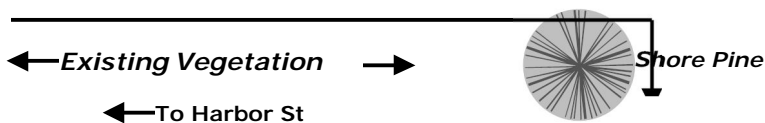
Existing Vegetation



To RV Park



← 5' Sidewalk

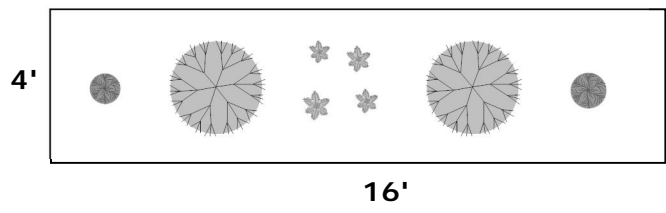
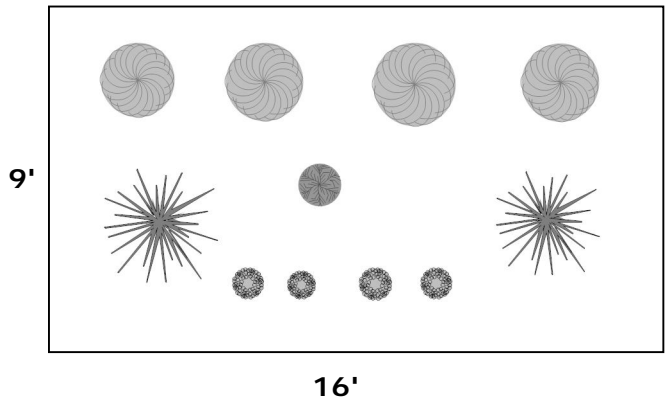
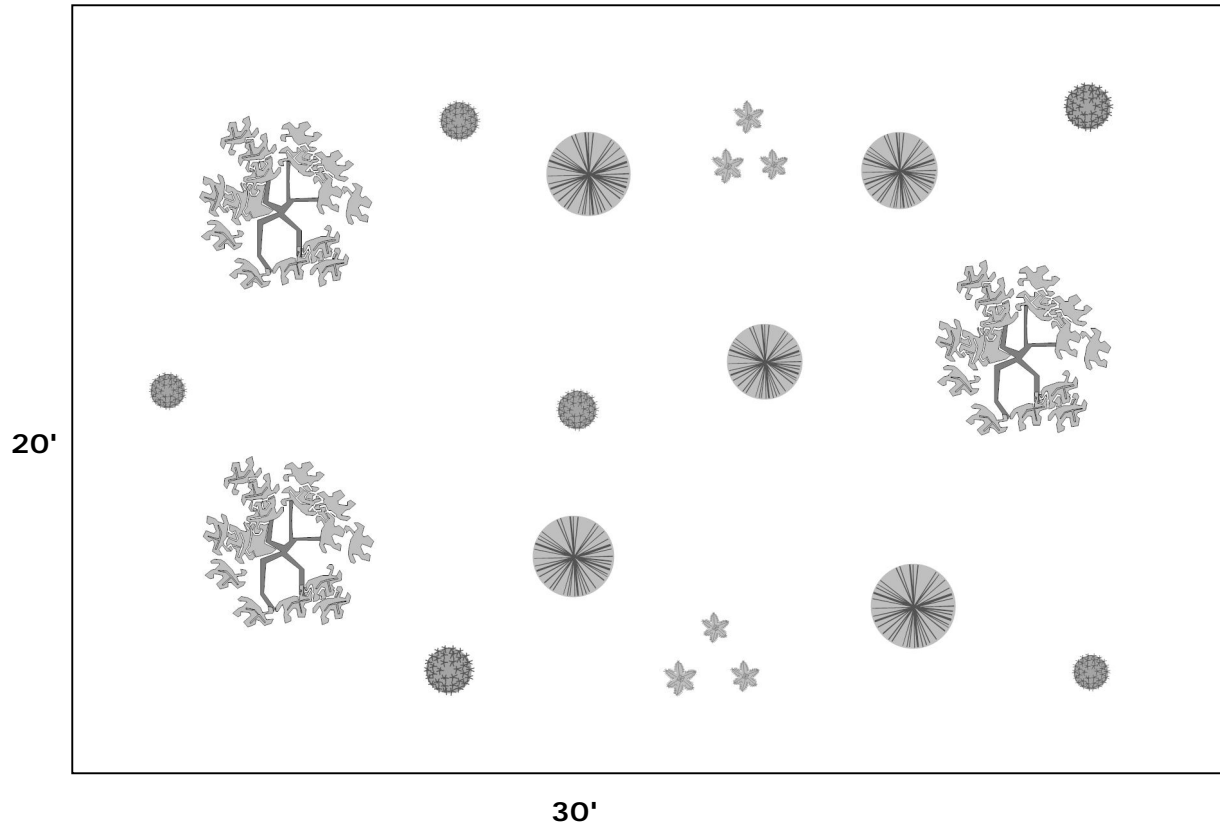


To Parking Lot

Port of Siuslaw Office Landscape Detail

Scale
1" = 5'

-  Yellow Twig Dogwood, 5gal
-  Red Twig Dogwood, 5gal
-  Ceanothus, 2gal
-  Evergreen Huckleberry, 5gal
-  Kinnickinnick, 1gal
-  Wild Strawberry, 1gal
-  Existing Native Rhody, 10gal
-  Native Rhody, 3 gal
-  Sword Fern, 1gal



Landscape Plan Notes, Port of Siuslaw Office

Notes:

3 Native Rhododendrons (10 gallon) from existing vegetation will be replanted in the new larger native plant area (approximately 20'x30'), along with 5 additional Native Rhodies in 3 gal pots, 6 Sword Fern in 1 gallon pots, and 6 Wild Strawberry in 1 gal pots (planted on no more than 3' centers).

The two areas in front of new office between the sidewalk and the building will be planted with native plants. In the 9' x 16' area: 2 Yellow Twig Dogwood in 5 gallon pots, 1 Ceanothus (C. gloriosus 'Point Reyes) in 2 gal pot, 4 Evergreen Huckleberry in 5 gallon pots, and 4 Kinnickinnick in 1 gallon pots (planted on no more than 3' centers). In the 4' x 16' area: 2 Red Twig Dogwood in 5 gal pots, 2 Ceanothus (C. gloriosus 'Point Reyes) in 2 gallon pots, and 4 Wild Strawberry in 1 gal pots (on no more than 3' centers).

Living plant material will cover at least 70% of these areas within 5 years. Existing vegetation consists primarily of established turf grass, along with shore pine. Existing vegetation will be removed only beneath footprint of new building. Soil is mixed dirt and sand; additional dirt will be brought in as needed. All new plants will be pocket planted with soil/compost blend. Planting will be completed when the site work is finished. Temporary irrigation will be provided until plants are established. All landscaping will comply with FCC 10-34.



ANTIQUE BLACK

Premier 30, Premier 30 Scotchgard™
Premier 40
Premier 50



BIRCH RED

Premier 30

Roof



BLUE SLATE

Premier 30
Premier 40



BUCKSKIN TAN

Premier 30, Premier 30 Scotchgard™
Premier 40, Premier 40 Scotchgard™



DRIFTWOOD

Premier 30, Premier 30 Scotchgard™
Premier 40, Premier 40 Scotchgard™
Premier 50



HARVEST BROWN

Premier 30, Premier 30 Scotchgard™
Premier 40, Premier 40 Scotchgard™
Premier 50



MOCHA

Premier 30, Premier 30 Scotchgard™
Premier 40



PEWTER GRAY

Premier 30, Premier 30 Scotchgard™
Premier 40, Premier 40 Scotchgard™
Premier 50



PRAIRIE WOOD

Premier 30, Premier 30 Scotchgard™
Premier 40
Premier 50



SHERWOOD GREEN

Premier 30, Premier 30 Scotchgard™
Premier 40
Premier 50



WEATHERED WHITE

Premier 30, Premier 30 Scotchgard™
Premier 40, Premier 40 Scotchgard™



WEATHERED WOOD

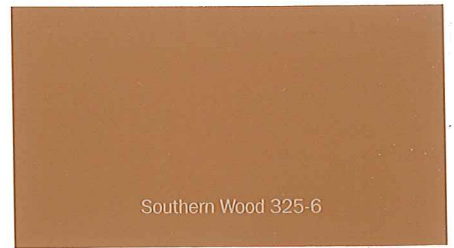
Premier 30, Premier 30 Scotchgard™
Premier 40, Premier 40 Scotchgard™
Premier 50

ALL VISUAL ELEMENTS BECOME PART

OF YOUR COLOR PALETTE, EVEN THE ONES

YOU DO NOT PAINT.

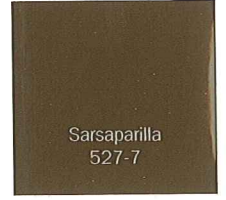
ELEMENTS



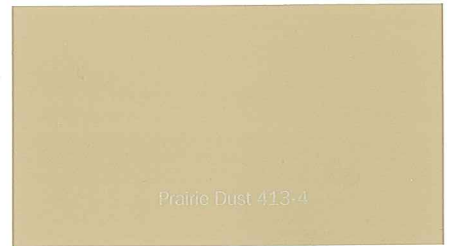
Southern Wood 325-6



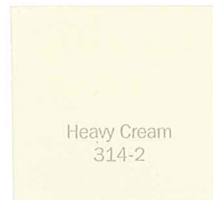
Soft Suede
313-3



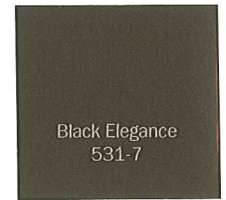
Sarsaparilla
527-7



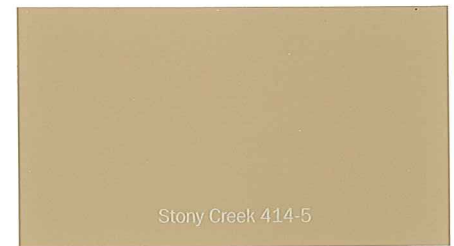
Prairie Dust 413-4



Heavy Cream
314-2



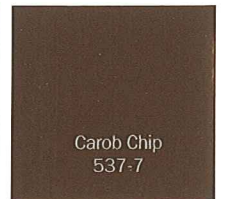
Black Elegance
531-7



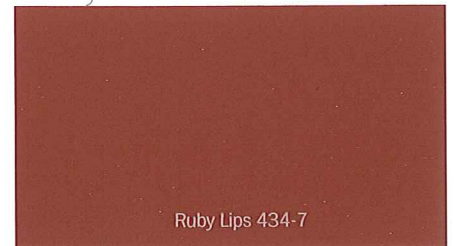
Stony Creek 414-5



Toasted Almond
414-3



Carob Chip
537-7



Ruby Lips 434-7



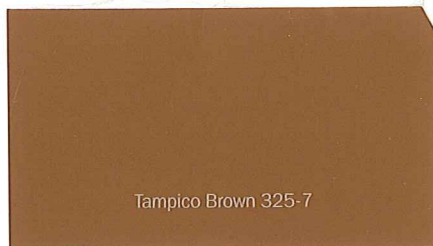
Eiffel Tower
521-5



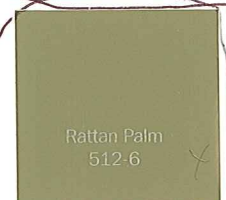
Black Magic
518-7



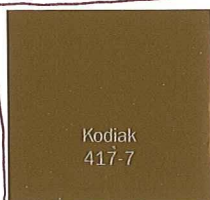
Golden Sun 315-4



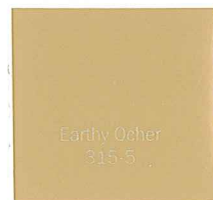
Tampico Brown 325-7



Rattan Palm
512-6



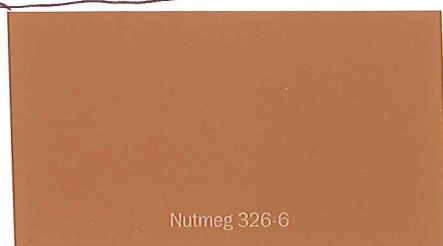
Kodiak
417-7



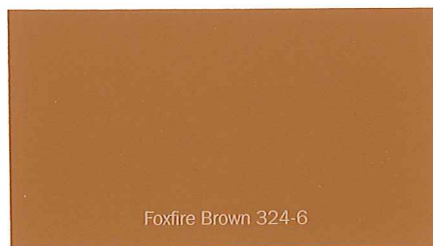
Earthy Ocher
315-5



Star Anise
521-7



Nutmeg 326-6



Foxfire Brown 324-6



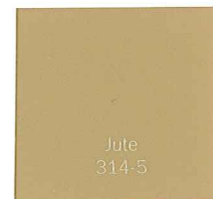
Pony Tail
315-4



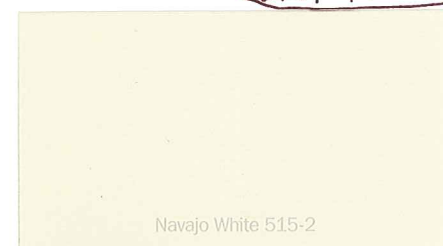
Bird House Brown
425-7



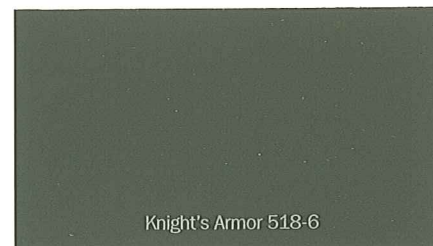
Heavy Cream
314-2



Jute
314-5



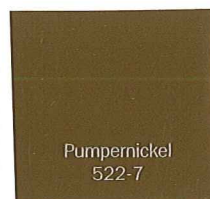
Navajo White 515-2



Knight's Armor 518-6



Blaze
333-7



Pumpnickel
522-7



Southern Breeze
414-2



Merlot
435-7

Exhibit C

DOORS	QTY.	SIZE	DESCRIPTION	LOCK	REMARKS
①	1	6' 0" x 8'	INSULATED OAK, STEEL W/ WELDED STEEL JAMB & W/ INSULATED GLASS UNIT (IGU) WITH 1/2" AIR GAP	SCISSOR CHAMBER	55 SERIES W/ FINISH, 1 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP
②	2	3' 0" x 8'	INSULATED OAK, STEEL W/ WELDED STEEL JAMB & W/ INSULATED GLASS UNIT (IGU) WITH 1/2" AIR GAP	SCISSOR CHAMBER	55 SERIES W/ FINISH, 1 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP
③	3	3' 0" x 8'	SCISSOR W/ WOOD JAMB	SCISSOR CHAMBER	55 SERIES W/ FINISH, 1 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP
④	2	3' 0" x 8'	SCISSOR W/ WOOD JAMB	SCISSOR CHAMBER	55 SERIES W/ FINISH, 1 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP
⑤	2	3' 0" x 8'	SCISSOR W/ WOOD JAMB	SCISSOR CHAMBER	55 SERIES W/ FINISH, 1 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP

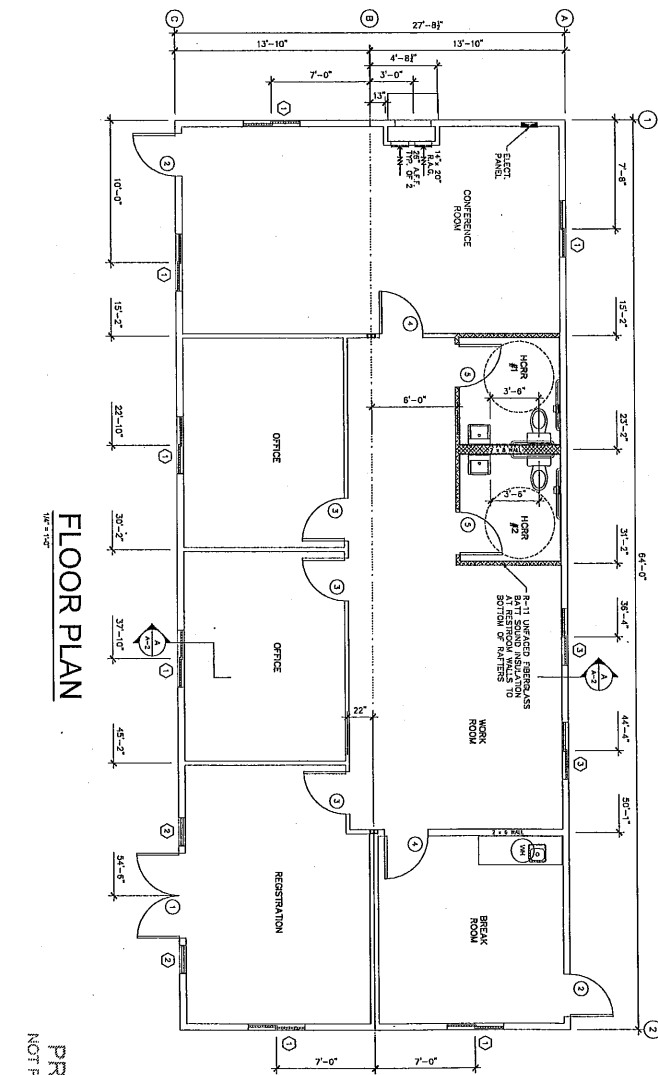
WINDOWS	QTY.	SIZE	DESCRIPTION	LOCK	REMARKS
①	7	48" x 48"	ALUMINUM, HORIZONTAL, SLIDER, OAK, GLASS, LOW E, WHITE VINYL FINISH, ARGON GAS		55 SERIES W/ FINISH, 1 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP
②	2	24" x 48"	ALUMINUM, HORIZONTAL, SLIDER, OAK, GLASS, LOW E, WHITE VINYL FINISH, ARGON GAS		55 SERIES W/ FINISH, 1 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP
③	2	48" x 24"	ALUMINUM, HORIZONTAL, SLIDER, OAK, GLASS, LOW E, WHITE VINYL FINISH, ARGON GAS		55 SERIES W/ FINISH, 1 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP, 1/2" W/ 1/2" AIR GAP

NOTE: DOOR HARDWARE TO HAVE 4899 SAINI CHROMIUM PLATED FINISH
 - INTERIOR DOORS TO BE 1 3/4" THICK
 - INTERIOR WALL BUMPERS FOR ALL INTERIOR DOORS
 - INTERIOR WALL BUMPERS FOR ALL INTERIOR DOORS

2025	PRELIMINARY REVIEW	DATE	BY	REVISION
2025	REVISION	DATE	BY	REVISION

2025	DATE	BY	REVISION
2025	DATE	BY	REVISION

2025	DATE	BY	REVISION
2025	DATE	BY	REVISION



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 Phoenix, AZ 85022
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Approved by: _____
 Date: _____
 Title: _____

2025
A-1

Catalog Number	
Notes	Type

FEATURES & SPECIFICATIONS

INTENDED USE

For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION

Cast aluminum backplate. Gasketing between backplate and front cover prevents the entry of water and contaminants. External hardware includes phillips head and tamper-proof hex-head fasteners.

FINISH

Dark bronze (DDB) or white (DWH) front cover available for all wattages.

OPTICAL SYSTEM

Front cover/refractor is injection-molded, one-piece, UV-stabilized polycarbonate. The optical system is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL SYSTEM

The 13W fluorescent uses a 120V electro-magnetic ballast and includes a twin tube fluorescent lamp as standard. The 26/42W fluorescent uses a multi-volt electronic ballast and offers the option of 120-277V operation and also the option of 26W, 32W or 42W triple tube fluorescent lamp (not included).

INSTALLATION

Units are for wall mounting and include two 3/4" knockouts for routing electrical conduit.

LISTING

UL listed for wet locations. Listed and labeled to comply with Canadian Standards.

Small Polycarbonate Wall Pack

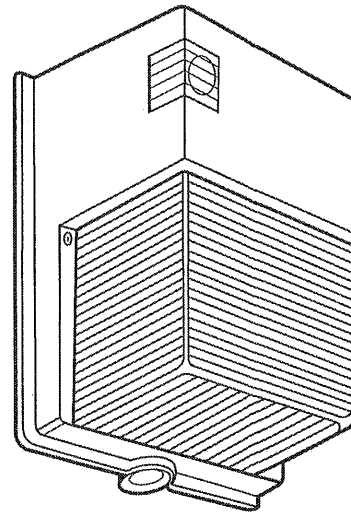
TWS

COMPACT FLUORESCENT

13TT

26TRT, 32TRT, 42TRT

8' to 12' Mounting



Specifications

Height: 11" (27.9cm)
 Width: 6-1/2" (16.5cm)
 Depth: 5-1/4" (13.3cm)
 Weight: 3.3 lbs./1.5 kgs

ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: TWS 13TT 120 PE LPI

Series	Wattage/lamp	Voltage	Options
TWS	13TT One 13W twin-tube lamp 26TRT One 26W 4-pin tri-tube lamp¹ 32TRT One 32W 4-pin tri-tube lamp ¹ 42TRT One 42W 4-pin tri-tube lamp ¹	120 MVOLT²	Shipped installed in fixture PE Photoelectric cell as standard (N/A with MVOLT) LPI Lamp included as standard for 13TT only L/LP Less lamp standard for 26/42TRT Architectural colors (optional) (blank) Dark bronze DWH White

NOTES:

- Ships as 26/42 TRT. Operates 26-42 watt as standard based on lamp choice.
- Not available with 13TT.

Accessories

Order as separate catalog number
 RK1 PEB1 Photocell kit (120V only)
 TWSWG Wireguard

ELECTRICAL:

Service:	120/240V Single Phase - Stubbed down to crawlspace - Connection to Utility by Owner
Panel:	(1) 200 amp with Main breaker - NEMA 1
Material:	Metallic Raceway System - EMT, MC Cable and/or Flex conduit
Lights:	(15) each - 2' x 4' Diffused Troffers - (3) T-8 Tubes & Single Electronic Ballasts (6) each - 2' x 4' Diffused Troffers - (2) T-8 Tubes & Single Electronic Ballasts
Exterior Light:	(3) each - 13 watt fluorescent with integral photocell
Receptacles:	(26) each - Duplex, 20 amp (1) each - Dedicated Duplex, 20 amp (3) each - GFCI, 20 amp (1) each - WP GFCI, 20 amp, with weather proof cover
Switches:	As required
Data Box:	(7) each - Stubbed up to attic space with 3/4" flex conduit - Cable & Devices by Owner
NOTE	Device and face plate color to be White

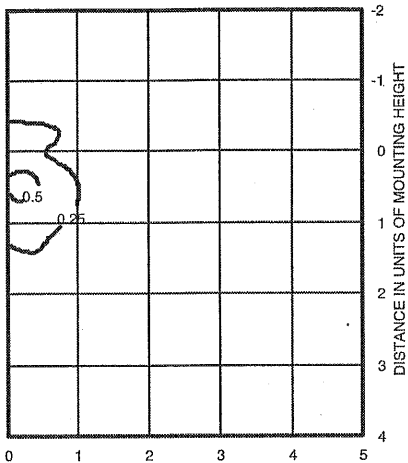
HEATING & AIR CONDITIONING:

Heat/AC:	(1) each - Bard Wall Hung 5 ton 20 kw Heat Pump with Economizer
Ducting:	Round galvanized overhead and insulated flexduct
Diffusers:	24"x24" with manual dampers - Install volume controls at supply plenums
Thermostat:	(1) each - Programmable Honeywell VisionPRO TH8320U
Return Air:	Grilles installed down low in plenum wall & transfer grilles in ceiling
Fresh Air:	As required to meet Indoor Ventilation code for B Occupancy
Exhaust Fan:	(2) 80 CFM in Restrooms switched with lights

PLUMBING & ACCESSORIES

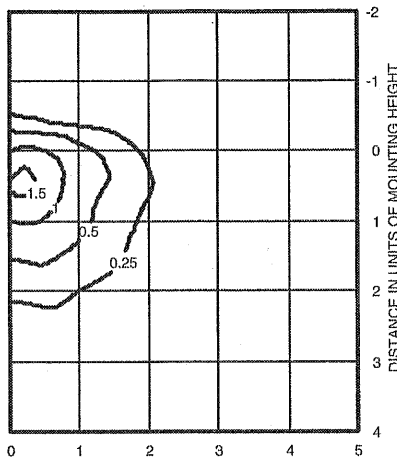
Toilets:	(2) Handicap Height, Elongated Bowl, Pressure Assist. 1.6 GPF	Gerber 21-318
Lav:	(2) 19 x 17 Wall Hung, One Piece Wall Hanger	Gerber 12-314
	(2) Ceramic Disc, Hot Limit Stop, ADA Lever Handle	A/S 2385.404
SS Sink:	(1) 15 x 15 Stainless Steel, Bar Sink	Dayton D-115152
Sink Faucet:	(1) Ceramic Disc, ADA Single Handle, Gooseneck	A/S 7500.170.002
Hot Water:	(1) 6 Gallon, 120 Volts, 1500 Watts, Energy Saver	B/W M-1-6U6SS
Sewer Line:	PVC DWV Schedule 40 Plastic	
Water Line:	Copper & Aquapex	
NOTE	Under floor manifold and connection to utility on site by Owner	
Grab Bars:	(2) 36" - (2) 42"	
Mirrors:	(2) 18"x30" Glass with no frame	
TP Holder:	(2) Single roll	

TWS 13TT TEST NO : LTL12634
ISOILLUMINANCE PLOT (Footcandle)



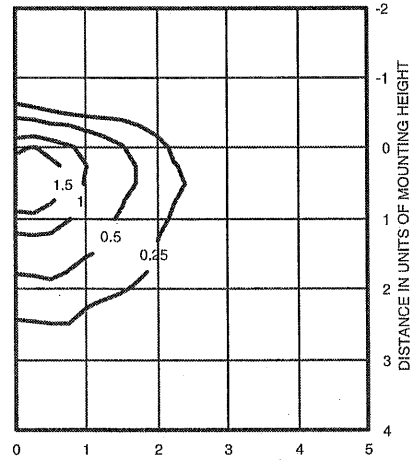
Luminaire Efficiency: 52.2%
13W compact fluorescent twin tube lamp
Footcandle values based on 8'
mounting height, 800 rated lumens.

TWS 26TRT TEST NO: LTL12664P
ISOILLUMINANCE PLOT (Footcandle)



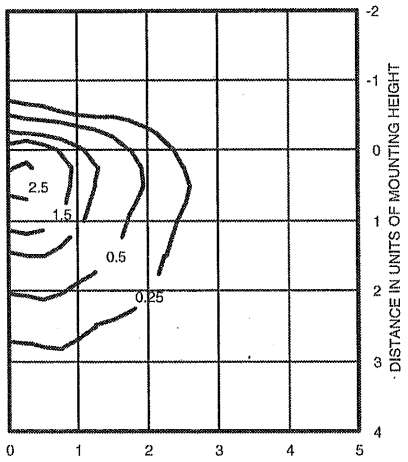
Luminaire Efficiency: 55.2%
26W compact fluorescent triple tube lamp
Footcandle values based on 8'
mounting height, 1800 rated lumens.

TWS 32TRT TEST NO: LTL12633
ISOILLUMINANCE PLOT (Footcandle)



Luminaire Efficiency: 55.2%
32W compact fluorescent triple tube lamp
Footcandle values based on 8'
mounting height, 2400 rated lumens.

TWS 42TRT TEST NO: LTL12663P
ISOILLUMINANCE PLOT (Footcandle)



Luminaire Efficiency: 55.2%
42W compact fluorescent triple tube lamp
Footcandle values based on 8'
mounting height, 3200 rated lumens.

Electrical Characteristics

Wattage/ballast	Primary voltage	Maximum line current (amps)	Input watts	Power factor(%)
Fluorescent 1-13TT	120	0.41	17	NPF
Fluorescent 1-26TRT	120 277	.22 .09	26	HPF
Fluorescent 1-32TRT	120 277	.30 .13	36	HPF
Fluorescent 1-42TRT	120 277	.39 .17	47	HPF

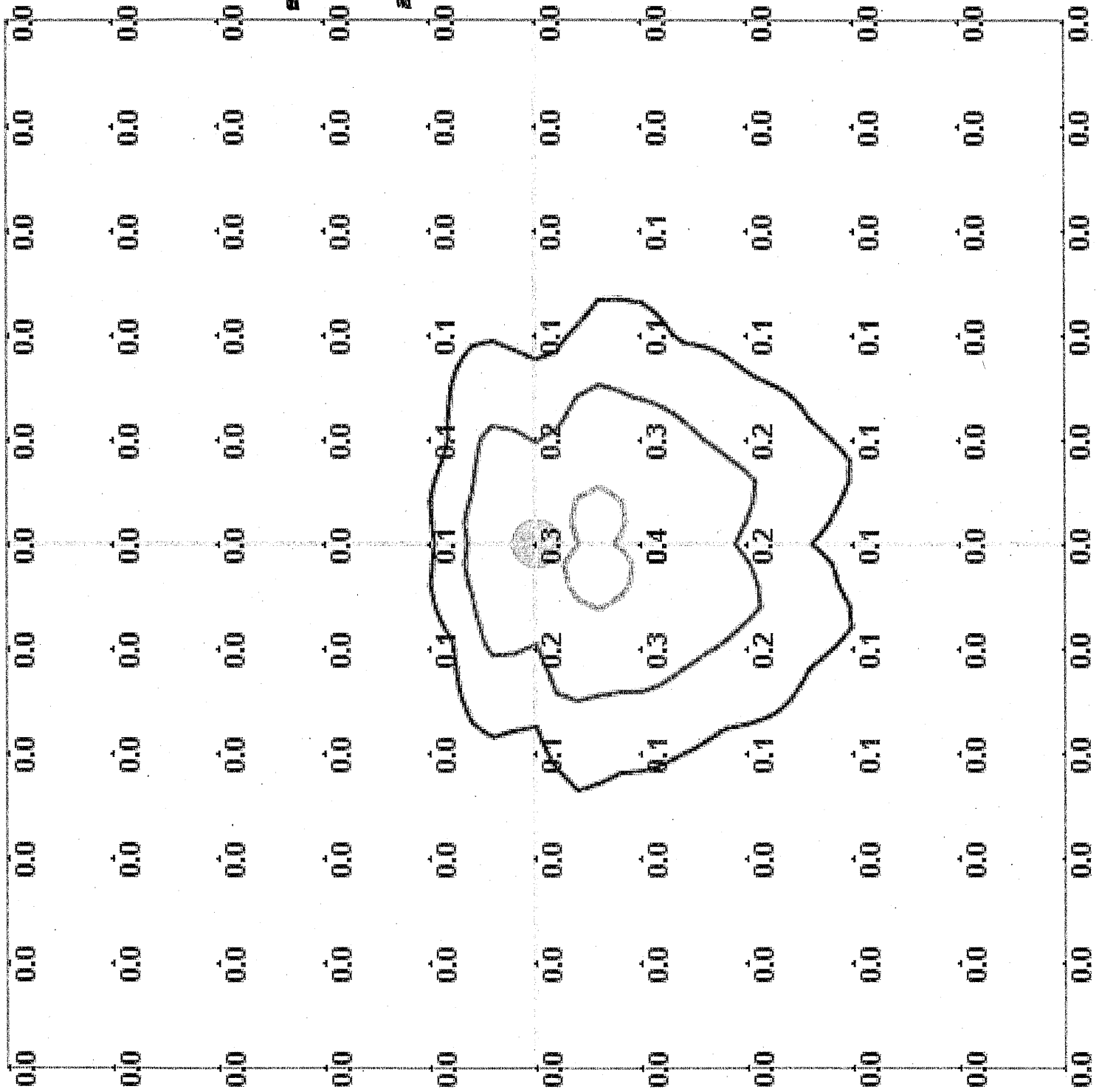
Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

Mounting Height Correction Factor
(Multiply the fc level by the correction factor)
10 ft. = 0.64
12 ft. = 0.44



An Acuity Brands Company

64



6.4 feet
between
numbers

Grey Dot is
light location
at 8' high of
building

64

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name PORT OF SIULSAW	For Insurance Company Use
	Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 100 HARBOR ST	Company NAIC Number

City FLORENCE State OR ZIP Code 97439

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
TAX MAP 18-12-35-2-2 TAX LOT

RECEIVED
JAN 30 2012

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL/OFFICE
A5. Latitude/Longitude: Lat. 43.96905 Long. -124.10124 Horizontal Datum: NAD 1927 NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.
A7. Building Diagram Number g

BY: SL

A8. For a building with a crawlspace or enclosure(s):	A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>1773</u> sq ft	a) Square footage of attached garage <u>NA</u> sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>18</u>	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>NA</u>
c) Total net area of flood openings in A8.b <u>1890</u> sq in	c) Total net area of flood openings in A9.b <u>NA</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number CITY OF FLORENCE / LANE COUNTY 410123		B2. County Name LANE		B3. State OREGON	
B4. Map/Panel Number 41039C1426	B5. Suffix F	B6. FIRM Index Date JUNE 2, 1999	B7. FIRM Panel Effective/Revised Date JUNE 2, 1999	B8. Flood Zone(s) X AND AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 10.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
 FIS Profile FIRM Community Determined Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?
Designation Date NA CBRS OPA Yes No

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized RM 419 Vertical Datum NGVD 1929
Conversion/Comments NA

Check the measurement used.

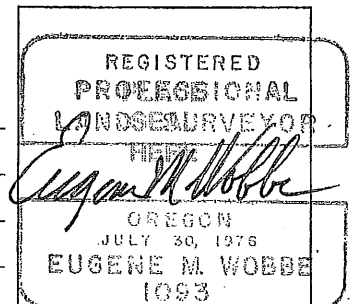
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>11.3</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>13.3</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>NA</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>13.3</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG)	<u>11.3</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG)	<u>12.4</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>11.3</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Certifier's Name EUGENE M. WOBBE PLS	License Number PLS 1093
Title SURVEYOR	Company Name WOBBE & ASSOCIATES, INC
Address P.O. BOX 3093	City FLORENCE State OR ZIP Code 97439
Signature <u>Eugene M. Wobbe</u>	Date JAN 30, 2012 Telephone 541-997-8411



IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

100 HARBOR

City FLORENCE State OR ZIP Code 97439

For Insurance Company Use:


Policy Number

Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments ALL EQUIPMENT SERVICING THE BUILDING TO BE LOCATED WITHIN THE BUILDING OR ABOVE ELEVATION 11.0


Signature

Date 1-30-2012

Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

G10. Community's design flood elevation _____ feet meters (PR) Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments

Check here if attachments

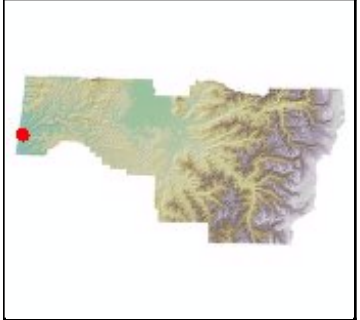


Exhibit K

**CITY OF FLORENCE
PHASE I SITE INVESTIGATION REPORT**

<u>Port of Siuslaw</u>	<u>3 Feb 2012</u>
Applicant	Date
<u>Replace Campground office building</u>	<u>18-12-35-22-03503</u>
Proposal or Project	Map No. Tax Lot
<u>Replace dilapidated 1980 trailer with new modular office building for Port of Siuslaw.</u>	Comprehensive Plan Designation
Purpose of Proposal or Project (attach additional sheets, as needed)	<u>Waterfront/ Marine</u>
<u>100 Harbor St. Florence</u>	Zoning District
Street Address	<u>Mixed Use</u>
	Overlay District

Based on submitted information, zoning and comprehensive plan requirements, and the completed Site Investigation Report, this proposal **does** / ~~does not~~ comply with Title 10 of the City Code and the Comprehensive Plan. The proposal **will** / ~~will not~~ achieve the stated purpose. The site and/or building design **will** / ~~will not~~ have adverse impacts and **will** / ~~will not~~ mitigate any adverse impacts.

The completed Site Investigation Report is available at the Planning Department.

This investigation was done by:

Susy Lacer

Print

Susy Lacer

Signature

Interim Port Manager

Title

**PHASE I SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. <u>LOCAL ZONING REGULATIONS</u> Does the proposed development site plan conform to City, or County Zoning Regulations regarding setback lines and other code provisions? (Contact the City or County Engineer for details.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. <u>COMPREHENSIVE PLAN SETBACK LINE OR DESIGNATION</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Has a Coastal Construction Setback line (CCSBL) been adopted for this County or city? (Inquire from the County or City Engineer.)
<input type="checkbox"/>	<input type="checkbox"/>	b. If a CCSBL has been adopted for this County or City is the proposed site seaward of the CCSBL?
<input type="checkbox"/>	<input type="checkbox"/>	c. If the proposed site is seaward of the adopted CCSBL, has application for a variance or exception been made to the Planning Commission having jurisdiction?

**PHASE 1 SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

YES	NO	
		3. <u>DUNAL FORMS</u>
—	<u>X</u>	a. Does the property contain any of the following dune formations?
—	<u>X</u>	1. Active Dune
—	<u>X</u>	2. Newer Stablized <u>Stabilized</u> Dune
—	<u>X</u>	3. Older Stablized Dune
—	<u>X</u>	4. Deflation Plan
—	<u>X</u>	5. leading Edge of Sand dune
—	<u>X</u>	6. Foredune
		3. <u>IDENTIFIED HAZARDOUS CONDITIONS</u>
—	<u>X</u>	a. Has any portion of the property been identified as being affected by any potential or existing geological hazard? (Contact County or City Planning Departments for information published by the State Department of Geology and Mineral Industries, US Department of Agriculture-Soil Conservation Service, US Geological Survey, US Army Corps of Engineers and other government agencies.)
—	<u>X</u>	b. Are any of the following identified hazards present?
—	<u>X</u>	1. foredune
—	<u>X</u>	2. Active Dunes
—	<u>X</u>	3. Water erosion
—	<u>X</u>	4. Flooding
—	<u>X</u>	5. Wind erosion
—	<u>X</u>	6. Landslide or sluff activity
—	<u>X</u>	7. leading edge of active Sand Dune
		c. Are there records of these hazards ever being present of the site? Describe: <i>No.</i>
		4. <u>EXISTING SITE VEGETATION</u>
<u>X</u>	—	b. Does the vegetation on the site, afford adequate protection against soil erosion from wind and surface water runoff?
—	<u>X</u>	c. Does the condition of vegetation present constitute a possible fire hazard or contributing factor to slide potential? (If answer is Yes, full details and possible remedies will be required.)
		5. <u>FISH AND WILDLIFE HABITAT</u>
—	<u>X</u>	a. Does the site contain any identified rare or endangered species or unique habitat (feeding, nesting or resting)?
—	<u>X</u>	b. Will any significant habitat be adversely affected by the development? (Contact Oregon Department of Fish and Wildlife,)
		6. <u>HISTORICAL AND ARCHEEOLOGICAL SITES</u>
—	<u>X</u>	Are there any identified historical or archaeological sites within the area proposed for development? (Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians.)
		7. <u>FLOOD PLAIN ELEVATION</u>
—	<u>X</u>	a. If the elevation of the 100 year flood plain or storm tide has been determined, does it exceed the existing ground elevation at the proposed building site? (Contact the Federal Insurance Administration, City or County Planning

**PHASE I SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Departments for information on 100 year flood plain. Existing site elevations can be identified by local registered surveyor.)
<input type="checkbox"/>	<input type="checkbox"/>	b. If elevations of the proposed development is subject to flooding during the 100 year flood or storm tide, will the lowest habitable floor be raised above the top of the highest predicted storm-wave cresting on the 100 year flood or storm tide?
8. <u>CONDITION OF ADJOINING AND NEARBY AREAS</u>		
Are any of the following natural hazards present on the adjoining or nearby properties that would pose a threat to this site?		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Active dunes
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. foredune
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Storm runoff erosion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	d. Wave undercutting or wave overtopping
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Slide areas
<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Combustible vegetative cover
(Contact County and City Planning staffs for local hazard information.)		
9. <u>DEVELOPMENT IMPACTS</u>		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	a. Will there be adverse off-site impacts as a result of this development?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Identify possible problem type
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Increased wind exposure
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Open sand movement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Vegetative destruction
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Increased water erosion (storm runoff, driftwood removal, reduction of foredune, etc.)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Increased slide potential
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Affect on aquifer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Has landform capability (density, slope failure, groundwater, vegetation, etc) been a consideration in preparing the development proposal?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Will there be social and economic benefits from the proposed development?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	e. Identified benefits
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. New jobs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Increased tax valuation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Improved fish and wildlife habitat
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Public access
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Housing needs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Recreation potential
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Dune stabilization (protection of other features)
<input type="checkbox"/>	<input type="checkbox"/>	8. Other _____
10. <u>PROPOSED DESIGN</u>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	a. Has a site map been submitted showing in detail exact location of proposed structures?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	b. Have detailed plans showing structure foundations been submitted?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	c. Have detailed plans and specifications for the placement of protective structures been submitted if need is indicated?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	d. Has a plan for interim stabilization, permanent revegetation and continuing vegetative maintenance been submitted?
<input type="checkbox"/>	<input type="checkbox"/>	e. Is the area currently being used by the following?

**PHASE 1 SITE INVESTIGATION
INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST**

YES	NO	
—	<u>X</u>	1. Off-road vehicles
—	<u>X</u>	2. motorcycles
—	<u>X</u>	3. horses
—	<u>X</u>	f. Has a plan been developed to control or prohibit the uses of off-road vehicles, motorcycles and horses?
<u>X</u>	—	11. <u>LCDC COASTAL GOAL REQUIREMENTS</u>
—	<u>X</u>	a. Have you read the LCDC Goals affecting the site? (contact LCDC, City or County office for copies of Goals.)
<u>X</u>	—	b. Have you identified any possible conflicts between the proposed development and the Goals or acknowledged comprehensive plans? (If so, list them and contact local planning staff for possible resolution.)
<u>X</u>	—	c. Have all federal and state agency consistency requirements been met? (Contact local planning office.)
—	—	d. Has applicant or investigator determined that the development proposal is compatible with the LCDD Beaches and Dunes Goal and other appropriate statewide land use planning laws?

Rev. 4/09



PORT OF SIUSLAW

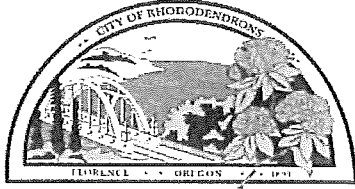
Serving Western Lane County and The Central Oregon Coast

Creating quality jobs and businesses through the development and certification of our facilities, resources and finite capabilities.

Port of Siuslaw, New Office Stormwater Plan

Stormwater run-off will come from the impervious surface of the rooftop of the new office. Water quality is not a concern. Water quantity is not a concern because it will run overland through existing vegetation around the office to the Estuary of the Siuslaw River. Potential for flooding and contamination is not a concern.

CITY OF FLORENCE: SIMPLIFIED APPROACH FORM



Date: 2 Feb 2012

Permit Number: _____

If total impervious area for submitted development proposal is less than 0.5 acre, the Simplified Approach form may be used for sizing stormwater facilities. If total impervious area for submitted development proposal is equal to or greater than 0.5 acre or includes public or private street improvements, the Presumptive or Performance Approach must be used and a Stormwater Management Report will be required. For more information, refer to the 2010 City of Florence Stormwater Design Manual Chapter 4.

Site Information

1. Site Address: 100 Harbor Street, Florence
2. State Property ID (R number):
3. Brief Description of Proposed Development:
Replace existing 1980 single wide mobile office building, 14x67, with a new modular office building, 28x64.
4. Total Amount of Impervious Area (New and/or Redeveloped):
854sf of additional impervious roof area

Site Evaluation

Please refer to Stormwater Design Manual (SWMM) References and Resources section for site evaluation maps (including soil types and groundwater).

S1. NRCS Soil Types: Waldport urban land 54%, Dune land 41%, Waldport fine sand 6%. (<http://websoilsurvey.nrcs.usda.gov>)

S2. Is there a known or suspected high groundwater table in the project area? yes no

If a site contains seasonal ponding or contains shallow groundwater soil types (53 – Heceta Fine Sand, 140 – Yaquina loamy fine sand, 141 Yaquina urban Land complex), a Partial Infiltration Facility with underdrains should be installed if feasible and an overflow provide to an approved disposal point.

Please Note: Each individual tax lot is required to manage the stormwater it generates on the same lot to the maximum extent feasible. If the proposal is unable to meet this requirement, the applicant must submit a special circumstance request.

Applicants must provide surface infiltration facility with overflow to an approved discharge point. Drywells may be used for overflow in areas with a minimum of 10' depth to groundwater but must be registered with DEQ as Underground Injection Control UIC (for more information refer to DEQ) Projects that infiltrate roof runoff with private soakage trenches or drywells are not required to provide pollution reduction prior to infiltration. This exemption does not apply to projects that discharge stormwater offsite. Single-family residential (up to three units) roofs and footing drains are excluded from UIC registration.

Facility Sizing Worksheet Instructions

All facilities sized with this form are presumed to comply with the City's pollution and flow control requirements. Infiltration and discharge requirements are site specific and approved with the use of this form.

1. Enter square footage (sf) of total impervious area being developed on Line 1.
2. Enter square footage (sf) for impervious area reduction (pervious pavement).
3. Enter sum of the impervious area reduction techniques on Line 2.
4. Subtract Line 1 from Line 2 to find Line 3, the amount of impervious area that requires stormwater management.
5. Select appropriate stormwater management facility.

6. Enter the square footage of impervious area managed that will flow into each facility type.
7. Check whether the planter, swale, basins, and filter strips are flow-through facilities.
8. Multiply each impervious area managed by the corresponding sizing factor. Enter this area as the facility surface area, which is the required size to manage the runoff.
9. Where selecting facilities that will overflow, select the final discharge location.
10. Enter the sum of the total of all the impervious area managed on Line 4. The value in Line 4 must be greater than or equal to Line 3.

Facility Sizing Worksheet

Line 1

Total impervious area being developed or redeveloped: 854 SF

Impervious Area Reduction:

Pervious Concrete _____ Sf
 Permeable Pavers _____ Sf

Line 2

Total Impervious Area Reduction: _____

Line 3

Total impervious area requiring stormwater management: _____

(Line 1 – Line 2)

Surface Facilities

<i>Subsurface Facilities</i>	<i>Impervious Area Managed</i>		<i>Sizing Factor</i>		<i>Facility Surface Area</i>
Rain Garden	_____ sf	x	0.06	=	_____ sf
Planter	_____ sf	x	0.06	=	_____ sf
Swale	_____ sf	x	0.09	=	_____ sf
Vegetated Filter Strip	<u>854</u> sf	x	0.20	=	<u>171</u> sf

* Overflow will be directed to (check all that apply)

Subsurface facility _____ Surface Water _____ Storm Sewer _____

Subsurface Facilities

The following subsurface facilities can receive overflow from the facilities listed above or can be used independently to manage stormwater from residential roofs. If stormwater is generated from anything other than residential roofs, the facilities must have pretreatment. All subsurface facilities are subject to the UIC (Underground Injection Control) requirements.

Drywell _____ sf _____ Diameter _____ Depth
 Soakage Trench _____ sf _____ Length _____ Width

Line 4

Sum of Total Impervious Area Managed: 171sf

Note:

In the event the stormwater facility temporarily fails or rainfall exceeds the facility design capacity, describe where flows will drain to in order to maintain public safety and avoid property damage. Depending on site conditions, this may include storage in an overflow structure, parking lot, street, or landscaped area.

After Recording Return to:

Name: Port of Siuslaw
Address: PO Box 1220
Florence OR 97439

Place Recording Label Here

APPENDIX A.4
Form O&M: Operations and Maintenance Plan

Permit Application No. _____

Owner Name: Port of Siuslaw

Phone: (area code required) 541-997-3426

Mailing Address: (return address for records) PO Box 1220

City/State/Zip: Florence OR 97439

Site Address: 100 Harbor St

City/State/Zip: Florence OR 97439

Site Legal Description:

Tax lot 18-12-35-22-03503; 43.9693 latitude, -124.1004 longitude

1 Responsible Party for Maintenance (check one)

Homeowner association Property Owner Other (describe)

2 Contact Information for Responsible Party(ies) if Other than Owner

Daytime Phone: (area code required) _____

Emergency/After Hours Phone: _____

Contact Name and Address: _____

Instructions

Simplified Sizing Approach: Attach O&M Specifications from the Florence Stormwater Design Manual Appendix H.

Presumptive and Performance Sizing Approach: Attach the site-specific O&M Plan (See Stormwater Design Manual Section 6).

3 Site Plan

Show all facility locations in relation to labeled streets, buildings, or other permanent features on the site. Also show the sources of runoff entering the facility, and the final onsite/offsite discharge point.
Please complete the table below

Maintaining the stormwater management facility on this site plan is a required condition of building permit approval for the identified property. The property owner is required to operate and maintain this facility in accordance with the O&M specifications or plan on file with the City of Florence. That requirement is binding on all current and future

owners of the property. Failure to comply with the O&M specifications or plan may result in enforcement action, including penalties. The O&M specifications or plan may be modified by written consent of new owners and written approval by re-filing with the Community Development Department.

Complete and recorded O&M Forms shall be submitted to:
 Community Development Department, 250 Highway 101, Florence, OR, 97439
 Office hours are 8 - 5, Monday through Friday. Call 541-997-3436 for assistance.

Required Site Plan (insert here or attach separate sheet)

I Have Attached a Site Plan

Please complete this table

Facility Type	Size (sf)	Drainage is from:	Impervious Area Treated (sf)	Discharge Point

BY SIGNING BELOW filer accepts and agrees to the terms and conditions contained in this O&M Form and in any document executed by filer and recorded with it. To be signed in the presence of a notary.

Filer signature _____

INDIVIDUAL Acknowledgement
 STATE of OREGON county of:

_____ This instrument was acknowledged before me on:

By: _____

Notary Signature: _____

My Commission Expires: _____ for notary seal

CORPORATE Acknowledgement
STATE of OREGON county of:

This instrument was acknowledged before me on: _____

By: _____

As (title): _____

Of (corporation): _____

Notary Signature: _____

My Commission Expires: _____

Physical & Biological Impacts Analysis for Port of Siuslaw Office Replacement

The proposed new office for the Port is replacing a pre-existing modular office building (938 sf), with a new modular office building (1792 sf) on the same footprint. This project will not negatively impact shorelands areas, coastal waters, or water resources. No identified estuarine or wetlands resources are in this location, therefore there are no issues to be mitigated for these resources.

Endangered Species Act Section 7 Consultation
Biological Opinion and Informal Consultation

and

Magnuson-Stevens Fishery Conservation and
Management Act
Essential Fish Habitat Consultation

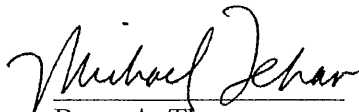
Port of Siuslaw Maintenance Dredging
Siuslaw River (6th field HUC 171002060804)
Lane County, Oregon
(Corps No.: NWP-1997-1360)

Lead Action Agency: U.S. Army Corps of Engineers

Consultation
Conducted By: National Marine Fisheries Service
Northwest Region

Date Issued: March 4, 2009

Issued by:


for Barry A. Thom
Acting Regional Administrator

NMFS No.: 2008/02367

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INTRODUCTION

This document contains a biological opinion (Opinion) with an incidental take statement in accordance with section 7(b) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531, *et seq.*), and implementing regulations at 50 CFR 402. With respect to designated critical habitat, the following analysis relied only on the statutory provisions of the ESA, and not on the regulatory definition of “destruction or adverse modification” at 50 CFR 402.02.¹ The National Marine Fisheries Service (NMFS) also completed an essential fish habitat (EFH) consultation, prepared in accordance with section 305(b)(2) of the Magnuson-Stevens Fishery Conservation and Management Act (MSA) (16 U.S.C. 1801, *et seq.*) and implementing regulations at 50 CFR 600.

The docket for this consultation is on file at the Oregon State Habitat Office in Portland, Oregon.

Background and Consultation History

On April 21, 2008, NMFS received a letter from the U.S. Army Corps of Engineers (Corps) requesting formal consultation pursuant to section 7(a)(2) of the ESA, and EFH consultation pursuant to section 305(b)(2) of the MSA, for its proposed permitting under section 10 of the Rivers and Harbors Act and section 404 of the Clean Water Act for a 10-year maintenance dredging plan at the Port of the Siuslaw (Port) in the mainstem of the Siuslaw River in Florence, Oregon. The Corps determined the proposed action is likely to adversely affect Oregon Coast (OC) coho salmon (*Oncorhynchus kisutch*) and their designated critical habitat. The Corps also found that the proposed action may adversely affect EFH for coho and Chinook salmon, groundfish, and coastal pelagic species. Although the biological assessment (BA) did not address the SDPS of green sturgeon, NMFS considered the effects of the proposed action on this species in this Opinion.

After two conversations with the Port on July 30, 2008² and August 21, 2008,³ regarding the need for an eelgrass (*Zostera marina*) mitigation plan because eelgrass would be removed by the proposed action, the NMFS formally responded to the Corps on September 19, 2008,⁴ with an additional information request letter detailing the need for an eelgrass mitigation plan in the proposed action. The Port provided an eelgrass mitigation plan on October 6, 2008.⁵ The NMFS responded to the Port on October 31, 2008, with a request for clarification and additional details

¹ This consultation was initiated prior to January 15, 2009, the effective date of amendments to 50 CFR section 402 described in 73 FR 76272 (Dec. 16, 2008). NMFS is issuing this document subsequent to that date. NMFS has considered whether the analysis or corresponding conclusions and incidental take statement would differ substantively depending on whether it applied the pre- or post-January 15 regulations, and has determined that they would not.

² Telephone conversation with Mark Freeman, Port of Siuslaw (July 30, 2008) (discussing the need for a detailed eelgrass mitigation plan).

³ Meeting with Mark Freeman, Port of Siuslaw (August 21, 2008) (discussing the need for a detailed eelgrass mitigation plan).

⁴ Letter from Bob Lohn, NOAA Fisheries, to Larry Evans, Corps (September 19, 2008) (requesting eelgrass mitigation plan to initiate consultation).

⁵ Email from Mark Freeman, Port of Siuslaw, to Bridgette Lohrman, NOAA Fisheries (October 6, 2008) (Port submitting eelgrass mitigation plan).

Table 1. Species with designated EFH in the Siuslaw River estuary.

Species		Lifestage	Activity	Prey
Groundfish				
Black rockfish	<i>Sebastes melanops</i>	Juveniles	Feeding	Amphipods, barnacle cyprids, copepods, crustacean zoea, fish larvae, mysids, polychaetes
Brown rockfish	<i>Sebastes auriculatus</i>	Larvae	Feeding	
California skate	<i>Raja inornata</i>	Adults	All	
		Eggs	Unknown	
Copper rockfish	<i>Sebastes caurinus</i>	Larvae	Feeding	
English sole	<i>Parophrys vetulus</i>	Juveniles	Feeding	Amphipods, copepods, cumaceans, molluscs, mysids, polychaetes
		Adults	All	Amphipods, crustaceans, cumaceans, molluscs, ophiuroids, polychaetes
		Eggs	Unknown	
		Larvae	Feeding	
Flathead sole	<i>Hippoglossoides elassodon</i>	Juveniles	Feeding	
		Eggs	Unknown	
		Larvae	Feeding	
Lingcod	<i>Ophiodon elongates</i>	Eggs	Unknown	
		Juveniles	Feeding	
Pacific cod	<i>Gadus macrocephalus</i>	Larvae		Copepods
Pacific sanddab	<i>Citharichthys sordidus</i>	Larvae	Feeding	
Petrale sole	<i>Eopsetta jordani</i>	Eggs	Unknown	
		Larvae	Feeding	
Redstripe rockfish	<i>Sebastes proriger</i>	Larvae	Feeding	
Rock sole	<i>Lepidopsetta bilineata</i>	Eggs	Unknown	
		Larvae	Feeding	
Sand sole	<i>Psettichthys melanostictus</i>	Eggs	Unknown	
Souffin shark	<i>Galeorhinus galeus</i>	Adults	All	fish, invertebrates
		Juveniles	Growth to Maturity	fish, invertebrates
Spiny dogfish	<i>Squalus acanthias</i>	Adults	All	
		Juveniles	Feeding	
Spotted ratfish	<i>Hydrolagus colliet</i>	Adults	Feeding, breeding	algae, amphipods, annelids, brittle stars, fish, molluscs, nudibranchs, opisthobranchs, ostracods, small crustacea, squid
		Juveniles	Feeding	algae, amphipods, annelids, brittle stars, fish, molluscs, nudibranchs, opisthobranchs, ostracods, small crustacea, squid
Starry flounder	<i>Platichthys stellatus</i>	Adults	All	Crabs, fish juveniles, molluscs, polychaetes
		Juveniles	Feeding	Amphipods, copepods, polychaetes
		Eggs	Unknown	
		Larvae		
*Activities include: breeding, feeding, growth to maturity, spawning, unknown				
Pacific Salmon				
Chinook salmon	<i>Oncorhynchus tshawtschay</i>			
Coho salmon	<i>Oncorhynchus kisutch</i>			

Coastal Pelagics	
Northern Anchovy	<i>Engraulis mordax</i>
Jack Mackerel	<i>Trachurus symmetricus</i>
Pacific Sardine	<i>Sardinops sagax</i>
Pacific (Chub) Mackerel	<i>Scomber japonicas</i>
Market Squid	<i>Loligo opalescens</i>

ENDANGERED SPECIES ACT

Section 7(a)(2) of the ESA requires Federal agencies to consult with NMFS to ensure that their actions are not likely to jeopardize the continued existence of endangered or threatened species, or adversely modify or destroy their designated critical habitat. The Opinion that follows records the results of the interagency consultation for this proposed action. An incidental take statement (ITS) is provided after the Opinion that specifies the impact of any taking of threatened or endangered species that will be incidental to the proposed action, reasonable and prudent measures that NMFS considers necessary and appropriate to minimize such impact, and nondiscretionary terms and conditions (including, but not limited to, reporting requirements) that must be complied with by the Federal agency, applicant, or both to carry out the reasonable and prudent measures.

Biological Opinion

To complete the jeopardy analysis presented in this Opinion, NMFS reviewed the status of the listed species of Pacific salmon and green sturgeon¹² considered in this consultation, the environmental baseline in the action area, the effects of the action, and cumulative effects (50 CFR 402.14(g)). From this analysis, NMFS determined whether effects of the action were likely, in view of existing risks, to appreciably reduce the likelihood of both the survival and recovery of the affected listed species.

For the critical habitat adverse modification analysis, NMFS considered the status of the entire designated area of the critical habitat considered in this consultation, the environmental baseline in the action area, the likely effects of the action on the function and conservation role of the affected critical habitat, and cumulative effects. NMFS used this assessment to determine whether, with implementation of the proposed action, critical habitat would remain functional, or retain the current ability for the primary constituent elements (PCEs) to become functionally established, to serve the intended conservation role for the species (Hogarth 2005).

¹² An "evolutionarily significant unit" (ESU) of Pacific salmon (Waples 1991) as defined in section 3 of the ESA.

Status of the Species and Critical Habitat

Status of the Species. This section defines the biological requirements of OC coho salmon and SDPS green sturgeon and reviews the status of the species and affected critical habitat relative to those requirements. The present risk of extinction faced by OC coho salmon and SDPS green sturgeon informs NMFS' determination of whether additional risk will 'appreciably reduce' the likelihood that OC coho salmon or SDPS green sturgeon will survive or recover in the wild. The greater the present risk, the more likely it is that any additional risk resulting from the proposed action's effects on the population size, productivity (growth rate), distribution, or genetic diversity of the species (McElhany *et al.* 2000), or on the conservation value of critical habitat, will be an appreciable reduction.

OC coho salmon. OC coho salmon includes all naturally-spawned populations of coho salmon in Oregon coastal streams south of the Columbia River and north of Cape Blanco, and progeny of five artificial propagation programs. The OC coho salmon Technical Recovery Team (OC-TRT) identified 56 historical populations, grouped into five major "biogeographic strata," based on consideration of historical distribution, geographic isolation, dispersal rates, genetic data, life history information, population dynamics, and environmental and ecological diversity (Lawson *et al.* 2007).

The OC-TRT concluded that, if recent past conditions continue into the future, OC coho salmon are moderately likely to persist over a 100-year period without artificial support, and have a low to moderate likelihood of being able to sustain their genetic legacy and long-term adaptive potential for the foreseeable future (Wainwright *et al.* 2007).

During the 20 years from 1988 to 2007, annual escapement of adult OC coho salmon to coastal streams has ranged from a low of 21,279 in 1990 to a high of 260,550 in 2002 (ODFW 2008). Preliminary escapement for 2007 was an estimated 51,875 adult fish.

NMFS identified the following three threats that are currently not adequately addressed and continue to be of concern for the OC coho salmon ESU: present or threatened destruction, modification, or curtailment of habitat; inadequacy of existing regulatory mechanisms, and the natural variability of ocean conditions.¹³

Siuslaw River Population. OC coho salmon occurring in the action area are part of the Siuslaw River population that was identified as a functionally-independent population. An independent population is one that historically would have had a high likelihood of persisting in isolation from neighboring populations for 100 years (Lawson *et al.* 2007). The Siuslaw River population is part of the mid-coast biogeographic strata defined within the OC coho salmon ESU (Lawson *et al.* 2007). The State of Oregon identified stream complexity and water quality as the top two limiting factors for the Siuslaw River population (ODFW 2007).

All coho salmon outmigrating or returning to the Siuslaw River move through the action area at the Port's marina. Estimates of Siuslaw Basin adult coho spawners shows considerable

¹³ NMFS' listing determination on February 4, 2008 (70 FR 7816).

variability in the annual abundance from year to year with abundance likely remaining low for 2008 spawning season (Table 2).

Table 2. Annual estimates of coho salmon natural spawner abundance in the Siuslaw River.

Year	Siuslaw Basin
1993	4,428
1994	3,205
1995	6,089
1996	7,625
1997	668
1998	1,089
1999	2,724
2000	6,767
2001	11,024
2002	56,971
2003	29,257
2004	8,443
2005	17,321
2006	6,260
2007	3,581
1993-2007 Avg.	11,030

Green sturgeon. Green sturgeon is a widely-distributed, anadromous species found in nearshore waters from Baja California to Canada. Spawning occurs in the spring, in deep pools or turbulent mainstem areas of the Sacramento, Klamath, and Rogue rivers. Specific characteristics of spawning habitat for this species are unknown, as is the estuarine/marine distribution and the timing of estuarine use.

The NMFS defined two DPSs of green sturgeon: a northern DPS (NDPS) with spawning populations in the Klamath and Rogue rivers and a SDPS that spawns in the Sacramento River. The SDPS was listed as threatened on April 7, 2006 (71 FR 17757), and includes all spawning populations south of the Eel River in California. The NDPS remains a species of concern.

McLain (2006) notes that the SDPS green sturgeon were first documented in Oregon and Washington waters in the late 1950s when green sturgeon tagged in San Pablo Bay were recovered in the Columbia River estuary (CDFG 2002). Preliminary work by Israel and May (2006) has determined that 80% or greater of green sturgeon in the Columbia River estuary during late-summer and early fall months were SDPS origin. It is likely that green sturgeon inhabit estuarine waters to feed and optimize growth (Moser and Lindley 2007). Information from fisheries-dependent sampling suggests that green sturgeon only occupy large estuaries during the summer and early fall in the northwestern United States. Commercial catches of green sturgeon peak in October in the Columbia River estuary, and records from other estuarine fisheries (*i.e.*, Willapa Bay and Grays Harbor, Washington) support the idea that sturgeon are only present in these estuaries from June until October (Mosier and Lindley 2007).

Status of Critical Habitat. The NMFS reviews the status of critical habitat affected by the proposed action by examining the condition and trends of PCE's of critical habitat throughout the designated area. NMFS has excluded the Siuslaw River estuary from the proposed designation of critical habitat for SDPS green sturgeon. OC coho salmon critical habitat is designated in the action area. The PCEs consist of the physical and biological elements identified as essential to the conservation of the species in the documents identifying critical habitat (Table 3).

Table 3. PCEs of OC coho salmon critical habitat, and corresponding species life history events.

Primary Constituent Elements		Species Life History Event
Site Type	Site Attribute	
Estuarine areas	Free of obstruction with water quality, water quantity, and salinity conditions supporting juvenile and adult physiological transitions between fresh- and saltwater; natural cover ^a ; and forage ^b .	Juvenile and adult mobility and survival.

^aNatural cover includes submerged and overhanging large wood, aquatic vegetation, large rocks and boulders, and side channels.

^bForage includes aquatic invertebrate and fish species that support growth and maturation.

The action area is designated as an estuarine area PCE and is required to support the biological processes for which the species use that habitat. The specific unit of OC coho salmon critical habitat that will be affected by the proposed action is the Lower Siuslaw River 5th field HUC. This watershed contains PCEs necessary for spawning, rearing, and migration. The NMFS Critical Habitat Analytical Review Team (CHART) identified diking, levee construction on estuarine wetlands, restricted estuarine water and fish movement (due to tidegates) as issues with urbanization identified as a key management activity affecting the PCE within this watershed. The CHART considered this watershed and the associated Siuslaw River mainstem as having high conservation value to the PCE.

All adult and juvenile OC coho salmon using the Siuslaw watershed migrate through the action area and use the mainstem to make the physiological transition between marine and freshwater environments. The site attributes within the estuarine PCE that apply to this action area and the proposed project are: sites free of obstruction, water quality conditions supporting juvenile and adult physiological transitions between fresh- and saltwater; natural cover including aquatic vegetation, and forage areas.

Climate change is likely to have negative implications for the conservation value of designated critical habitats in the Pacific Northwest (CIG 2004, Scheuerell and Williams 2005, Zabel *et al.*

2006, ISAB 2007). Average annual Northwest air temperatures have increased by approximately 1°C since 1900, or about 50% more than the global average warming over the same period (ISAB 2007). The latest climate models project a warming of 0.1 to 0.6°C per decade over the next century. According to the ISAB, these effects may have the following physical impacts within the next forty or so years:

- Warmer air temperatures will result in a shift to more winter/spring rain and runoff, rather than snow that is stored until the spring/summer melt season.
- With a shift to more rain and less snow, the snowpacks will diminish in those areas that typically accumulate and store water until the spring freshet.
- With a smaller snowpack, these watersheds will see their runoff diminished and exhausted earlier in the season, resulting in lower streamflows in the June through September period.
- River flows in general and peak river flows are likely to increase during the winter due to more precipitation falling as rain rather than snow.
- Water temperatures will continue to rise, especially during the summer months when lower streamflow and warmer air temperatures will contribute to the warming regional waters.

These changes will not be spatially homogeneous. Areas with elevations high enough to maintain temperatures well below freezing for most of the winter and early spring would be less affected. Low-lying areas that historically have received scant precipitation contribute little to total streamflow and are likely to be more affected. These long-term effects may include, but are not limited to, depletion of cold water habitat, variation in quality and quantity of tributary rearing habitat, alterations to migration patterns, accelerated embryo development, premature emergence of fry, and increased competition among species

To mitigate for the effects of climate change on listed salmonids, the ISAB (2007) recommends planning now for future climate conditions by implementing protective tributary, mainstem, and estuarine habitat measures; as well as protective hydropower mitigation measures. In particular, the ISAB (2007) suggests increased summer flow augmentation from cool/cold storage reservoirs to reduce water temperatures or to create cool water refugia in mainstem reservoirs and the estuary; the protection and restoration of riparian buffers, wetlands, and floodplains; removal of stream barriers; implementation of fish ladders; and assurance of high summer and autumn flows.

Environmental Baseline for the Action Area

Siuslaw River. The proposed project lies within the lower reaches of the Siuslaw River basin, which drains an area of approximately 504,000 acres in the central coastal region of Oregon. Aquatic and riparian habitat within the Siuslaw River basin was strongly affected by logging activities and land development (Ecotrust 2002). These activities contributed to erosion, increased sedimentation, and increased water temperatures. The mainstem of the Siuslaw River is considered temperature limited and is listed on Oregon Department of Environmental Quality's (ODEQ) 2004 303(d) list in need of a Total Maximum Daily Load. In addition to temperature concerns, approximately 75% of the lower five miles of the north bank of the

Siuslaw River has been stabilized using riprap or a seawall. In addition, the action area is located in downtown Florence which is experiencing urbanization and growth. The marina services some vessels but is limited by the sedimentation which has occurred causing some slips to not be available and eelgrass to colonize the area.

It is estimated that the Siuslaw River estuary experienced a decrease in total estuary area from 4,316 acres to 3,060 acres, a 29% loss between 1870 and 1970, and a decrease in tidal wetlands from 2,002 acres to 746 acres; a 63% loss during the same time period (Good 2000). This decrease in estuarine area is on par with the coast-wide estimated average of a 24% reduction of total estuarine area and 68% loss of tidal wetlands among Oregon's 22 estuaries.

Effects of the Action

Based on information provided and developed during consultation, NMFS concludes that the proposed action will cause the following: (1) Short-term increase in suspended sediment; (2) short-term change in benthic species productivity; (3) long-term conversion of intertidal mudflat habitat to subtidal habitat; (3) temporal loss of eelgrass habitat; and (4) long-term habitat degradation from increased vessel traffic.

Suspended Sediment. The proposed action will re-suspend and transport sediments during dredging. The increase in turbidity will be localized and short-term, and should be dissipated within several hours following cessation of the activity, although there is some evidence that higher turbidity along the river bottom may persist for several days after the cessation of dredging.

Benthic Productivity. The removal of 3 to 6 vertical feet of sediment will cause an immediate mortality of all organisms present at the site including polychaetes, oligochaetes, clams, amphipods. The invertebrate infaunal and epifaunal species and abundance will recover once the area is recolonized. Recolonization varies depending upon the organism. Recovery of the shorter-lived benthic invertebrates, *i.e.*, amphipods, will recover more quickly in several months to a year in comparison with the larger benthic macroinvertebrates, *i.e.*, molluscs and larger polychaetes, which may take a year or longer based on their reproductive cycles. The dredging will occur two to three times over a 10-year period, thus, the invertebrates within and on the benthos will be removed but allowed to recolonize and provide a prey resource for several years before the next dredge cycle.

Conversion to Subtidal Habitat. The eelgrass found on the Port's property is within the lowest extent of eelgrass in the estuary, only a few small areas of eelgrass may be found a short distance downriver. The habitat in the action area consists of an upper intertidal mudflat colonized by *Z. japonica*, intertidal mudflat colonized by *Z. marina* and *Ulva* and *Enteromorpha* spp., and a subtidal mudflat sloping to deeper water. The dredging will increase the depth of the substrate from 0.0 feet MLLW to -3.1 feet MLLW over approximately 75 linear feet which will decrease the physical space available for submerged aquatic vegetation to grow based on the physical, biological, and chemical requirements of eelgrass. Eelgrass grows where the salinity, tides, and suspended sediment, are such to allow establishment and growth. As shown from the visual eelgrass surveys, the eelgrass has occupied the intertidal, thus demonstrating that those

SVFR

Hydrant Flow Test By Hydrant

Hydrant Number = "HARB01" "

Date	Static	Residual	Pitot	Pitot 2	GPM	20 PSI	10 PSI	0 PSI
01/14/2010	68	50	40.00	0.00	1061	1802	1996	2175
<No Staff Member Listed>								
Subtotal Flow Tests:		1		Min:	1061	1802	1996	2175
				Max:	1061	1802	1996	2175
				Avg:	1061	1802	1996	2175
Total Flow Tests:		1						

Required Fire Flow for new building will be 1500 gpm

Sen

SVFR

Hydrant Flow Test By Hydrant

Hydrant Number = "HARB02" "

Date	Static	Residual	Pitot	Pitot 2	GPM	20 PSI	10 PSI	0 PSI
01/14/2010	68	50	38.00	0.00	1034	1756	1945	2119
BARRO3	BARRETT, SEAN P							
Subtotal Flow Tests:		1		Min:	1034	1756	1945	2119
				Max:	1034	1756	1945	2119
				Avg:	1034	1756	1945	2119
Total Flow Tests:		1						



Port of Siuslaw Office

Two additional required parking spaces will be where X is above.



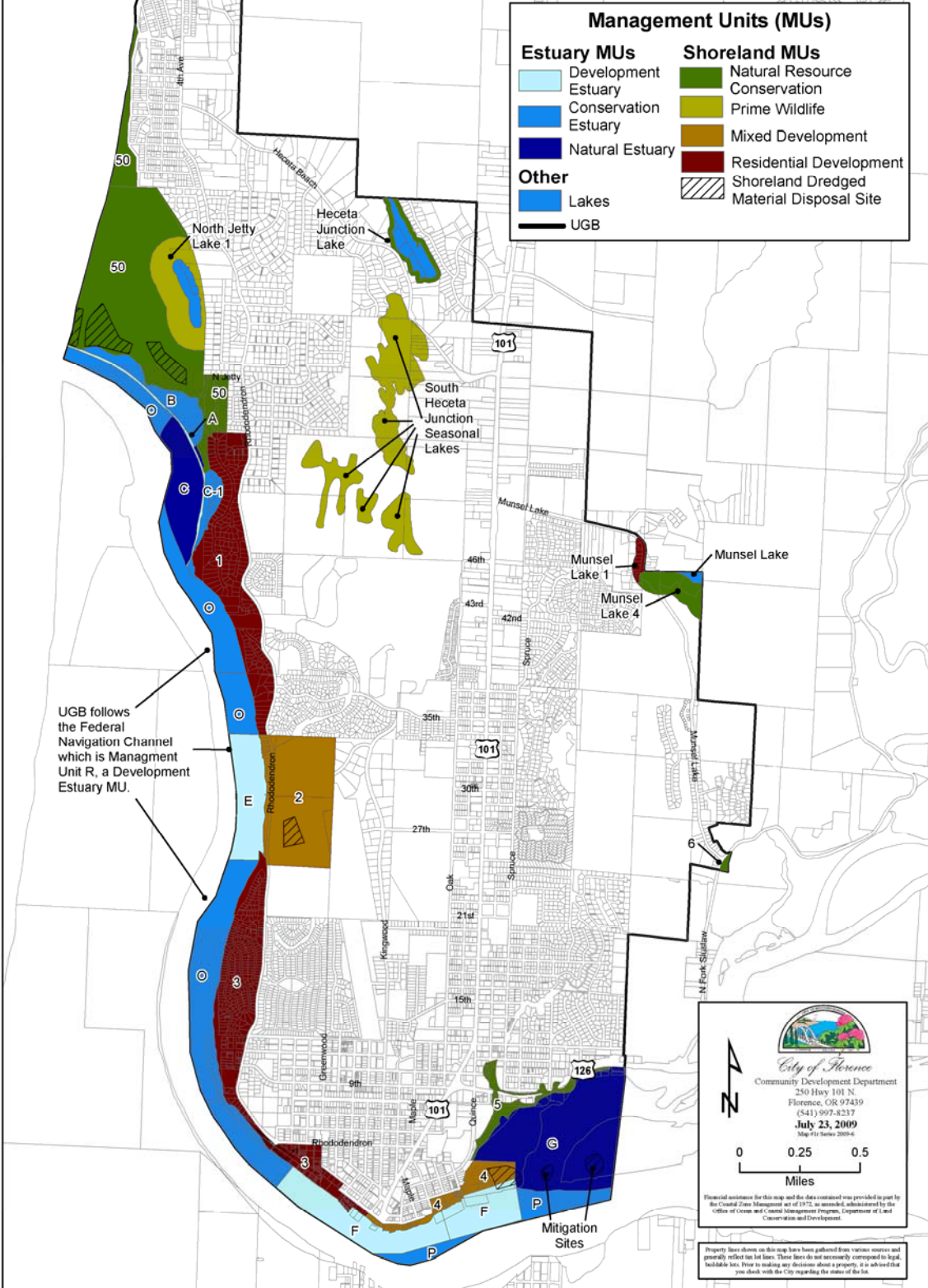
PORT OF SIUSLAW, EXISTING VEGETATION ON LOT

Total lot square footage = 127,195sf

Total vegetative = 71,778sf (57%)

Total non-vegetative = 55,417sf (43%)

City of Florence
**Map 17-1: Estuary & Coastal
 Shorelands Management Units
 in the Florence UGB**



Wendy Farley

From: Carl Dependahl
Sent: Wednesday, February 29, 2012 1:01 PM
To: Wendy Farley
Cc: Michelle Pezley; Sandra Belson
Subject: Port Modular Office

Wendy;

These are my comments:

1. The Port has submitted initial plan documents, including an elevation certificate and site plan. The plans will be reviewed for compliance with Current Oregon "Specialty" Codes. (Building codes: 2010 OSSC, OFC, OPSC, OESC, and ADA accessibility regulations.)
as required by FCC Title 4 and state law. The building is intended to replace an existing trailer that served as the campground office; it will also serve as the general office for the administration of the Port of Siuslaw. A temporary "job trailer/office" is to be provided during construction.
2. The building is a multi-segment pre-fabricated "modular" structure with added access decks, ramps, and other features. It is intended to be placed on a raised concrete foundation built onsite. Site features added, such as parking spaces, walkways are required to meet accessibility standards as well as FCC provisions.
An initial review shows general compliance with code requirements. No fire sprinklers or fire resistive construction will be necessary as configured.

Please consider this as a reply to your referral,

Carl Dependahl
Certified Building Official
City of Florence, Oregon
541.997.2141
carl.dependahl@ci.florence.or.us

Exhibit S

3/7/2012.