

Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 07-20).

Jurisdiction: Beaverton Review Type: Tier 2 Analysis
 Site Address / Location: 18185 & 18407 SW Scholls Ferry RD SPL Issue Date: April 10, 2017
Beaverton, OR 97007 SPL Expiration Date: April 10, 2019

Applicant Information:

Name _____
 Company WEST HILLS LAND DEVELOPMENT
3330 NW YEON AVE
 Address _____
PORTLAND OR 97210
 Phone/Fax (503) 789-0358
 E-mail: dgrimberg@arborhomes.com

Owner Information:

Name DAN GRIMBERG C/O WALTER E. REMMERS
 Company WEST HILLS LAND DEVELOPMENT
3330 NW YEON AVE
 Address _____
PORTLAND OR 97210
 Phone/Fax (503) 789-0358
 E-mail: dgrimberg@arborhomes.com

Tax lot ID

Development Activity

2S1060000500, 600

The Ridge at South Cooper Mountain Subdivision

Pre-Development Site Conditions:

Post Development Site Conditions:

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: Variable
Good/Marginal/Degraded
 Vegetated Corridor Condition: aded

Sensitive Area Present: On-Site Off-Site
 Vegetated Corridor Width: Variable

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 83,642

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>Roads, Lots, Water Quality Facility, Trail (Permanent Encroachment; Mitigation Required)</u>	<u>24,639</u>
<u>Construction Access, Utilities (Temporary Encroachment; Restoration Planting In-place Required)</u>	<u>9,177</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>On-site Mitigation</u>	<u>30,565/1:1.24</u>

Conditions Attached Development Figures Attached (5) Planting Plan Attached Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

TIER 2 ALTERNATIVES ANALYSIS

1. The proposed encroachment area is mitigated in accordance with Section 3.08.

Prior to the construction of the proposed development, the applicant would obtain both a CWA Section 404 Permit and an Oregon Removal-Fill Permit for all proposed project impacts on water quality sensitive areas. Compensatory mitigation for these sensitive area impacts would be achieved through the purchase of bank credits from an approved wetland mitigation bank. Compensatory mitigation for vegetated corridor impacts associated with Wetland G and the Southwest drainage would also be satisfied by this mitigation credit purchase because these resources would be eliminated in total. Compensatory mitigation for the other proposed vegetated corridor impacts would be mitigated on-site via the expansion of the existing vegetated corridor around Wetland F by adding 30,565 SF to the Vegetated Corridor.

2. The replacement mitigation protects the functions and values of the Vegetated Corridor and Sensitive Area.

Replacement mitigation for permanent project impacts on Wetland G, Southwest Drainage, and their associated vegetated corridors would be achieved through the purchase of bank credits from an approved wetland mitigation bank that provides higher wetland functions than the functions provided by these resources. No mitigation for associated vegetated corridor impacts is required because the sensitive resource would be completely removed. The proposed on-site mitigation for other vegetated corridor impacts would expand the overall vegetated corridor around the remaining sensitive areas, providing additional protection of the water quality in the Unnamed Tributary and its downstream receiving water (Tualatin River).

3. Enhancement of the replacement area, if not already in Good condition, and either the remaining Vegetated Corridor on the site or the first 50 feet of width closest to the resource, whichever is less, to a Good corridor condition.

Approximately 103,799 square feet (2.383 acres) of existing vegetated corridor would remain on the project site following development. Of this, 20,157 square feet (0.463 acre) is currently in good condition and will not require further enhancement. The remaining 83,642 square feet (1.920 acres) of marginal and degraded vegetated corridor will be enhanced to good condition through the removal of invasive species and the planting of native trees and shrubs.

4. A District Stormwater Connection Permit is likely to be issued based on proposed plans.

The stormwater treatment system proposed for the proposed development project has been designed to comply with the design criteria specified for stormwater facilities in the National Marine Fisheries Service biological opinion of the USACE's SLOPES V program, which is more stringent than current CWS requirements. As such, the applicant reasonably expects to obtain a District Stormwater Connection Permit based on the proposed project plans.

5. Location of the development and site planning minimizes incursion into the Vegetated Corridor.

The following design considerations are proposed to minimize the incursion of project elements into vegetated corridors:

- **SW Scholls Ferry Road Improvements** - Extending the existing 36-inch-diameter concrete culvert instead of replacing it would minimize impacts to the Unnamed Tributary and associated wetlands by simplifying the construction process and minimizing disturbance to the stream channel as much as is practicable.
- **Road 8B Construction** - The proposed alignment of Road 8B has been designed to cross the Unnamed Tributary at an existing road crossing at a fairly narrow section of the stream/wetland corridor, thus minimizing impacts to both sensitive areas and their associated vegetated corridors. The proposed crossing would also replace an existing twin culvert structure with a single bottomless arch culvert, reduce the amount of instream fill required and increasing the area of exposed substrate in the stream bed.
- **Residential Lots** - Vegetated corridor encroachment by residential lots has been minimized by using retaining walls along the back sides of those lots that border the vegetated corridor of Wetland C.

- **Sanitary Sewer Line Installation** - The proposed sanitary sewer line connection has been located within an existing road crossing to minimize impacts on both sensitive areas and vegetated corridors. It would also include replacing the existing substandard dual culvert crossing with an improved conveyance structure.
- **Community Trail** - Vegetated corridor impacts from the community trail have been minimized by keeping the majority of the trail outside of the vegetated corridor. For areas where vegetated encroachment is unavoidable, impacts have been minimized by locating the trail in the outermost 40% of the vegetated corridor.

6. No practicable alternative to the location of the development exists that will not disturb the Sensitive Area or Vegetated Corridor.

The proposed improvements to SW Scholls Ferry Road and SW Strobel Road are being required by the City of Beaverton as part of the transportation network specified in the South Cooper Mountain Community Plan. Because the UGB boundary runs along the southern edge of SW Scholls Ferry Road in this location, all road modifications must occur to the north. As such, impacts to wetlands and vegetated corridors that are adjacent to the north side of the existing road are unavoidable. For SW Strobel Road, the South Cooper Mountain Community Plan call for this road to upgraded along its current alignment. The steep topography and private property ownership along the northern edge of the existing road alignment restricts road width expansion in that direction, requiring most of the improvement work to be completed on the project site where encroachment into the vegetated corridor around Wetland G is unavoidable due to the existing slope.

Construction of Road 8B is required by the South Cooper Mountain Community Plan to provide east-west access across the project site and multiple points of entrance into the proposed development. Because the Unnamed Tributary and its associated wetland corridor extends from north to south across the entire length of the project site, a road crossing of these resources by Road 8A is unavoidable; there is no way to cross the stream and wetland corridor without impacting sensitive areas and their associated vegetated corridors.

The sanitary sewer connection is required to provide gravity-driven sanitary sewer service for the northern portion of the proposed development. Due to site topography and the location of the Unnamed Tributary and its associated wetlands between the development area and existing sewer main along SW Scholls Ferry Road, the sewer line and its associated access road must cross these sensitive areas and their vegetated corridors.

Impacts associated with the proposed water quality facility were also determined to be unavoidable. In order for the stormwater detention to function correctly, it needs to be located in the lowest portion of the project site to enable gravity-conveyance of stormwater. Proposed impacts to the vegetated corridors of Wetland A, Wetland C, and the Unnamed Tributary were also determined to be necessary to accommodate the stormwater detention capacity required for the development.

The multi-use community trail is required by the South Cooper Mountain Community Plan. In order to maximize the single-family portion of the development on the west side to the Unnamed Tributary, the trail was proposed for the east side of the stream corridor on the multi-family portion of the development. Due to space restriction on that parcel and the need to meet the required development density and parking requirements, a portion of the trail needed to be located within the outer edge of the vegetated corridor.

7. The proposed encroachment provides public benefits.

Public benefits to water quality from the proposed project include adding 5,926 square feet (0.136 acres) of new vegetated corridor to existing vegetated corridors by enhancing degraded areas to good condition. This new vegetated corridor would be in addition to the 24,639 square feet (0.566 acre) of required compensatory vegetated corridor mitigation and would support improved public benefits to water quality by further expanding the overall vegetated corridors around the site's streams and wetlands, creating a wider and more

effective protective zone for water quality sensitive areas in the Tualatin River watershed. The SLOPES V-compliant water quality facilities provide an increased water quality benefit by lessening the amount of sediment released and by storing larger quantities of water, lessening the potential for downstream erosion.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 07-20, Chapter 3.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 07-20, Section 3.06.1 and per approved plans.
3. **Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to ground disturbance an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 07-20, Section 5.10.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. For Vegetated Corridors that extend 35 feet from the break in slope, the width of Vegetated Corridors may be reduced to 15 feet wide if a stamped geotechnical report confirms that slope stability can be maintained with the reduced setback from the break in slope.
13. **For Vegetated Corridors greater than 50 feet in width, the applicant shall enhance the first 50 feet closest to the sensitive area to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3.**
14. **For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3.**
15. Removal of invasive non-native species by hand is required in all Vegetated Corridors rated "good." Replanting is required in any cleared areas larger than 25 square feet using low impact methods. The applicant shall calculate all cleared areas larger than 25 square feet prior to the preparation of the required Vegetated Corridor enhancement/restoration plan.

16. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 07-20, Appendix A, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
17. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Vegetation and Animal Management Guidance, 2003. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
18. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Landscape Requirements (R&O 07-20, Appendix A).
19. **Maintenance and monitoring requirements shall comply with R&O 07-20, Section 2.11.2. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.**
20. **Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2, Table 2-1 and Section 2.10, Table 2-2.**
21. **For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services shall require that the sensitive area and Vegetated Corridor be contained in a separate tract and subject to a ""STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY"" to be granted to the City or Clean Water Services.**
22. Clean Water Services shall require an easement over the Vegetated Corridor conveying storm and surface water management to Clean Water Services or the City that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.
23. Final construction plans shall include landscape plans. In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
24. A Maintenance Plan shall be included on final plans including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
25. Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
26. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. Fencing and signage details to be included on final construction plans.

This Service Provider Letter is not valid unless CWS-approved site plan is attached.

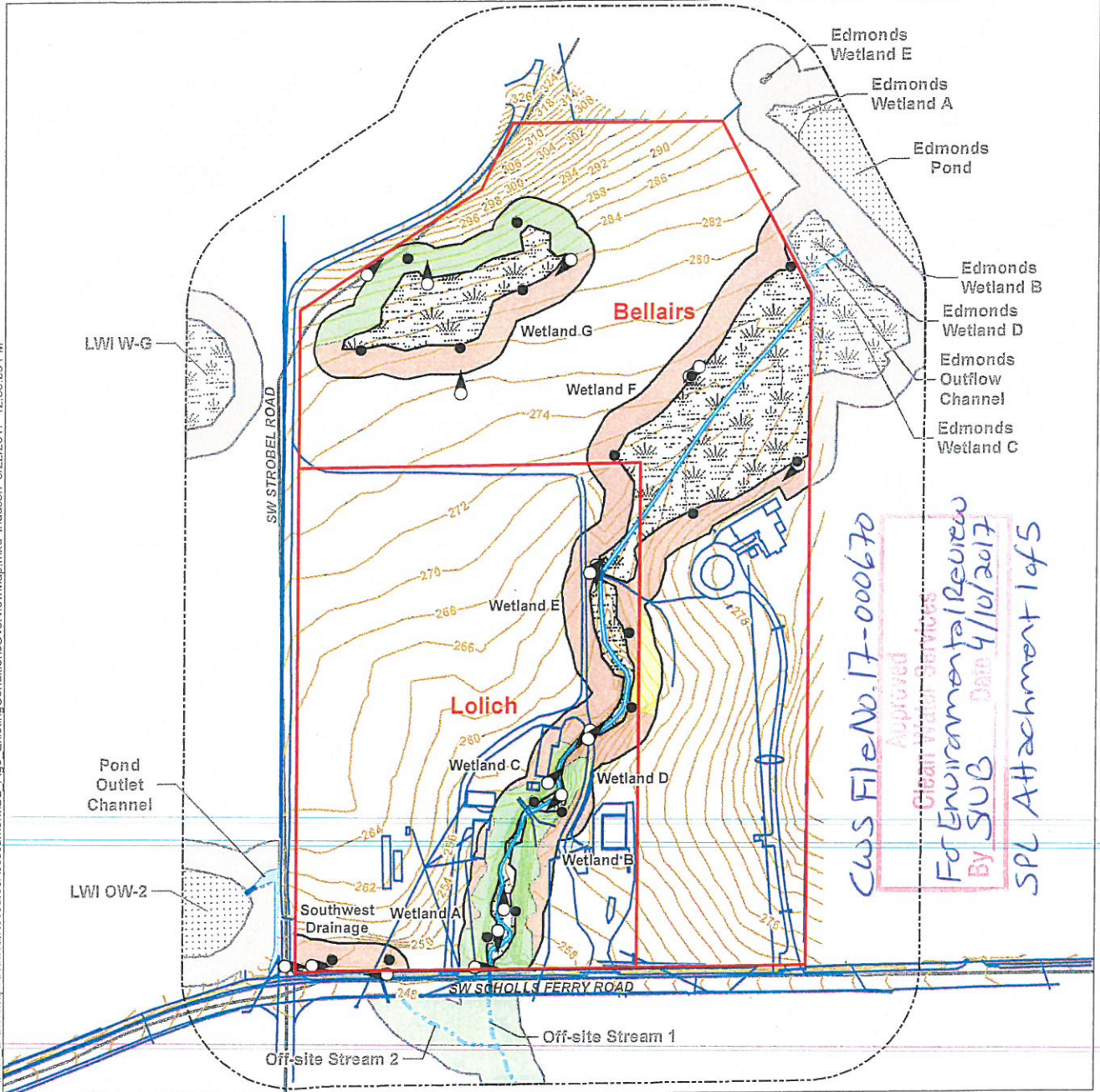
Please call (503) 681-3667 with any questions.

Stacy Benjamin

Stacy Benjamin
Environmental Plan Review

Attachments (5)

I:\arcgis\jobs\West_Hills_Development_1015\Bellairs_Lolich\Maps\NaturalResourceAssessment\BL_Figs_ExistingConditionsOverviewMap.mxd Ihudson 3/22/2017 12:55:59 PM



- | | | | |
|-----------------------------------|-------------------------------|--------------------------------|--------------------------------------|
| Project Site Boundary | VC Photo Point | Off-site Sensitive Area | Existing Feature |
| Study Area Boundary | On-site Sensitive Area | Stream | Good VC (60,554 sq ft) |
| Road | Stream | Drainage | Marginal VC (6,715 sq ft) |
| 2-ft Contour | Drainage | Wetland | Degraded VC (137,653 sq ft) |
| Vegetated Corridor (VC) Data Plot | Delineated Wetland | Pond | Off-site Good VC (32,661 sq ft) |
| | VC | VC | Off-site Degraded VC (108,180 sq ft) |

NOTES:
 1. Wetland boundaries flagged and field surveyed by Otak, Inc., to 0.1-foot accuracy.
 2. Contours and existing features acquired from Otak, Inc.

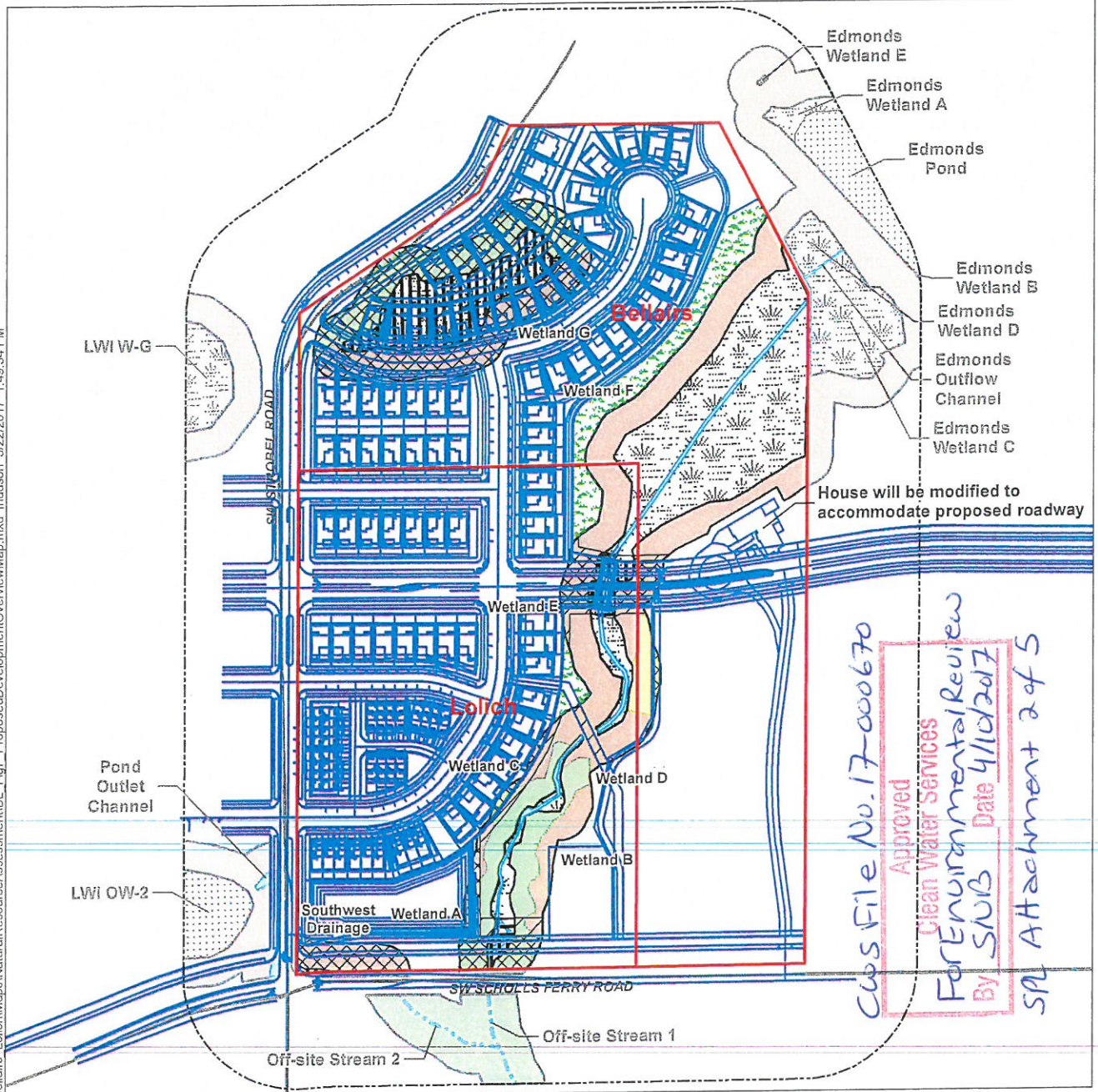


CWS File No. 17-000670
 Applied
 For Environmental Review
 By SUB
 Date 4/10/2017
 SPL Attachment 1 of 5



Figure 5
 Existing Conditions Overview Map
 Natural Resource Assessment (Bellairs and Lolich Properties)
 West Hills Land Development: The Ridge at South Cooper Mountain

I:\orcas\gis\Jobs\West_Hills_Development_1015\Bellairs_Lolich\Maps\NaturalResourceAssessment\BL_Fig7_ProposedDevelopmentOverviewMap.mxd Inudson 3/22/2017 1:49:34 PM



CWS File No. 17-000670
 Approved
 Clean Water Services
 For Environmental Review
 By SNB Date 4/10/2017
 SPL Attachment 2 of 5

Project Site Boundary	VC Permanent Impact (91,945 sq ft)	Good VC (60,554 sq ft)	Off-site Sensitive Area	On-site Sensitive Area
Study Area Boundary	VC Temporary Impact (9,177 sq ft)	Marginal VC (6,715 sq ft) *	Stream	Stream
Road	Wetland Permanent Impact (38,964 sq ft)	Degraded VC (137,653 sq ft) *	Drainage	Drainage
Proposed Site Plan	Wetland Temporary Impact (2,151 sq ft)	Off-site Good VC (32,661 sq ft)	Wetland	Delineated Wetland
Proposed Mitigation (30,565 sq ft)		Off-site Degraded VC (108,180 sq ft)	Pond	VC
			VC	

NOTES:
 1. Wetland boundaries flagged and field surveyed by Otak, Inc., to 0.1-foot accuracy.
 2. Proposed site plan acquired from Otak, Inc.
 3. VC = Vegetated Corridor

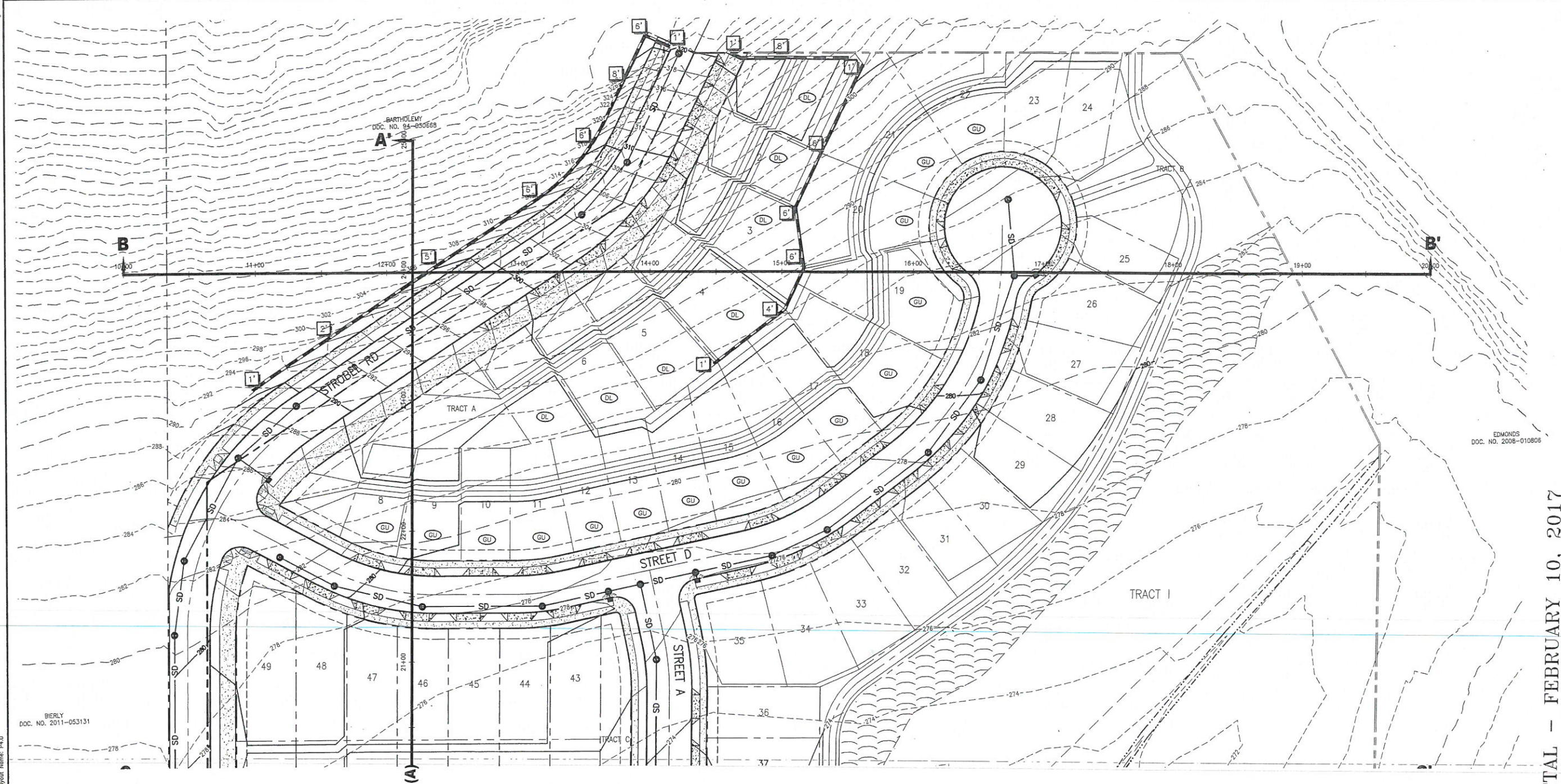
0 100 200 Feet

* 83,642 SF of remaining VC to be enhanced to good condition



Figure 7
 Proposed Development Overview Map
 Natural Resource Assessment (Bellairs and Lolich Properties)
 West Hills Land Development: The Ridge at South Cooper Mountain

XREF LIST
 Ltscale: 40
 Resolved
 P17849X001
 S17849X190
 S17849X360
 P17849X230
 O17849X101
 P17849X430
 P17849X600



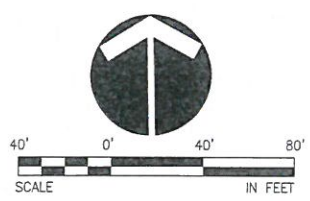
BIERLY
 DOC. NO. 2011-053131

EDMONDS
 DOC. NO. 2008-010806

LEGEND

EXISTING 2' CONTOUR	---	271
EXISTING 10' CONTOUR	---	275
PROPOSED 2' CONTOUR	---	271
PROPOSED 10' CONTOUR	---	275
RETAINING WALL	[X' X']	
WETLAND	[Wavy Line]	
CWS 50' VEGETATED CORRIDOR	[Dashed Line]	
STORM DRAIN LINE	SD	
DAYLIGHT BASEMENT LOT	(DL)	
GARAGE UNDER LOT	(GU)	
SITE SECTION	D D'	
SITE SECTION MATCH LINE	(D)	

SEE SHEETS P4.3 TO P4.4
 FOR SITE SECTIONS



CWS File No. 17-000670
 Approved
 Clean Water Services
 For Environmental Review
 By SNB 4/10/2017
 SPL Attachment 3 of 5

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY GRADING PLAN
 NORTH



HanmiGlobal Partner
 608 SW 3rd Ave., Ste. 300
 Portland, OR 97204
 Phone: (503) 287-6825
 Fax: (503) 415-2304
 www.otak.com

17849 P17849P40
 Project No. Drawing No.
P4.0
 Sheet No.
 © Otak, Inc. 2016

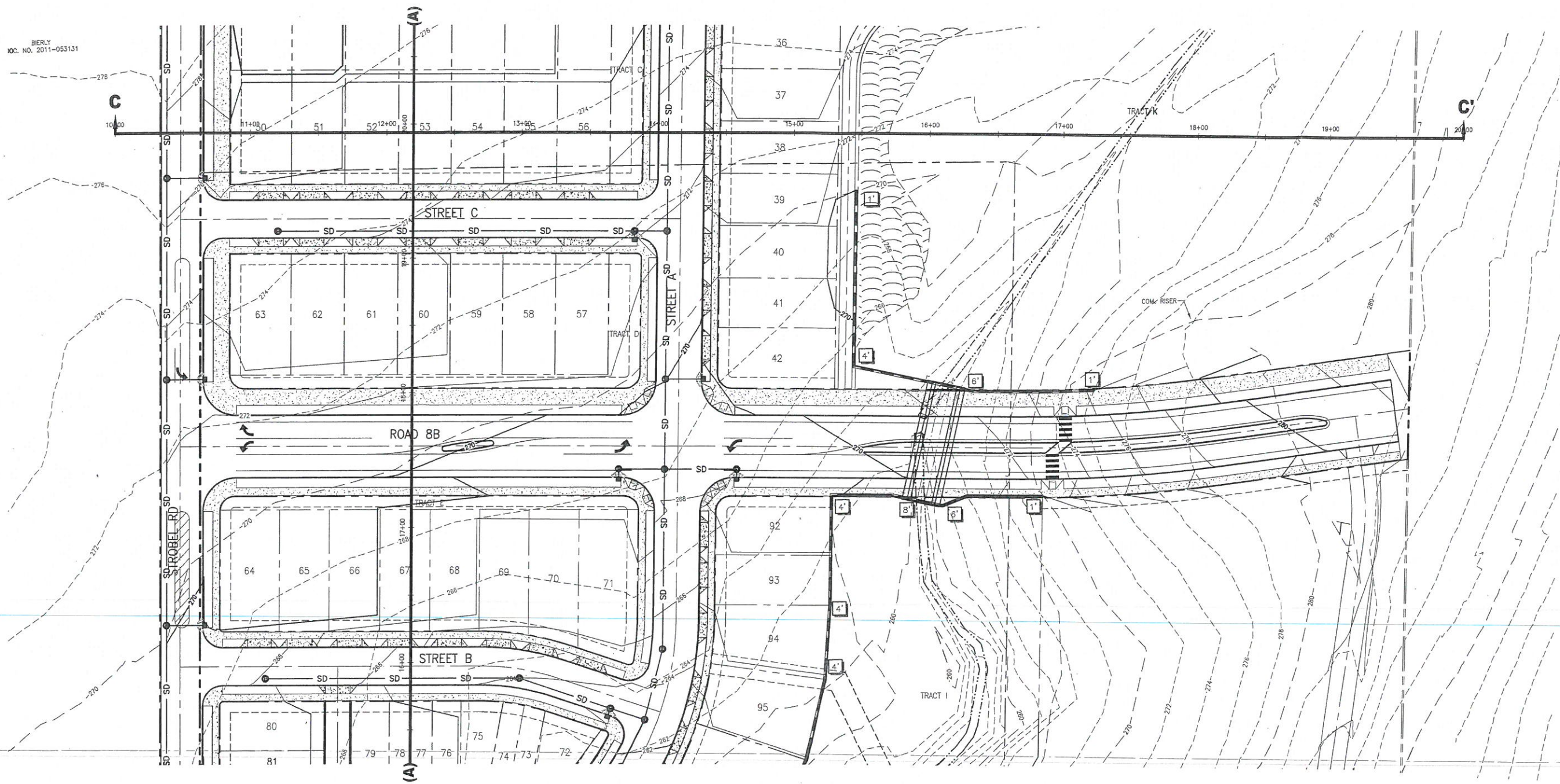
NO.	DATE	BY	REVISION COMMENTS

Design: []
 Drawn: []
 Checked: []
 EDS: []
 MDH: []
 MAP: []
 Date: []
 Initial Issue Date: []

Plotfile: Feb_09_2017 - 3:40pm
 dcmh LA\Project\17849\17849\CADD\Map\17849P40.dwg
 Layout Name: P4.0

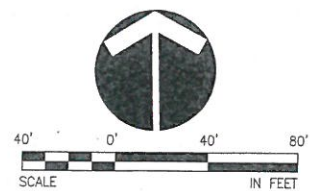
XREF LIST
 Ltscale: 40
 Resolved
 P17849X001
 S17849X190
 S17849X360
 P17849X230
 O17849X101
 P17849X430
 P17849X600

BIERLY
 LOC. NO. 2011-053131



LEGEND

EXISTING 2' CONTOUR	---	271
EXISTING 10' CONTOUR	---	275
PROPOSED 2' CONTOUR	---	271
PROPOSED 10' CONTOUR	---	275
RETAINING WALL	[Symbol]	
WETLAND	[Symbol]	
CWS 50' VEGETATED CORRIDOR	---	
STORM DRAIN LINE	---	
DAYLIGHT BASEMENT LOT	[Symbol]	
GARAGE UNDER LOT	[Symbol]	
SITE SECTION	[Symbol]	
SITE SECTION MATCH LINE	[Symbol]	



SEE SHEETS P4.3 TO P4.4
 FOR SITE SECTIONS

CWS File No. 17-000670
 Clean For Environmental Review
 By SUB 4/10/2017
 SPL Attachment 4 of 5

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY GRADING PLAN
 CENTRAL

otak
 Hanmi Global Partner
 806 SW 3rd Ave., Ste. 300
 Portland, OR 97204
 Phone: (503) 287-6825
 Fax: (503) 415-2304
 www.otak.com
 17849 P17849P40
 Project No. Drawing No.
P4.1
 Sheet No.
 © Otak, Inc. 2016

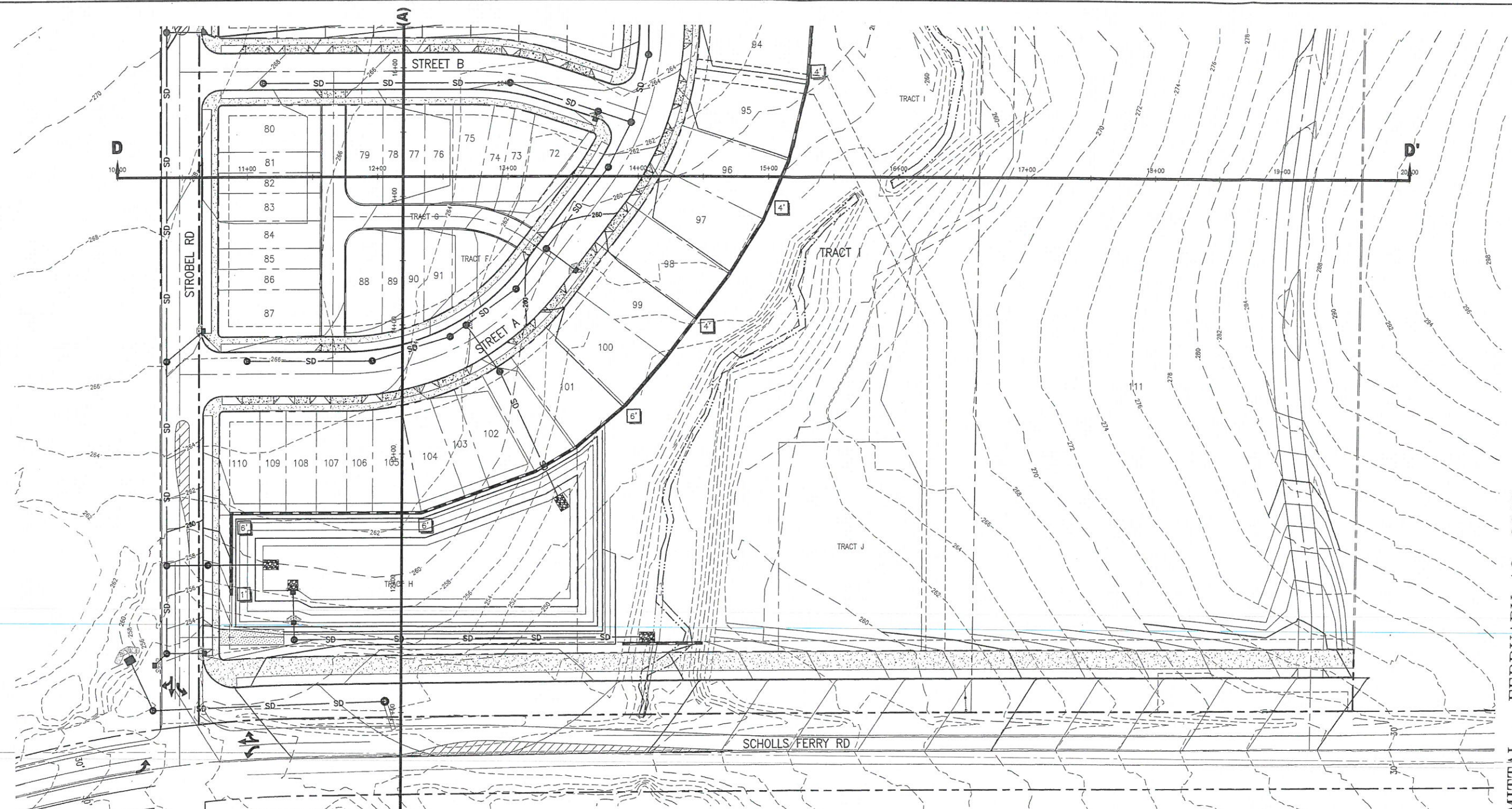
NO.	DATE	BY	REVISION COMMENTS

Design: Drawn: Checked: Date: Initial Issue Date:
 BDS: MDH: MAP

Path: Feb 09, 2017 - 3:40pm d:\h\project\17800\17849\CADD\17849\17849P40.dwg Layout Name: P4.1

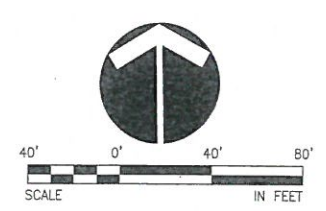
XREF LIST
 Ltscale: 40
 Resolved
 P17849X001
 S17849X190
 S17849X360
 P17849X230
 O17849X101
 P17849X430
 P17849X600

Plotfile: Feb 09, 2017 - 3:41pm dcmh L:\Project\17849\17849\CADD\CADD\DWG\17849P40.dwg Layout: Name: P4.2



LEGEND

EXISTING 2' CONTOUR	---	271
EXISTING 10' CONTOUR	---	275
PROPOSED 2' CONTOUR	---	271
PROPOSED 10' CONTOUR	---	275
RETAINING WALL	[X' X']	
WETLAND	[Hatched Area]	
CWS 50' VEGETATED CORRIDOR	[Dashed Line]	
STORM DRAIN LINE	SD	
DAYLIGHT BASEMENT LOT	DL	
GARAGE UNDER LOT	GU	
SITE SECTION	[A-A' D-D']	
SITE SECTION MATCH LINE	(D)	



SEE SHEETS P4.3 TO P4.4
 FOR SITE SECTIONS

CWS File No. 17-000670
 Clear
 For Environmental Review
 By SUB 4/10/2017
 See Attachment 5 of 5

LAND USE SUBMITTAL - FEBRUARY 10, 2017

THE RIDGE AT SOUTH COOPER MOUNTAIN
 BEAVERTON, OREGON

PRELIMINARY GRADING PLAN
 SOUTH



Hanmi Global Partner
 805 SW 3rd Ave, Ste. 300
 Portland, OR 97204
 Phone: (503) 287-6825
 Fax: (503) 415-2304
 www.otak.com

17849 P17849P40
 Project No. Drawing No.
P4.2
 Sheet No.
 © Otak, Inc. 2016

NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial	Issue	Date
BDS	MDH	MAP				