

Received
Planning Division
12/13/2023

Exhibit 3.02



Exhibit C: Pre-Application Conference Notes

Exhibit C: Pre-Application Conference Notes



September 11, 2023

AKS Engineering & Forestry, LLC
Attn: Glen Southerland
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

Subject: Pre-Application Summary Notes for Tualatin Hills Park & Recreation District (THPRD)
Willow Creek Greenway

Dear Glen Southerland,

Thank you for attending the Pre-Application Conference held on August 23, 2023. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App. Please feel free to contact anyone who provided comments. Contact names, telephone number and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we highly encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. Please do not hesitate to contact us if you have any questions.

Sincerely,

Lina Smith
Associate Planner
Mobile: (971) 313-4244
E-mail: lsmith@beavertonoregon.gov

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for THPRD Willow Creek Greenway PA2023-00502

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: www.beavertonoregon.gov. Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

PRE-APPLICATION CONFERENCE DATE: August 23, 2023

PROJECT INFORMATION:

Project Name: **THPRD Willow Creek Greenway**

Project Description: Reconstruct and realign boardwalk trail at Willow Creek Greenway. Remove and replace pedestrian access paving in southern portions of site that connect to NW Jeffrey Place and NW 161st Place. Remove Significant Grove Trees and Community Trees.

Property/Deed Owner: THPRD
Attn: Rene Brucker
15707 SW Walker Road
Beaverton, OR 97006

Site Address: No Address

Tax Map and Lot: 1N132BC03001
Zoning: Residential Mixed B (RMB)
Comp Plan Designation: Lower Density Neighborhoods (LDN)
Site Size: Approximately 5.87 acres

APPLICANT INFORMATION:

Applicant's Name: AKS Engineering & Forestry, LLC
Attn: Glen Southerland
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

Phone / Email: 503-563-6151 / southerlandg@aks-eng.com

PREVIOUS LAND USE HISTORY: The subject site was platted as a tract conveyed to THPRD as part of the Waterhouse Subdivision in 1984. The site was then annexed into the City of Beaverton in 1985 (Metro Proposal No. BC2115). To obtain a copy of the annexation record, please use the Metro Annexation Search Tool: <https://www.oregonmetro.gov/library/annexation-search-tool>

SECTION 50.25 (APPLICATION COMPLETENESS):

The completeness process is governed by Section 50.25 of the Beaverton Development Code (BDC). The applicant is encouraged to contact staff to ask questions or request clarification on any items referenced in the pre-application conference notes or application checklists. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application has been deemed “complete” that is not accompanied with a continuance to provide staff the necessary time to review the new material.

APPLICATION FEES:

Based on the plans and materials provided, the identified application fees (land use only) are as follows. The City charges a 5% technology fee in addition to the base application fees. Projects that require multiple applications that are reviewed concurrently per BDC 50.15.3 shall be charged 100% of the highest application fee, and 75% of the remaining application fees. The fees below do not include the technology fee or the application bundling fee reduction but are the independent application fees. The Planning Division Fee Schedule can be found on our website: <https://www.beavertonoregon.gov/777/Applications-Fees-Brochures>

Application Type	Fee
Design Review Three (Type 3)	1.25% of Project Value Minimum: \$10,806 Maximum: \$29,176
Tree Plan Two (Type 2)	\$5,403

* **See Key Issues/Considerations** for description of applications and associated process. Application fees may be subject to increase. The fees in effect at the time a complete application is received will control.

SECTION 50.15 (CLASSIFICATION OF APPLICATIONS):

Applications are subject to the procedure (Type) specified by the Beaverton Development Code. Per Section 50.15.3 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses a separate set of code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type of the application which requires the broadest notice and opportunity to participate. For example, a Type 2 application will be consolidated with a Type 3 application for the same proposal on the same site, in which case, the Type 2 application will be reviewed by the decision making authority of the Type 3 application. The decision making authority's action on the Type 2 application will be based on the approval criteria governing the Type 2 application.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

The proposal meets the thresholds for a Type 3 Procedure, and a Neighborhood Review Meeting **is required.**

The subject site is located in the **Five Oaks/Triple Creek Neighborhood Advisory Committee (NAC)**. Contact: David Kamin, Chair at davidk@johnlscott.com.

For meetings held at the NAC, staff recommend that a separate sign-in sheet be provided. Note that after the neighborhood meeting, summary of the meeting along with a copy of your sign-in sheet is to be mailed to the NAC contact above. The City also requests that the summary of the meeting and sign-in sheet is also sent to: City of Beaverton, Neighborhood Program, P.O. Box 4755, Beaverton, OR 97076 or emailed to: neighbor@mail@beavertonoregon.gov

Instructions for conducting or attending Neighborhood Review Meetings can be found in BDC Section 50.30 and in the following link:

<https://content.civicplus.com/api/assets/3f3d8ebe-bd25-4ed6-8102-2d198238db25?cache=1800>

The Request for Neighborhood Meeting Labels Form can be found in the following link:

<https://content.civicplus.com/api/assets/1a02c228-0536-4277-8039-89550c936e56?cache=1800>

The completed form can be submitted to planningplansubmit@beavertonoregon.gov.

CHAPTER 20 (LAND USES) & CHAPTER 30 (NONCONFORMING USES):

Zoning: Residential Mixed B (RMB)

Public Parks, Parkways, Playgrounds, and Related Facilities are a Conditional Use in the RMB zone (BDC 20.05.20). There is no existing Conditional Use Permit on file for the subject site; however, city records show the subject site was platted as a tract conveyed to THPRD in 1984 and then annexed into the City of Beaverton in 1985. Accordingly, the site is subject to BDC 30.35 which states, "A use that was permitted before this ordinance required a Conditional Use Permit shall not be deemed a nonconforming use despite the failure to obtain a Conditional Use Permit, but shall without further action be considered a conforming use." Accordingly, based on the applicant's proposal, staff finds that a New Conditional Use application is not required.

CHAPTER 40 (PERMITS & APPLICATIONS):

Facilities Review Committee review required?

Yes

No

Please Note: Applicant's written response to Section 40.03 (Facilities Review) should address each criterion separately. If response to criterion is "Not Applicable", please explain why the criterion is not applicable. For Section 40.03, Critical and Essential Facilities are defined (Chapter 90) in the following way:

Facilities, Critical. [ORD 4224; September 2002] For the purposes of Facilities Review critical facilities and services shall include potable and non-potable public water, public sanitary sewer, storm water drainage, treatment, and detention, transportation, and fire protection. For the purposes of floodplain regulation and building construction hazard designations, critical facilities are defined as hospitals, significant medical care facilities, fire stations, police stations, storage of critical records, emergency community shelters, emergency operation centers, emergency management offices, and similar facilities.

Facilities, Essential. [ORD 4224; September 2002] Essential facilities and services shall include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

The applicant's written responses to Section 40.03 should states how all critical and essential services will serve the site, proposed or existing.

Applicable Application Type(s):

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
1.	Design Review Three	40.20.15.3.C	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
2.	Tree Plan Two	40.90.15.2.C	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

* See **Key Issues/Considerations** for description of applications and associated process.

Comments: In order for your application(s) to be deemed complete, a written statement is necessary, supported by substantial evidence in response to all applicable approval criteria. Specifically, your application narrative(s) will need to explain how and why the proposed application meets the applicable approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

CHAPTER 60 (SPECIAL REGULATIONS):

The following special requirements when checked are applicable to your development. You should consult these special requirements in the preparation of written and plan information for a formal application:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Section 60.05 (Design Review Principles Standards and Guidelines) | <input type="checkbox"/> Section 60.07 (Drive-Up Window Facilities) |
| <input checked="" type="checkbox"/> Section 60.10 (Floodplain Regulations) | <input checked="" type="checkbox"/> Section 60.15.10 (Grading Standards) |
| <input type="checkbox"/> Section 60.20 (Mobile & Manufactured Home Regulations) | <input type="checkbox"/> Section 60.25 (Off-Street Loading) |
| <input type="checkbox"/> Section 60.30 (Off-Street Parking) | <input type="checkbox"/> Section 60.33 (Park and Recreation Facilities) |
| <input type="checkbox"/> Section 60.35 (Planned Unit Development) | <input type="checkbox"/> Section 60.40 (Sign Regulations) |
| <input type="checkbox"/> Section 60.45 (Solar Access Protection) | <input type="checkbox"/> Section 60.50 (Special Use Regulations) |
| <input checked="" type="checkbox"/> Section 60.55 (Transportation Facilities) | <input checked="" type="checkbox"/> Section 60.60 (Trees and Vegetation) |
| <input type="checkbox"/> Section 60.65 (Utility Undergrounding) | <input checked="" type="checkbox"/> Section 60.67 (Significant Natural Resources) |
| <input type="checkbox"/> Section 60.70 (Wireless Communication) | |

Comments: For the application(s) to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above.

OTHER DEPARTMENT/AGENCY CONTACTS:

Your project may require review by other City departments and outside agencies. Please plan to contact the following staff persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

<p>Recommended contact for further information if checked</p> <p><input checked="" type="checkbox"/></p>	<p>Clean Water Services (CWS) regulates sanitary sewer, storm and surface water management within Washington County in coordination with the City of Beaverton. CWS also conducts environmental review for proposed development projects that are located in proximity to sensitive areas (generally wetlands, riparian areas and stream corridors). Staff recommends that applicants contact <u>CWS staff as early as possible in order to obtain a <i>Service Provider Letter (SPL)</i></u>. For many development permits, the SPL is required before the application is determined to be complete (BDC 50.25.1.F) which starts the Beaverton land use review processes. CWS environmental regulations are explained in Chapter 3 of the <i>Design and Construction Standards</i> at: www.cleanwaterservices.org/permits-development/design-construction-standards</p> <p>If no sensitive areas exist on or within 200 feet of the project site, CWS can also issue a statement indicating no sensitive areas exist which the City will also accept as documentation under Section 50.25.1.F. To start the environmental review process and obtain a SPL, complete the pre-screening site assessment form. Please visit this website for more information about CWS environmental review: http://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/</p>
<p><input type="checkbox"/></p>	<p>Carl Werner, Building, City of Beaverton (503) 526-2472 / cwerner@beavertonoregon.gov <input checked="" type="checkbox"/> No written comments provided to date / not expected.</p>
<p><input checked="" type="checkbox"/></p>	<p>Hunter Jin, Site Development, City of Beaverton (503) 526-2626 / hjin@beavertonoregon.gov <input checked="" type="checkbox"/> Written comments attached.</p>
<p><input checked="" type="checkbox"/></p>	<p>Kate McQuillan, Transportation, City of Beaverton (503) 526-2427 / kmcquillan@beavertonoregon.gov <input checked="" type="checkbox"/> Written comments attached.</p>
<p><input type="checkbox"/></p>	<p>Kimberlee McArthur, Floodplain Manager, City of Beaverton (503) 526-2524 / kimberleemcarthur@beavertonoregon.gov <input checked="" type="checkbox"/> No written comments provided to date / not expected.</p>
<p><input checked="" type="checkbox"/></p>	<p>Jered Lane, Arborist, City of Beaverton (503) 526-2237 / jlane@beavertonoregon.gov <input checked="" type="checkbox"/> Does not recommend removing Ash trees in advance of this project to deal with Emerald Ash Borer. Please contact to further discuss treatment options.</p>
<p><input checked="" type="checkbox"/></p>	<p>Naomi Vogel, Washington County (503) 846-7639 / naomi_vogel@washingtoncountyor.gov <input checked="" type="checkbox"/> No written comments provided to date / not expected.</p>

KEY ISSUES/CONSIDERATIONS:

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **DESIGN REVIEW THREE (BDC 40.20.15.3)**: Although it appears the applicant's proposal meets Design Review Two Threshold #10 for the new construction of a permanent structure that has a footprint greater than 1,000 square feet, during the pre-application conference, the applicant and city staff identified Design Guidelines that will need to be addressed with this application. Accordingly, because the applicant must respond to Design Guidelines (instead of the corresponding Design Standards), the proposal meets Design Review Three Threshold #9.

Based on the submitted pre-application conference materials, city staff has identified the following Design Standards and Guidelines as applicable to this proposal. Please note this is not an exhaustive list and the applicant should review all Design Standards and Guidelines in BDC Section 60.05:

- Design Standards:
 - 60.05.20.1 Connections to the public street system
 - 60.05.20.3 Pedestrian circulation
 - 60.05.25.5 Minimum landscape requirements for non-residential developments
 - 60.05.25.10 Minimize significant changes to existing on-site surface contours at residential property lines
 - 60.05.25.12 Natural areas
 - Design Guidelines:
 - 60.05.45.11 Landscape buffering and screening: The Landscaping Design Standards in 60.05.25.13 and Table 60.05-2 require a 20' buffer landscaped to a B3 standard along the site's northern property lines (where it abuts commercial and industrial zones), a 5' buffer landscaped to a B3 standard along the southern property lines (where it abuts existing residential homes), and a 10' buffer landscaped to a B1 standard along the northeast property lines that abut the public rights of way (located across the street from commercial and industrial zones).
 - The applicant may be eligible for an exemption to these standards due to existing natural features. Please review 60.05.25.13.A.4 for more information.
 - If the applicant is unable to comply with all these buffer standards, then staff recommends responding to the corresponding Landscape Design Guideline.
 - 60.05.50 Lighting Design Guidelines: The Lighting Design Standards in 60.05.30 require minimum lighting levels for the site. Since the applicant is not proposing to provide any on-site lighting, the applicant should respond to the corresponding Lighting Design Guidelines.
2. **TREE PLAN TWO (BDC 40.90.15.2)**: The site contains a Significant Grove and Community Trees (on-site trees that are located outside of the Significant Grove). The applicant proposes to remove multiple on-site trees and the proposal meets Tree Plan Two Thresholds #1 and #3. Please refer to BDC Section 60.60 for information regarding tree removals and mitigation. The applicant can submit a GIS Data Request for tree information from this website: <https://beavertonoregon.gov/637/GIS-Data-Request>
 3. **WETLAND DELINEATION**: The subject site contains wetlands that were last delineated in 2010. The Department of State Land (DSL) wetland delineation concurrences are attached for reference; however, the applicant will be required to have the wetlands professionally delineated for this project. The wetland exhibit should be created by a licensed professional of record such as an engineer or a surveyor.
 4. **FLOODWAY & FLOODPLAIN**: City maps show the site is in the FEMA floodway and floodplain. Floodplain Manager Kimberlee McArthur (503-526-2524 or kimberleemcarthur@beavertonoregon.gov) reviewed the applicant's materials and had no objections to the proposal.
 5. **SERVICE PROVIDER LETTERS (SPLs)**: The City of Beaverton requires SPLs from special districts who provide services to the subject site. SPLs are required prior to your application being deemed complete in the land use process. City staff has identified the following SPLs as applicable to your proposal:

- a. **Clean Water Services (CWS):** All development within the City requires a CWS SPL for environmental review. Please visit this website for more information: <http://cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>
 - b. **Tualatin Valley Fire & Rescue (TVF&R):** TVF&R requires a SPL to address fire code issues related to development. The SPL form can be found at the following link: <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-letter-for-city-of-Beav-62>
6. **SYSTEM DEVELOPMENT CHARGES (SDCs):** The Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits, in addition to other SDCs. The SDCs are not assessed or evaluated through the land use application process.

The TDT is based on the estimated traffic generated by each type of development. The TDT is collected prior to the issuance of a building permit; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

To estimate the TDT, please use Washington County's Self-Calculation Form: <https://www.washingtoncountyor.gov/lut/planning/tdt-transport-system-develop-charges>

For more information regarding the TDT, please contact City of Beaverton Transportation Engineer Jabra Khasho at (503) 526-2221 or jkhasho@beavertonoregon.gov.

Please review this website for information regarding other applicable system development fees, such as fees for sanitary sewer, storm sewer, water, and parks; the Metro Construction Excise Tax; and the School District Construction Excise Tax: <https://www.beavertonoregon.gov/798/Development-Charges>. For more information, please contact the Building Division at cddmail@beavertonoregon.gov.

7. **BEAVERTON ELECTRONIC PERMITTING SYSTEM (BEPS):** Effective April 3, 2023, all new Land Use Applications must be submitted through BEPS (<https://prod.buildinginbeaverton.org/>), which includes 24/7 access to an online portal with comprehensive project tracking and the ability to pay fees online. For more information, including instructions, visit: <https://www.beavertonoregon.gov/1543/Electronic-Permitting-System>



City of Beaverton
Community Development Department
Site Development Division
12725 SW Millikan Way 4th Floor
Beaverton, OR 97076
Tel: (503) 350-4021
Fax: (503) 526-2550
www.BeavertonOregon.gov

PRE-APPLICATION CONFERENCE MEETING SUMMARY

Site Development & Engineering

Project Name: THPRD Willow Creek Greenway

Pre-Application Conference Number: PA2023-00502

Date: August 23, 2023

Prepared by: Hunter Jin - Site Development Division

Ph: (503) 526-2626 **Fx:** (503) 526-2550 **Email:** hjin@BeavertonOregon.gov

General Notes:

This development shall be in compliance with the City of Beaverton and Clean Water Services standards in place at the time of site development permit application. Please refer to City Engineering Design Manual (EDM) for [site plan submittal requirements](#). Site plans will need to be on 22x34-inch sheets. The project was reviewed for compliance with City of Beaverton (COB) 2019 EDM and the 2019 R&O 19-22 Clean Water Services (CWS) Design & Construction Standards (DCS).

Developments and other activities which create or modify 1,000 square feet or greater of impervious surface are required to provide stormwater management. A storm water report prepared by a professional civil engineer may be required with this application and will need to document how the proposal will provide water quantity control for conveyance capacity (CWS DCS Section 4.02), hydromodification (CWS DCS 4.03) and water quality (CWS DCS Section 4.04). Additional standards are outlined in City EDM Section 530 for surface water management design standards and CWS DCS Section 4.08. Please refer to Table 530.1 of EDM for facility order of preference. LIDA are summarized in CWS DCS Table 4-3 and sizing per Section 4.08.4.

City of Beaverton sanitary sewer and storm drainage are in the vicinity of this project. Both pedestrian paths on Jeffery Pl and 161st Pl have City storm drainage and sanitary sewer lines running underneath them. The question regarding coordination of a storm repair project at the existing storm outfall has been forwarded to Public Works Engineering.

Tualatin Valley Fire and Rescue (TVFR) is the fire district, see next page for contact information. A permit may be required.

A Clean Water Services (CWS) Pre-screen or Service Provider Letter (SPL) will be required with the land use application (see contact information on next page).

A professional surveyor will need to document where existing utility lines and any easement limits are in relation to property boundaries. Proposed relocations of any public utilities and easements will need to be shown with the Land Use application. Please note that no permanent structures

including building footings, doors swinging out and roof eaves can encroach into existing public utility systems and associated easements.

With any frontage improvements/dedication, per EDM Section 130, the minimum width for a Public Utility Easement (PUE) shall be 8 feet. The PUE shall be located along all property lines adjacent to public rights-of-way. The City may require a larger PUE in commercial and industrial areas and where right-of-way widths are sub-standard. SWM facilities, including side slopes, retaining walls, perimeter fencing (when required) and all associated structures, shall not be installed within a PUE. Meter boxes or other public water infrastructure shall not be located in a PUE.

With any frontage improvements street tree plantings and any storm water facility plantings must be shown with the land use application and must be per jurisdictional approved planting lists.

Per Beaverton development code 60.65, any affected overhead utilities, as well as new connections into the site must be placed underground.

Floodplain regulations are found in Chapter 60 of the City Development Code, Chapter 9.05 of the City Code, and Chapter 5, Section 5.10 of CWS DCS. Contact information for the City Floodplain Manager has been provided below.

Survey datum information on site plans must be documented with the land use application. Within the floodplain, the flood conveyance and storage of the site at each 1-foot contour must be preserved or enhanced with a zero-rise certification by a registered professional engineer.

Resources:

- For more detailed information regarding existing utilities, topography, and geological information necessary for preparation of various applications submit as-built request online at:
<https://apps2.beavertonoregon.gov/CO/publicworks/asbuiltrequestform.aspx>

Permits & approvals identified as likely to be needed with this development:

<input checked="" type="checkbox"/>	City of Beaverton permit- Engineering Site Development , Engineering Grading , FC-Right of Way Contact: Site Development Division at (503) 350-4021 or sitedevelopment@beavertonoregon.gov <ul style="list-style-type: none">• Site Development permit may be triggered depending on impervious impacts. Otherwise, the reconstruction of the pedestrian paths can be done under a Grading and/or City ROW Permit.
<input checked="" type="checkbox"/>	City of Beaverton Building permit Contact: Building Division at (503) 526-2493

	<p>Contact Building Division for Floodplain issues: City Floodplain Manager: Kimberlee McArthur (kimberleemcarthur@beavertonoregon.gov)</p>
<input checked="" type="checkbox"/>	<p>Must underground all utilities (PGE, communications etc.) to site as well as any affected overhead utilities.</p>
<input checked="" type="checkbox"/>	<p>City of Beaverton utility system & SPL's Contact: Engineering at (503) 526-2269 or engineering@beavertonoregon.gov</p>
<input checked="" type="checkbox"/>	<p>Tualatin Valley Fire and Rescue - Permit Contact: DFM Jeremy Foster at (503) 259-1414 or Jeremy.Foster@tvfr.com Please contact Jeremy Foster to determine TVF&R Requirements</p>
<input checked="" type="checkbox"/>	<p>Clean Water Services District</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Prescreen Letter/Service Provider Letters/Wetlands/Creeks/Springs Contact: Lindsey Obermiller at (503) 681-3653 or email SPLReview@cleanwaterservices.org <ul style="list-style-type: none"> ○ Additional environmental permits/requirements may apply depending on outcome of CWS Pre-Screen.
<input checked="" type="checkbox"/>	<p>Oregon Department of Environmental Quality</p> <ul style="list-style-type: none"> • <input checked="" type="checkbox"/> Standard erosion control for sites less than 1 acre per CWS standard drawing no. 945
<input checked="" type="checkbox"/>	<p>US Army Corps of Engineers Contact: Michael LaDoucer at (503) 808-4337 or email Michael.a.ladouceur@usace.army.mil <ul style="list-style-type: none"> • Additional environmental permits/requirements may apply depending on outcome of CWS Pre-Screen. </p>
<input checked="" type="checkbox"/>	<p>Oregon Department of State Lands Contact: Russ Klassen at (503) 986-5244 <ul style="list-style-type: none"> • Additional environmental permits/requirements may apply depending on outcome of CWS Pre-Screen. </p>
<input checked="" type="checkbox"/>	<p>Submit City of Beaverton Stormwater Management Worksheet</p> <ul style="list-style-type: none"> • Applies if a full Site Development is required. Not required for a Grading permit

Storm water facilities required

- Quantity Control for Conveyance Capacity
- Hydromodification
- Quality Treatment

The engineer of record can request fee in lieu for hydromodification and quality treatment if development meets criteria set forth in CWS DCS Section 4.03.7.a and 4.04.2.a and City EDM Section 530.1.A.4.

Payment of credit against SWM SDC for detention facilities is covered in CWS DCS Section 4.02.1.c.

- **Stormwater facilities/improvements will be required if a full Site Development Permit is triggered (1,000 SF of new and/or modified impervious area).**
- **Maintenance may be exempt from Site Development Permit/Stormwater requirements. See CWS D&C Manual Section 1.03.15.b.4**



TRANSPORTATION NOTES FROM PRE-APPLICATION MEETING

Community Development Department

Project Name: **THPRD Willow Creek Greenway**

Pre-Application Conference #: **PA2023-00502**

Date: September 1, 2023

Applicant: Rene Brucker, THPRD

Glen Southerland, AICP, AKS Engineering & Forestry, LLC, Applicant's Representative

Project Planner: Lina Smith, Associate Planner

Notes prepared by: Kate McQuillan, AICP, Senior Planner

 (503) 526-2427  kmcquillan@beavertonoregon.gov

These comments are based on the information provided at the **8/23/23 Pre-Application Conference Meeting**. The summary notes below are to highlight key transportation issues that need to be addressed in any future land use applications for the discussed proposal. Any proposed development and its associated transportation impacts shall be in compliance with the City of Beaverton's Transportation System Plan (TSP) and the Engineering Design Manual 2019 (EDM) in addition to all applicable sections of the Beaverton Development Code (BDC).

GENERAL NOTES

The pre-application conference discussed a proposal for the Tualatin Hills Parks and Recreation District to replace the existing network of boardwalks as they are at the end of their service life. The City's Engineering Design Manual Standard Drawing 700 for a typical shared use path requires a minimum of 10-foot width plus additional shy distance. This proposal will be required to either meet the City's adopted standard for a shared use path, or must obtain an approved Engineering Design Exception Requestion through the City's Public Works Department. Additionally, the City will require a Right of Way Permit for any work replacing where the trails meet public rights of way at NW 158th Avenue, NE 161st Place, and NW Jeffrey Place. Improvements made within the public right of way shall meet the City's adopted street standards.

REQUIREMENTS TO BE ADDRESSED

Right of Way Dedication

Right of way dedication is not anticipated at this time.

Traffic Impact Analysis

Based on the size and impact of the proposal, a Traffic Impact Analysis is not required for land use application submittal.

Frontage Improvements

Replace any substandard curb ramps along the site's frontage(s) of abutting public streets to be in compliance with the Americans with Disabilities Act and the EDM Section 210.23.

Off-Street Loading Requirements

Off-street loading requirements are not applicable at this time.

Off-Street Parking (Vehicles and Bicycles)

Off-street parking requirements are not applicable at this time.

Bicycle and Pedestrian Circulation

Bicycle and pedestrian circulation requirements do not apply.

Access / Driveways

There are no access requirements identified at this time.

ADDITIONAL APPLICATIONS

Sidewalk Design Modification

If the minimum sidewalk standards cannot be met due to topographic issues, physical conditions, or environmental conditions, the applicant may choose to pursue a Sidewalk Design Modification, a Type-1 land use application (see BDC Section 40.55). This land use application requires that the applicant demonstrate approval criteria can be met. Without meeting the approval criteria, the standard sidewalk standards shall apply.

Design Exception Request

Applicants may submit a one-time request for a Design Exception to the Engineering Design Manual are made to the City's Public Works Engineer Department (EDM Section 160). The application form and instructions can be found on the Public Works website at: <https://www.beavertonoregon.gov/234/Design-Exceptions-Revisions-Appeals>

SYSTEM DEVELOPMENT CHARGES

Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

The TDT is based on the estimated traffic generated by each type of development. To estimate the tax please use Washington County's TDT Self Calculation Form: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm. For more information please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or jkhasho@BeavertonOregon.gov.

OTHER REVIEWING TRANSPORTATION AGENCIES

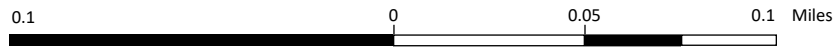
WASHINGTON COUNTY - The proposed development has frontage on NW 158th Ave which is maintained by Washington County. The County may have additional requirements or permits. Please contact Naomi Vogel at (503) 846-7639, or Naomi.Vogel@co.washington.or.us.



Legend

- Washington County Taxlots
- LWI Point Sample
- LWI Streams**
 - Significant Intermittent
 - Significant Perennial
 - Significant Channel
 - Significant Tributary
 - Intermittent
 - Perennial
 - Channel
 - Culvert
- DSL Wetlands, Adopted 2016**
 - Emergent (PEM)
 - Pond/Open Water (PUB)
 - Forested (PFO)
 - Scrub/Shrub (PSS)
 - Detention Pond
- LWI Pond
- LWI DSL Wetland**
 - Wetland
 - Significant Wetland
- LWI Riparian**
 - Riparian
 - Significant Riparian
- Stream_Labels**
 - CityLimits_Line
 - County_Line
 - BuildingAddress
 - Taxlots - Washington County
 - Taxlots - Multnomah County
 - Buildings

Notes



The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.

Report Date: 08/11/2023



Oregon

Theodore R. Kulongoski, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 378-3805

FAX (503) 378-4844

www.oregonstatelands.us.

September 29, 2006

State Land Board

Dan Brown
Washington County Department
Land Use and Transportation
1400 SW Walnut, MS 18
Hillsboro, Oregon 97123-5625

Theodore R. Kulongoski
Governor

Bill Bradbury
Secretary of State

Randall Edwards
State Treasurer

Re: Wetland Delineation Report for NW Cornell Road Improvements,
Washington County; T1N R1W Sec. 30, 31, and 32, Portions of Multiple
Tax Lots between NW Evergreen Parkway and NW 158th Avenue along
NW Cornell Road; WD #06-0140

Dear Mr. Brown:

The Department of State Lands has reviewed the wetland delineation report prepared by W&H Pacific for the site referenced above. Based on the information presented in the report, my site visit on September 26, 2006, and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped on Sheets 1 through 6 of the report. Within the study area, 9 wetlands and 2 waterways were identified, totaling 8.8 acres. These wetlands and waterways, that include segments of Bronson and Willow Creek, are subject to the permit requirements of the state Removal-Fill Law. A state permit is required for fill or excavation of 50 cubic yards or more in a wetland area or below the ordinary high water line of a waterway (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 Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

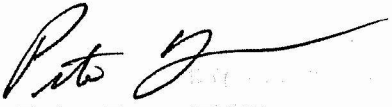
Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process. The resource coordinator for this site is Ellie Larsen at extension 231.



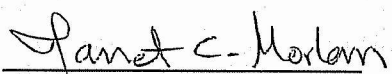
This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within 60 calendar days of the date of this letter.

Thank you for having the site evaluated. Please phone me at extension 232 if you have any questions.

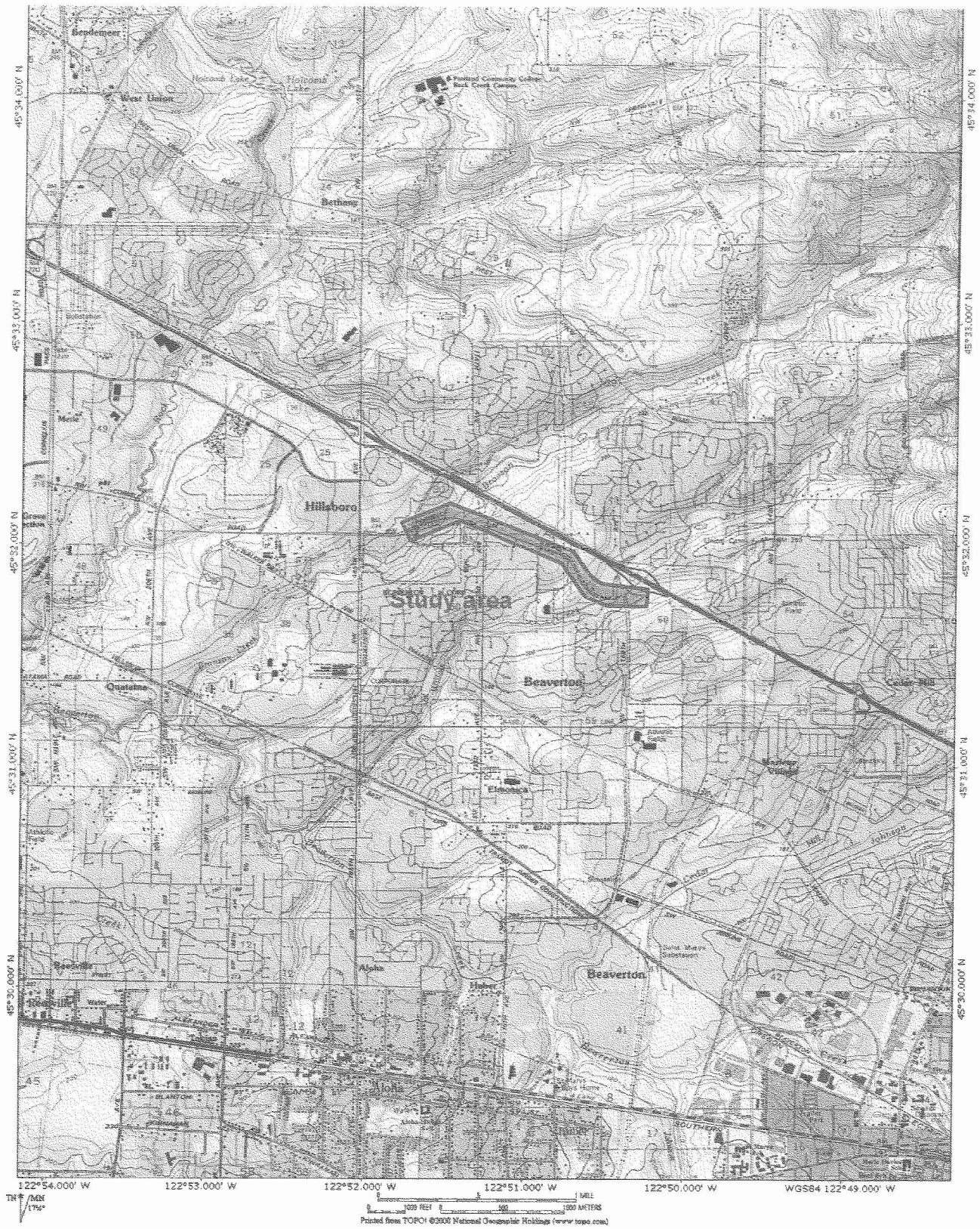
Sincerely,



Peter Ryan, PWS
Wetland Specialist

Approved by 
Janet C. Morlan, PWS
Wetlands Program Manager

cc: Phil Quarterman, W&H Pacific
City of Beaverton Planning Department (Maps enclosed for updating LWI)
Kathryn Harris, Corps of Engineers
Damon Reische, Clean Water Services
Ellie Larsen, DSL



Source: Oregon Topo! US Geological Service



VICINITY MAP

NW Cornell Road: NW Evergreen Parkway to NW 158th Avenue
 Washington County
 Washington County, Oregon

FIGURE

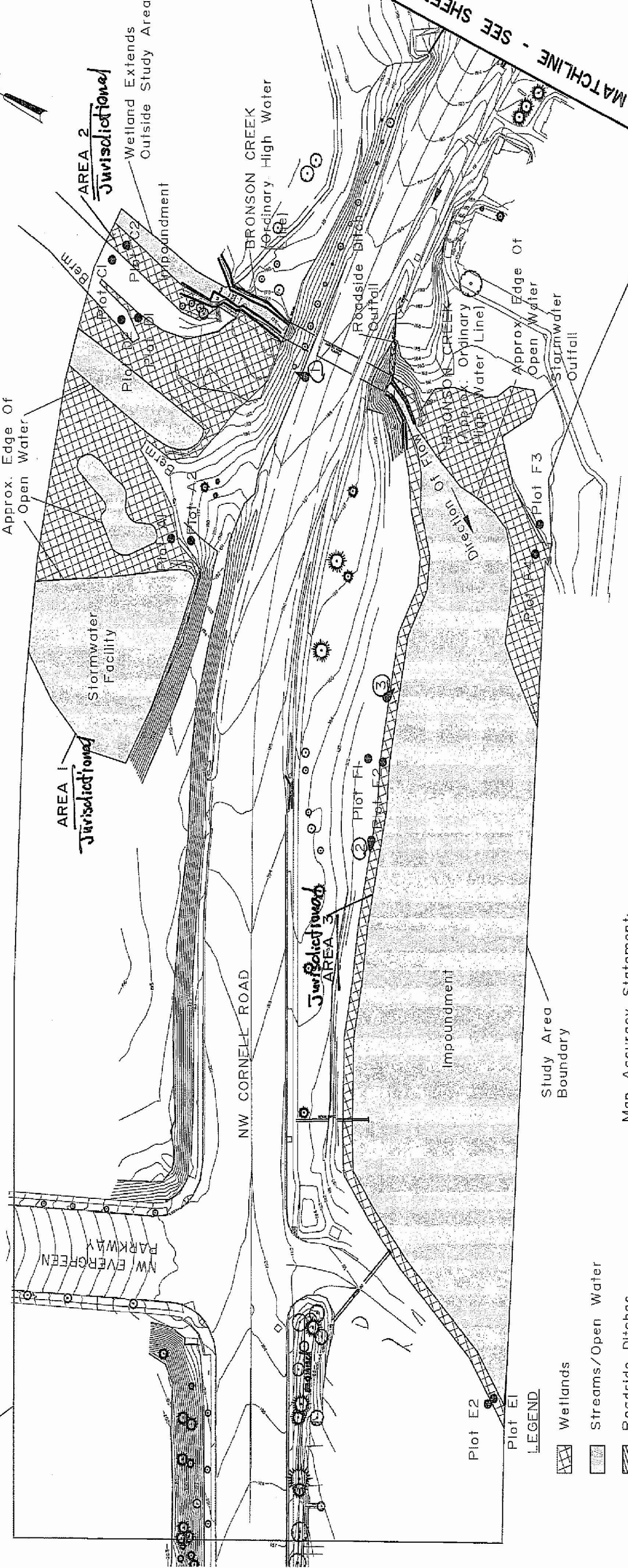
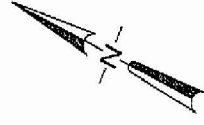
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DSL WD # 06-0140

Approval Issued 9/29/2006

Approval Expires 9/29/2011

Study Area Boundary



LEGEND

- Wetlands
- Streams/Open Water
- Roadside Ditches
- Culverts
- Study Area Boundary
- Direction Of Flow
- Plot A1 • Sample Plot Location
- Photo Location And Direction Of View

Map Accuracy Statement:
 Wetland boundary, ordinary high water lines and sample plots were professionally surveyed from flags (accurate to within <1 ft). Topographic base was professionally surveyed and is accurate to within <0.1 ft.



NO.	REVISIONS

BY DATE
 DRWN KLB 09/06
 DSGN PUQ 09/06
 CHKD PUQ 09/06

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 NW CORNELL ROAD
 NW EVERGREEN PKWY TO NW 158TH AVE
 WASHINGTON COUNTY
 POTENTIALLY JURISDICTIONAL
 WETLANDS & WATERS - FIG 6

PROJECT NUMBER
32032
 SHEET NO.
1

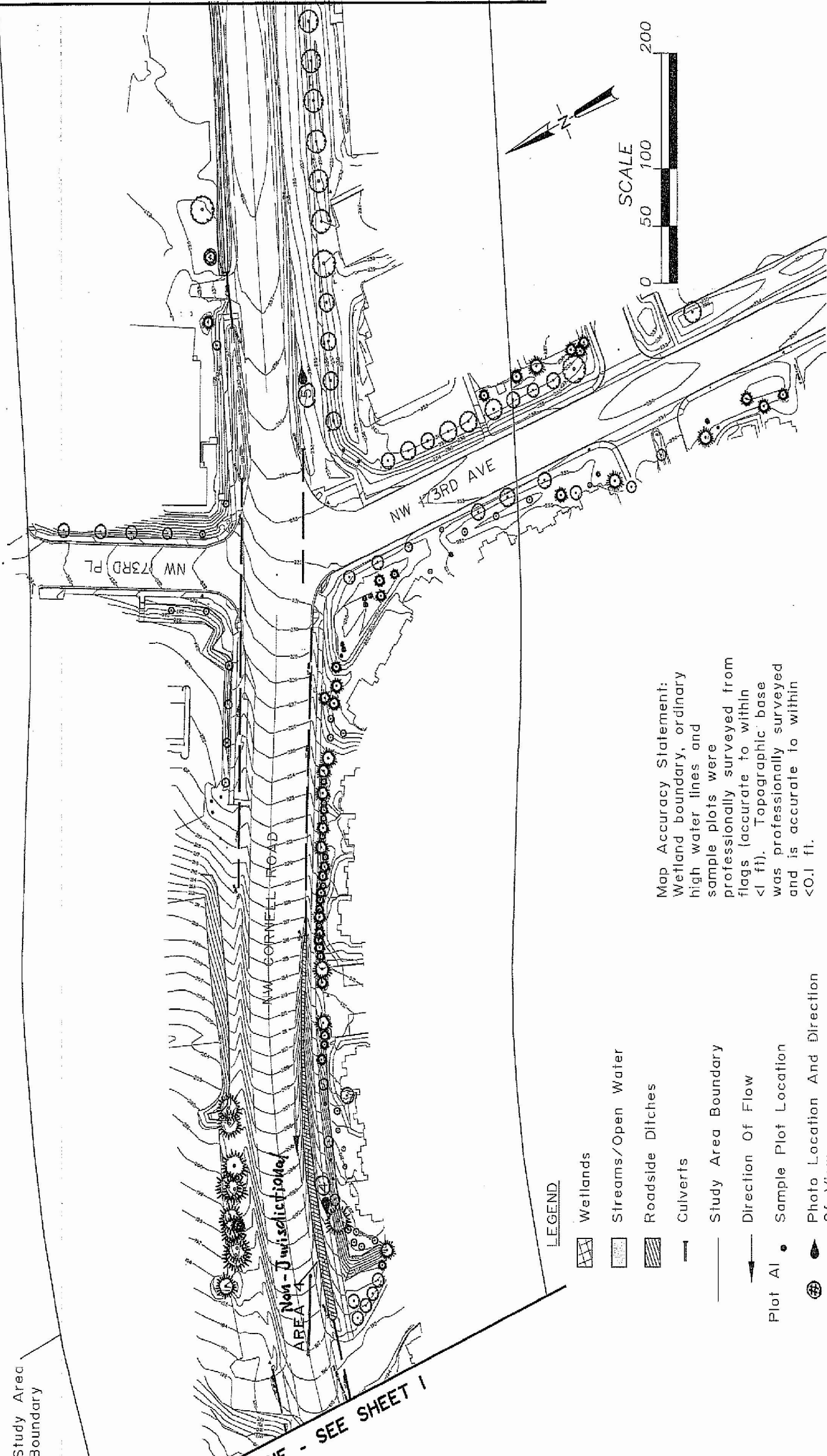
DSL WD # 06-0140

Approval Issued 9/29/2006

Approval Expires 9/29/2011

Study Area Boundary

MATCHLINE - SEE SHEET 1



LEGEND

- Wetlands
- Streams/Open Water
- Roadside Ditches
- Culverts
- Study Area Boundary
- Direction Of Flow
- Plot AI
- Sample Plot Location
- Photo Location And Direction Of View

Map Accuracy Statement:
 Wetland boundary, ordinary
 high water lines and
 sample plots were
 professionally surveyed from
 flags (accurate to within
 <1 ft). Topographic base
 was professionally surveyed
 and is accurate to within
 <0.1 ft.

MATCHLINE - SEE SHEET 3



NO.	REVISIONS
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BY DATE	KLBI 09/06
DRWN	KLBI 09/06
DSGN	PJQ 09/06
CHKD	PJQ 09/06

NW CORNELL ROAD
 NW EVERGREEN PKWY TO NW 158TH AVE
 WASHINGTON COUNTY
 POTENTIALLY JURISDICTIONAL
 WETLANDS & WATERS - FIG 6

PROJECT NUMBER
32032
 SHEET NO.
2

DSL WD # 06-0140
 Approval Issued 9/29/2006
 Approval Expires 9/29/2011

MATCHLINE - SEE SHEET 2

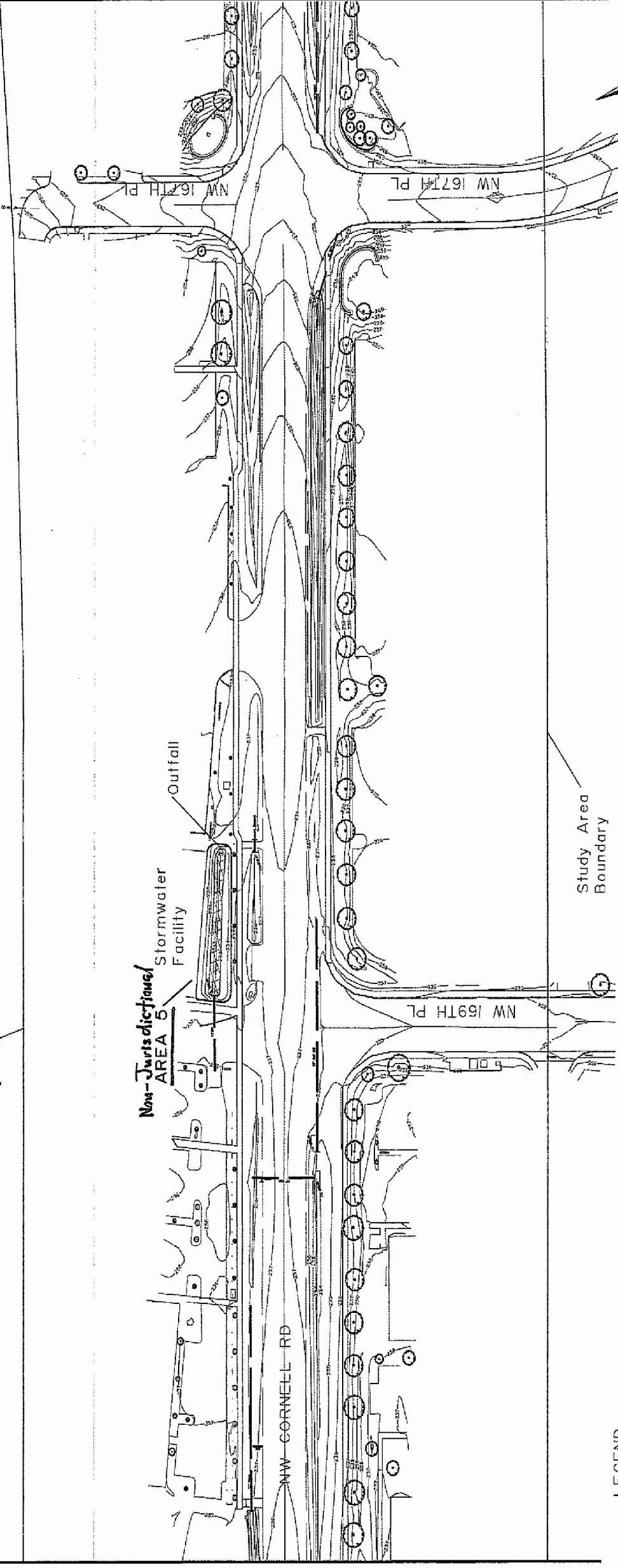
Study Area Boundary

Non-Jurisdictional AREA 5

Stormwater Facility
 Outfall

Study Area Boundary

MATCHLINE - SEE SHEET 4



LEGEND

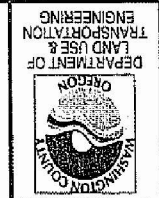
- Wetlands
- Streams/Open Water
- Roadside Ditches
- Culverts
- Study Area Boundary
- Direction Of Flow
- Plot A1
- Sample Plot Location
- Photo Location And Direction Of View

Map Accuracy Statement:
 Wetland boundary, ordinary high water lines and sample plots were professionally surveyed from flags (accurate to within <1 ft). Topographic base was professionally surveyed and is accurate to within <0.1 ft.



 W&H PACIFIC WASHINGTON COUNTY DEPARTMENT OF LAND USE & TRANSPORTATION ENGINEERING	NO. REVISIONS _____ _____ _____	BY DATE DRWN KLB 09/06 DSGN PJD 09/06 CHKD PJD 09/06	NW CORNELL ROAD NW EVERGREEN PKWY TO NW 158TH AVE WASHINGTON COUNTY POTENTIALLY JURISDICTIONAL WETLANDS & WATERS - FIG 6
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DSL WD # 06-0140
 Approval Issued 9/29/2006
 Approval Expires 9/29/2011



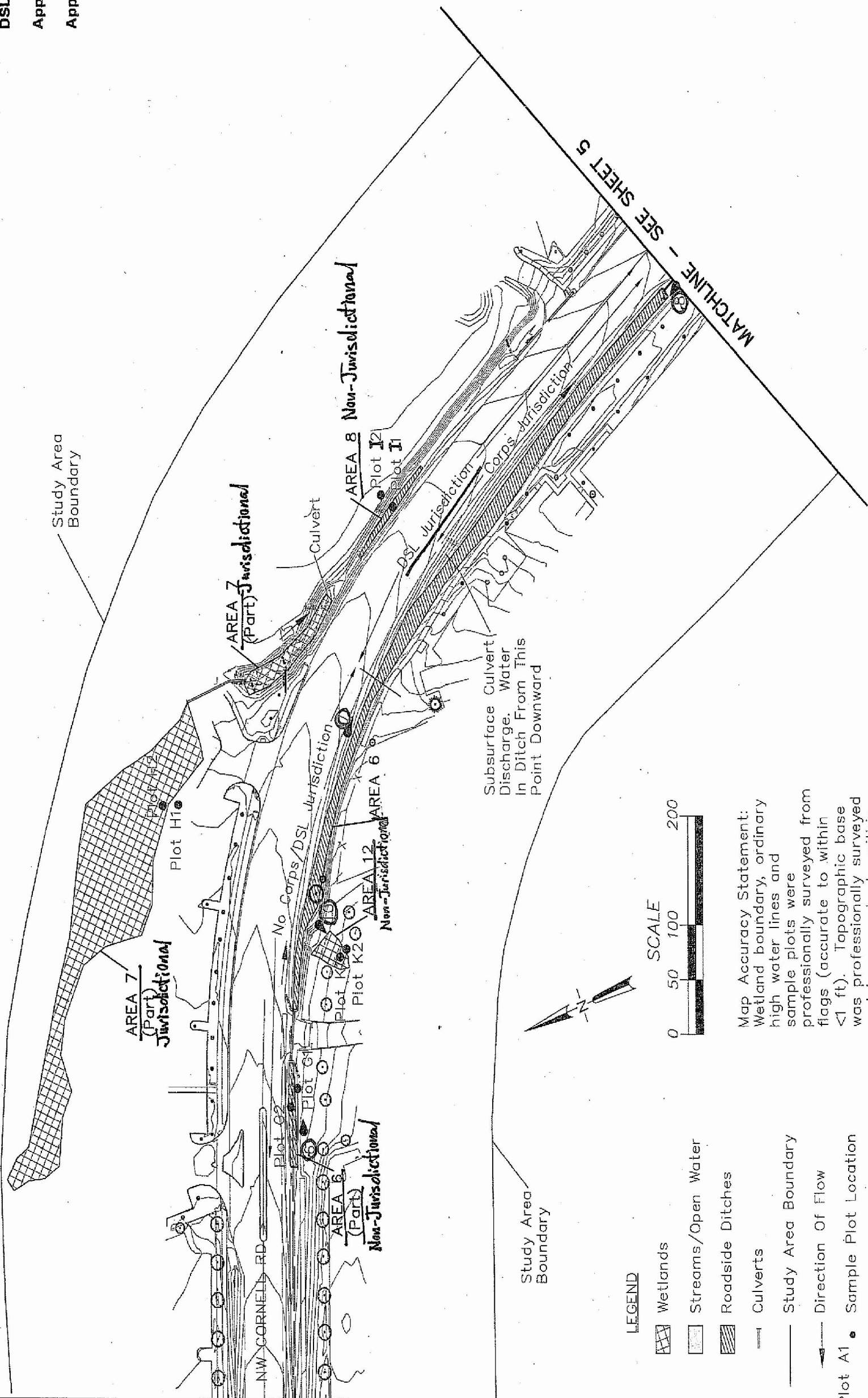
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BY	DATE
DRWN	KLB 10/05
DSGN	PJQ 10/05
CHKD	PJQ 10/05

POTENTIALLY JURISDICTIONAL WETLANDS & WATERS - FIG 6
 WASHINGTON COUNTY
 NW CORNELL ROAD
 NW EVERGREEN PKWY TO NW 158TH AVE

PROJECT NUMBER
32032
 SHEET NO.
4



LEGEND

- Wetlands
- Streams/Open Water
- Roadside Ditches
- Culverts
- Study Area Boundary
- Direction Of Flow
- Plot A1 • Sample Plot Location
- Photo Location And Direction Of View

SCALE

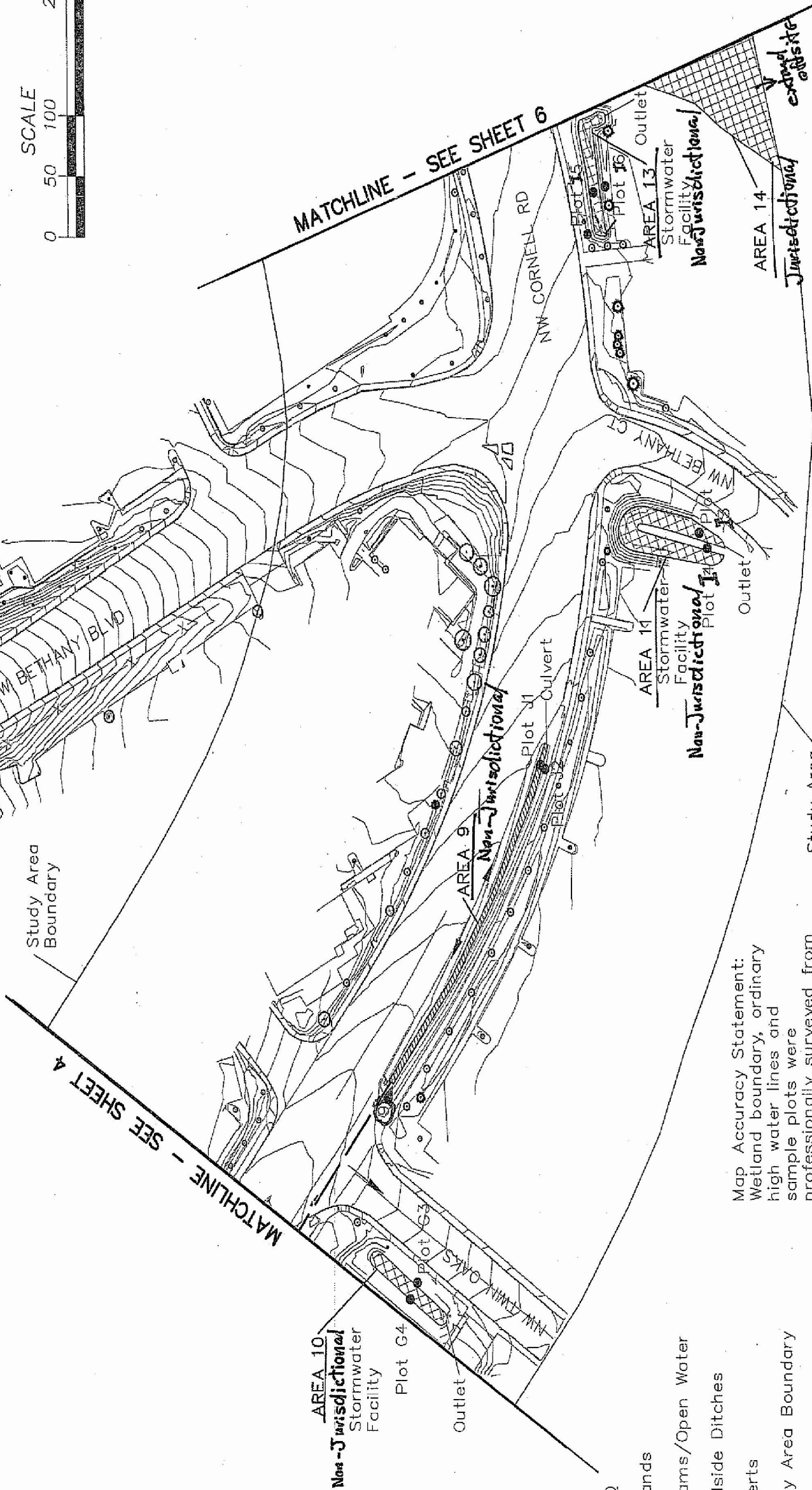
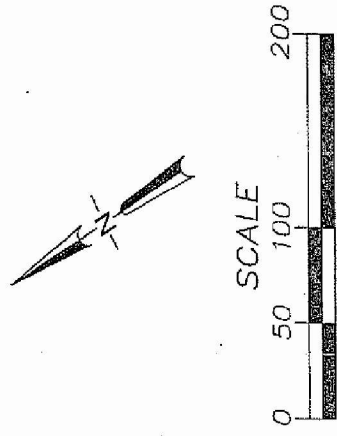
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Map Accuracy Statement:
 Wetland boundary, ordinary high water lines and sample plots were professionally surveyed from flags (accurate to within <1 ft). Topographic base was professionally surveyed and is accurate to within <0.1 ft.

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

DSL WD # 06-0140
 Approval Issued 9/29/2006
 Approval Expires 9/29/2011



- LEGEND**
- Wetlands
 - Streams/Open Water
 - Roadside Ditches
 - Culverts
 - Study Area Boundary
 - Direction Of Flow
 - Plot A1 • Sample Plot Location
 - Photo Location And Direction Of View

Map Accuracy Statement:
 Wetland boundary, ordinary high water lines and sample plots were professionally surveyed from flags (accurate to within <1 ft). Topographic base was professionally surveyed and is accurate to within <0.1 ft.

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			BY DATE
NW CORNELL ROAD NW EVERGREEN PKWY TO NW 158TH AVE WASHINGTON COUNTY		POTENTIALLY JURISDICTIONAL WETLANDS & WATERS - FIG 6	
PROJECT NUMBER 32032		SHEET NO. 5	

DSL WD # 06-0140
 Approval Issued 9/29/2006
 Approval Expires 9/29/2011



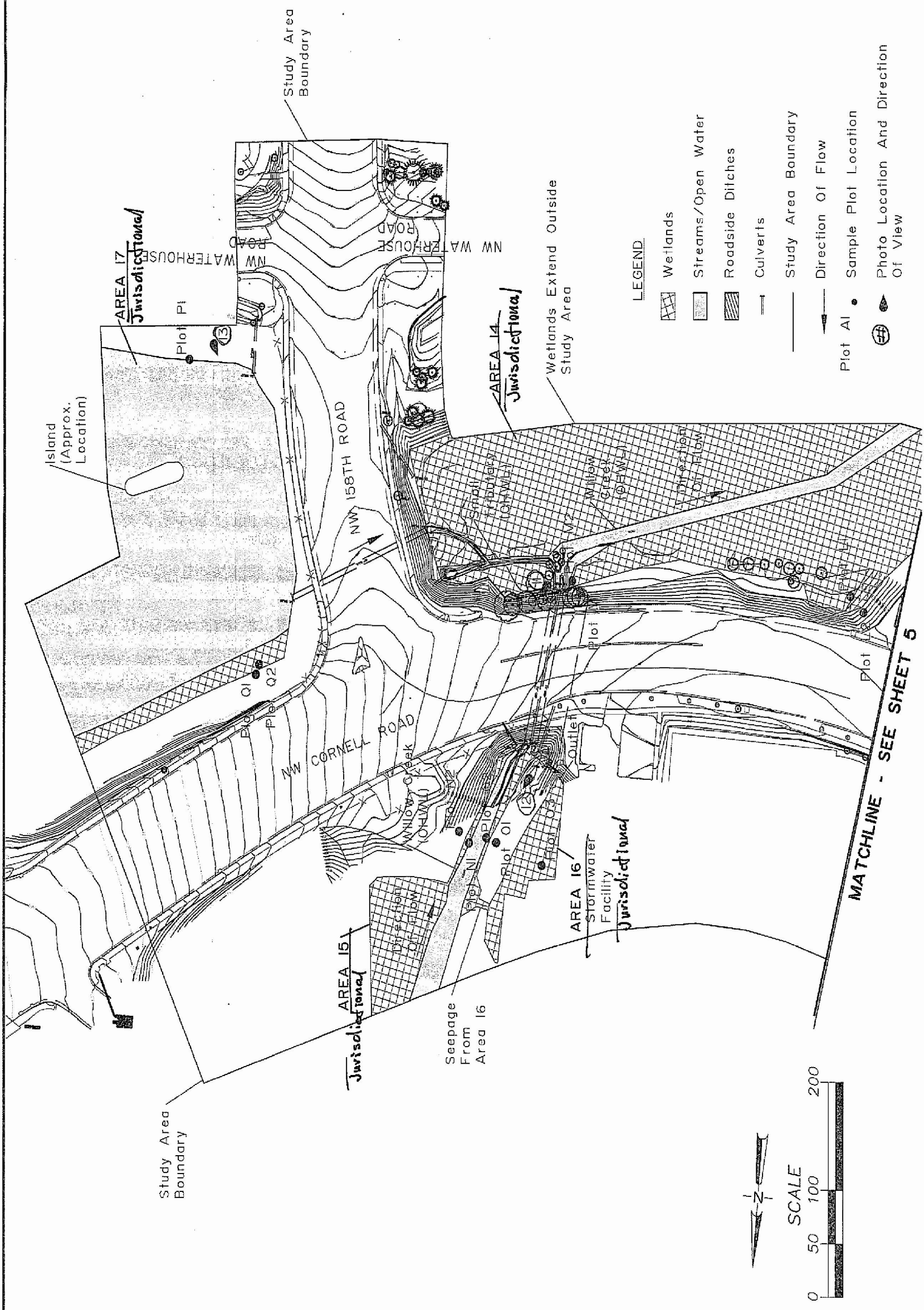
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DSGN	PJQ 09/06
CHKD	PJQ 09/06

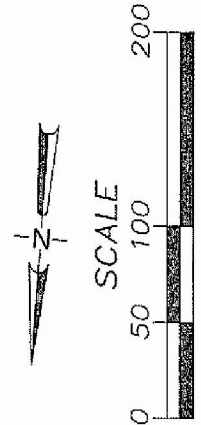
POTENTIALLY JURISDICTIONAL WETLANDS & WATERS - FIG 6
 WASHINGTON COUNTY
 NW EVERGREEN PKWY TO NW 158TH AVE
NW CORNELL ROAD

PROJECT NUMBER
32032
 SHEET NO.
6

Map Accuracy Statement:
 Wetland boundary, ordinary high water lines and sample plots were professionally surveyed from flags (accurate to within <1 ft). Topographic base was professionally surveyed and is accurate to within <0.1 ft.



- LEGEND**
- Wetlands
 - Streams/Open Water
 - Roadside Ditches
 - Culverts
 - Study Area Boundary
 - Direction Of Flow
 - Sample Plot Location
 - Photo Location And Direction Of View



MATCHLINE - SEE SHEET 5



Oregon

Theodore R. Kulongoski, Governor

WD2009-0021

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregonstatelands.us.

March 5, 2009

State Land Board

Forrest Parsons
CH2M HILL
2020 SW 4th Avenue #300
Portland, OR 97201

Theodore R. Kulongoski
Governor

Kate Brown
Secretary of State

Re: Wetland Delineation Report for the Portland General Electric
St. Mary's – Trojan Transmission Line Project from Elmonica substation
to SW Springville Road in Bethany, Washington County; T 1N R 1W S 17,
19, 20, 29, 30, 31 & 32; T 1S R 1W S 5 & 6; Portions of many tax lots;
WD #09-0021; Beaverton LWI wetlands W12e, W12a, WAI & WA3a

Ben Westlund
State Treasurer

Dear Mr. Parsons:

The Department of State Lands has reviewed the wetland delineation report that you have prepared for Portland General Electric for the site referenced above. [Please note that the study area includes only a portion of the tax lots described above (please see the attached map)]. Based upon the information presented in the report, a site visit on 02/27/09, and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in the revised Exhibit 5: Figures 1-12 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, 16 wetlands (totaling approximately 7.36 acres) and 5 waterways were identified. Natural wetlands W2, W3, W4, W5, W6, W9, W10 and W11 are subject to the permit requirements of the state Removal-Fill Law. Stormwater treatment facilities W7, W15 and W16 appear to have been built within existing wetlands and, therefore, are also subject to state regulation. Perennial streams, S5 and S6, and intermittent stream S7, are also subject to state regulation. The mapped features that are not subject to state regulation are the stormwater treatment facilities W1, W13, W14 and W17 per OAR 141-085-0515(7c), roadside ditches S1 and S2 per OAR 141-085-0515(10), and the manmade wetland W18 per OAR 141-085-0515(6). A state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in the wetlands or below the ordinary high water line (OHWL) of a 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 Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

RECEIVED

MAR 18 2009

City of Beaverton
Community Development Dept.

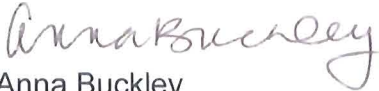


Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before 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 and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within 60 calendar days of the date of this letter.

Thank you for having the site evaluated. Please phone me at 503-986-5321 if you have any questions.

Sincerely,


Anna Buckley
Wetland Specialist

Approved by 
Janet C. Morlan, PWS
Wetlands Program Manager

Enclosures

ec: Peggy O'Neill, CH2M HILL
City of Beaverton Planning Department
Washington County Planning Department
James McMillan, Corps of Engineers, Portland office
Carrie Landrum, DSL
Damon Reische, Clean Water Services

RECEIVED

MAR 18 2009

City of Beaverton
Community Development Dept.



RECEIVED
MAR 18 2009

City of Beaverton
Community Development

WD # 09-0021
Approval Issued 3/5/09
Approval Expires 3/5/14

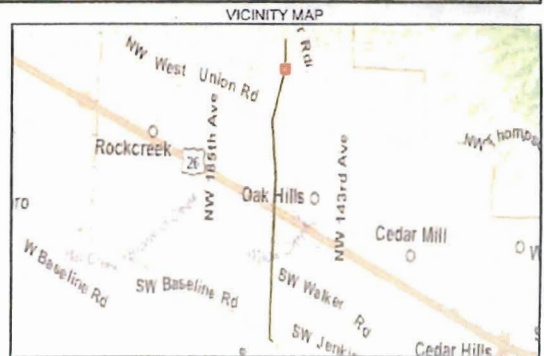
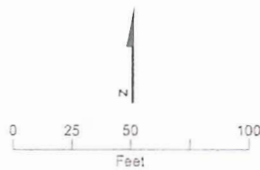
LEGEND

- Sample Plot (SP)
- ◆ Potentially Jurisdictional Wetlands/Waters
- ▽ Photo Point and Direction
- St. Mary's - Trojan Transmission Line
- ⊠ Existing Transmission Line Poles
- Study Area Boundary

Notes:

Wetlands were mapped using a Trimble GeoXT Global Positioning Satellite (GPS) unit with sub-meter accuracy and desktop analysis.

Airphoto, AEX, 2006



REVISED 2/16/09
EXHIBIT 5 - Figure 01
SURVEYED WETLAND FEATURES
Wetland Delineation Report
St. Mary's-Trojan Transmission Line in
Washington County, Oregon
Portland General Electric



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 MAR 18 2009
 City of Beaverton
 Community Development

DS# 09-0021
 Approval Issued 3/5/09
 Approval Expires 3/5/14

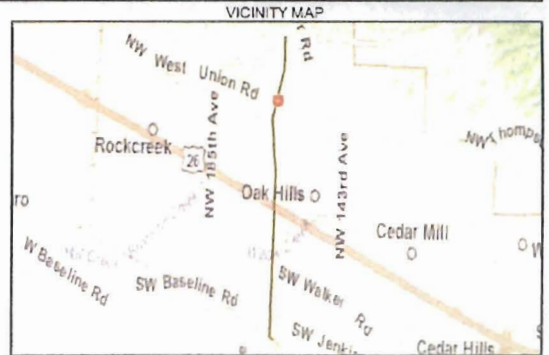
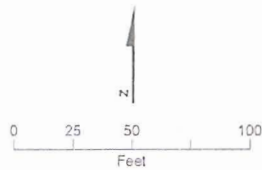
LEGEND

- Sample Plot (SP)
- ◆ Potentially Jurisdictional Wetlands/Waters
- ▲ Photo Point and Direction
- St. Mary's - Trojan Transmission Line
- ⊠ Existing Transmission Line Poles
- Study Area Boundary

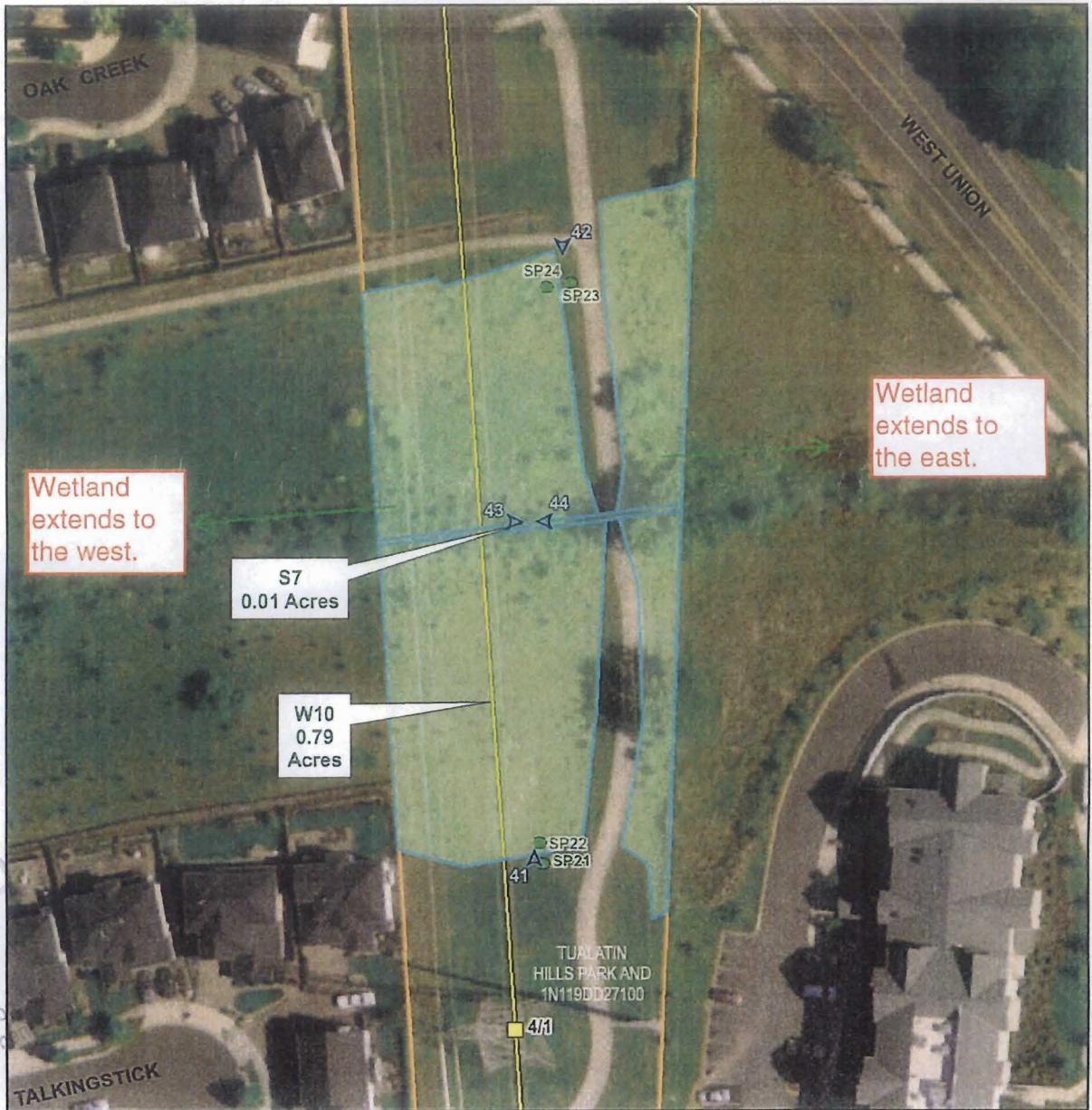
Notes:

Wetlands were mapped using a Trimble GeoXT Global Positioning Satellite (GPS) unit with sub-meter accuracy and desktop analysis.

Airphoto, AEX, 2006



Revised 2/6/09
EXHIBIT 5 - Figure 02
SURVEYED WETLAND FEATURES
Wetland Delineation Report
 St. Mary's-Trojan Transmission Line in
 Washington County, Oregon
 Portland General Electric



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 City of Beaverton
 Community Development

LD # 09-0021
 Approval Issued 3/5/09
 Approval Expires 3/5/14

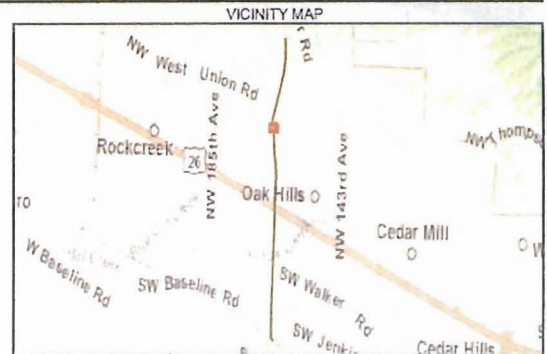
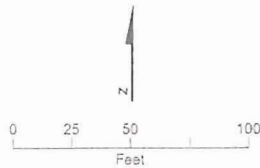
LEGEND

- Sample Plot (SP)
- ◆ Potentially Jurisdictional Wetlands/Waters
- ▼ Photo Point and Direction
- St. Mary's - Trojan Transmission Line
- ⊠ Existing Transmission Line Poles
- Study Area Boundary

Notes:

Wetlands were mapped using a Trimble GeoXT Global Positioning Satellite (GPS) unit with sub-meter accuracy and desktop analysis.

Airphoto, AEX, 2006



Revised 2/6/09
 EXHIBIT 5 - Figure 03
 SURVEYED WETLAND FEATURES
 Wetland Delineation Report
 St. Mary's-Trojan Transmission Line in
 Washington County, Oregon
 Portland General Electric

CH2MHILL



RECEIVED
 MAR 18 2009
 City of Beaverton
 Community Development

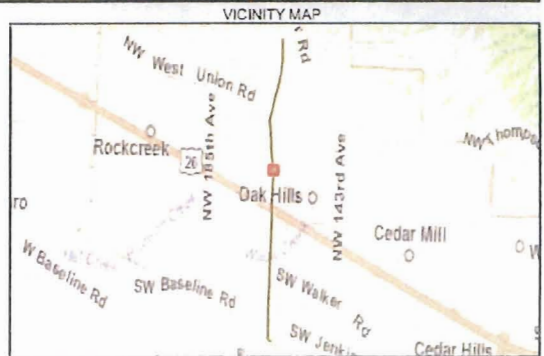
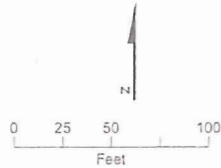
LEGEND

- Sample Plot (SP)
- ◆ Potentially Jurisdictional Wetlands/Waters
- ▲ Photo Point and Direction
- St. Mary's - Trojan Transmission Line
- ⊠ Existing Transmission Line Poles
- Study Area Boundary

Notes:

Wetlands were mapped using a Trimble GeoXT Global Positioning Satellite (GPS) unit with sub-meter accuracy and desktop analysis.

Airphoto, AEX, 2006



revised 2/6/09
EXHIBIT 5 - Figure 04
SURVEYED WETLAND FEATURES
Wetland Delineation Report
 St. Mary's-Trojan Transmission Line in
 Washington County, Oregon
 Portland General Electric

CH2MHILL

DSL WD # 09-0021

Approval Issued 3/5/09

Approval Expires 3/5/14



RECEIVED
 MAR 18 2009
 City of Beaverton
 Community Development

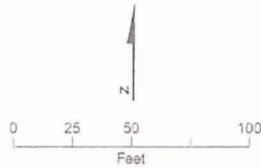
LEGEND

- Sample Plot (SP)
- ◆ Potentially Jurisdictional Wetlands/Waters
- ▼ Photo Point and Direction
- St. Mary's - Trojan Transmission Line
- ⊠ Existing Transmission Line Poles
- Study Area Boundary

Notes:

Wetlands were mapped using a Trimble GeoXT Global Positioning Satellite (GPS) unit with sub-meter accuracy and desktop analysis.

Airphoto, AEX, 2006



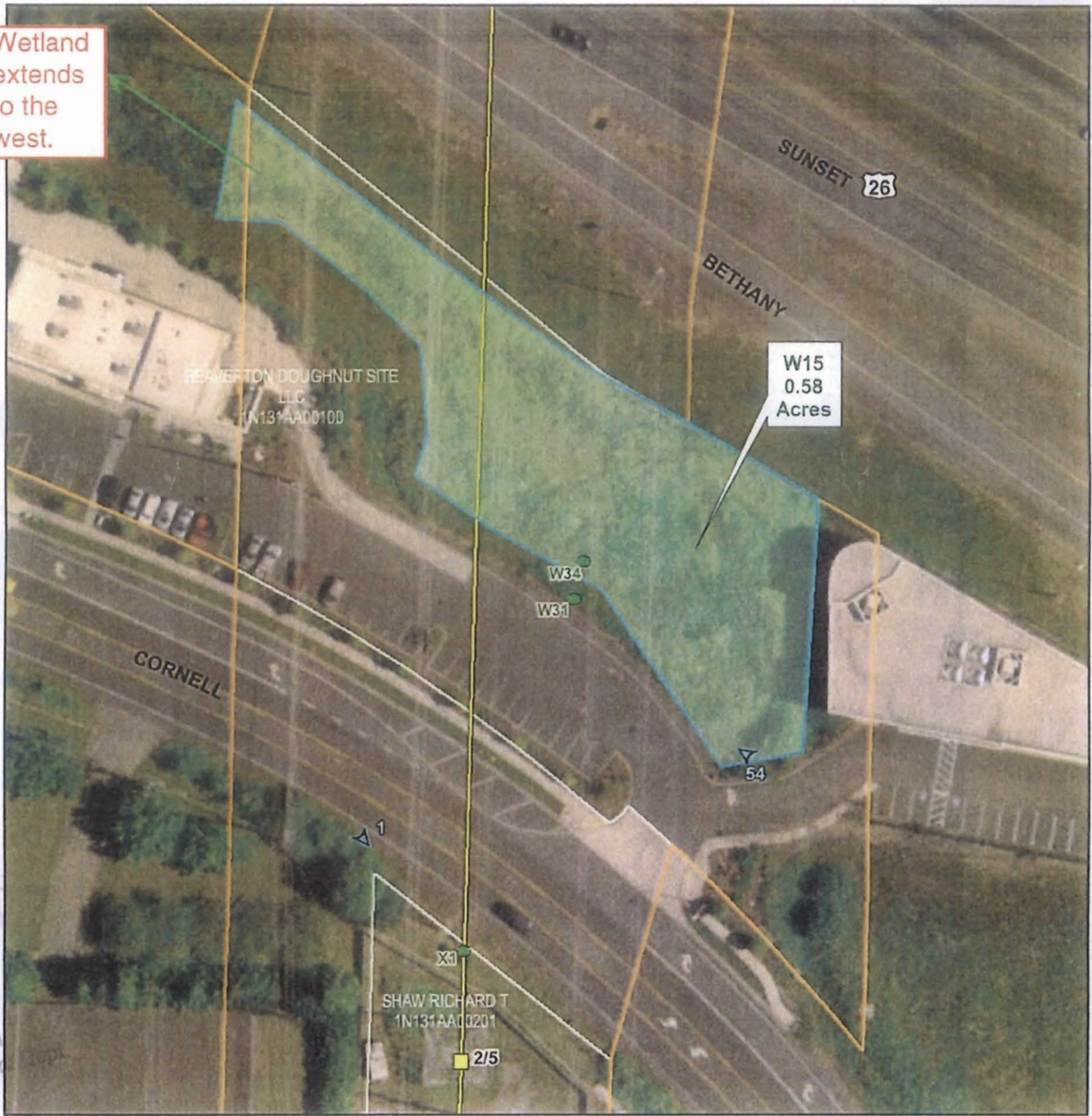
VICINITY MAP



Revised 2/1/09
EXHIBIT 5 - Figure 05
SURVEYED WETLAND FEATURES
Wetland Delineation Report
 St. Mary's-Trojan Transmission Line in
 Washington County, Oregon
 Portland General Electric

Doc# 09-0021
 Approval Issued 3/5/09
 Approval Expires 3/5/14

Wetland extends to the west.



RECEIVED
 MAR 18 2009
 City of Beaverton
 Community Development

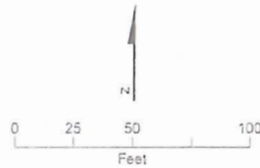
LEGEND

- Sample Plot (SP)
- ◆ Potentially Jurisdictional Wetlands/Waters
- ▲ Photo Point and Direction
- St. Mary's - Trojan Transmission Line
- ⊠ Existing Transmission Line Poles
- Study Area Boundary

Notes:

Wetlands were mapped using a Trimble GeoXT Global Positioning Satellite (GPS) unit with sub-meter accuracy and desktop analysis.

Airphoto, AEX, 2006



VICINITY MAP



Revised 2/6/09
EXHIBIT 5 - Figure 06
SURVEYED WETLAND FEATURES
Wetland Delineation Report
 St. Mary's-Trojan Transmission Line in Washington County, Oregon
 Portland General Electric

DSLWD # 09-0021
 Approval Issued 3/5/09
 Approval Expires 3/5/14



RECEIVED
 MAR 18 2009
 City of Beaverton
 Community Development

LWD # 09-0021
 Approval Issued 3/5/09
 Approval Expires 3/5/14

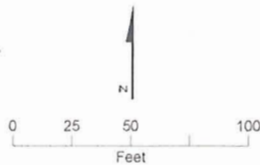
LEGEND

- Sample Plot (SP)
- ◆ Potentially Jurisdictional Wetlands/Waters
- ▲ Photo Point and Direction
- St. Mary's - Trojan Transmission Line
- ⊠ Existing Transmission Line Poles
- Study Area Boundary

Notes:

Wetlands were mapped using a Trimble GeoXT Global Positioning Satellite (GPS) unit with sub-meter accuracy and desktop analysis.

Airphoto, AEX, 2006



NON-JURISDICTIONAL VICINITY MAP



EXHIBIT 5 - Figure 07
 SURVEYED WETLAND FEATURES
 Wetland Delineation Report

St. Mary's-Trojan Transmission Line in
 Washington County, Oregon
 Portland General Electric



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 City of Beaverton
 Community Development

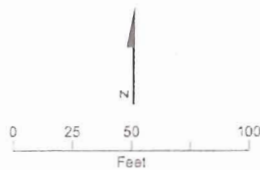
LEGEND

- Sample Plot (SP)
- ◆ Potentially Jurisdictional Wetlands/Waters
- ▼ Photo Point and Direction
- St. Mary's - Trojan Transmission Line
- ⊠ Existing Transmission Line Poles
- Study Area Boundary

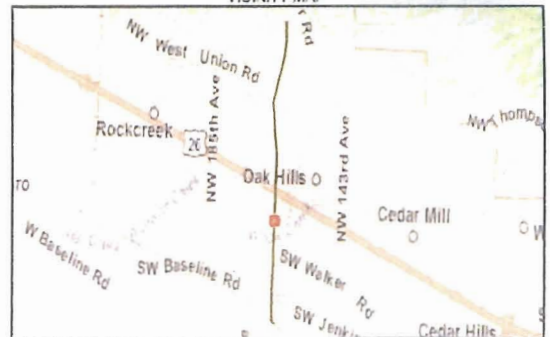
Notes:

Wetlands were mapped using a Trimble GeoXT Global Positioning Satellite (GPS) unit with sub-meter accuracy and desktop analysis.

Airphoto, AEX, 2006



VICINITY MAP



Revised 2/6/09
EXHIBIT 5 - Figure 08
SURVEYED WETLAND FEATURES
Wetland Delineation Report
 St. Mary's-Trojan Transmission Line in
 Washington County, Oregon
 Portland General Electric

WD # 09-0021
 Approval Issued 3/5/09
 Approval Expires 3/5/14

Wetland extends to the west



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City of Beaverton
Community Development Dept.

LD # 09-0021

Approval Issued 3/5/09

Approval Expires 3/5/14

LEGEND

- Sample Plot (SP)
- ◆ Potentially Jurisdictional Wetlands/Waters
- ▲ Photo Point and Direction
- St. Mary's - Trojan Transmission Line
- ⊠ Existing Transmission Line Poles
- Study Area Boundary

Notes:

Wetlands were mapped using a Trimble GeoXT Global Positioning Satellite (GPS) unit with sub-meter accuracy and desktop analysis.

Airphoto, AEX, 2006

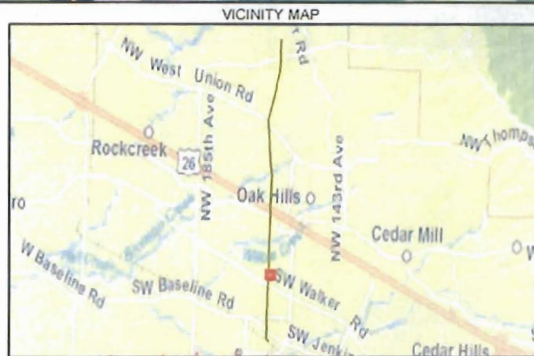
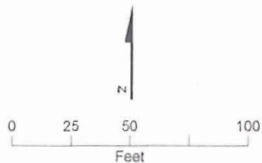
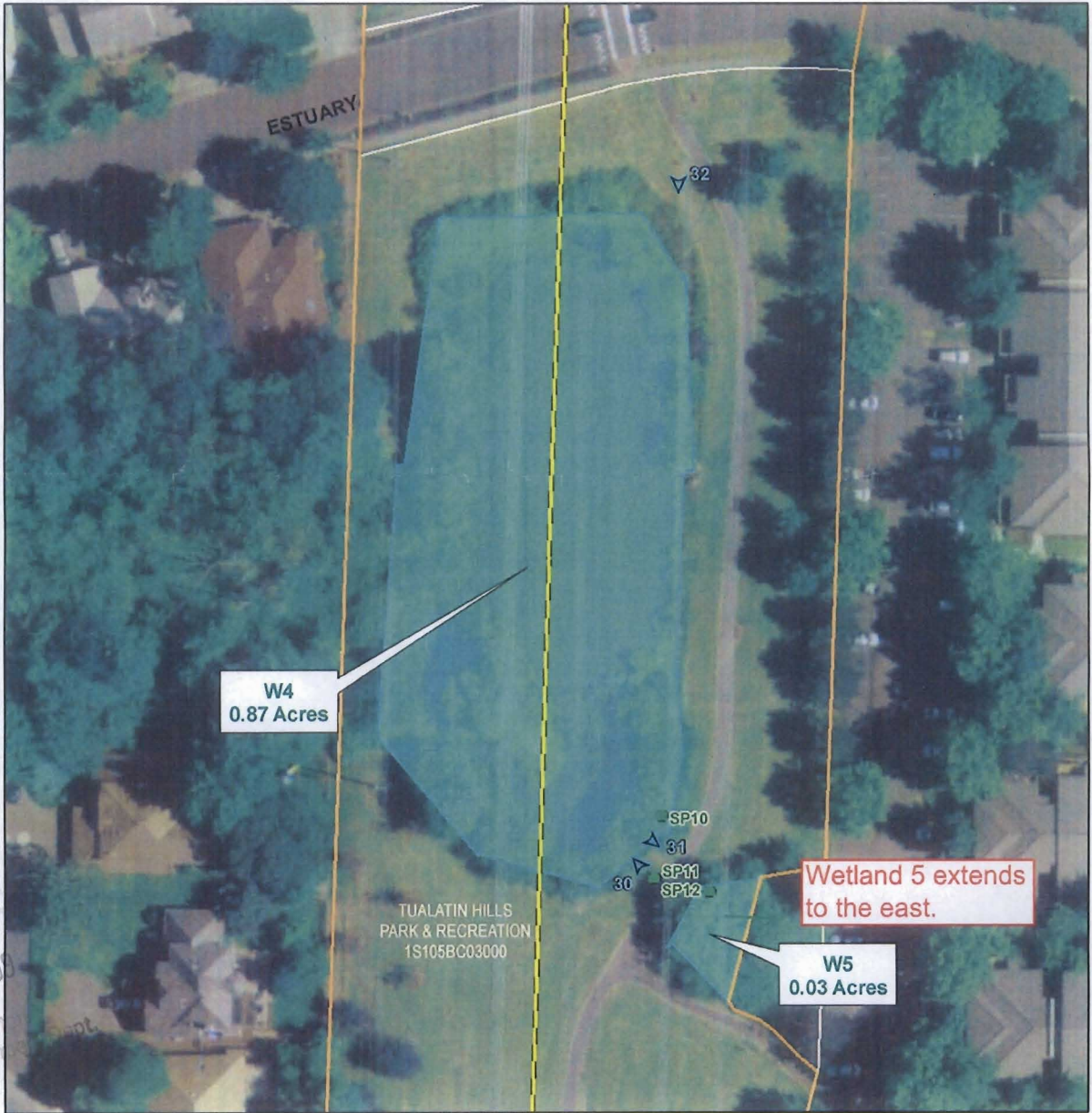


EXHIBIT 5 - Figure 09
SURVEYED WETLAND FEATURES
Wetland Delineation Report
St. Mary's-Trojan Transmission Line in
Washington County, Oregon
Portland General Electric



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 City of Beaverton
 Community Development

WD # 09-0021
 Approval Issued 3/5/09
 Approval Expires 3/5/14

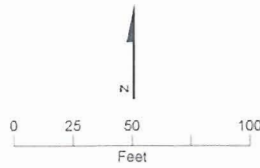
LEGEND

- Sample Plot (SP)
- ◆ Potentially Jurisdictional Wetlands/Waters
- ▼ Photo Point and Direction
- St. Mary's - Trojan Transmission Line
- ⊠ Existing Transmission Line Poles
- Study Area Boundary

Notes:

Wetlands were mapped using a Trimble GeoXT Global Positioning Satellite (GPS) unit with sub-meter accuracy and desktop analysis.

Airphoto, AEX, 2006



VICINITY MAP

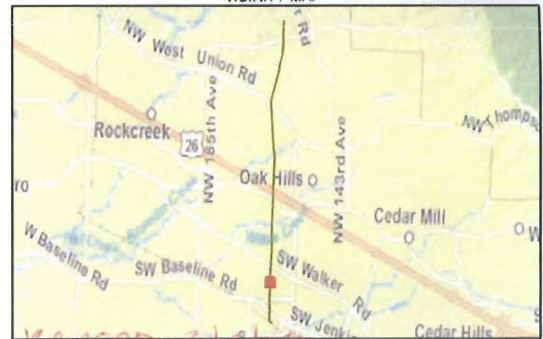
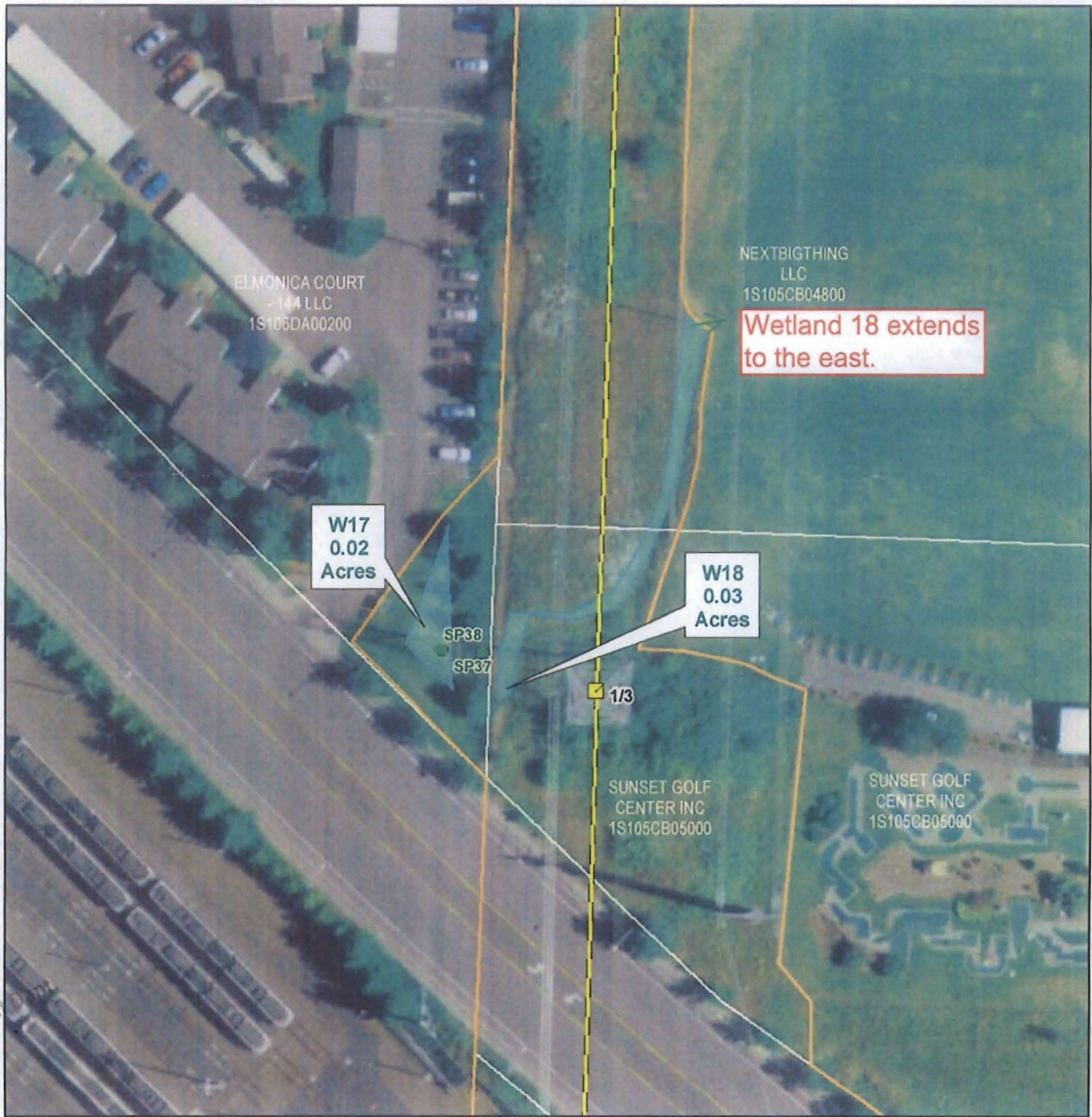


EXHIBIT 5 - Figure 10
 SURVEYED WETLAND FEATURES
 Wetland Delineation Report
 St. Mary's-Trojan Transmission Line in
 Washington County, Oregon
 Portland General Electric

RECEIVED
 MAR 18 2009
 City of Beaverton
 Community Development Dept.



WD # 09-0621
 Approval Issued 3/5/09
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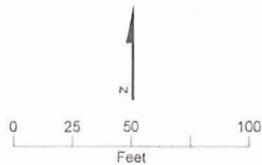
LEGEND

- Sample Plot (SP)
- ◆ Potentially Jurisdictional Wetlands/Waters
- St. Mary's - Trojan Transmission Line
- ⊠ Existing Transmission Line Poles
- Study Area Boundary

Notes:

Wetlands were mapped using a Trimble GeoXT Global Positioning Satellite (GPS) unit with sub-meter accuracy and desktop analysis.

Airphoto, AEX, 2006



VICINITY MAP

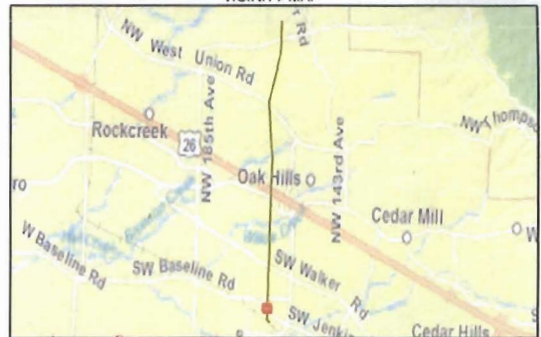
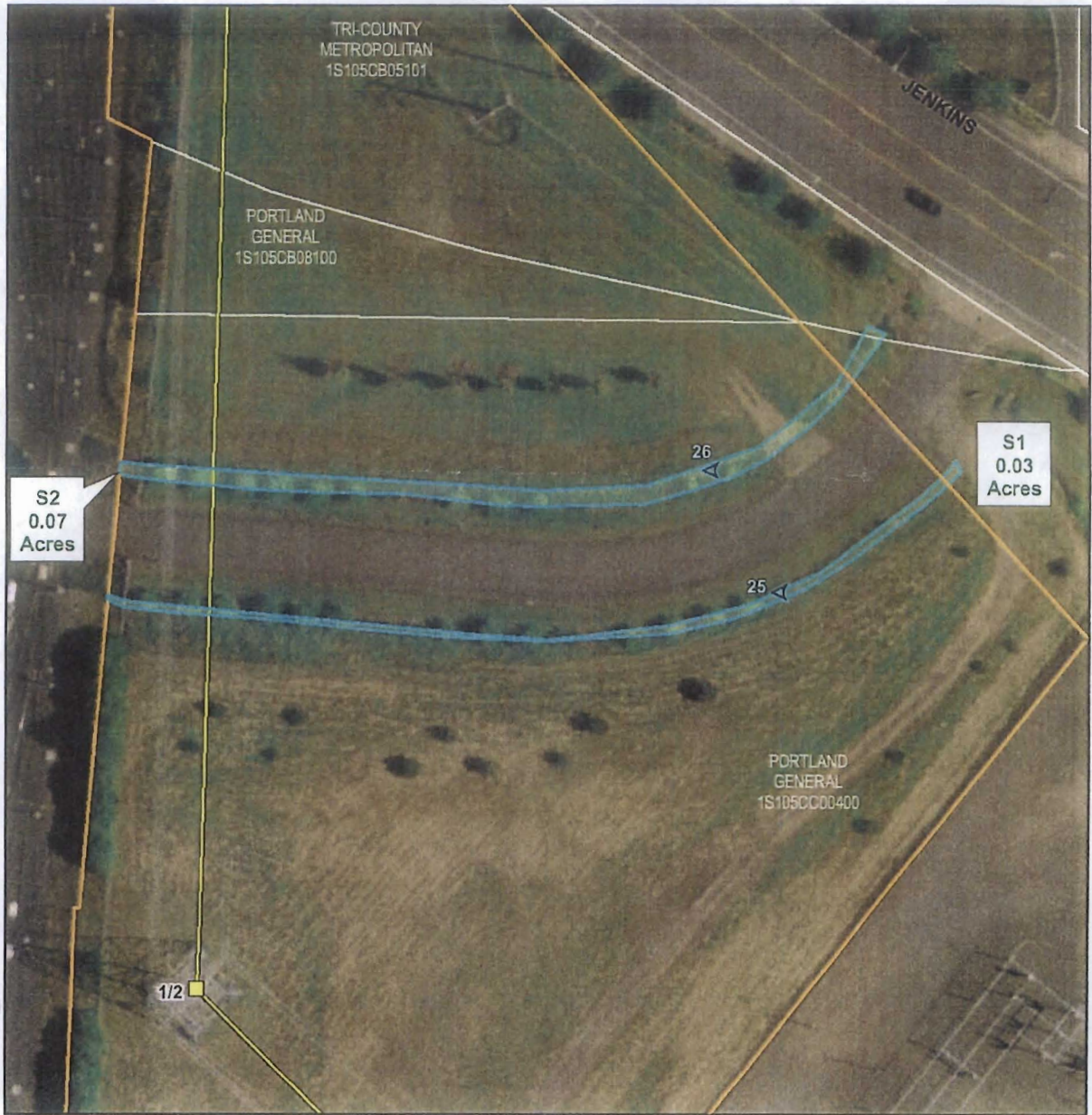


EXHIBIT 5 - Figure 11
 SURVEYED WETLAND FEATURES

Wetland Delineation Report
 St. Mary's-Trojan Transmission Line in
 Washington County, Oregon
 Portland General Electric



VICINITY MAP



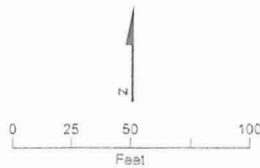
LEGEND

- Sample Plot (SP)
- ◆ Potentially Jurisdictional Wetlands/Waters
- ▲ Photo Point and Direction
- St. Mary's - Trojan Transmission Line
- ⊠ Existing Transmission Line Poles
- Study Area Boundary

Notes:

Wetlands were mapped using a Trimble GeoXT Global Positioning Satellite (GPS) unit with sub-meter accuracy and desktop analysis.

Airphoto, AEX, 2006



revised 2/6/09
EXHIBIT 5 - Figure 12
SURVEYED WETLAND FEATURES
Wetland Delineation Report
 St. Mary's-Trojan Transmission Line in
 Washington County, Oregon
 Portland General Electric

RECEIVED
 MAR 18 2009

DS# 09-0021
 City of Beaverton
 Community Development Dept.
 Approval Issued 3/5/09
 Approval Expires 3/5/14



Oregon

Theodore R. Kulongoski, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregonstatelands.us

November 2, 2010

Patty Freeman
Bond Project Manager
Tualatin Hills Park and Recreation District
5500 SW Arctic Drive, Suite 2
Beaverton, OR 97005

Jim Sandlin
MacKay and Sposito, Inc.
29020 SW Town Center Loop E, Suite 106
Wilsonville, OR 97070

State Land Board

Theodore R. Kulongoski
Governor

Kate Brown
Secretary of State

Ted Wheeler
State Treasurer

Re: Wetland Delineation Report for 5 Segments of the Waterhouse Trail Project Corridor, Washington County; T1S, R1W, Sec. 05, Portions of Multiple Tax Lots; T1N, R1W, Sec. 32, Portions of Multiple Tax Lots; Sec. 29, Portions of Multiple Tax Lots; Sec. 19, Portions of Multiple Tax Lots; WD # 10-0240; City of Beaverton Local Wetlands Inventory, Wetlands W12a and 12b.

Dear Ms. Freeman and Mr. Sandlin:

The Department of State Lands has reviewed the wetland delineation report prepared by Mason Bruce & Girard, 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 4a through 4l of the report. Within the study area, 8 wetlands (totaling approximately 7.23 acres) were identified. In addition, 7 ditches and segments of three creeks (including Bronson, Willow, and an unnamed tributary to Rock Creek) were also identified. The 7 ditches (labeled Waters 1, 2, 3, 4, 5, 7, and 8) are exempt per OAR 141-085-0515 (8) & (10) and are not subject to the permit requirements of the state Removal-Fill Law. However, the remaining wetlands and creeks are all subject to the state 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 a 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 Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.




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.

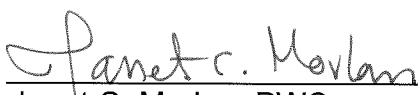
This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available 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. Please phone me at (503) 986-5232 if you have any questions.

Sincerely,



Peter Ryan, PWS
Wetland Specialist

Approved by 
Janet C. Morlan, PWS
Wetlands Program Manager

Enclosures

ec: Kristen Currens, Mason Bruce & Girard, Inc.
Washington County Planning Department
City of Beaverton Planning Department (Maps attached to update LWI)
Brian Villalon, Corps of Engineers
Charles Redon, DSL
Damon Reische, Clean Water Services

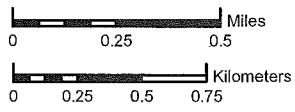
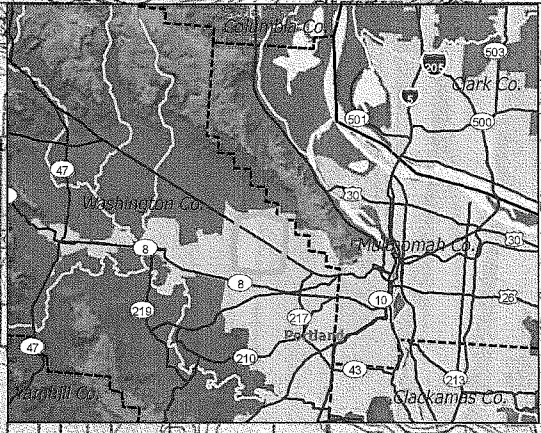


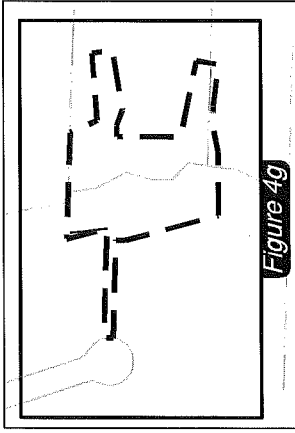
Figure 1.

**Project Area and Location Map
Waterhouse Trail Project
Washington County, Oregon**

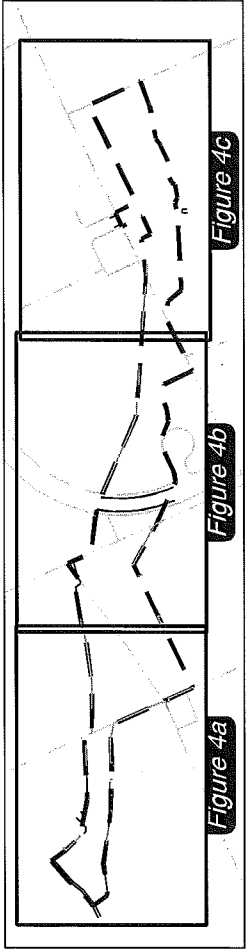
MB&G

Mason, Bruce & Girard, Inc.
Natural Resource Consultants since 1921

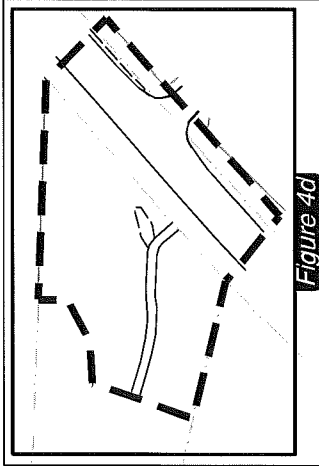
Data Source: TOPOI USGS 7.5 min., 24K Digital Topographic Data, Oregon. This product is for information purposes only and may not be suitable for legal, engineering or surveying purposes. This information or data is provided with the understanding that conclusions drawn from such information are the responsibility of the user.



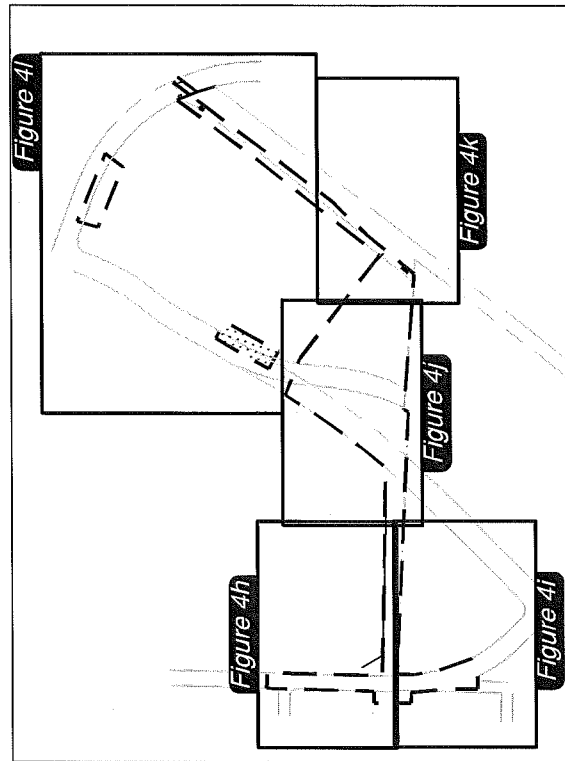
Segment 4
1"=400'-0"



West Spur
1"=600'-0"



West Union
1"=200'-0"



Segment #1
1"=800'-0"

Segment #5
1"=700'-0"

LEGEND

- - - Approximate Project Study Area (PSA) - 43.15 ac
- [Stippled Box] No Features Identified in this area

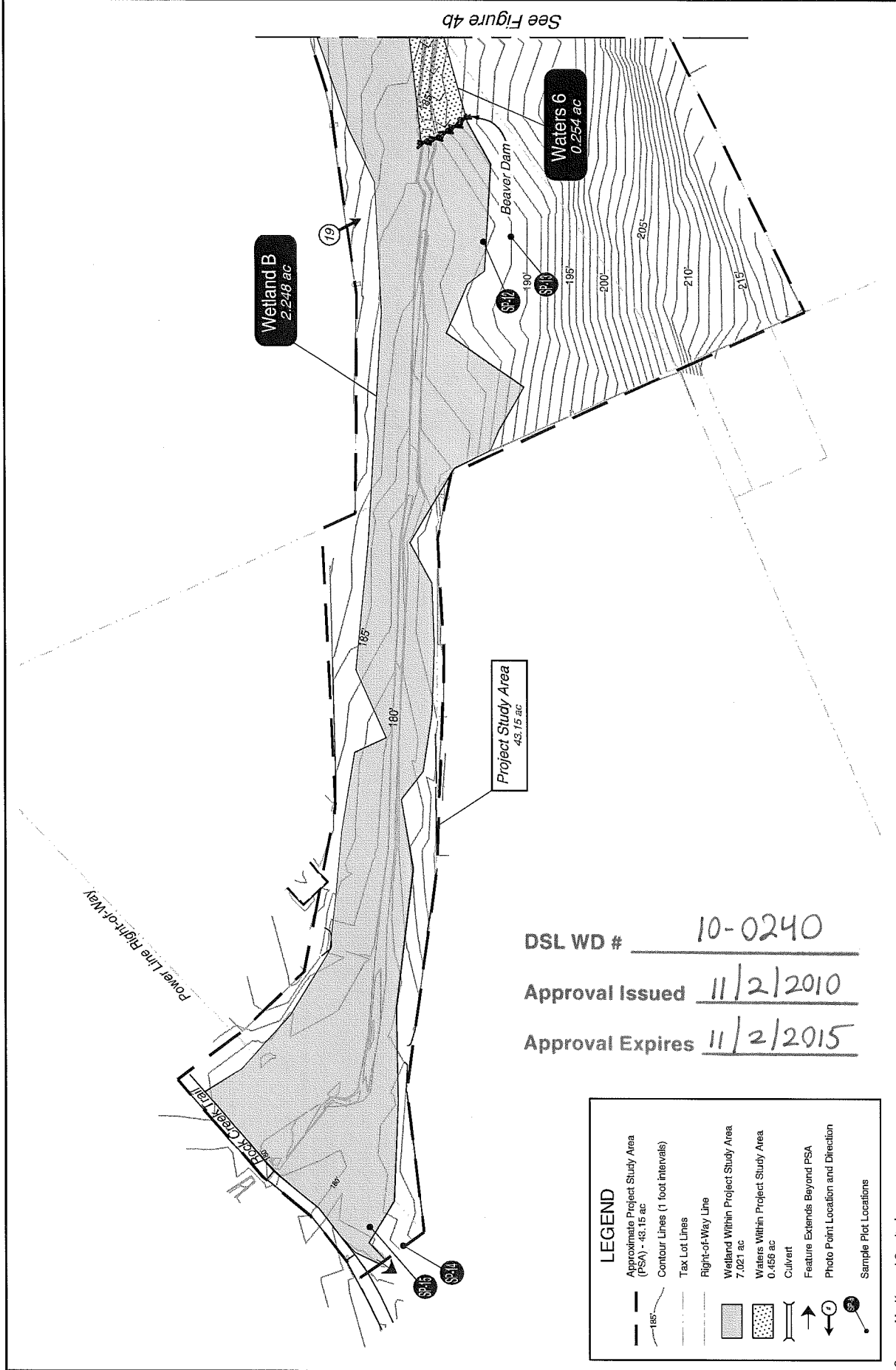
Wetland & Waters
Boundary Map
Index
Figure 4
May 2010

Waterhouse Trail Project
Key Map
Washington County, OR

Client: Mackay and Sposito, Inc.

MB&G
Mason, Bruce & Girard, Inc.
707 S.W. Washington St., Ste. 1600
Portland, OR 97205
(503) 224-3125 Fax
(503) 224-6624 Fax

Source: Mackay and Sposito, Inc.



Wetland & Waters
Boundary Map

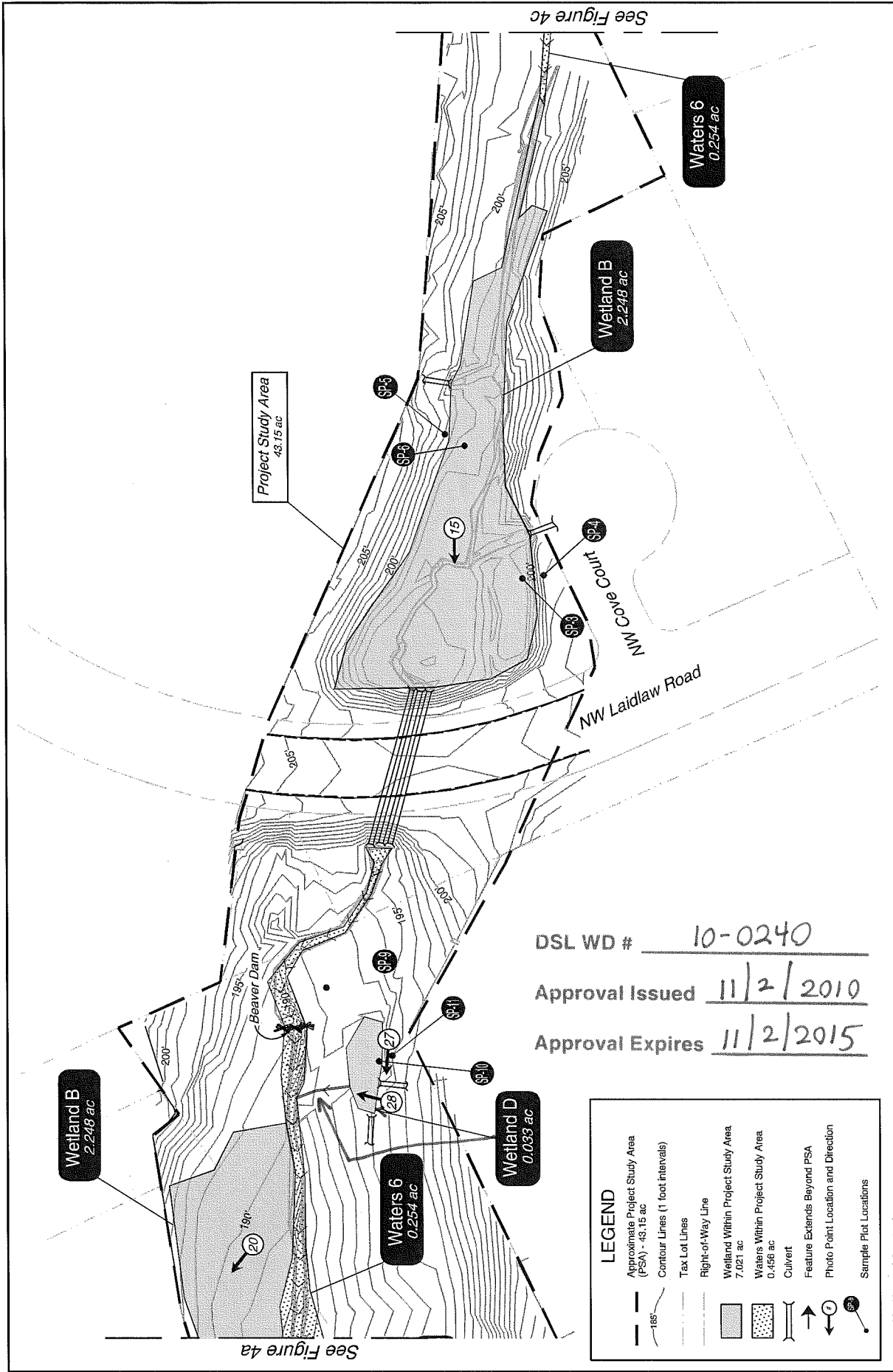
Figure 4a
May 2010

Waterhouse Trail Project
West Spur Segment
Washington County, OR

Client: Mackay and Sposito, Inc.

MB&G

Mason, Bruce & Girard, Inc.
707 S.W. Washington St. Ste. 1030
Portland, OR 97205
(503) 224-6245 Phone
(503) 224-6247 Fax



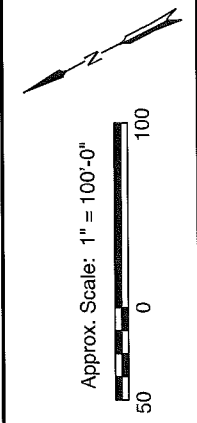
See Figure 4a

DSL WD # 10-0240
 Approval Issued 11/2/2010
 Approval Expires 11/2/2015

LEGEND

- Approximate Project Study Area (PSA) - 43.15 ac
- Contour Lines (1 foot intervals)
- Tax Lot Lines
- Right-of-Way Line
- Wetland Within Project Study Area 7.021 ac
- Waters Within Project Study Area 0.496 ac
- Culvert
- Feature Extends Beyond PSA
- Photo Point Location and Direction
- Sample Plot Locations

Wetland & Waters
Boundary Map
Figure 4b
May 2010



Waterhouse Trail Project
West Spur Segment
Washington County, OR

Client: Mackay and Sposito, Inc.

MB&G

Mason, Bruce & Gilard, Inc.
 707 S.W. Washington St., Ste. 1300
 Portland, OR 97205
 (503) 224-2445 Phone
 (503) 224-6524 Fax

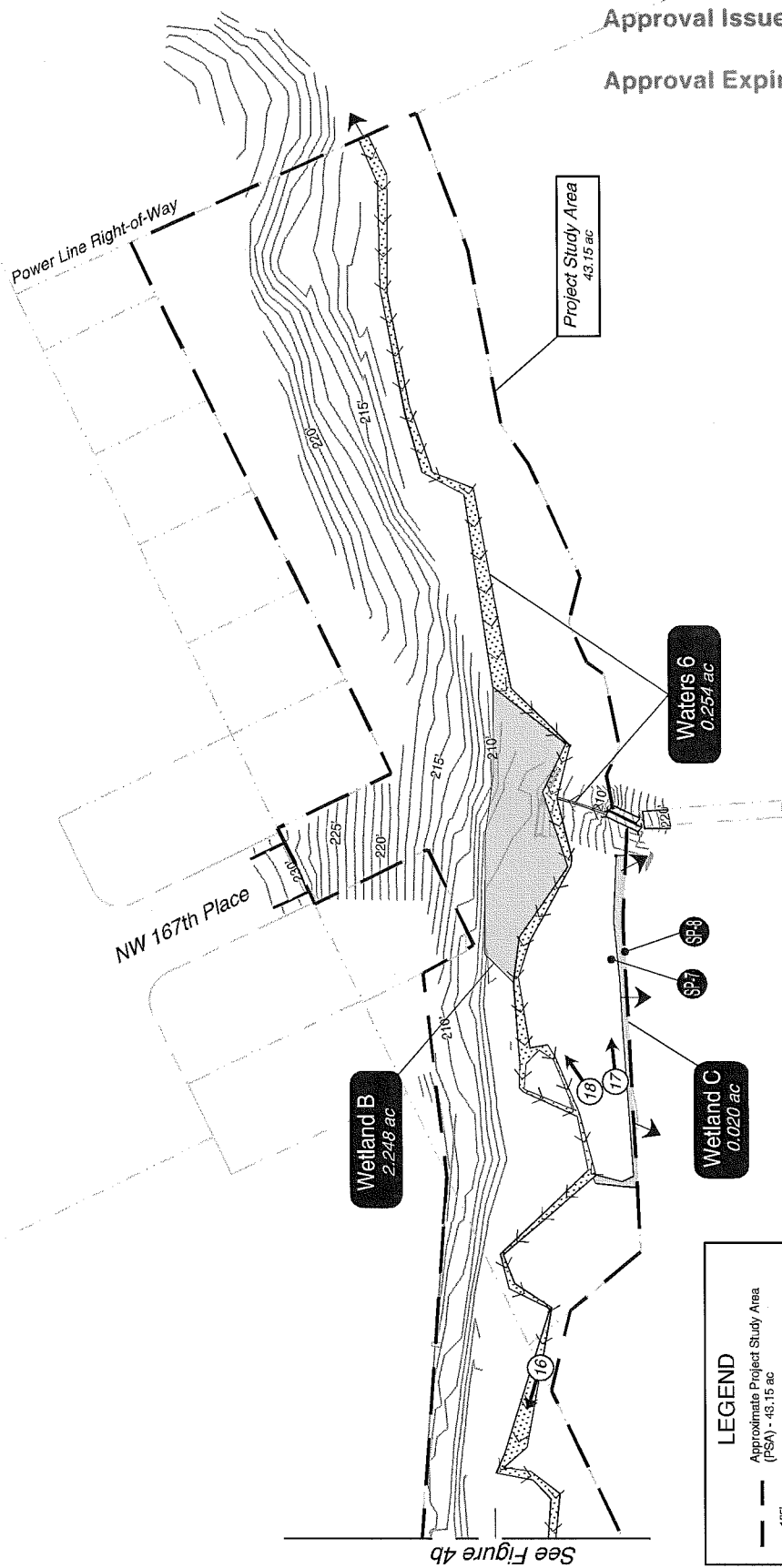
DSL WD # 10-0240

Approval Issued 11/2/2010

Approval Expires 11/2/2015

Wetland & Waters
Boundary Map

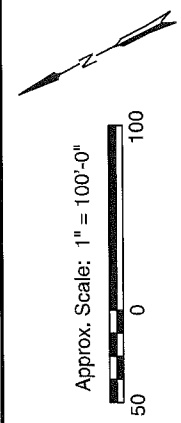
Figure 4c
May 2010



See Figure 4b

LEGEND

- Approximate Project Study Area (PSA) - 43.15 ac
- Contour Lines (1 foot intervals)
- Tax Lot Lines
- Right-of-Way Line
- Wetland Within Project Study Area 7.021 ac
- Waters Within Project Study Area 0.456 ac
- Culvert
- Feature Extends Beyond PSA
- Photo Point Location and Direction
- Sample Plot Locations



Waterhouse Trail Project
West Spur Segment
Washington County, OR

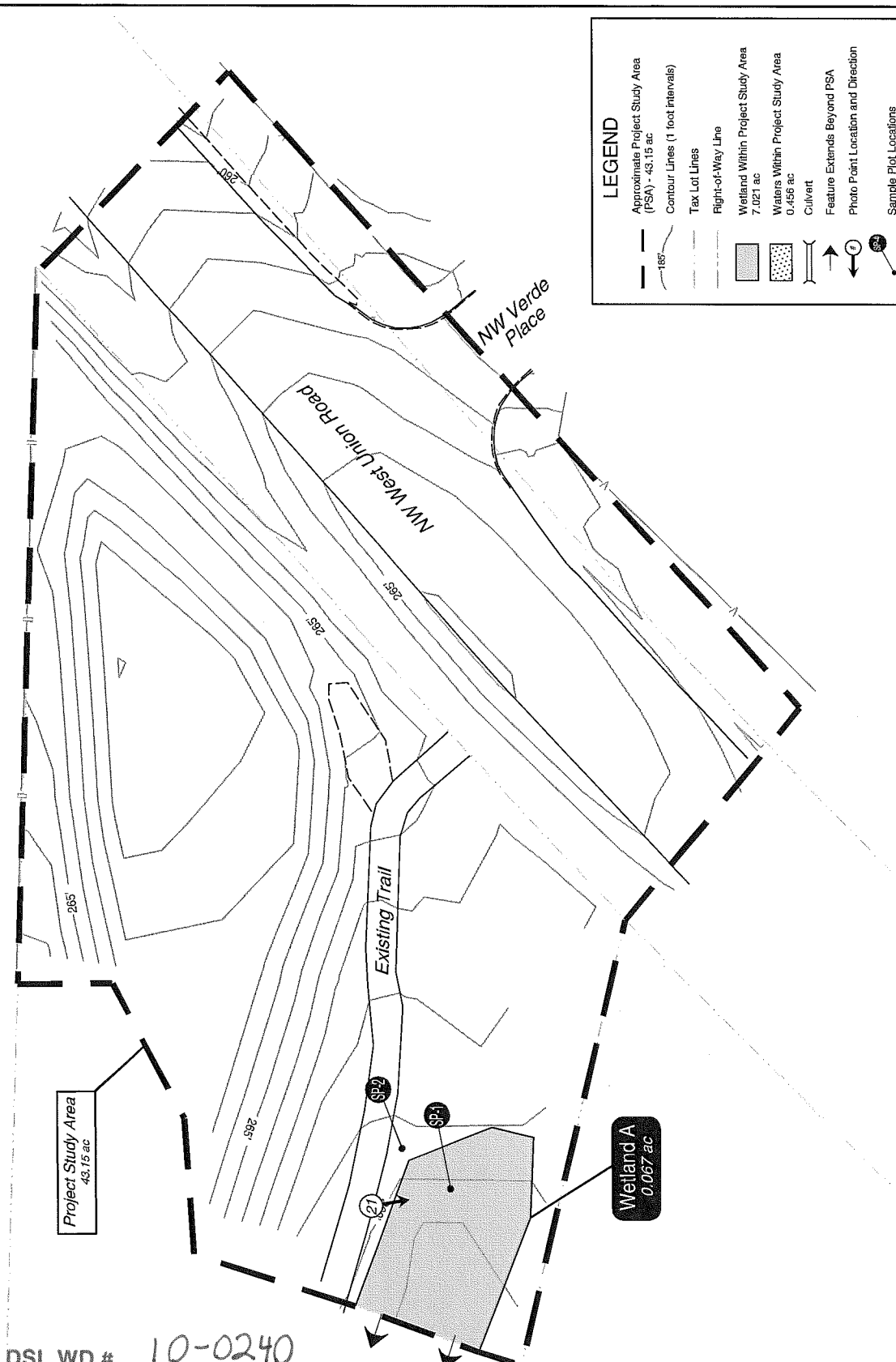
Client: Mackay and Sposito, Inc.

MB&G

Mason, Bruce & Gilrad, Inc.
707 S.W. Washington St. Ste. 1300
Portland, OR 97205
(503) 224-9445 Phone
(503) 224-624 Fax

Source: Mackay and Sposito, Inc.

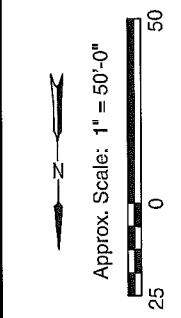
DSL WD # 10-0240
 Approval Issued 11/2/2010
 Approval Expires 11/2/2015



LEGEND

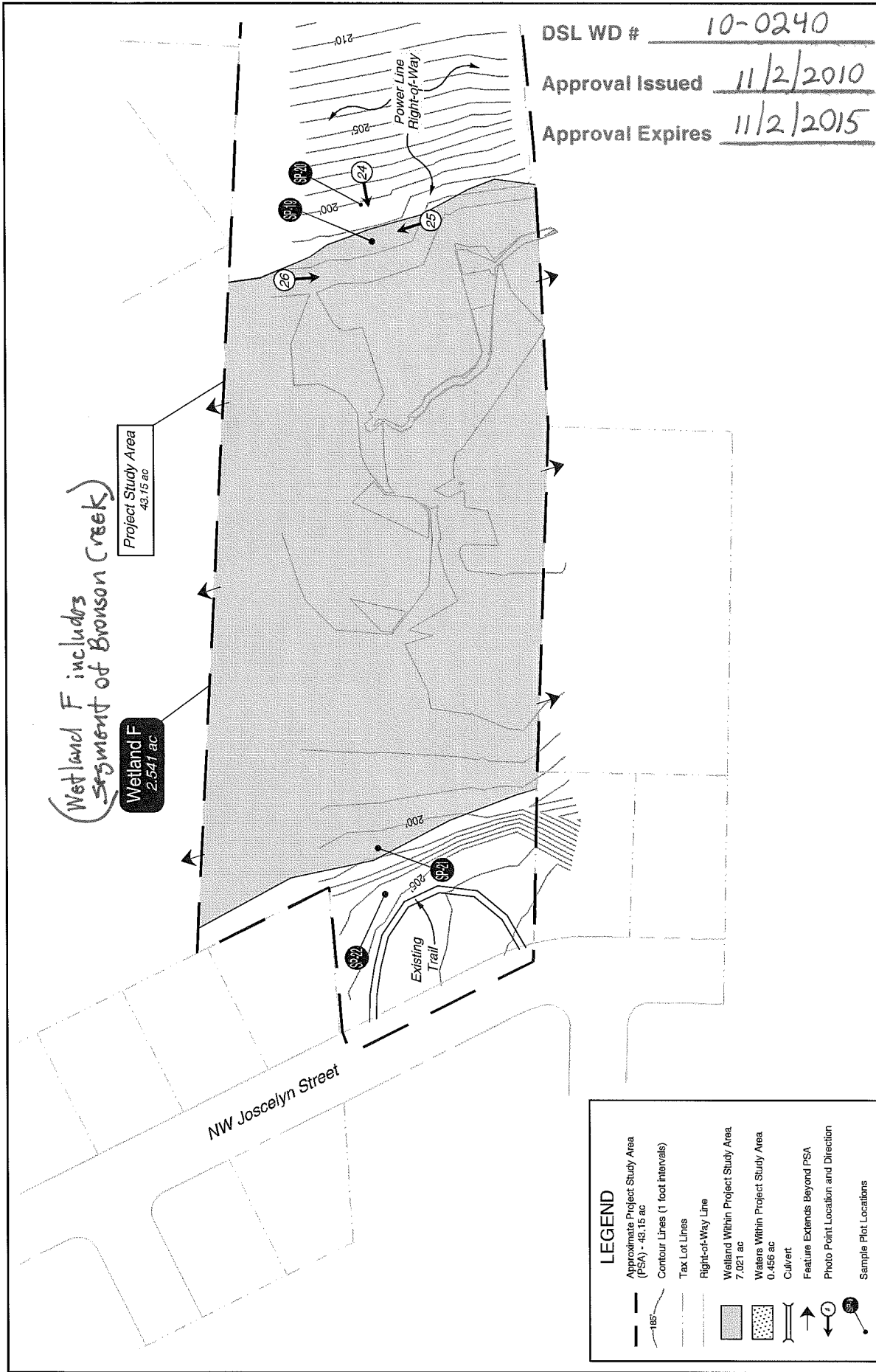
- Approximate Project Study Area (PSA) - 43.15 ac
- Contour Lines (1 foot intervals)
- Tax Lot Lines
- Right-of-Way Line
- Wetland Within Project Study Area 7.021 ac
- Waters Within Project Study Area 0.456 ac
- Culvert
- Feature Extends Beyond PSA
- Photo Point Location and Direction
- Sample Plot Locations

Wetland & Waters
 Boundary Map
 Figure 4d
 May 2010



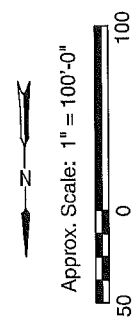
Waterhouse Trail Project
 West Union Segment
 Washington County, OR
 Client: Mackay and Sposito, Inc.

MB&G
 Mason, Bruce & Girard, Inc.
 707 S.W. Washington St. Ste. 1300
 Portland, OR 97205
 (503) 224-3445 Phone
 (503) 224-6624 Fax



DSL WD # 10-0240
 Approval Issued 11/2/2010
 Approval Expires 11/2/2015

Wetland & Waters
 Boundary Map
 Figure 4e
 May 2010



LEGEND

	Approximate Project Study Area (PSA) - 43.15 ac
	Contour Lines (1 foot intervals)
	Tax Lot Lines
	Right-of-Way Line
	Wetland Within Project Study Area 7.021 ac
	Waters Within Project Study Area 0.456 ac
	Culvert
	Feature Extends Beyond PSA
	Photo Point Location and Direction
	Sample Plot Locations

Source: Mackay and Sposito, Inc.

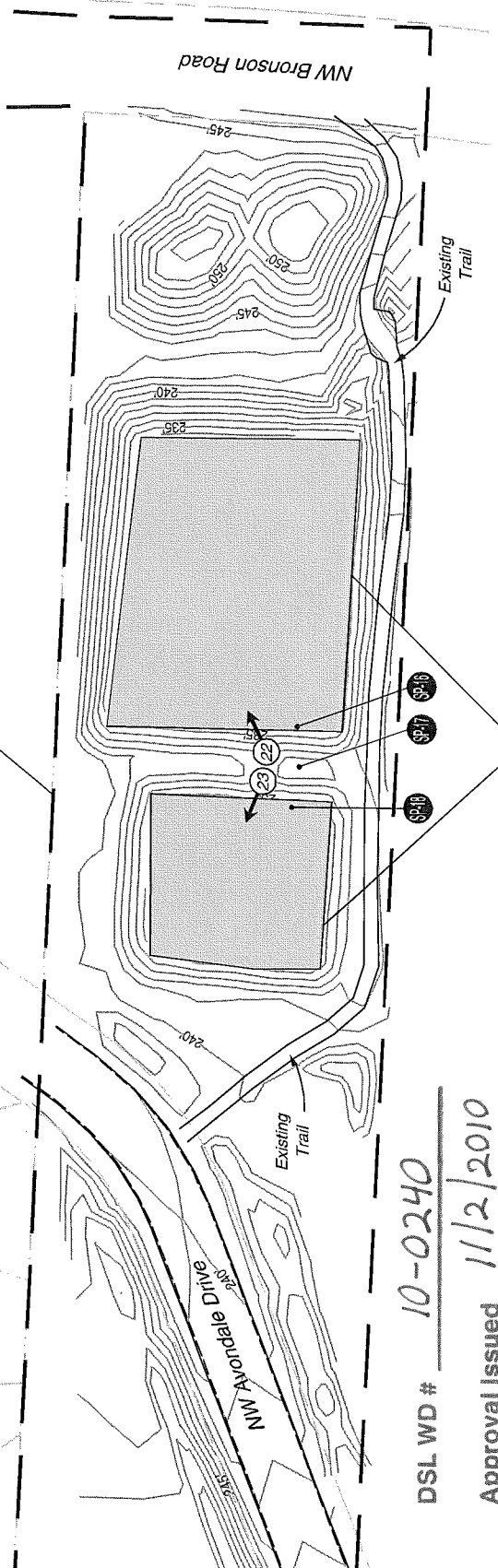
MB&G
 Mason, Bruce & Girard, Inc.
 707 S.W. Washington St., Ste. 1300
 Portland, OR 97205
 (503) 224-2415 Fax
 (503) 224-6224 Fax

Waterhouse Trail Project
 Segment #5
 Washington County, OR

Client: Mackay and Sposito, Inc.

See Figure 6 (Key Map)
for continuation of PSA

Project Study Area
43.15 ac

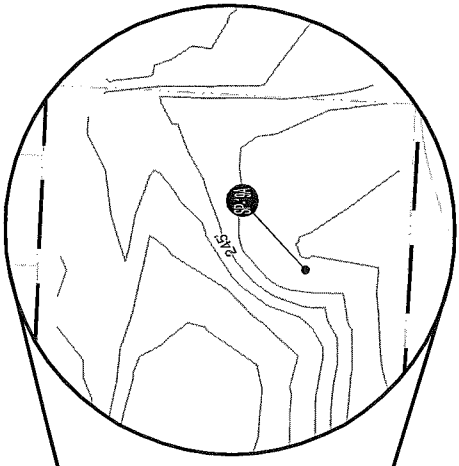
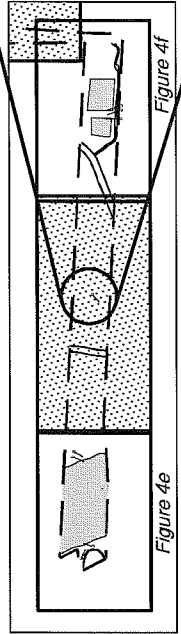


DSL WD # 10-0240
Approval Issued 11/2/2010
Approval Expires 11/2/2015

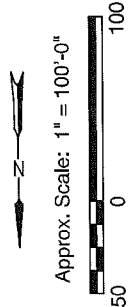
Wetland E
0.756 ac

LEGEND

- 100' --- Approximate Project Study Area (PSA) - 43.15 ac
- Contour Lines (1 foot intervals)
- Tax Lot Lines
- Right-of-Way Line
- Wetland Within Project Study Area 7.021 ac
- Waters Within Project Study Area 0.456 ac
- Culvert
- Feature Extends Beyond PSA
- Photo Point Location and Direction
- Sample Plot Locations



1" = 100'-0"



Wetland & Waters
Boundary Map

Waterhouse Trail Project
Segment #5
Washington County, OR

MB&G
Mason, Bruce & Girard, Inc.
707 S.W. Washington St., Ste. 1300
Portland, OR 97205
(503) 224-0445 Phone
(503) 221-6524 Fax

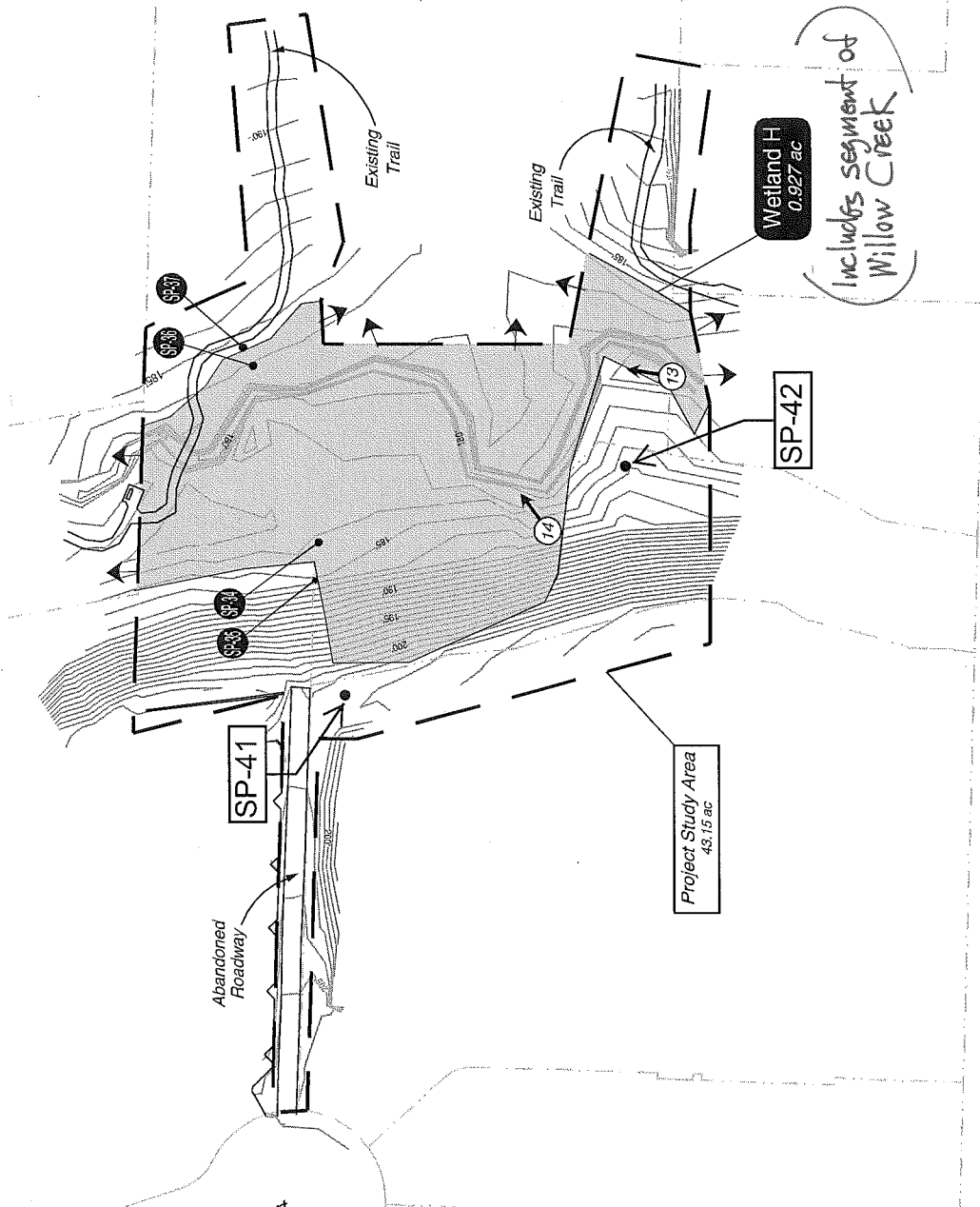
Figure 4f
May 2010

Client: Mackay and Spósito, Inc.

Source: Mackay and Spósito, Inc.

DSL WD # 10-0240
 Approval Issued 11/2/2010
 Approval Expires 11/2/2015

LEGEND	
	Approximate Project Study Area (PSA) - 43.15 ac
	Contour Lines (1 foot intervals)
	Tax Lot Lines
	Right-of-Way Line
	Wetland Within Project Study Area 7.021 ac
	Waters Within Project Study Area 0.456 ac
	Culvert
	Feature Extends Beyond PSA
	Photo Point Location and Direction
	Sample Plot Locations



Wetland & Waters
 Boundary Map



Waterhouse Trail Project
 Segment #4
 Washington County, OR

MB&G
 Mason, Bance & Girard, Inc.
 707 S.W. Washington St., Ste. 1300
 Corvallis, OR 97330
 (503) 224-2445 Phone
 (503) 224-6524 Fax

Revised October 2010
 Figure 4g
 May 2010

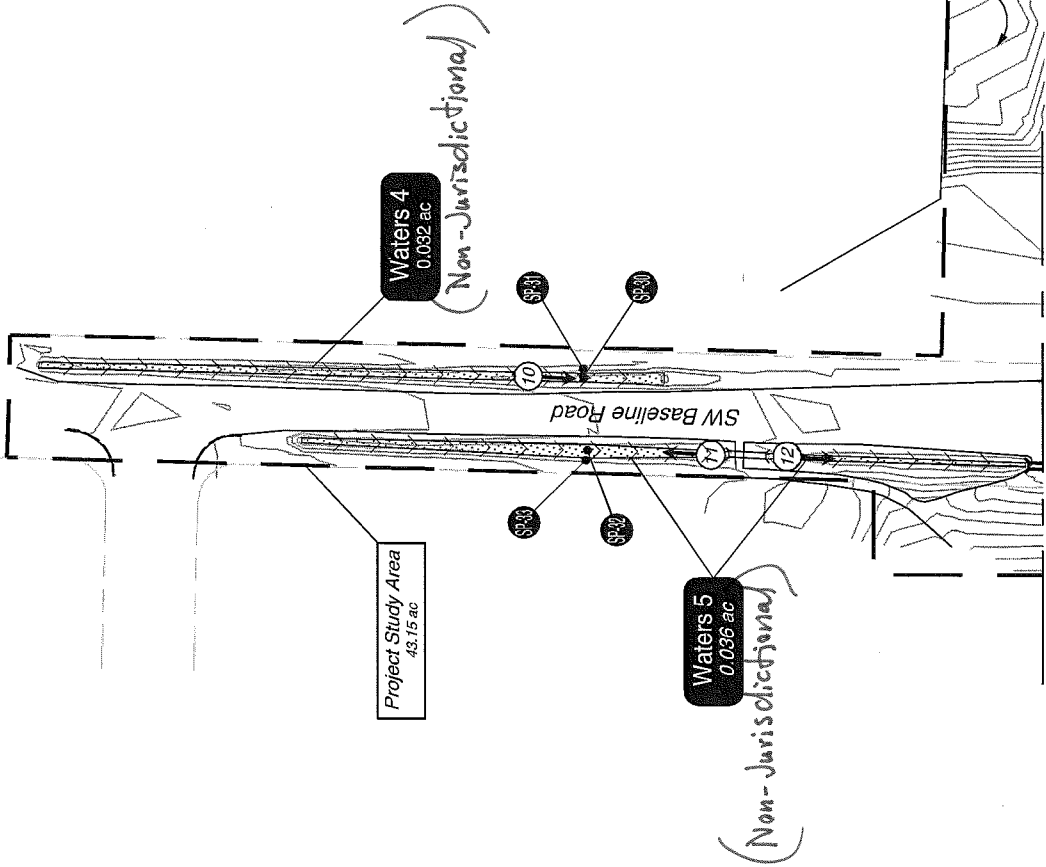
Client: Mackay and Sposito, Inc.

LEGEND

- Approximate Project Study Area (PSA) - 43.15 ac
- Contour Lines (1' foot intervals)
- Tax Lot Lines
- Right-of-Way Line
- Wetland Within Project Study Area 7.021 ac
- Waters Within Project Study Area 0.456 ac
- Culvert
- Feature Extends Beyond PSA
- Photo Point Location and Direction
- Sample Plot Locations

DSL WD # 10-0240
 Approval Issued 11/2/2010
 Approval Expires 11/2/2015

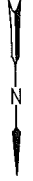
See Figure 4j



See Figure 4i

Wetland & Waters Boundary Map

Figure 4h
 May 2010



Approx. Scale: 1" = 100'-0"



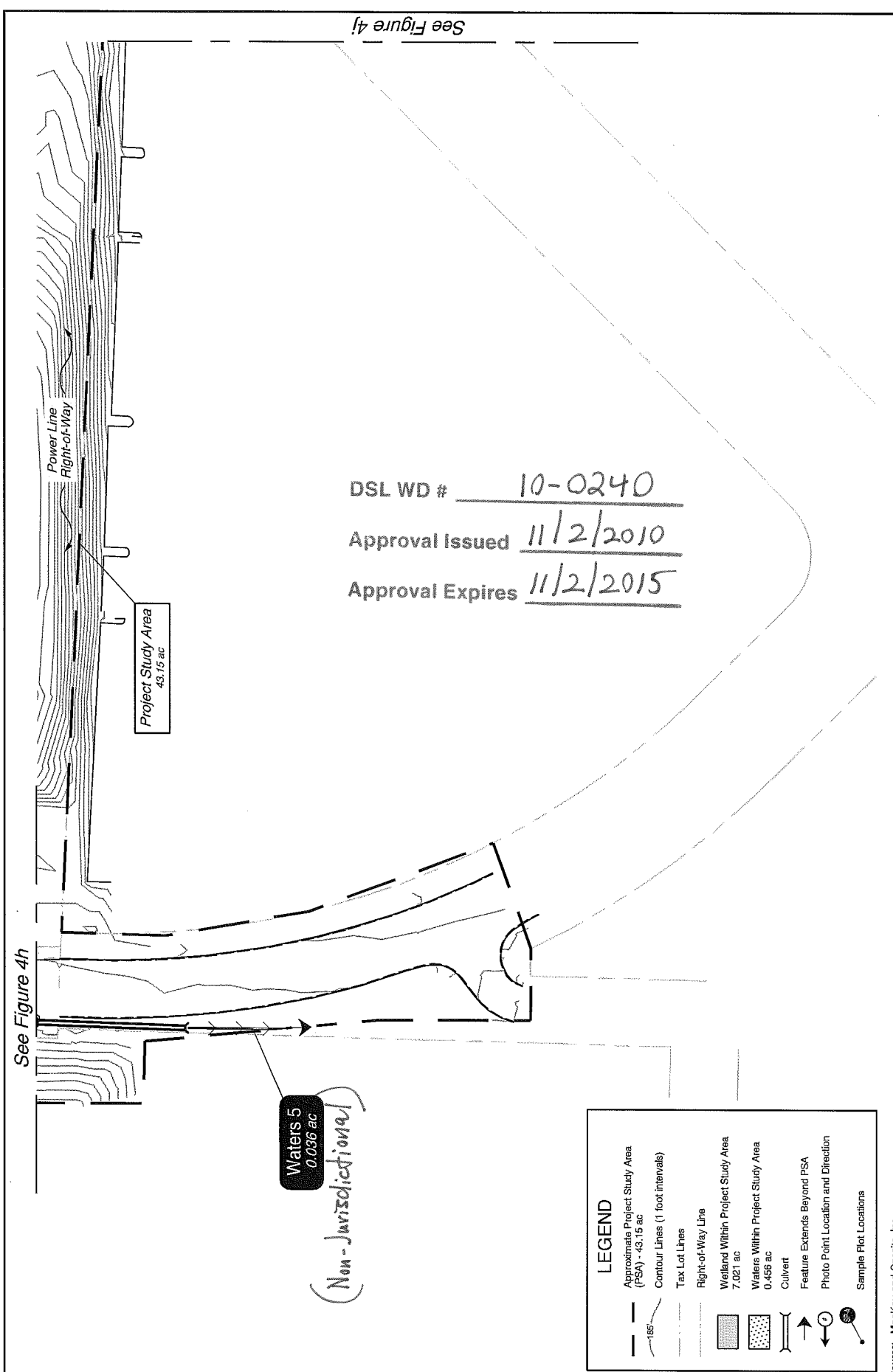
Waterhouse Trail Project
 Segment #1
 Washington County, OR

Client: MacKay and Sposito, Inc.



Mason, Bruce & Grand, Inc.
 707 S.W. Washington St, Ste. 1300
 Portland, OR 97205
 (503) 224-3445 Phone
 (503) 224-6624 Fax

Source: MacKay and Sposito, Inc.



LEGEND

	Approximate Project Study Area (PSA) - 43.15 ac
	Contour Lines (1 foot intervals)
	Tax Lot Lines
	Right-of-Way Line
	Wetland Within Project Study Area 7.021 ac
	Waters Within Project Study Area 0.456 ac
	Culvert
	Feature Extends Beyond PSA
	Photo Point Location and Direction
	Sample Plot Locations

Source: MacKay and Spósito, Inc.

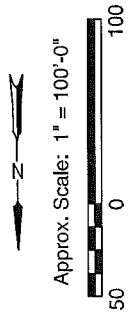
MB&G
 Mason, Bruce & Girard, Inc.
 707 S.W. Washington St. Ste. 1300
 Portland, OR 97204
 (503) 224-3445 Phone
 (503) 224-6224 Fax

Waterhouse Trail Project
 Segment #1
 Washington County, OR

Client: MacKay and Spósito, Inc.

Wetland & Waters
 Boundary Map

Figure 4i
 May 2010



DSL WD # 10-0240
 Approval Issued 11/2/2010
 Approval Expires 11/2/2015

LEGEND	
	Approximate Project Study Area (PSA) - 43.15 ac
	Contour Lines (1 foot intervals)
	Tex Lot Lines
	Right-of-Way Line
	Wetland Within Project Study Area 7.021 ac
	Waters Within Project Study Area 0.456 ac
	Culvert
	Feature Extends Beyond PSA
	Photo Point Location and Direction
	Sample Plot Locations

Project Study Area
43.15 ac

Caplin Golf Driving Range

(Non-Jurisdictional)

Waters 3
0.025 ac

SW Jenkins Road

Wetland G
0.429 ac

Wetland G
0.429 ac

Wetland G
0.429 ac

Waters 2
0.071 ac

PGE Eimonica Substation

(Non-Jurisdictional)

Trimet Eimonica Maintenance Yard Access Road

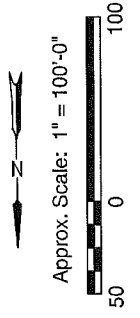
Trimet Eimonica Maintenance Yard

See Figure 4h & 4i

See Figure 4k

Wetland & Waters Boundary Map

Figure 4j
May 2010



Waterhouse Trail Project
Segment #1
Washington County, OR

Client: Mackay and Sposito, Inc.

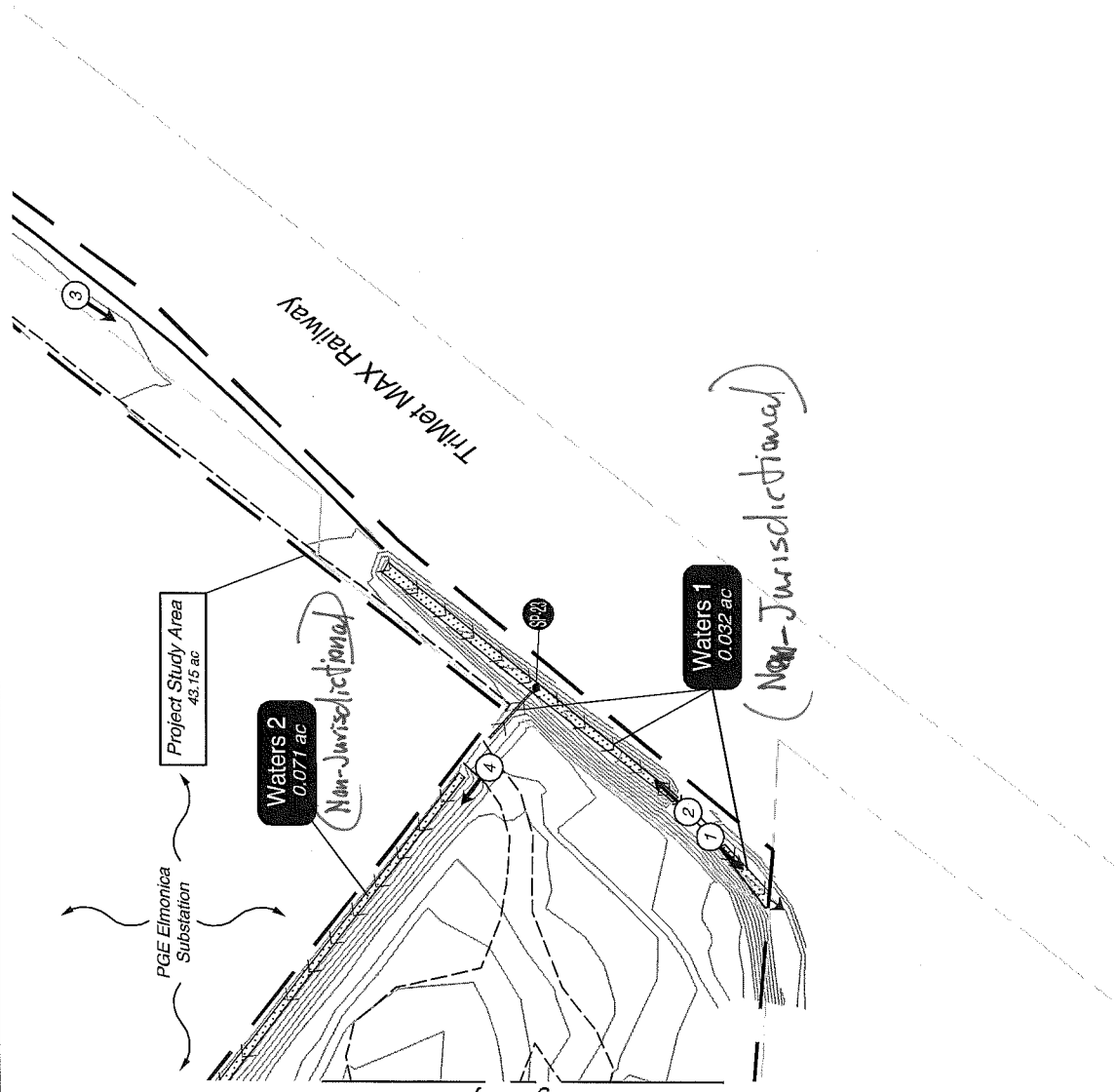
MB&G
 Mason, Bruce & Girard, Inc.
 707 S.W. Washington St., Ste. 1300
 Portland, OR 97205
 (503) 224-2415 Phone
 (503) 224-6524 Fax

Source: Mackay and Sposito, Inc.

LEGEND

- Approximate Project Study Area (PSA) - 43.15 ac
- Contour Lines (1 foot intervals)
- Tax Lot Lines
- Right-of-Way Line
- Wetland Within Project Study Area 7.021 ac
- Waters Within Project Study Area 0.456 ac
- Culvert
- Feature Extends Beyond PSA
- Photo Point Location and Direction
- Sample Plot Locations

DSL WD # 10-0240
 Approval Issued 11/2/2010
 Approval Expires 11/2/2015



See Figure 4j

Wetland & Waters
Boundary Map

Figure 4k
May 2010

Waterhouse Trail Project
Segment #1
Washington County, OR

Client: Mackay and Spósito, Inc.

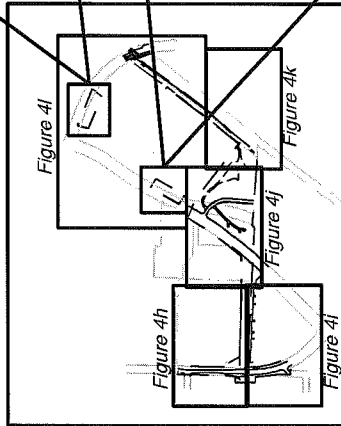
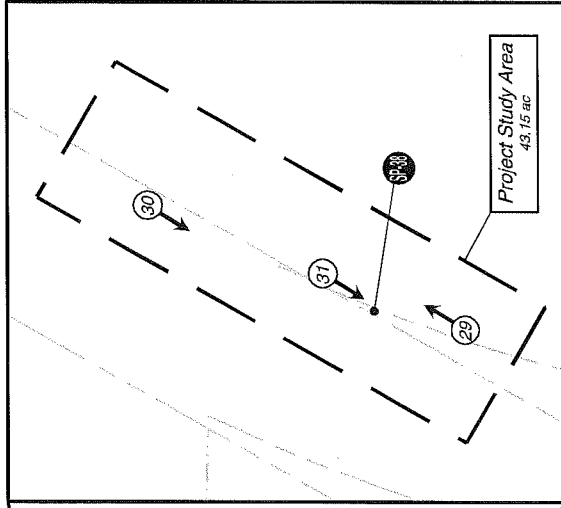
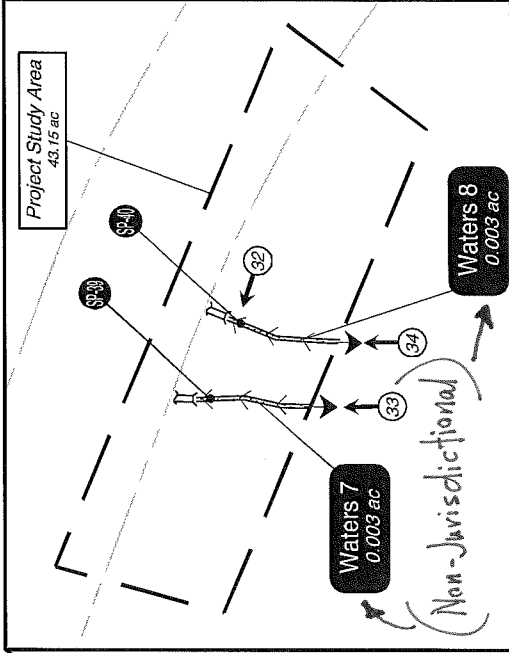
Source: Mackay and Spósito, Inc.

MB&G

Mason, Bruce & Girard, Inc.
707 S.W. Washington St., Ste. 1300
Eugene, OR 97405
Phone: (503) 224-6242
Fax: (503) 224-6624

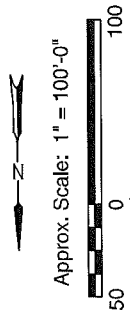
LEGEND	
	Approximate Project Study Area (PSA) - 43.15 ac
	Contour Lines (1 foot intervals)
	Trax Lot Lines
	Right-of-Way Line
	Wetland Within Project Study Area 7.021 ac
	Waters Within Project Study Area 0.456 ac
	Culvert
	Feature Extends Beyond PSA
	Photo Point Location and Direction
	Sample Plot Locations

OSL WD # 10-0240
 Approval Issued 11/2/2010
 Approval Expires 11/2/2015



Wetland & Waters
Boundary Map

Figure 4i
May 2010



Waterhouse Trail Project
Segment #1
Washington County, OR

Client: MacKay and Sposito, Inc.

MB&G
 Messer, Bruce & Girard, Inc.
 707 S.W. Washington St., Ste. 1300
 Corvallis, OR 97331
 Phone: (503) 725-4444
 Fax: (503) 224-6524

Source: MacKay and Sposito, Inc.



Mason, Bruce & Girard, Inc.

707 S.W. Washington Street, Suite 1300
Portland, Oregon 97205-3530
Bus: (503) 224-3445
Fax: (503) 224-6524
Web: www.masonbruce.com

TRANSMITTAL

Date: June 17, 2010

To: Janet Morlan

Oregon Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

From: Kristen Currens

Subject: Request for concurrence

Item: Waterhouse Trail Project

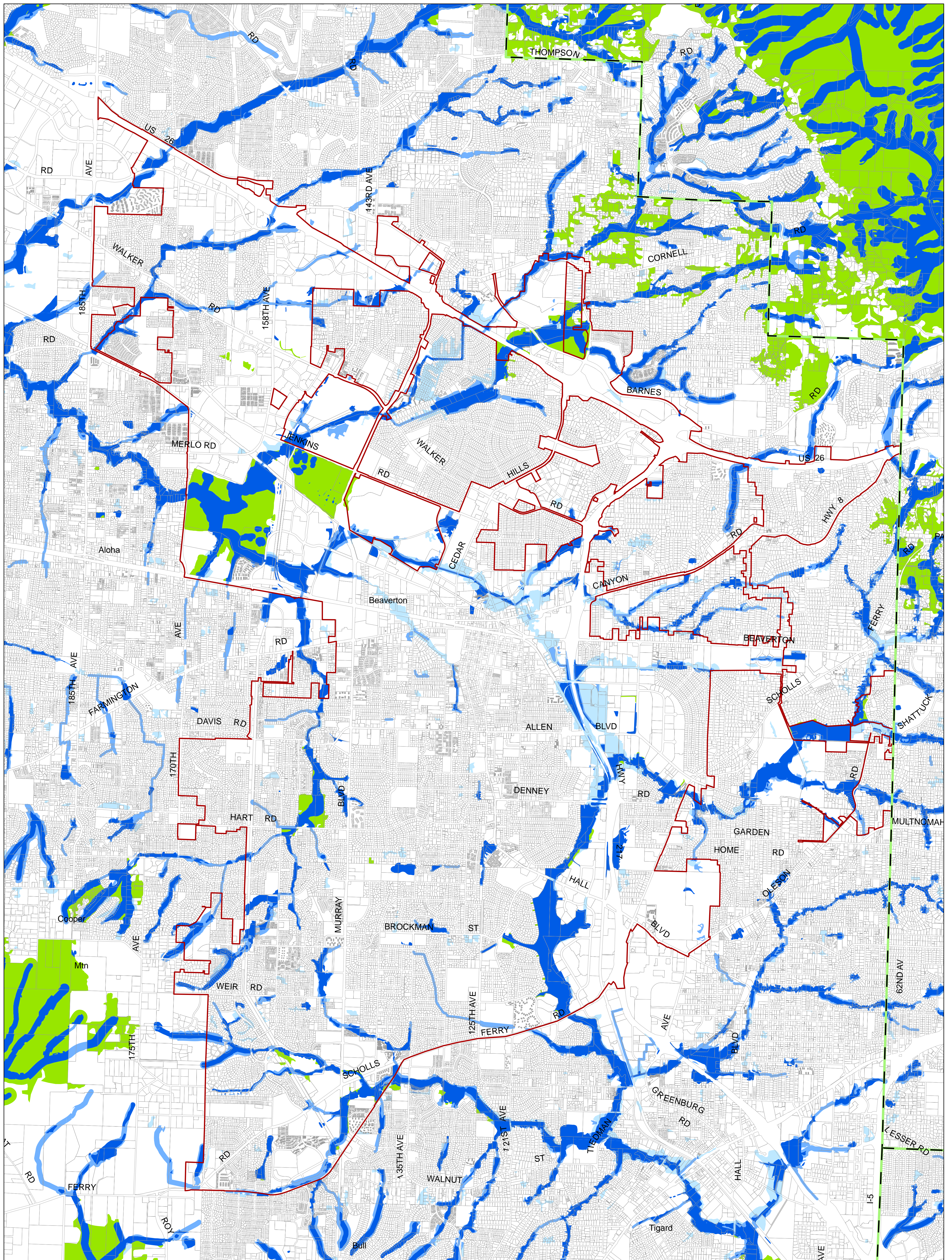
Remarks: Janet,

On behalf of MacKay & Sposito, Inc. and the Tualatin Hills Parks and Recreation District, we request that you review the enclosed wetland and waters delineation report for the above-referenced project. The report submittal fee of \$363 has been submitted separately to the appropriate address.

Thank you,

As you requested For your approval For your review For your information
 Return requested

Volume III Habitat Benefit Areas Map



Legend

- Upland Wildlife Habitat Class A
- Riparian Wildlife Habitat Class I
- Riparian Wildlife Habitat Class II
- Riparian Wildlife Habitat Class III
- Beaverton City Limits
- County Line

