



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

April 16, 2025

Cinnabar Growth Capital, Inc.
Attn: Michael Weinstock
1702 Meridian Avenue Suite L-113
San Jose, CA 95125

State Land Board

Tina Kotek
Governor

Tobias Read
Secretary of State

Elizabeth Steiner
State Treasurer

Re: WD # 2024-0332 **Approved**
Wetland Delineation Report for Croman Mill Redevelopment,
Jackson County; T39S R1E S14AC TL's 900 and 1700;
S14D TL's 800, 900, 1000, 1100 and 1301, and Siskiyou
Boulevard Right-of-Way;

Dear Michael Weinstock:

The Department of State Lands has reviewed the wetland delineation report prepared by Schott & Associates, Inc., for the site referenced above. Based upon the information presented in the report, and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in Figures 6a-6c of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the study area, four wetlands (Wetland 1-4), one waterway (Drainage 1), four ponds (Pond 1-4), and two ditches (Ditch 1 and 2) were identified. Wetland 3 (totaling approximately 0.24 acres), Pond 3, and Drainage 1 are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined). Wetlands 1, 2, and 4, and Ponds 1, 2, and 4, are exempt per OAR 141-085-0515(6). The two ditches are also exempt per OAR 141-085-0515(8); therefore, these are not subject to current state Removal-Fill requirements.

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal, other state agencies or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of impacts to waters of this state. Because measures to avoid and minimize impacts to waters of this state may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Wetland Ecologist for Jackson County, Matt Unitis, at (503) 910-1559.

Sincerely,

Daniel Evans Digitally signed by Daniel Evans
Date: 2025.04.16 11:45:29 -07'00'

Daniel Evans, PWS
Wetland Ecology Specialist

Enclosures

ec: Juniper Tagliabue, Schott & Associates, Inc.
Jodi Forgione, Schott & Associates, Inc
City of Ashland Planning Department (Maps enclosed for refining LWI)
Alexandra Holecek, Corps of Engineers
Bryan Gillooly, DSL

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

A complete report and signed report cover form, along with applicable review fee, are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

Ways to submit report:

- ❖ Under 50MB - A single unlocked PDF can be emailed to: wetland.delineation@dsl.oregon.gov.
- ❖ 50MB or larger - A single unlocked PDF can be uploaded to the [Jurisdiction Box.com](#) folder. Email wetland.delineation@dsl.oregon.gov of the new upload.
- ❖ Unbound paper report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

- ❖ By credit card on [DSL's epayment portal](#) after receiving the unique file number from DSL's emailed confirmation.
- ❖ By check payable to the Oregon Department of State Lands attached to the unbound paper report **OR** attached to the complete signed cover form if report submitted electronically.

Contact and Authorization Information

<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Michael Weinstock Cinnabar Growth Capital, Inc. 1702 Meridian Ave., Suite L-113	Business phone # 408.833.3948 Mobile phone # (optional) E-mail: weinmike@gmail.com
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<input type="checkbox"/> Authorized Legal Agent, Name and Address (if different):	Business phone # Mobile phone # (optional) E-mail:
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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: MICHAEL WEINSTOCK **Signature:** *Michael Weinstock*
Date: 6/8/2024 Special instructions regarding site access:

Project and Site Information

Project Name: Croman Mill Redevelopment	Latitude: 42.17600543 Longitude: -122.68597360 decimal degree - centroid of site or start & end points of linear project
Proposed Use: Mixed use development	Tax Map # 39 1E 14AC Tax Lot(s) 900, 1700 Tax Map # 39 1E 14D
Project Street Address (or other descriptive location): north of Siskiyou Blvd, east of Mistletoe Rd, west of the railroad tracks	Tax Lot(s) 800, 900, 1000, 1100, 1301, ROW Township 39S Range 1E Section 14 QQ AC; D Use separate sheet for additional tax and location information
City: Ashland County: Jackson	Waterway: Golf Creek River Mile:

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: Juniper Tagliabue/Jodi Forgiore Schott and Associates PO Box 589 Aurora, OR 97002	Phone # 503.678.6007 Mobile phone # (if applicable) E-mail: juniper@schottandassociates.com
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The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.
Consultant Signature: *Jodi Forgiore* **Date:** 6/11/2024

Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent

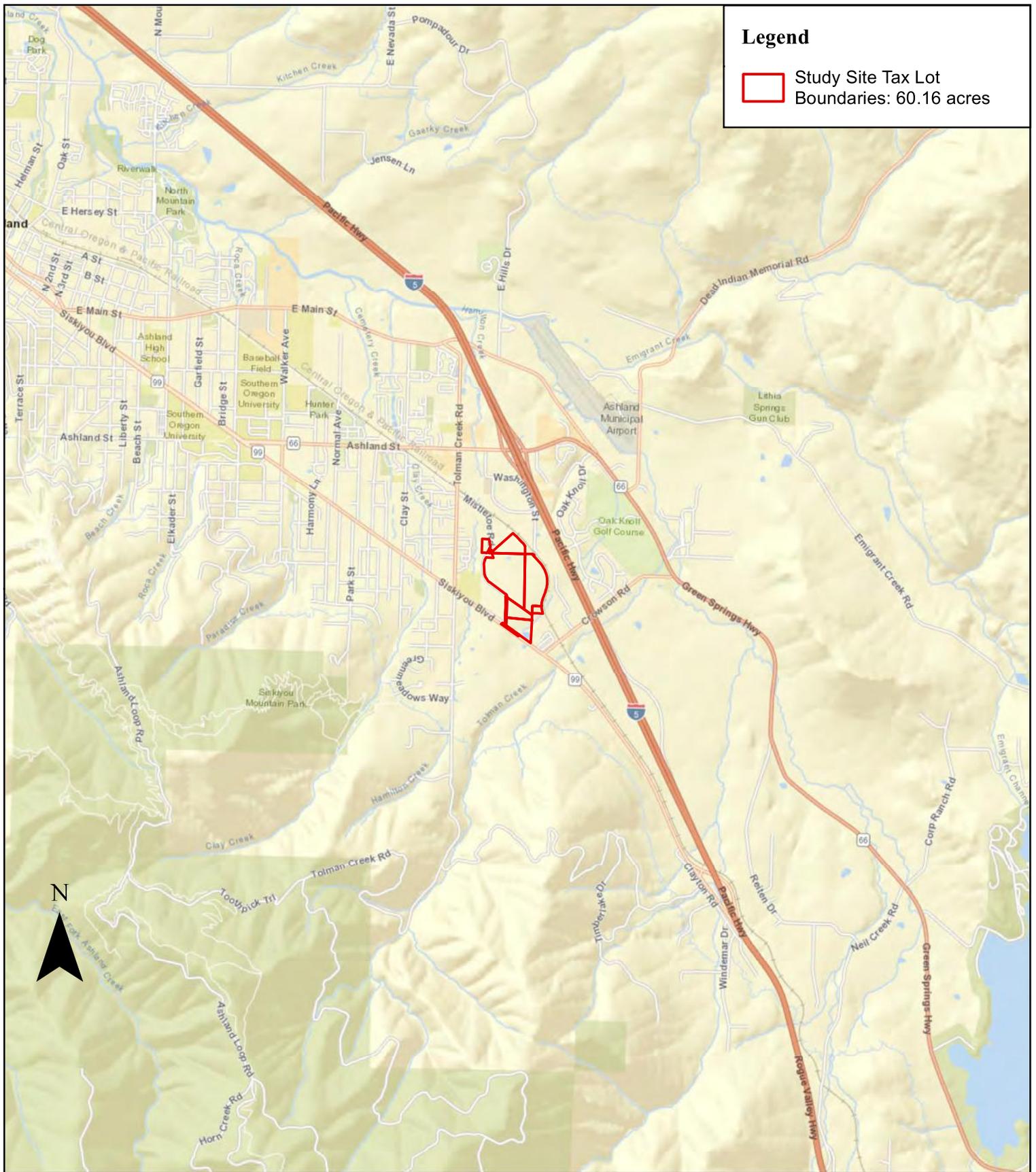
Wetland/Waters Present? Yes No Study Area size: 60.16 Total Wetland Acreage: 0.3

Check Applicable Boxes Below

<input type="checkbox"/> R-F permit application submitted <input type="checkbox"/> Mitigation bank site <input type="checkbox"/> EFSC/ODOE Proj. Mgr: _____ <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) <input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # _____	<input type="checkbox"/> Fee payment submitted \$ _____ <input type="checkbox"/> Resubmittal of rejected report (\$100) <input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee) DSL # _____ Expiration date _____ <input checked="" type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code _____ Pond _____
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For Office Use Only

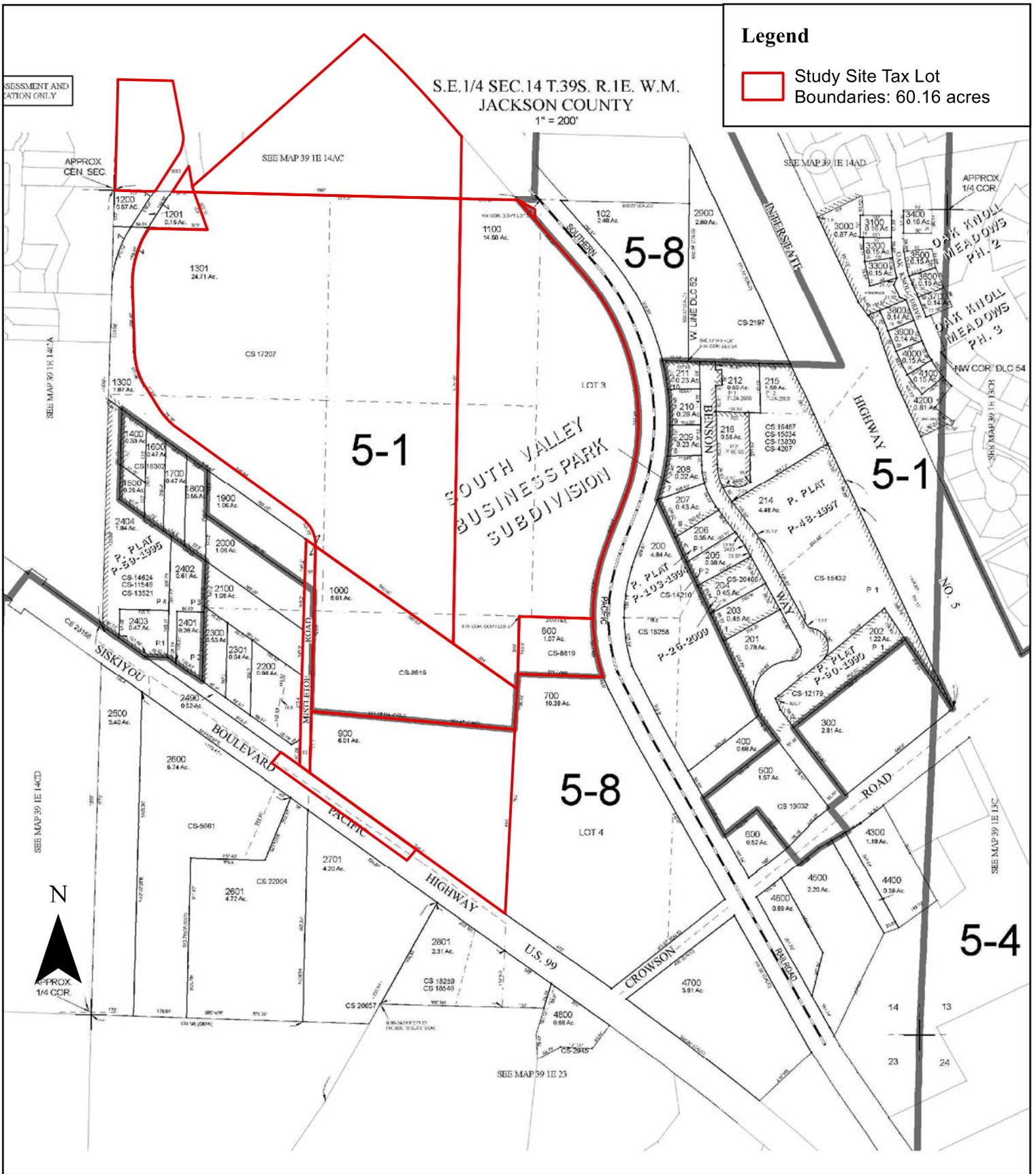
DSL Reviewer: <u>MU</u>	Fee Paid Date: ____ / ____ / ____	DSL WD # <u>2024-0332</u>
Date Delineation Received: <u>06 / 11 / 2024</u>	DSL App.# _____	



Date: 5/15/2024

Data Source: ESRI, 2024; Jackson County GIS Dept, 2024

Figure 1. Location Map



Legend

Study Site Tax Lot Boundaries: 60.16 acres

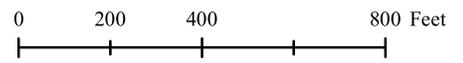
Date: 5/15/2024

Data Source: ESRI, 2024; Jackson County GIS Dept, 2024

Figure 2a. Tax Map - 391E14D



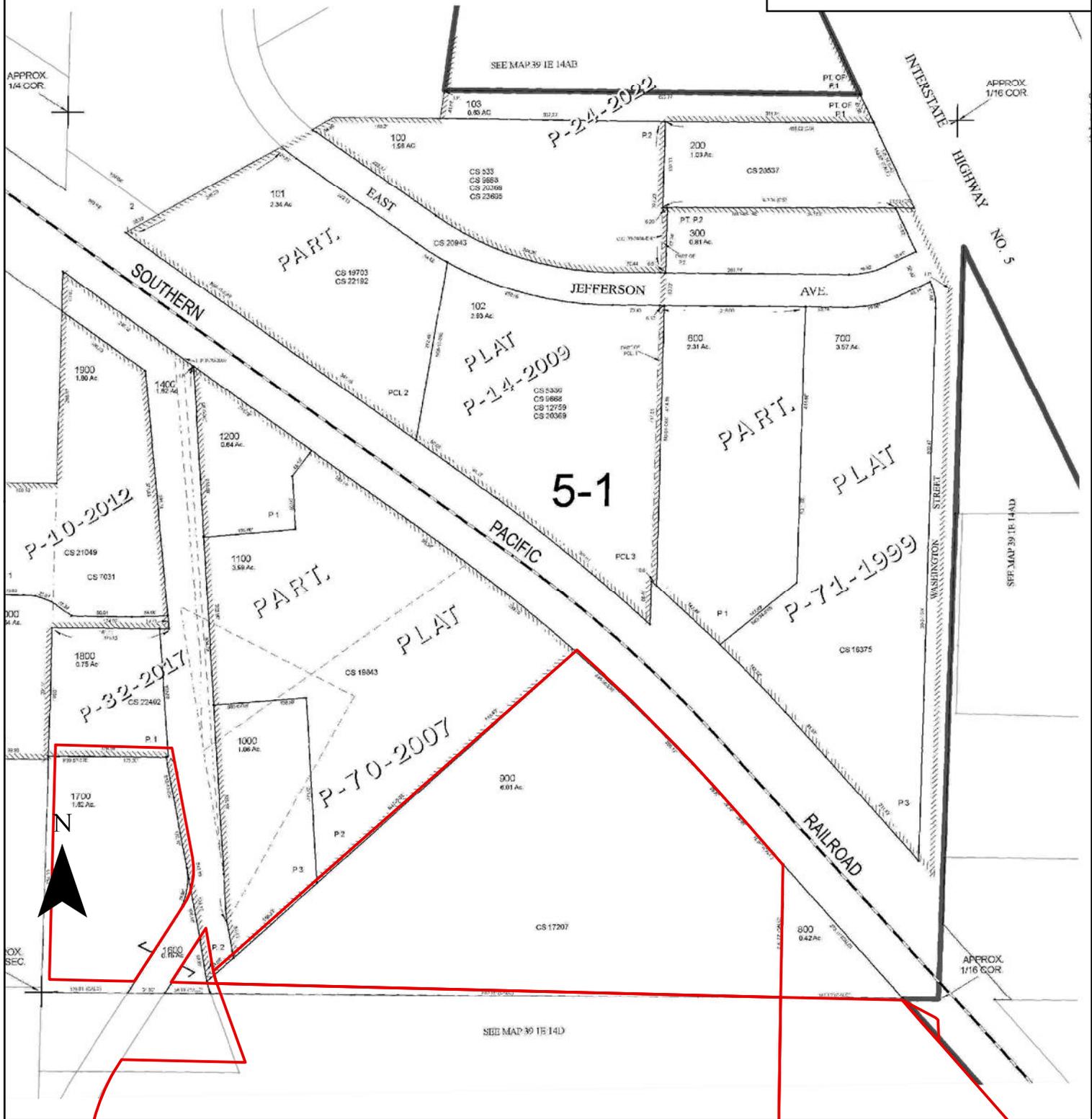
Croman Project Site: S&A # 3135



S.W.1/4 N.E.1/4 SEC.14 T.39S. R.1E. W.M.
JACKSON COUNTY
1" = 100'

Legend

 Study Site Tax Lot
Boundaries: 60.16 acres



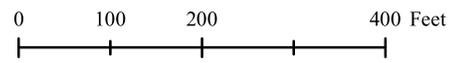
Date: 5/15/2024

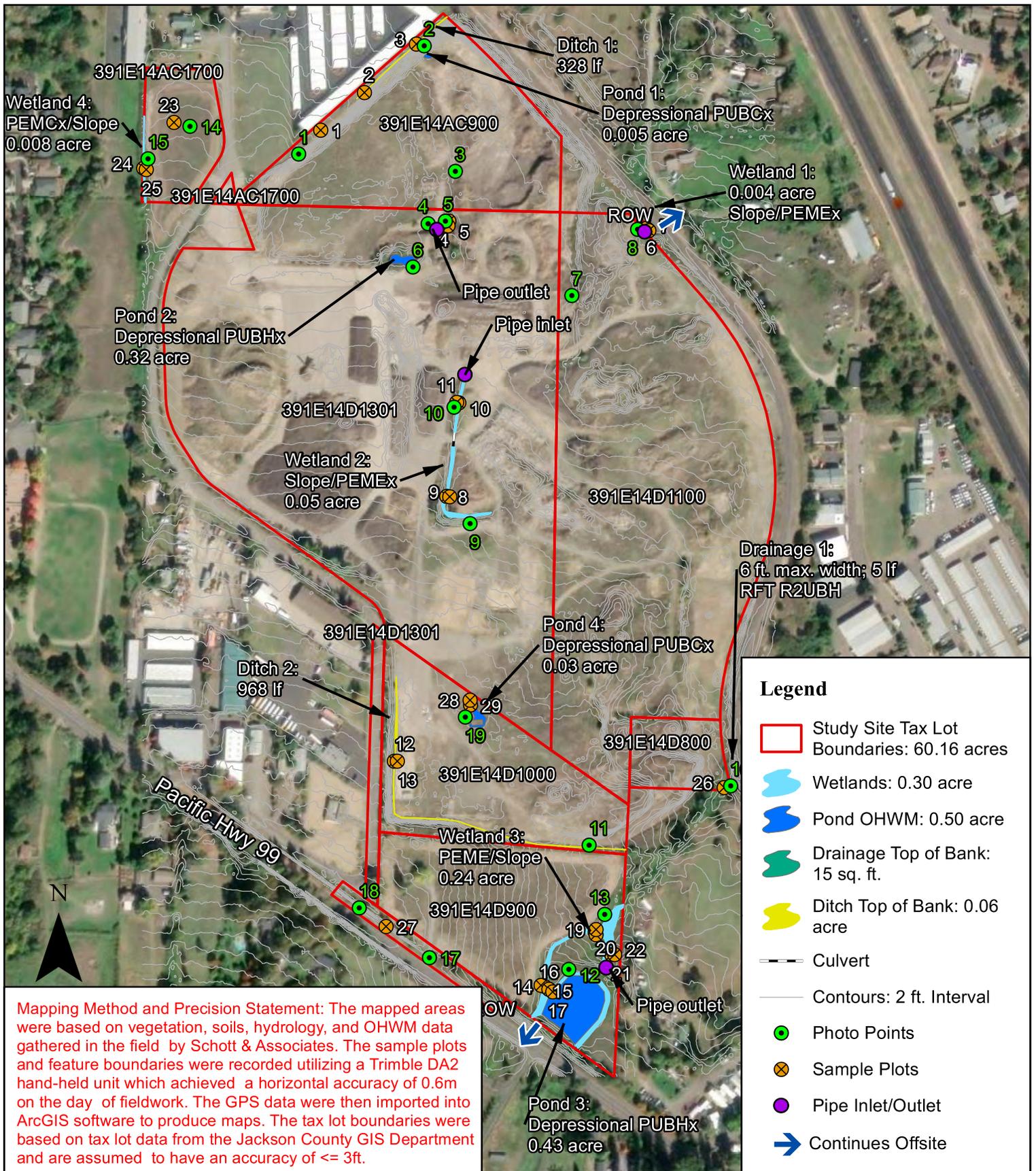
Data Source: ESRI, 2024; Jackson County GIS Dept, 2024

Figure 2b. Tax Map - 391E14C



Croman Project Site: S&A # 3135





Date: 5/15/2024

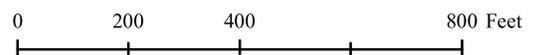
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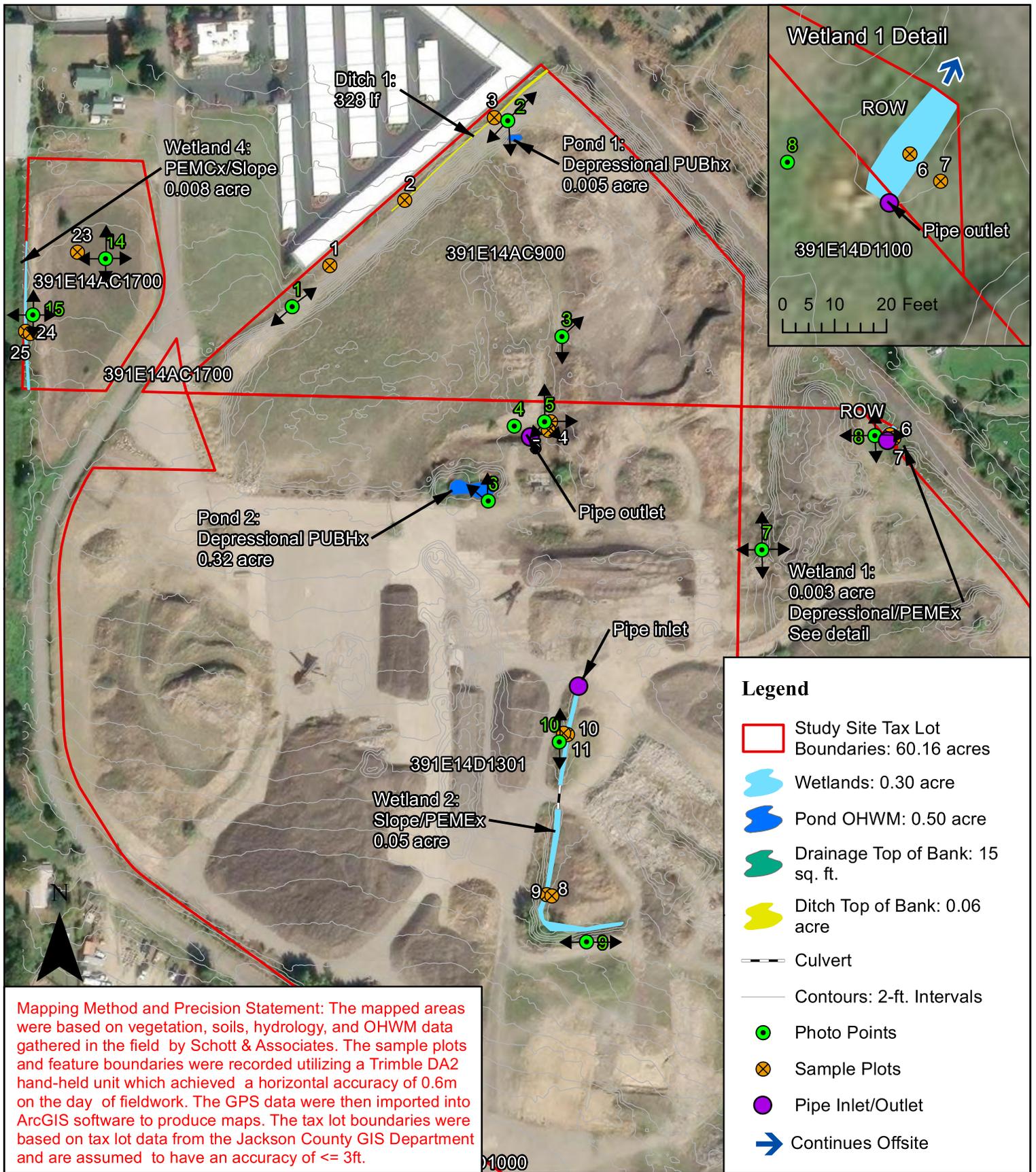
Figure 6a. Wetland Delineation Map - Overview



DSL WD # 2024-0332
Approval Issued: 4/16/2025
Approval Expired: 4/16/2030

Croman Project Site: S&A # 3135





Date: 5/15/2024

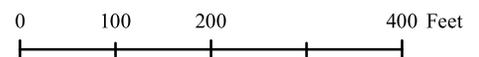
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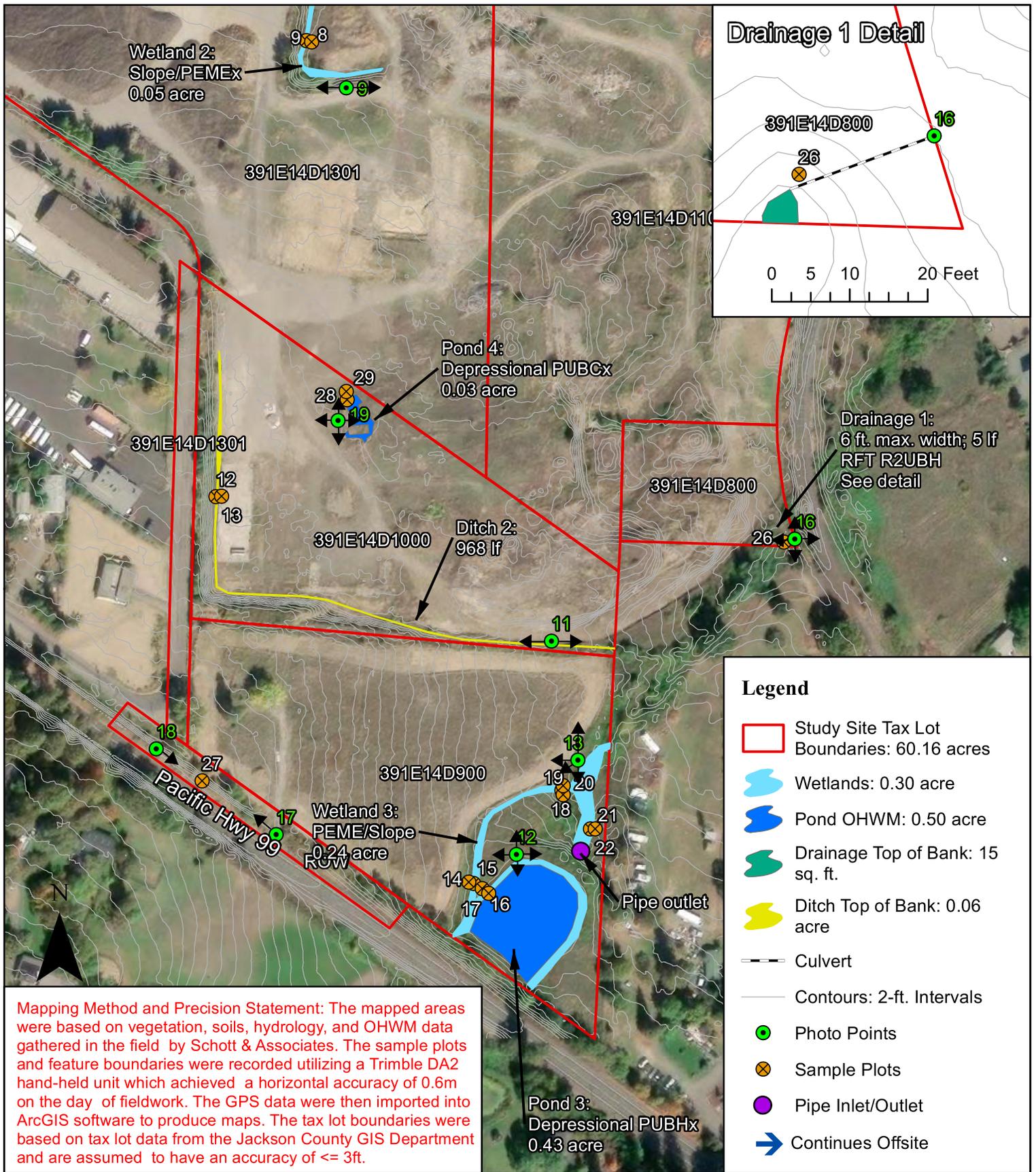
Figure 6b. Wetland Delineation Map - North Detail



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Croman Project Site: S&A # 3135





Date: 5/15/2024

Data Source: ESRI, 2024; Jackson County GIS Dept, 2024; DOGAMI, 2009

Figure 6c. Wetland Delineation Map - South Detail