



Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

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www.oregon.gov/dsl

State Land Board

September 21, 2021

NEXT Renewable Fuels Oregon, LLC

Attn: Chris Efird

11767 Katy Freeway, Suite 705

Houston, TX 77079

Kate Brown

Governor

Shemia Fagan

Secretary of State

Re: WD # 2020-0663 **Approved**

Wetland Delineation Report for NEXT Renewable Fuels Oregon

Columbia County; T8N R4W S15, S16, S21, S22, and S23; Multiple

Tax Maps and Tax Lots, See Attached Table A-1; APP # 63077

Tobias Read

State Treasurer

Dear Chris Efird:

The Department of State Lands has reviewed the wetland delineation report prepared by Anderson Perry & Associates, Inc. for the site referenced above. Please note that the 2 study areas include only a portion of the tax lots described above (see the attached table and maps). 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 Figure 6, 6A through 6W of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the 2 study areas, 6 wetlands (Wetland 1 through 6, totaling approximately 141.04 acres) and 2 waterways (McLean Slough and Ditch 1 Network) were identified. They 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).

This concurrence is for purposes of the state Removal-Fill Law only. Federal 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 wetland impacts. Because measures to avoid and minimize wetland impacts 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 Jurisdiction Coordinator for Columbia County, Daniel Evans, PWS, at (503) 986-5271.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan".

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Sue Brady, Anderson Perry & Associates
Columbia County Planning Department
Caila Heintz, Corps of Engineers
Dan Cary, SPWS, DSL
Melanie Olson, Business Oregon

**TABLE A-1
TAX LOTS WITHIN THE STUDY AREAS**

Township	Range	Section	Tax Map	Tax Lot
8 North	4 West	15	08041500	100*, 300*, 400*
		16	08041600	200*, 300*
		21	08042100	600*, 700*, ROAD (Hermo Road)*
		22	08042200	100*, 200, 300, 400*, 500*, 600*, 1100*
		23	080423BO	700*, 800*, RAILROAD*
			08042300	800*

**Indicates the study areas only includes a portion of the tax lot.*

**TABLE E-1
WETLANDS DELINEATED WITHIN THE STUDY AREAS**

Study Area	Wetland	HGM Class ¹	Cowardin Class ²	USACE Category and Basis	Sample Plot No.	Acres in Study Area
A	1	Flats	PEM/PSS	Cat. 7 - Adjacent to Columbia River	1 through 22 ³ , 24, 28 through 39, 43, 44, 48 through 54	136.78
	2	Flats	PEM	Cat. 7 - Adjacent to Columbia River	40, 45	1.02
	3	Flats	PEM	Cat. 7 - Adjacent to Columbia River	25, 26, 41, 42	1.98
	4	Flats	PEM/PFO	Cat. 7 - Adjacent to Columbia River	27	0.31
B	5	Flats	PEM	Cat. 7 - Adjacent to Columbia River	46	0.07
	6	Flats	PEM	Cat. 7 - Adjacent to Columbia River	47	0.88
Total						141.04

¹Adamus, 2001

²Cowardin et al., 1979: PSS = Palustrine scrub-shrub

³Sample Plot 23 was removed from Study Area A

**TABLE E-2
WATERWAYS DELINEATED WITHIN THE STUDY AREAS**

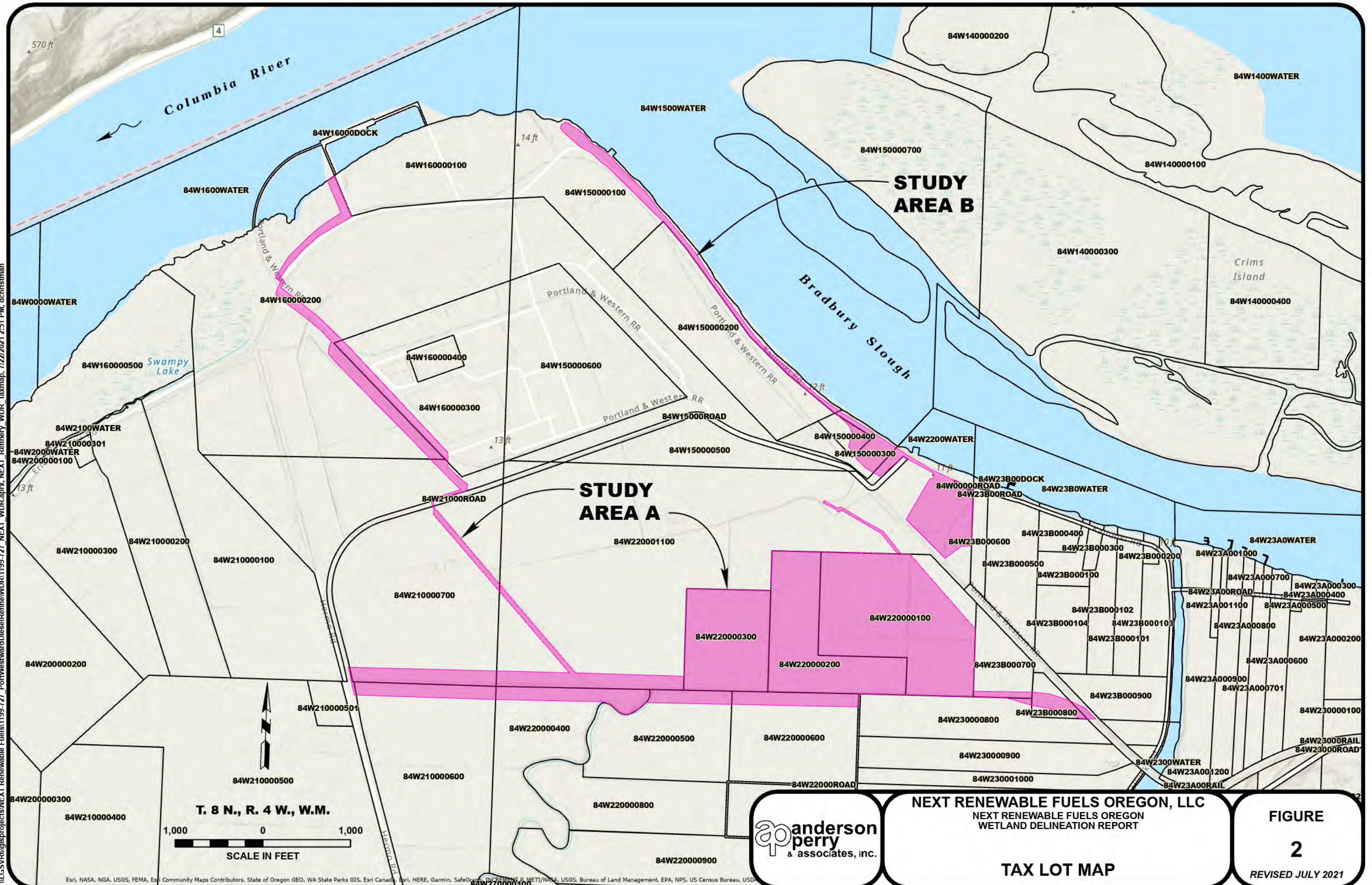
Study Area	Waterway	HGM Class ¹	Cowardin Class ²	USACE Category and Basis	Linear feet in Study Areas
A	McLean Slough	Riverine	R5IJB	Cat. 5 - Tributary to Columbia River	760
	Ditch 1 network	Riverine	R5UB	Cat. 5 - Tributary to Columbia River	9,335
B	None				
Total					10,095

¹Adamus, 2001

²Cowardin et al., 1979

RUB = Riverine unconsolidated bottom

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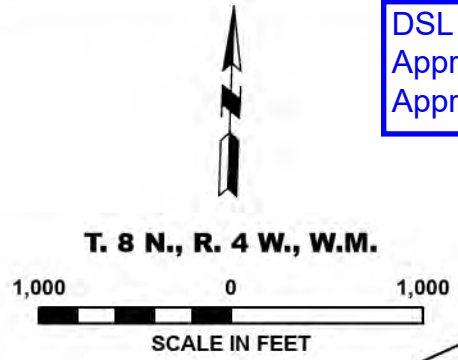
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 WETLAND DELINEATION REPORT

TAX LOT MAP

FIGURE
2
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Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, State of Oregon GEO, WA State Parks GIS, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

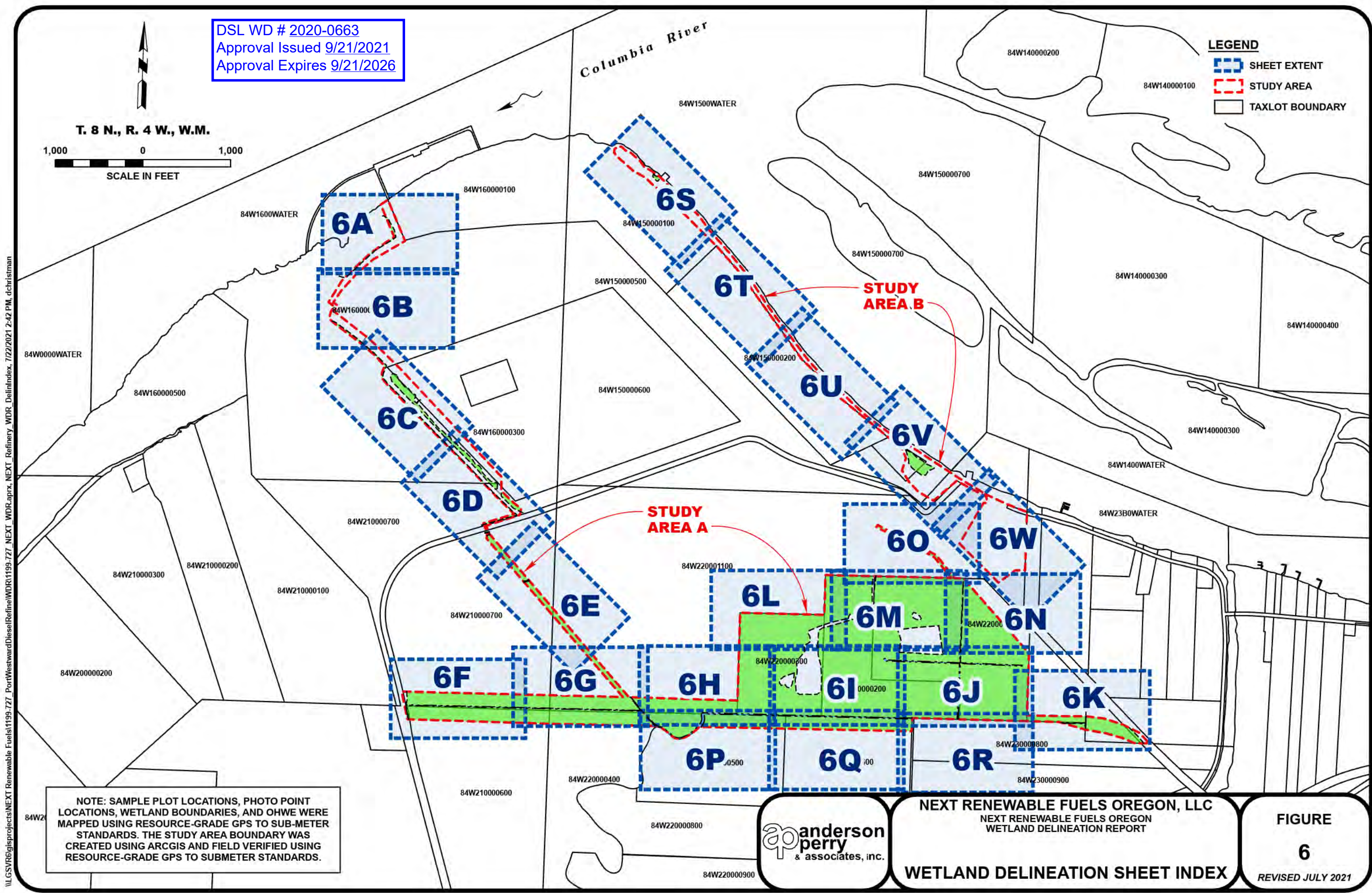
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Approval Expires 9/21/2026



LEGEND

- SHEET EXTENT
- STUDY AREA
- TAXLOT BOUNDARY

Columbia River



NOTE: SAMPLE PLOT LOCATIONS, PHOTO POINT LOCATIONS, WETLAND BOUNDARIES, AND OHWE WERE MAPPED USING RESOURCE-GRADE GPS TO SUB-METER STANDARDS. THE STUDY AREA BOUNDARY WAS CREATED USING ARCGIS AND FIELD VERIFIED USING RESOURCE-GRADE GPS TO SUBMETER STANDARDS.

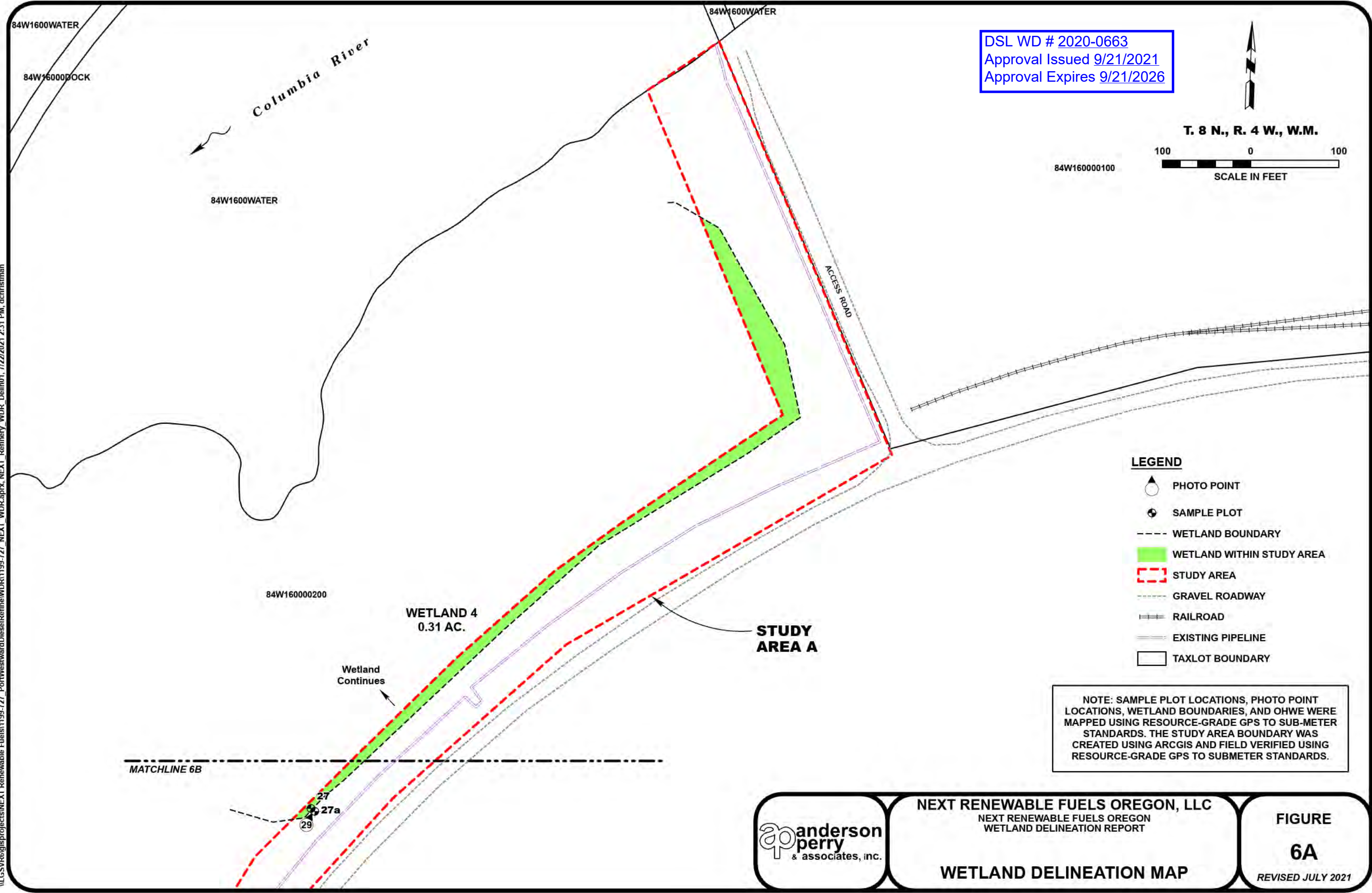
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WETLAND DELINEATION REPORT

WETLAND DELINEATION SHEET INDEX

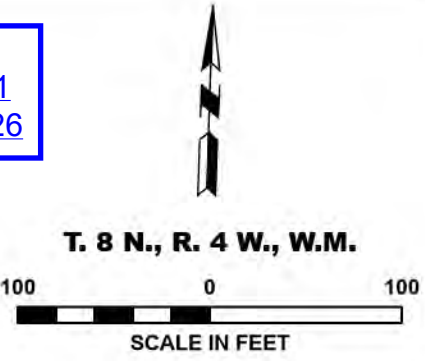
FIGURE
6
REVISED JULY 2021

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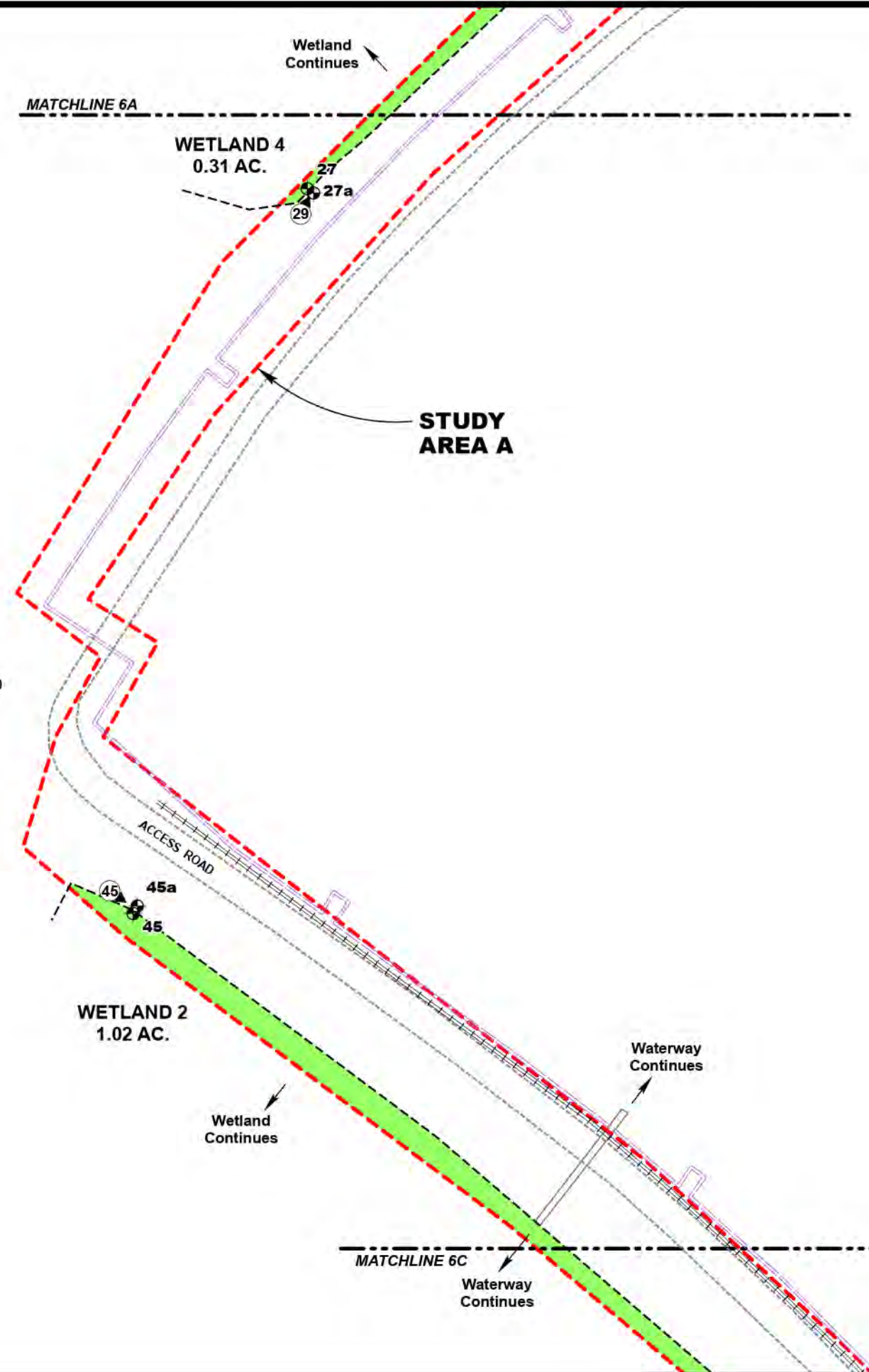
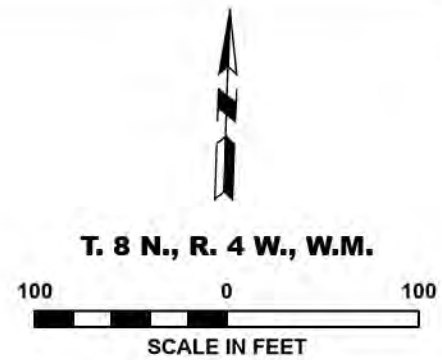
- LEGEND**
- PHOTO POINT
 - SAMPLE PLOT
 - WETLAND BOUNDARY
 - WETLAND WITHIN STUDY AREA
 - STUDY AREA
 - GRAVEL ROADWAY
 - RAILROAD
 - EXISTING PIPELINE
 - TAXLOT BOUNDARY

NOTE: SAMPLE PLOT LOCATIONS, PHOTO POINT LOCATIONS, WETLAND BOUNDARIES, AND OHWE WERE MAPPED USING RESOURCE-GRADE GPS TO SUB-METER STANDARDS. THE STUDY AREA BOUNDARY WAS CREATED USING ARCGIS AND FIELD VERIFIED USING RESOURCE-GRADE GPS TO SUBMETER STANDARDS.

	NEXT RENEWABLE FUELS OREGON, LLC NEXT RENEWABLE FUELS OREGON WETLAND DELINEATION REPORT	FIGURE 6A
	WETLAND DELINEATION MAP	
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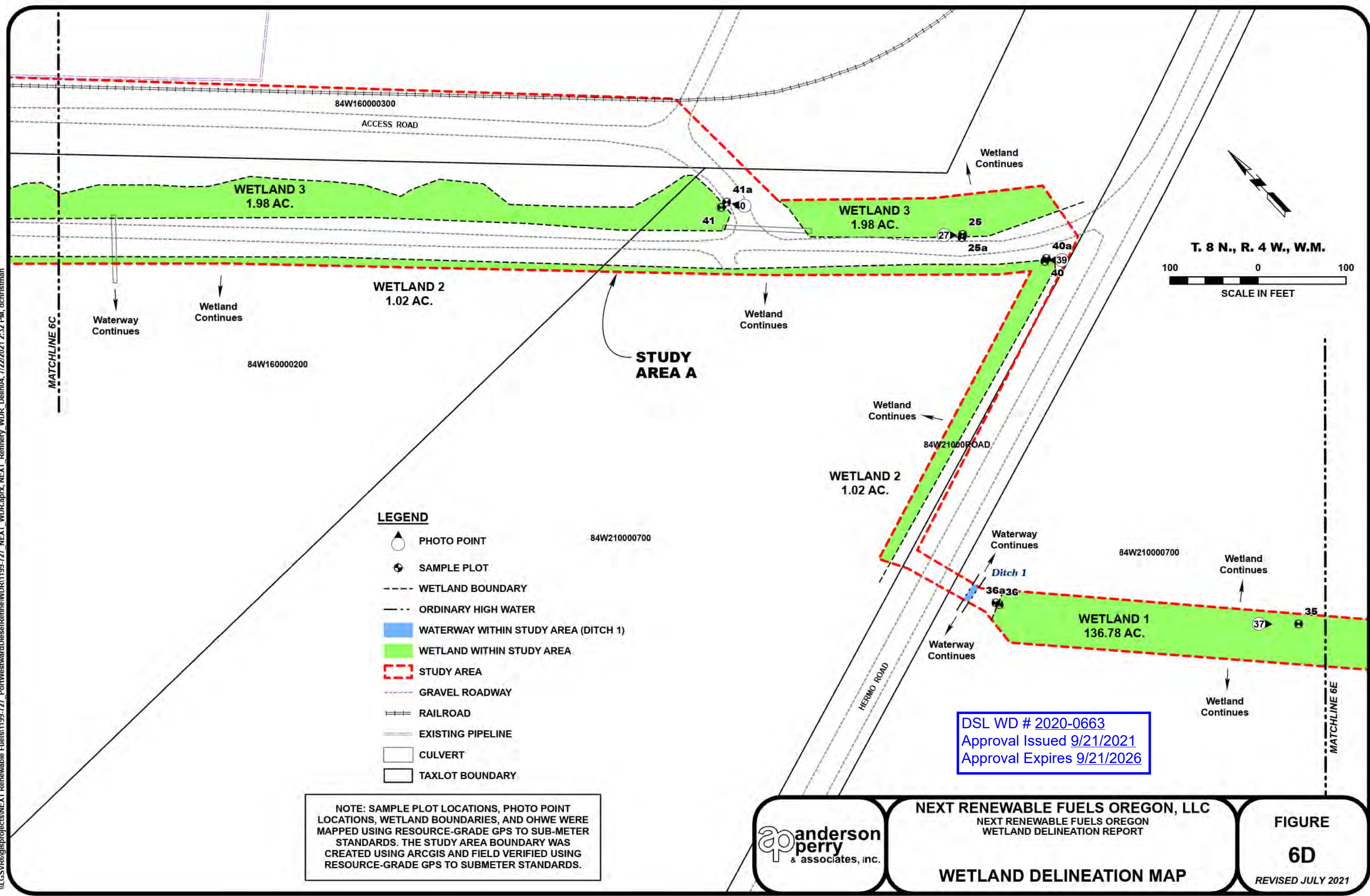
LEGEND

- PHOTO POINT
- SAMPLE PLOT
- WETLAND BOUNDARY
- WETLAND WITHIN STUDY AREA
- STUDY AREA
- GRAVEL ROADWAY
- RAILROAD
- EXISTING PIPELINE
- CULVERT
- TAXLOT BOUNDARY

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	NEXT RENEWABLE FUELS OREGON, LLC NEXT RENEWABLE FUELS OREGON WETLAND DELINEATION REPORT	FIGURE 6B
	WETLAND DELINEATION MAP	
	REVISED JULY 2021	

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- LEGEND**
- PHOTO POINT
 - SAMPLE PLOT
 - WETLAND BOUNDARY
 - ORDINARY HIGH WATER
 - WATERWAY WITHIN STUDY AREA (DITCH 1)
 - WETLAND WITHIN STUDY AREA
 - STUDY AREA
 - GRAVEL ROADWAY
 - RAILROAD
 - EXISTING PIPELINE
 - CULVERT
 - TAXLOT BOUNDARY

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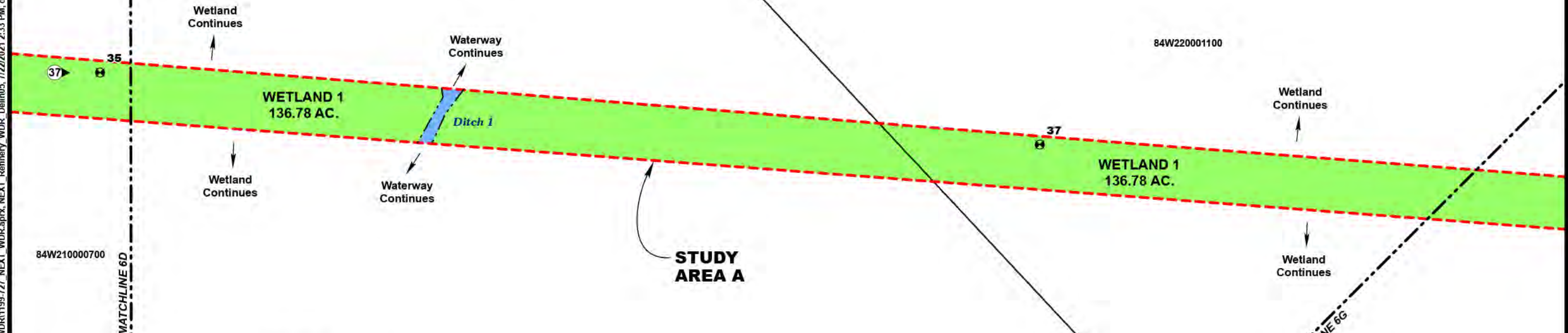
	<p>NEXT RENEWABLE FUELS OREGON, LLC NEXT RENEWABLE FUELS OREGON WETLAND DELINEATION REPORT</p>	<p>FIGURE 6D</p>
	<p>WETLAND DELINEATION MAP</p>	
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LEGEND

- PHOTO POINT
- SAMPLE PLOT
- ORDINARY HIGH WATER
- WATERWAY WITHIN STUDY AREA (DITCH 1)
- WETLAND WITHIN STUDY AREA
- STUDY AREA
- TAXLOT BOUNDARY

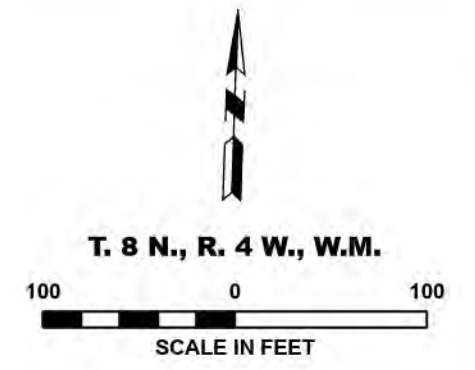
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	NEXT RENEWABLE FUELS OREGON, LLC NEXT RENEWABLE FUELS OREGON WETLAND DELINEATION REPORT	FIGURE 6E
	WETLAND DELINEATION MAP	
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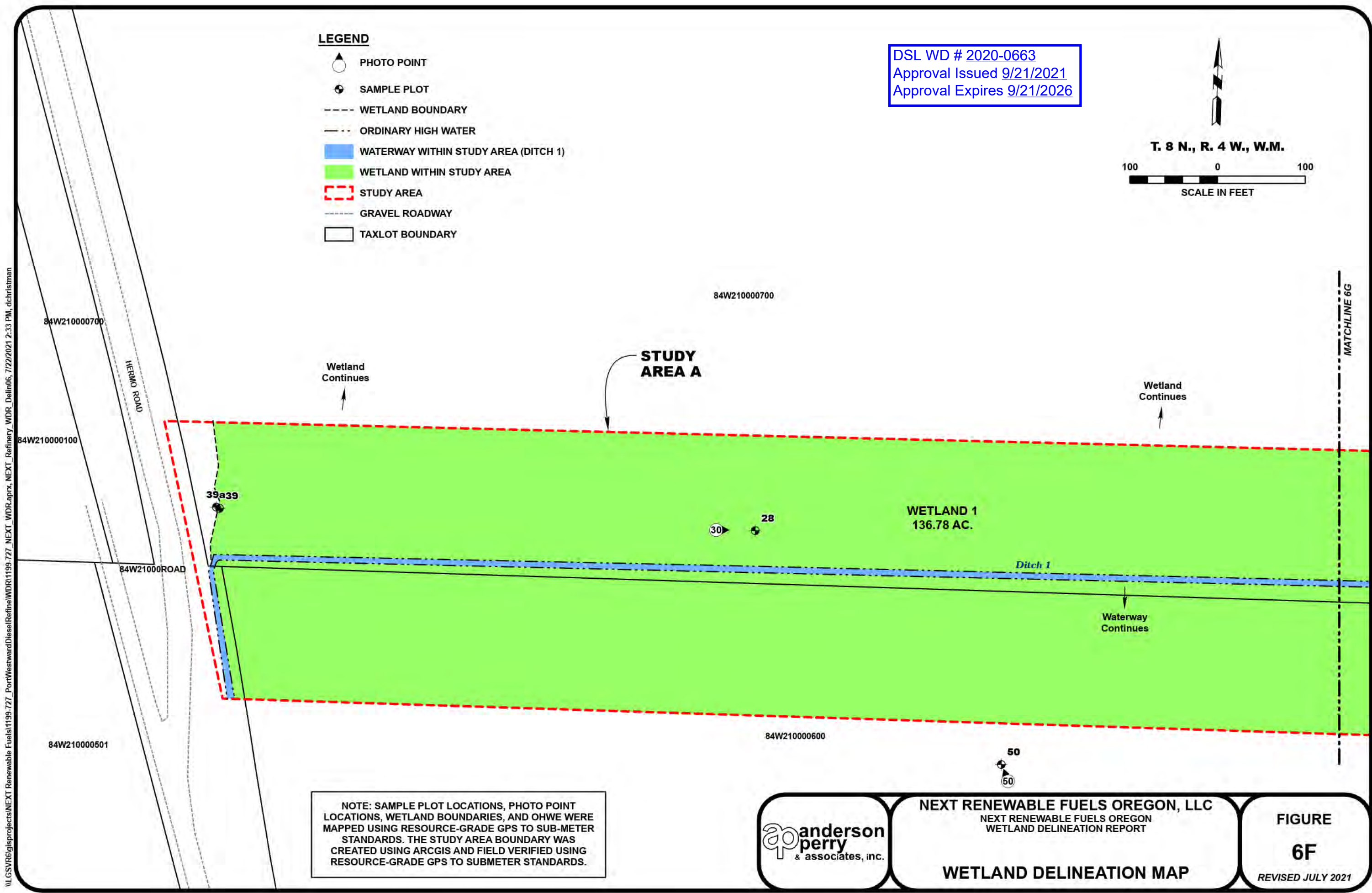
LEGEND

-  PHOTO POINT
-  SAMPLE PLOT
-  WETLAND BOUNDARY
-  ORDINARY HIGH WATER
-  WATERWAY WITHIN STUDY AREA (DITCH 1)
-  WETLAND WITHIN STUDY AREA
-  STUDY AREA
-  GRAVEL ROADWAY
-  TAXLOT BOUNDARY

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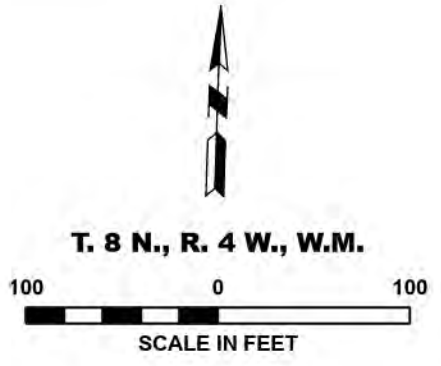
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 WETLAND DELINEATION REPORT

WETLAND DELINEATION MAP

FIGURE 6F
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LEGEND

-  PHOTO POINT
-  SAMPLE PLOT
-  ORDINARY HIGH WATER
-  WATERWAY WITHIN STUDY AREA (DITCH 1)
-  WETLAND WITHIN STUDY AREA
-  STUDY AREA
-  TAXLOT BOUNDARY

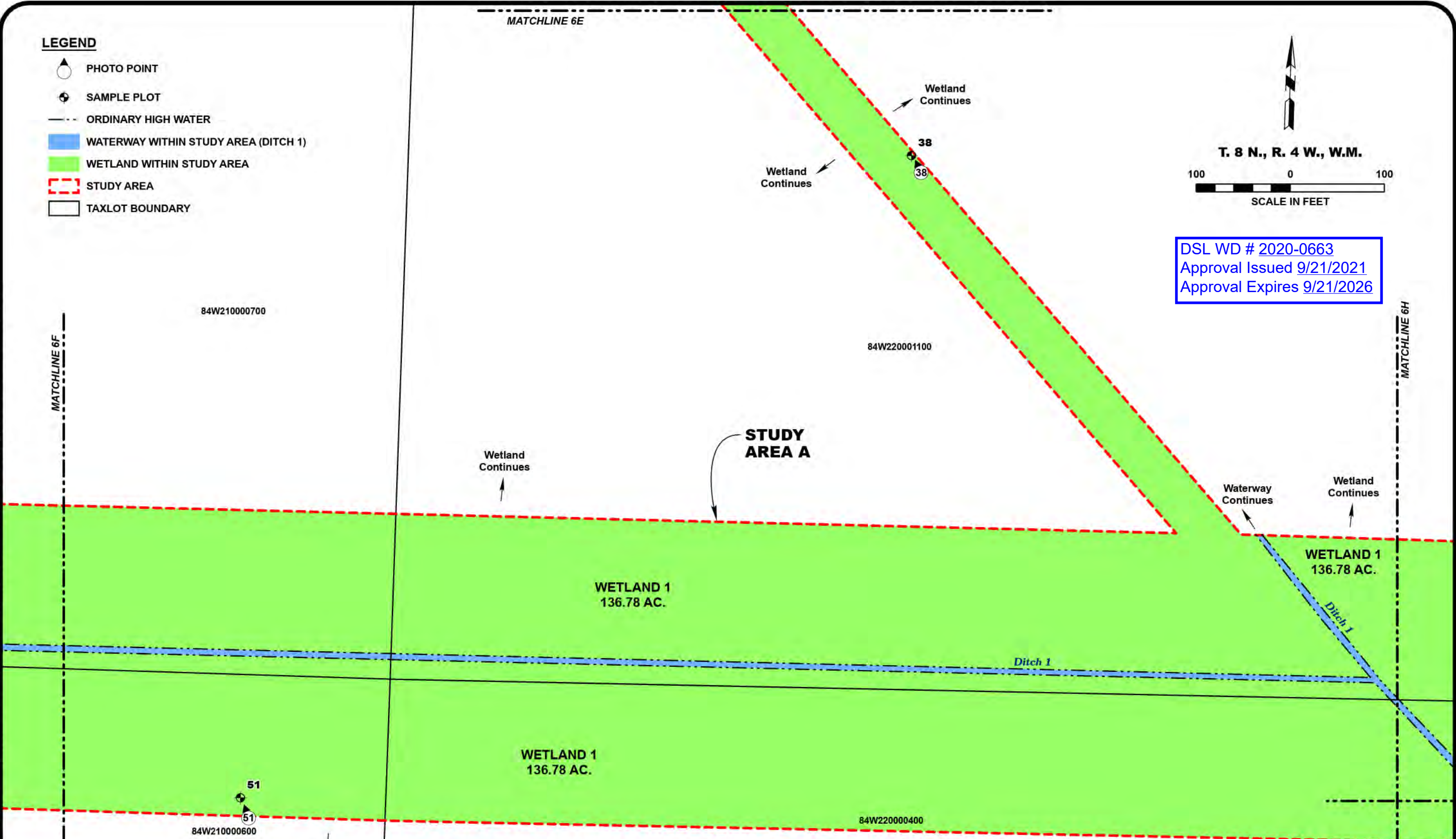


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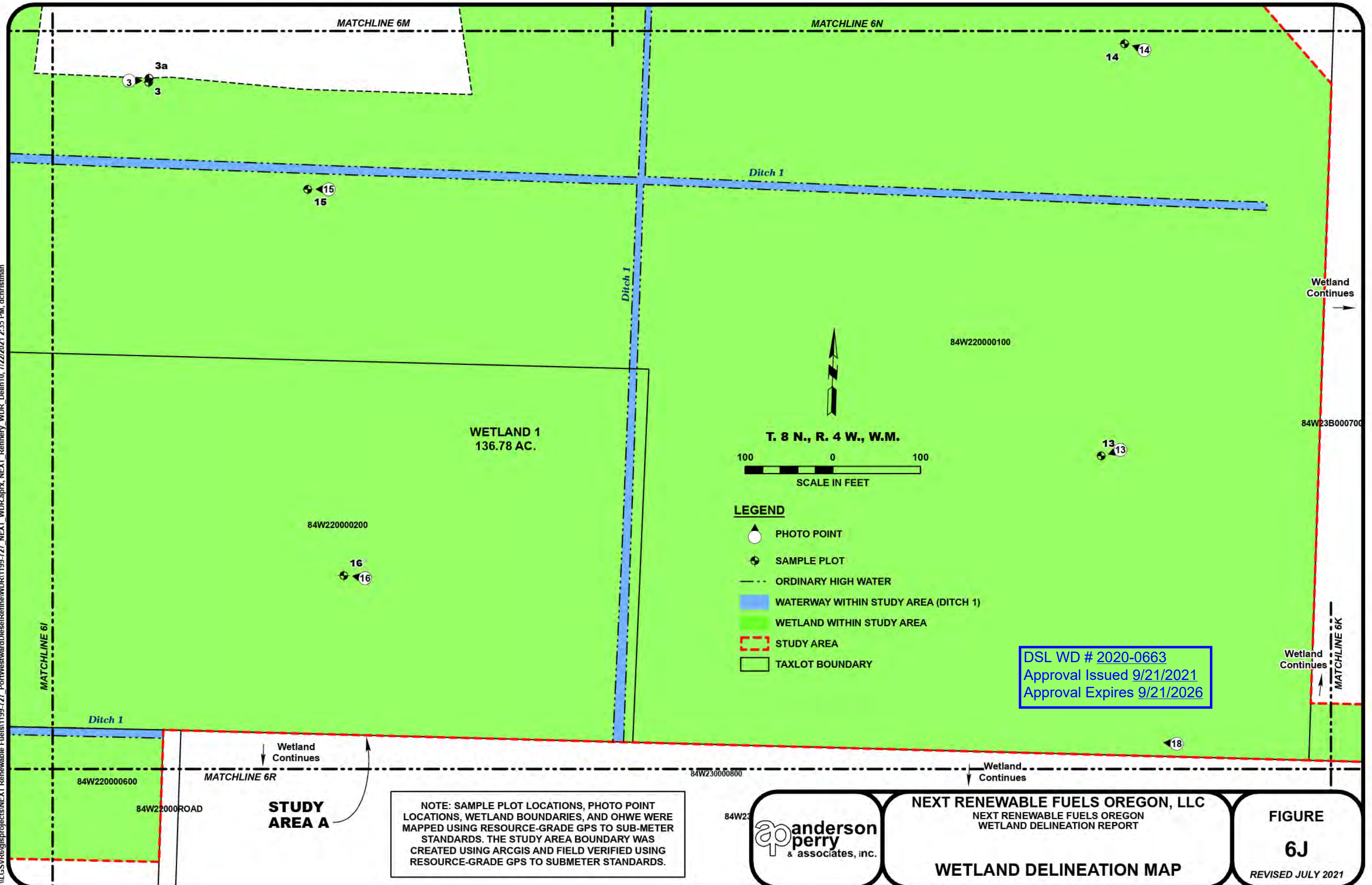


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WETLAND DELINEATION REPORT

WETLAND DELINEATION MAP

FIGURE 6G
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STUDY AREA A

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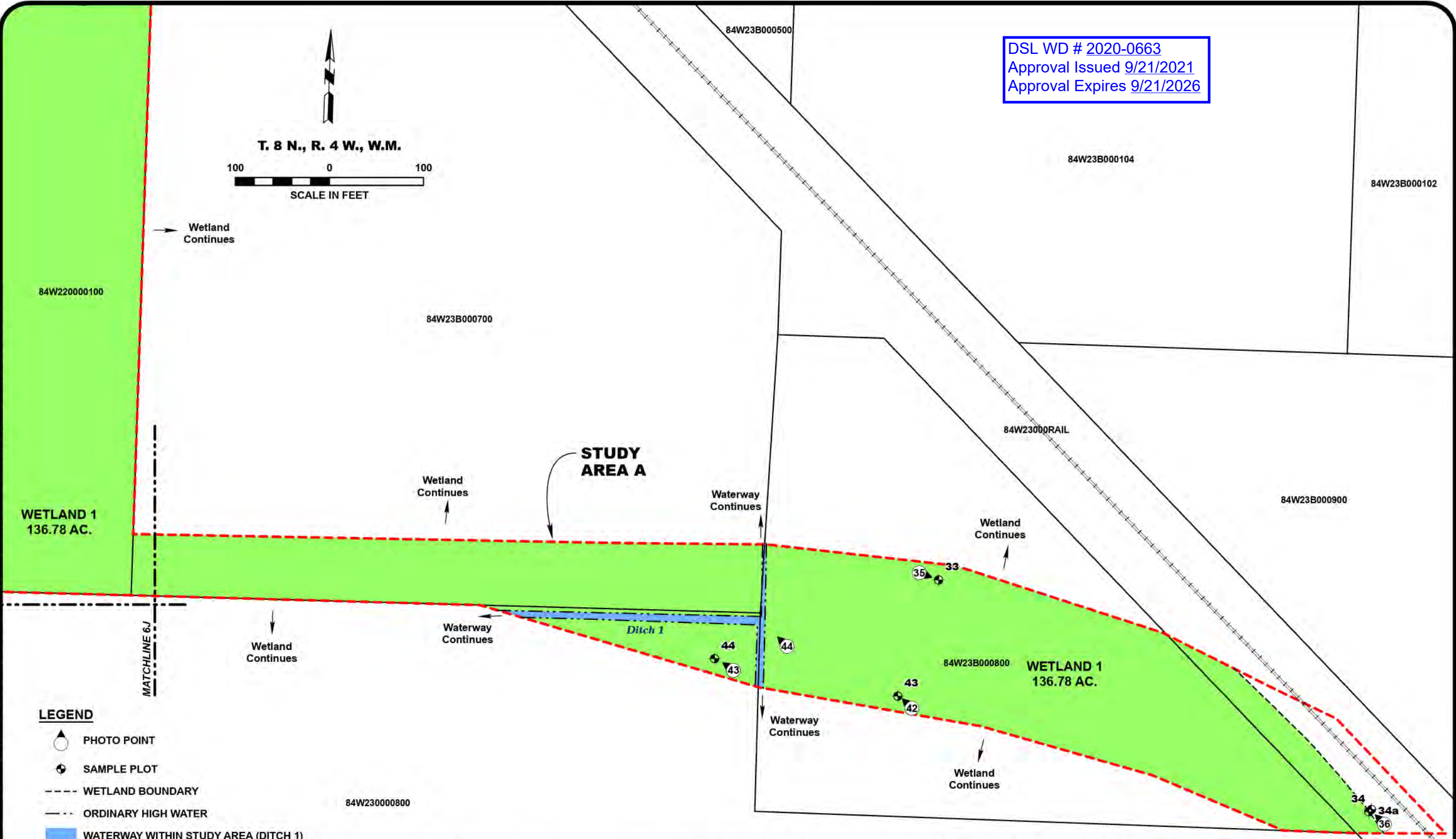
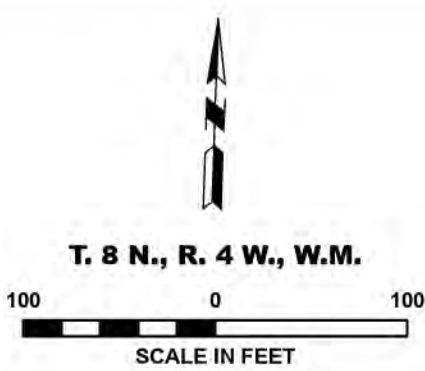
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 WETLAND DELINEATION REPORT

WETLAND DELINEATION MAP

FIGURE 6J
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LEGEND

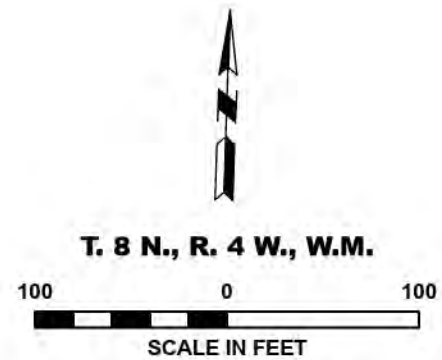
- PHOTO POINT
- SAMPLE PLOT
- WETLAND BOUNDARY
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WETLAND DELINEATION REPORT
WETLAND DELINEATION MAP

FIGURE 6K
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84W220001100

Wetland Continues

STUDY AREA A

Wetland Continues

84W220000200

Wetland Continues

19
21

WETLAND 1
136.78 AC.

84W220000300

WETLAND 1
136.78 AC.

LEGEND

- PHOTO POINT
- SAMPLE PLOT
- WETLAND BOUNDARY
- WETLAND WITHIN STUDY AREA
- STUDY AREA
- TAXLOT BOUNDARY

MATCHLINE 6H

MATCHLINE 6I

MATCHLINE 6H
MATCHLINE 6I

MATCHLINE 6M

20
22



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 WETLAND DELINEATION REPORT

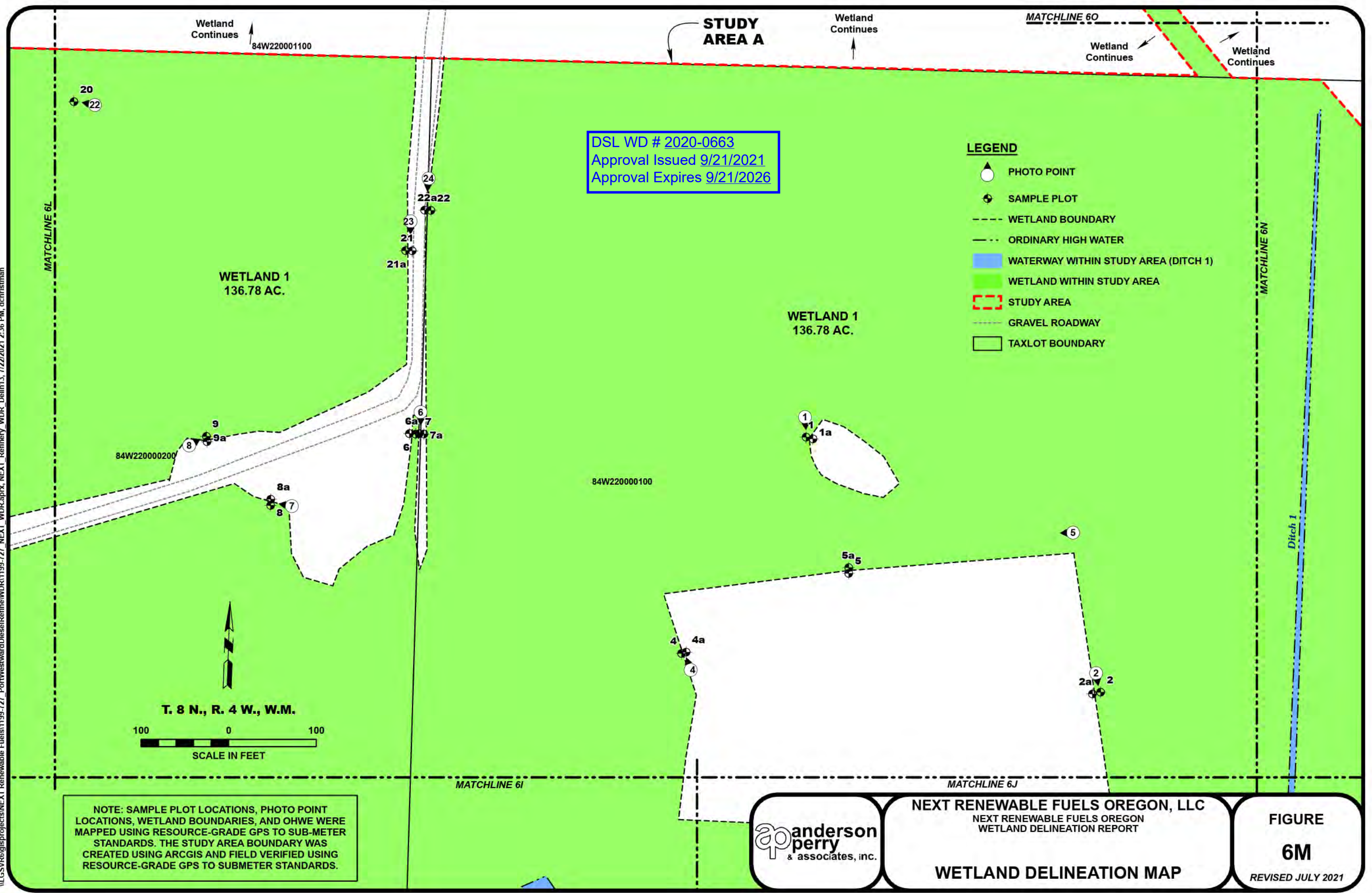
WETLAND DELINEATION MAP

FIGURE 6L

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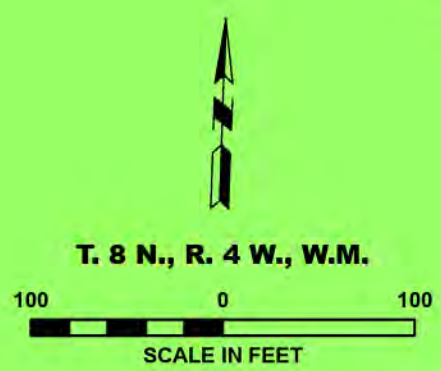
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- LEGEND**
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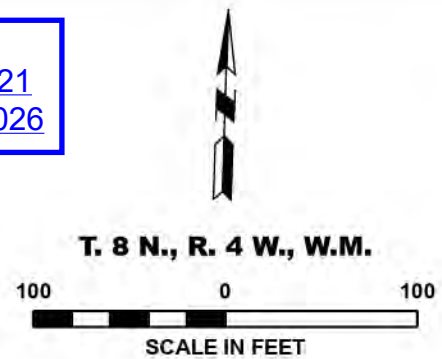
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WETLAND DELINEATION REPORT

WETLAND DELINEATION MAP

FIGURE 6M
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STUDY AREA B
(SEE FIGURE 6W)

84W220001100

84W23B000600

84W23B000500

84W23000RAIL

84W23B000700

STUDY AREA A

WETLAND 1
136.78 AC.

MATCHLINE 6M

Ditch 1

MATCHLINE 6J

LEGEND

- PHOTO POINT
- SAMPLE PLOT
- ORDINARY HIGH WATER
- WATERWAY WITHIN STUDY AREA (DITCH 1)
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NEXT RENEWABLE FUELS OREGON, LLC
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WETLAND DELINEATION REPORT
WETLAND DELINEATION MAP

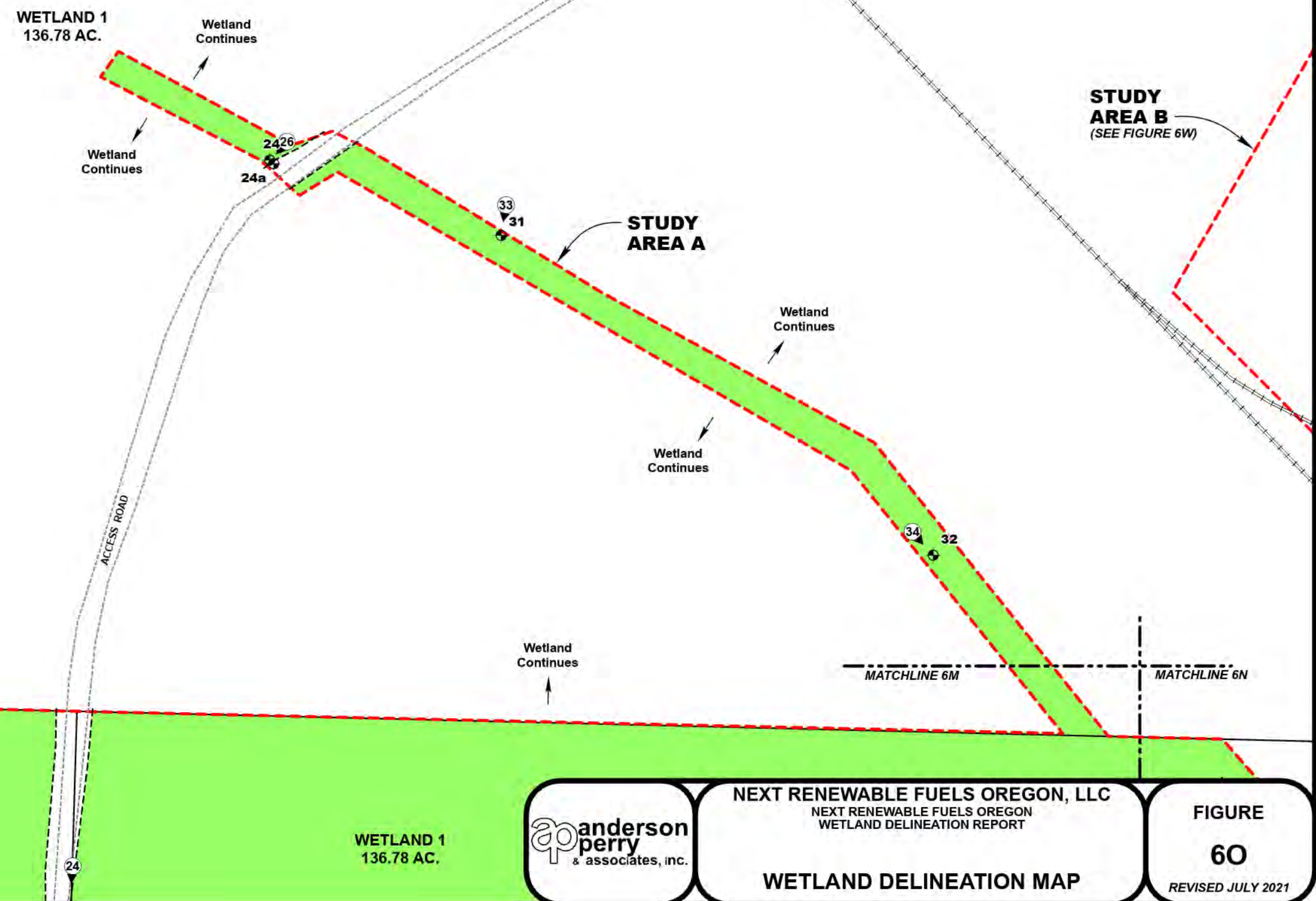
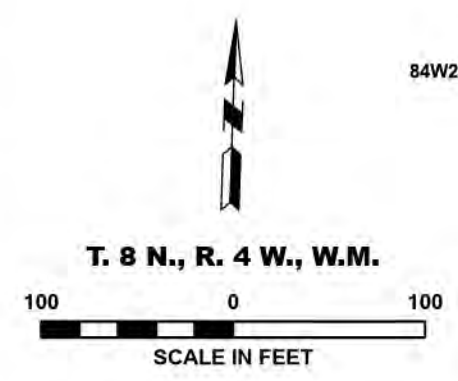
FIGURE 6N
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LEGEND


-  PHOTO POINT
-  SAMPLE PLOT
-  WETLAND BOUNDARY
-  ORDINARY HIGH WATER
-  WATERWAY WITHIN STUDY AREA (DITCH 1)
-  WETLAND WITHIN STUDY AREA
-  STUDY AREA
-  GRAVEL ROADWAY
-  PAVED ROADWAY
-  RAILROAD
-  TAXLOT BOUNDARY

NOTE: SAMPLE PLOT LOCATIONS, PHOTO POINT LOCATIONS, WETLAND BOUNDARIES, AND OHWE WERE MAPPED USING RESOURCE-GRADE GPS TO SUB-METER STANDARDS. THE STUDY AREA BOUNDARY WAS CREATED USING ARCGIS AND FIELD VERIFIED USING RESOURCE-GRADE GPS TO SUBMETER STANDARDS.

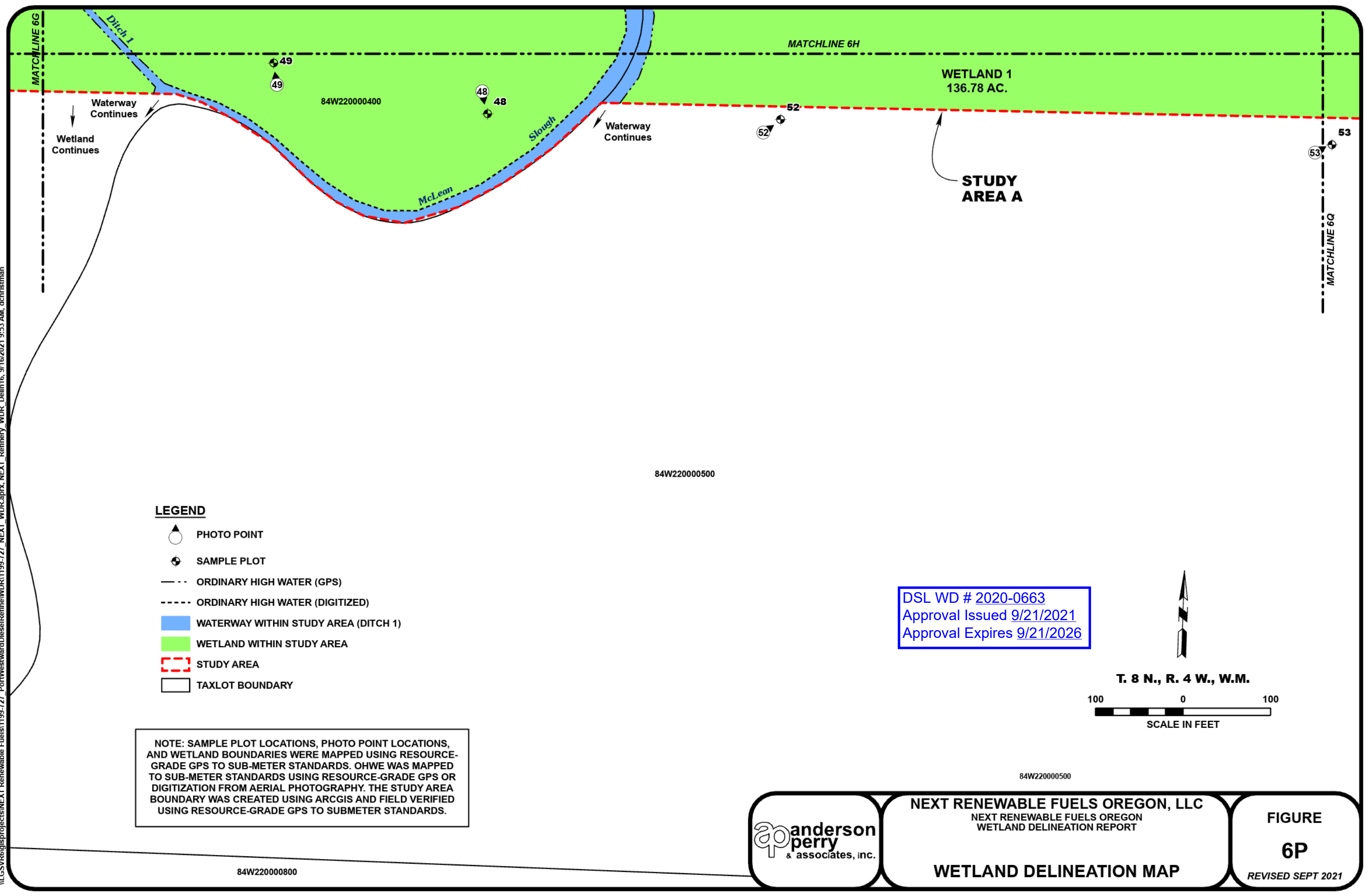
DSL WD # 2020-0663
Approval Issued 9/21/2021
Approval Expires 9/21/2026



I:\GSR\GIS\projects\NEXT Renewable Fuels\1199-727_PortWestwardDiesel\Refine\WDR\1199-727_NEXT_Refinery_WDR.aprx, NEXT_Refinery_WDR.aprx, 7/22/2021 2:37 PM, dchristman

	<p>NEXT RENEWABLE FUELS OREGON, LLC NEXT RENEWABLE FUELS OREGON WETLAND DELINEATION REPORT</p> <p>WETLAND DELINEATION MAP</p>	<p>FIGURE 60 REVISED JULY 2021</p>
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\\GSRV\GIS\projects\NEXT Renewable Fuels\1199-727_PortWestwardDieselRefine\WDR\1199-727_NEXT_Refinery_WDR_Declin16_9/16/2021 9:53 AM, dchristman

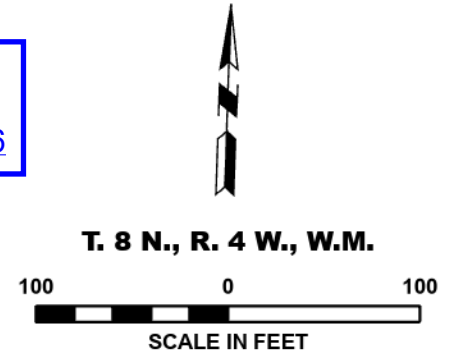


LEGEND

- PHOTO POINT
- SAMPLE PLOT
- ORDINARY HIGH WATER (GPS)
- ORDINARY HIGH WATER (DIGITIZED)
- WATERWAY WITHIN STUDY AREA (DITCH 1)
- WETLAND WITHIN STUDY AREA
- STUDY AREA
- TAXLOT BOUNDARY

NOTE: SAMPLE PLOT LOCATIONS, PHOTO POINT LOCATIONS, AND WETLAND BOUNDARIES WERE MAPPED USING RESOURCE-GRADE GPS TO SUB-METER STANDARDS. OHWE WAS MAPPED TO SUB-METER STANDARDS USING RESOURCE-GRADE GPS OR DIGITIZATION FROM AERIAL PHOTOGRAPHY. THE STUDY AREA BOUNDARY WAS CREATED USING ARCGIS AND FIELD VERIFIED USING RESOURCE-GRADE GPS TO SUBMETER STANDARDS.

DSL WD # 2020-0663
Approval Issued 9/21/2021
Approval Expires 9/21/2026

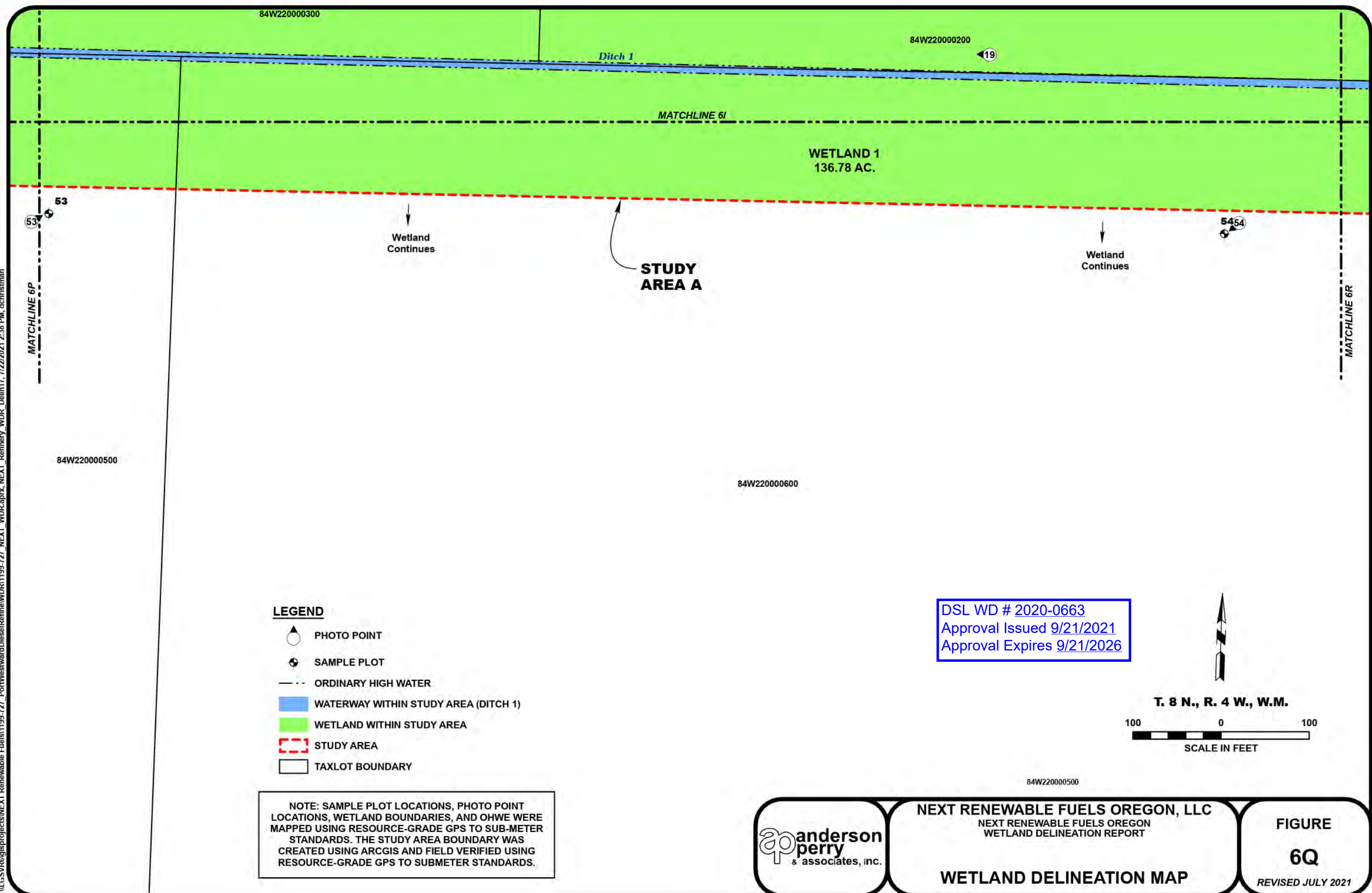


	<p>NEXT RENEWABLE FUELS OREGON, LLC NEXT RENEWABLE FUELS OREGON WETLAND DELINEATION REPORT</p> <p>WETLAND DELINEATION MAP</p>	<p>FIGURE 6P</p> <p>REVISED SEPT 2021</p>
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84W220000800

84W220000500

I:\GSR\GIS\projects\NEXT Renewable Fuels\1199-727_PortWestwardDiesel\Refine\WDR\1199-727_NEXT_Refinery_WDR.apprx, NEXT_WDR.apprx, NEXT_WDR.apprx, 7/22/2021 2:38 PM, dchristman

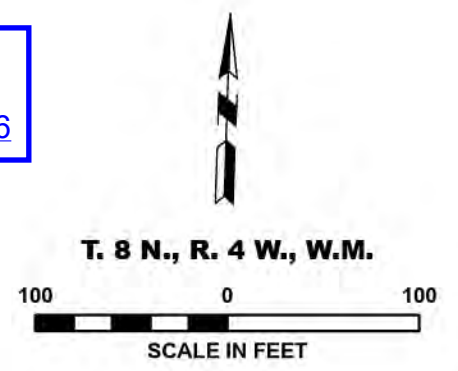


LEGEND


-  PHOTO POINT
-  SAMPLE PLOT
-  ORDINARY HIGH WATER
-  WATERWAY WITHIN STUDY AREA (DITCH 1)
-  WETLAND WITHIN STUDY AREA
-  STUDY AREA
-  TAXLOT BOUNDARY

NOTE: SAMPLE PLOT LOCATIONS, PHOTO POINT LOCATIONS, WETLAND BOUNDARIES, AND OHWE WERE MAPPED USING RESOURCE-GRADE GPS TO SUB-METER STANDARDS. THE STUDY AREA BOUNDARY WAS CREATED USING ARCGIS AND FIELD VERIFIED USING RESOURCE-GRADE GPS TO SUBMETER STANDARDS.

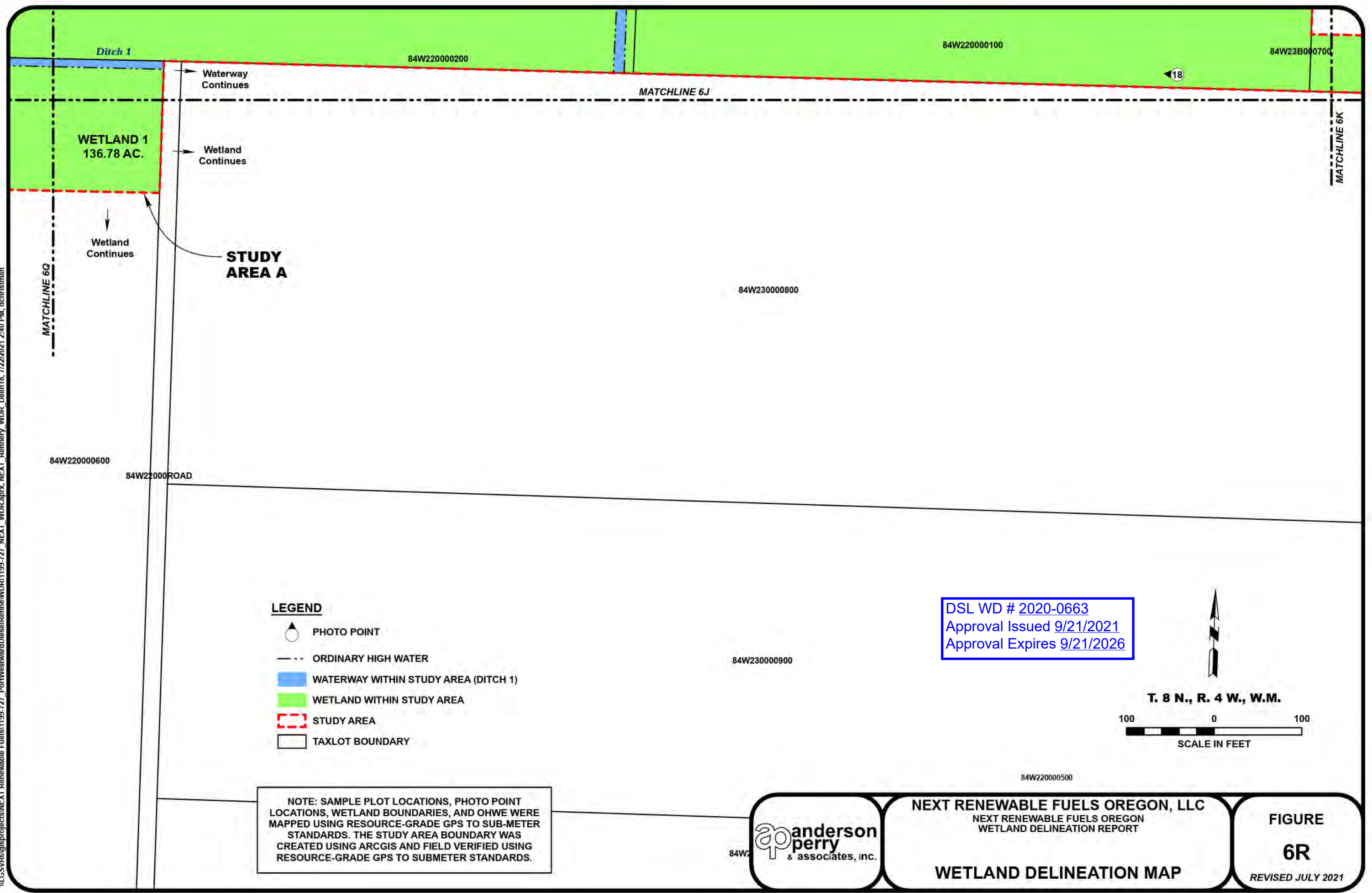
DSL WD # 2020-0663
Approval Issued 9/21/2021
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T. 8 N., R. 4 W., W.M.

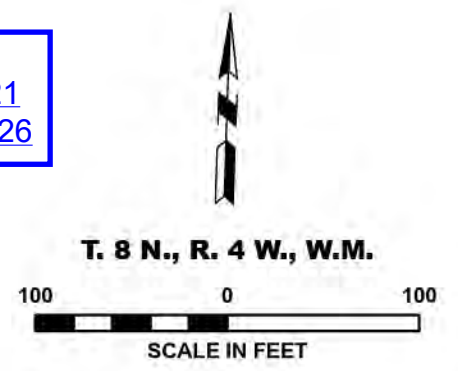
	<p>NEXT RENEWABLE FUELS OREGON, LLC NEXT RENEWABLE FUELS OREGON WETLAND DELINEATION REPORT</p> <p>WETLAND DELINEATION MAP</p>	<p>FIGURE 6Q REVISED JULY 2021</p>
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\\GSR\GIS\projects\NEXT Renewable Fuels\1199-727_PortWestwardDiesel\Refine\WDR\1199-727_NEXT_Refinery_WDR.apprx_NEXT_WDR.aprx, 7/22/2021 2:40 PM, dchristman



- LEGEND**
- PHOTO POINT
 - ORDINARY HIGH WATER
 - WATERWAY WITHIN STUDY AREA (DITCH 1)
 - WETLAND WITHIN STUDY AREA
 - STUDY AREA
 - TAXLOT BOUNDARY

DSL WD # 2020-0663
Approval Issued 9/21/2021
Approval Expires 9/21/2026



NOTE: SAMPLE PLOT LOCATIONS, PHOTO POINT LOCATIONS, WETLAND BOUNDARIES, AND OHWE WERE MAPPED USING RESOURCE-GRADE GPS TO SUB-METER STANDARDS. THE STUDY AREA BOUNDARY WAS CREATED USING ARCGIS AND FIELD VERIFIED USING RESOURCE-GRADE GPS TO SUBMETER STANDARDS.

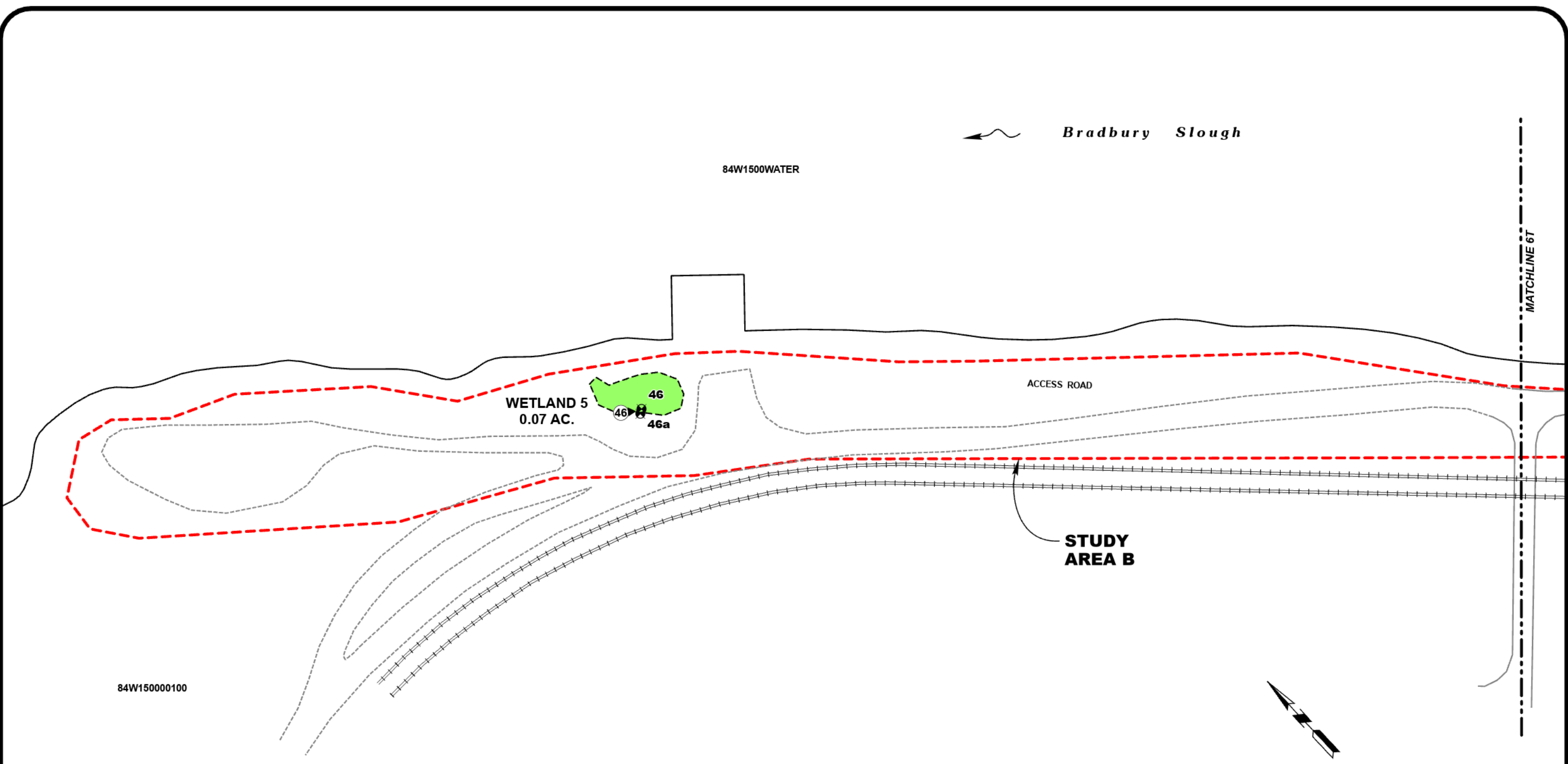


NEXT RENEWABLE FUELS OREGON, LLC
NEXT RENEWABLE FUELS OREGON
WETLAND DELINEATION REPORT

WETLAND DELINEATION MAP

FIGURE 6R
REVISED JULY 2021

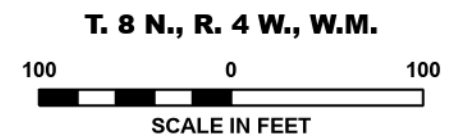
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LEGEND

- PHOTO POINT
- SAMPLE PLOT
- WETLAND WITHIN STUDY AREA
- STUDY AREA
- GRAVEL ROADWAY
- PAVED ROADWAY
- RAILROAD
- TAXLOT BOUNDARY

DSL WD # 2020-0663
Approval Issued 9/21/2021
Approval Expires 9/21/2026



NOTE: SAMPLE PLOT LOCATIONS, PHOTO POINT LOCATIONS, WETLAND BOUNDARIES, AND OHWE WERE MAPPED USING RESOURCE-GRADE GPS TO SUB-METER STANDARDS. THE STUDY AREA BOUNDARY WAS CREATED USING ARCGIS AND FIELD VERIFIED USING RESOURCE-GRADE GPS TO SUBMETER STANDARDS.



NEXT RENEWABLE FUELS OREGON, LLC
NEXT RENEWABLE FUELS OREGON
WETLAND DELINEATION REPORT
WETLAND DELINEATION MAP

FIGURE 6S
REVISED SEPT 2021

\\LGSVR6\gis\projects\NEXT Renewable Fuels\1199-727_PortWestwardDiesel\Refine\WDR\1199-727_NEXT_WDR.aprx, NEXT_Refinery_WDR_Deliv20_9/16/2021 10:59 AM, dchristman

MATCHLINE 6S

84W1500WATER



Bradbury Slough

STUDY AREA B






84W150000100

ACCESS ROAD

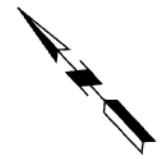
84W150000200

MATCHLINE 6U

LEGEND

-  STUDY AREA
-  GRAVEL ROADWAY
-  PAVED ROADWAY
-  RAILROAD
-  TAXLOT BOUNDARY

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NOTE: SAMPLE PLOT LOCATIONS, PHOTO POINT LOCATIONS, WETLAND BOUNDARIES, AND OHWE WERE MAPPED USING RESOURCE-GRADE GPS TO SUB-METER STANDARDS. THE STUDY AREA BOUNDARY WAS CREATED USING ARCGIS AND FIELD VERIFIED USING RESOURCE-GRADE GPS TO SUBMETER STANDARDS.



NEXT RENEWABLE FUELS OREGON, LLC
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WETLAND DELINEATION REPORT

WETLAND DELINEATION MAP

FIGURE
6T
REVISED SEPT 2021

← Bradbury Slough

84W1500WATER

STUDY AREA B

ACCESS ROAD





84W150000100

84W150000200

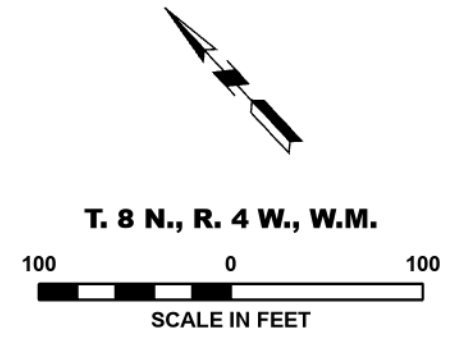
MATCHLINE 6T

MATCHLINE 6V

LEGEND

-  STUDY AREA
-  PAVED ROADWAY
-  RAILROAD
-  TAXLOT BOUNDARY

DSL WD # 2020-0663
 Approval Issued 9/21/2021
 Approval Expires 9/21/2026



NOTE: SAMPLE PLOT LOCATIONS, PHOTO POINT LOCATIONS, WETLAND BOUNDARIES, AND OHWE WERE MAPPED USING RESOURCE-GRADE GPS TO SUB-METER STANDARDS. THE STUDY AREA BOUNDARY WAS CREATED USING ARCGIS AND FIELD VERIFIED USING RESOURCE-GRADE GPS TO SUBMETER STANDARDS.











NEXT RENEWABLE FUELS OREGON, LLC
 NEXT RENEWABLE FUELS OREGON
 WETLAND DELINEATION REPORT

WETLAND DELINEATION MAP

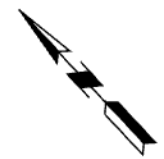
FIGURE 6U
 REVISED SEPT 2021

\\GSRV\GIS\projects\NEXT Renewable Fuels\1199-727_PortWestwardDiesel\Refine\WDR\1199-727_NEXT_WDR.aprx, NEXT_Refinery_WDR_Deliv22_9/16/2021 10:57 AM, dchristman

LEGEND

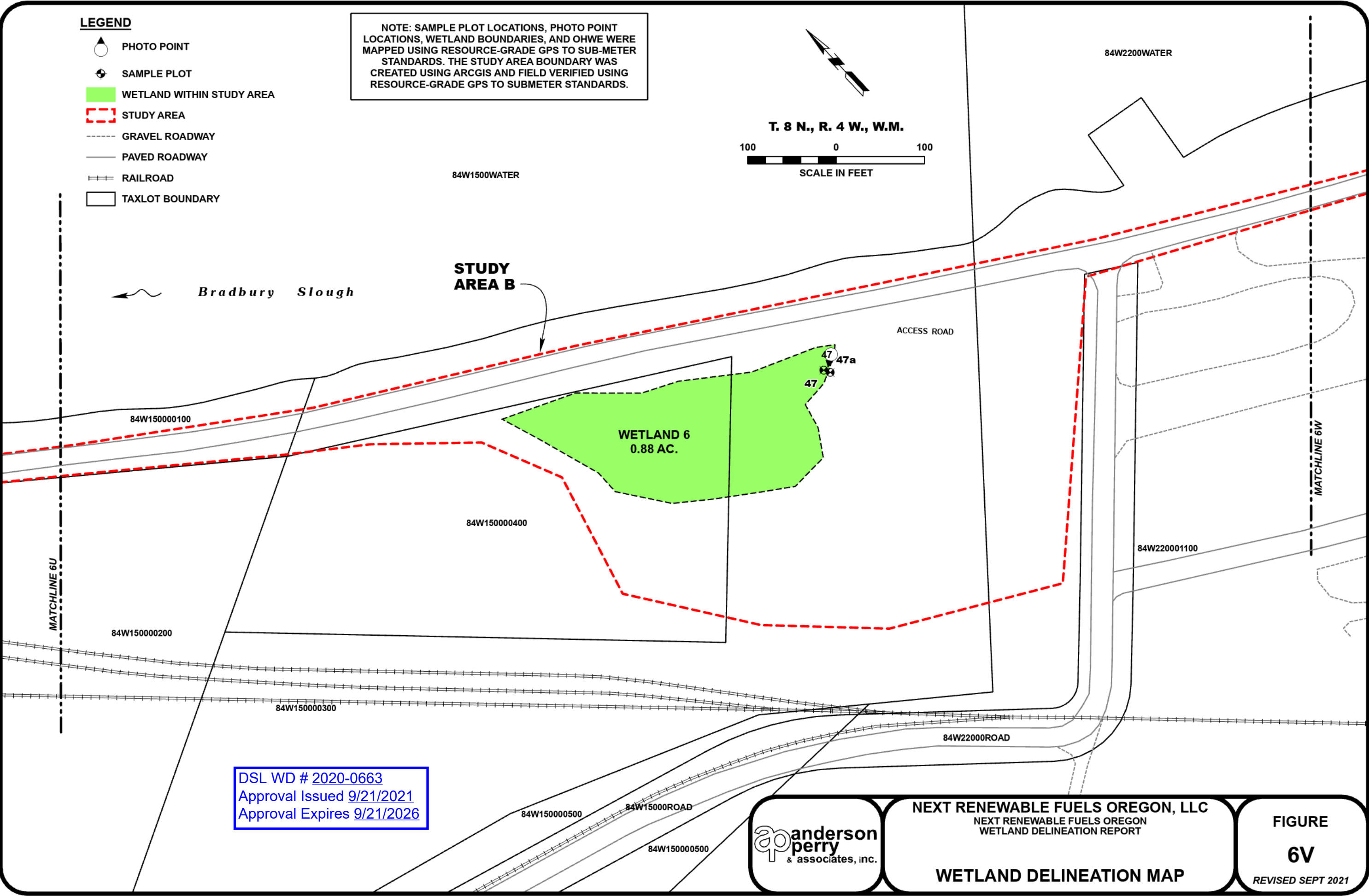
-  PHOTO POINT
-  SAMPLE PLOT
-  WETLAND WITHIN STUDY AREA
-  STUDY AREA
-  GRAVEL ROADWAY
-  PAVED ROADWAY
-  RAILROAD
-  TAXLOT BOUNDARY

NOTE: SAMPLE PLOT LOCATIONS, PHOTO POINT LOCATIONS, WETLAND BOUNDARIES, AND OHWE WERE MAPPED USING RESOURCE-GRADE GPS TO SUB-METER STANDARDS. THE STUDY AREA BOUNDARY WAS CREATED USING ARCGIS AND FIELD VERIFIED USING RESOURCE-GRADE GPS TO SUBMETER STANDARDS.



T. 8 N., R. 4 W., W.M.
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 SCALE IN FEET

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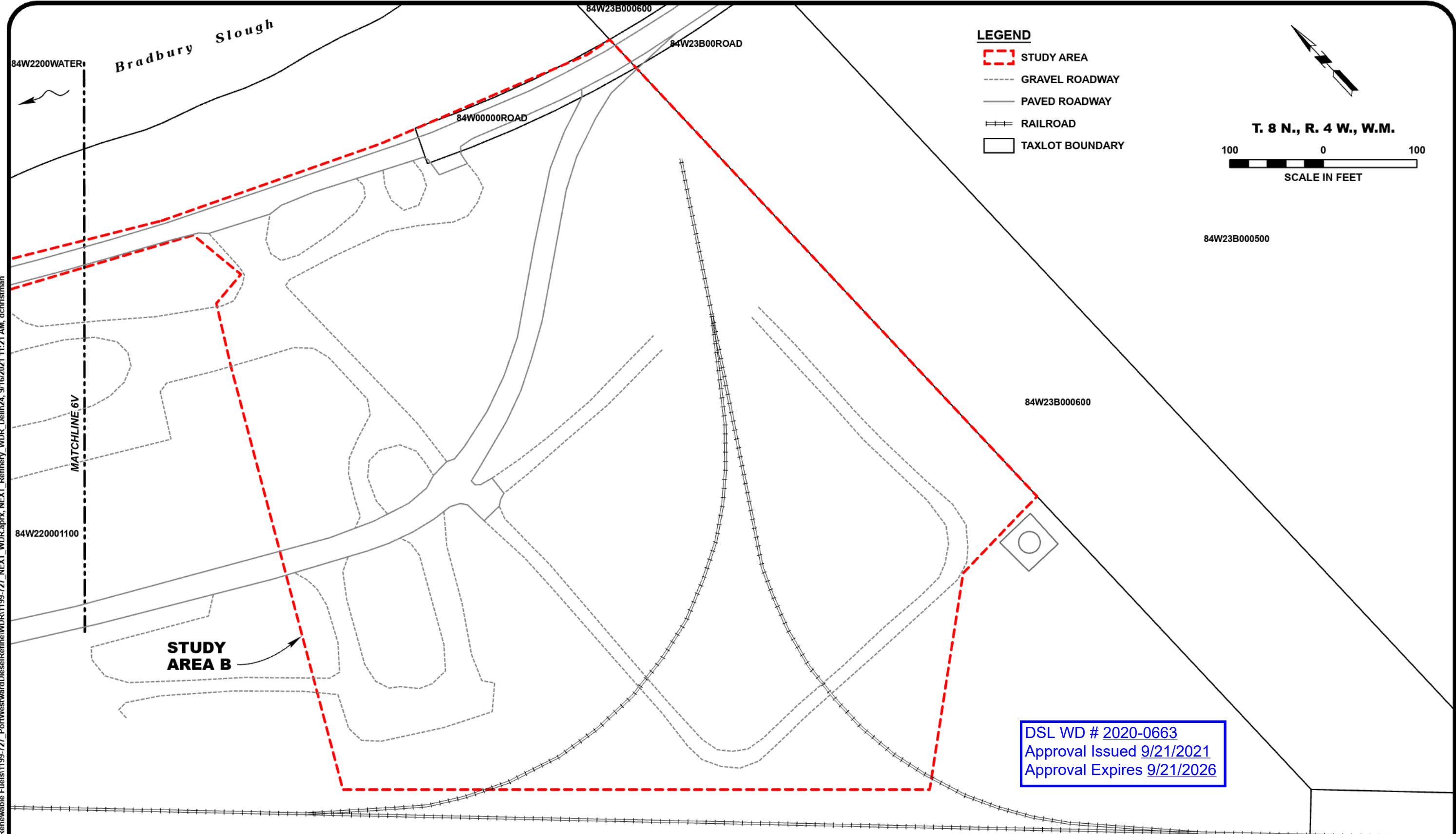


NEXT RENEWABLE FUELS OREGON, LLC
 NEXT RENEWABLE FUELS OREGON
 WETLAND DELINEATION REPORT

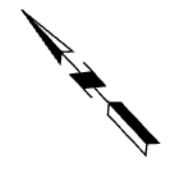
WETLAND DELINEATION MAP

FIGURE 6V
 REVISED SEPT 2021

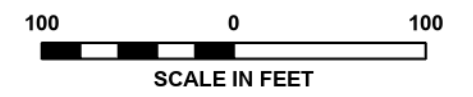
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- LEGEND**
- STUDY AREA
 - GRAVEL ROADWAY
 - PAVED ROADWAY
 - ++ RAILROAD
 - TAXLOT BOUNDARY



T. 8 N., R. 4 W., W.M.



84W23B000500

84W23B000600

84W2200WATER

Bradbury Slough

84W00000ROAD

84W23B00ROAD

84W23B000600

84W220001100

MATCHLINE 6V

STUDY AREA B

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Approval Expires 9/21/2026

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NEXT RENEWABLE FUELS OREGON, LLC
NEXT RENEWABLE FUELS OREGON
WETLAND DELINEATION REPORT

WETLAND DELINEATION MAP

FIGURE
6W
REVISED SEPT 2021