

# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 24-001474

1. **Jurisdiction:** Beaverton

2. **Property Information** (example: 1S234AB01400)

Tax lot ID(s): 1S102CC03500

**OR Site Address:** 10100 SW Park Way

City, State, Zip: Beaverton, OR, 97225

Nearest cross street: \_\_\_\_\_

3. **Owner Information**

Name: Gary Ruchaber

Company: Cedar Hills II, LLC

Address: 10180 SW Park Way

City, State, Zip: Portland, OR, 97225

Phone/fax: N/A

Email: cedarhillssc1@juno.com

4. **Development Activity** (check **all** that apply)

Addition to single family residence (rooms, deck, garage)

Lot line adjustment       Minor land partition

Residential condominium       Commercial condominium

Residential subdivision       Commercial subdivision

Single lot commercial       Multi lot commercial

Other \_\_\_\_\_

4. **Applicant Information**

Name: Andrew Xu

Company: Humber Design Group

Address: 110 SE Main St, Suite 200

City, State, Zip: Portland, OR, 97214

Phone/fax: 5039469533

Email: andrew.xu@hdgpdx.com

6. **Will the project involve any off-site work?**  Yes     No     Unknown

Location and description of off-site work: Along ROW on SW Wilshire St and along ROW on SW Park way with 16.5' ROW dedication.

7. **Additional comments or information that may be needed to understand your project:** \_\_\_\_\_

This is an update to the original project (File Number 22-000960) from 2022 as it was put on hold. The project has been resumed with the removal of building B being converted to on site parking.

**This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.**

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name Andrew Xu

Print/type title Senior Project Designer

Signature ONLINE SUBMITTAL

Date 7/2/2024

## FOR DISTRICT USE ONLY

Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.

Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.

Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.

**THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS \_\_\_\_\_ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**

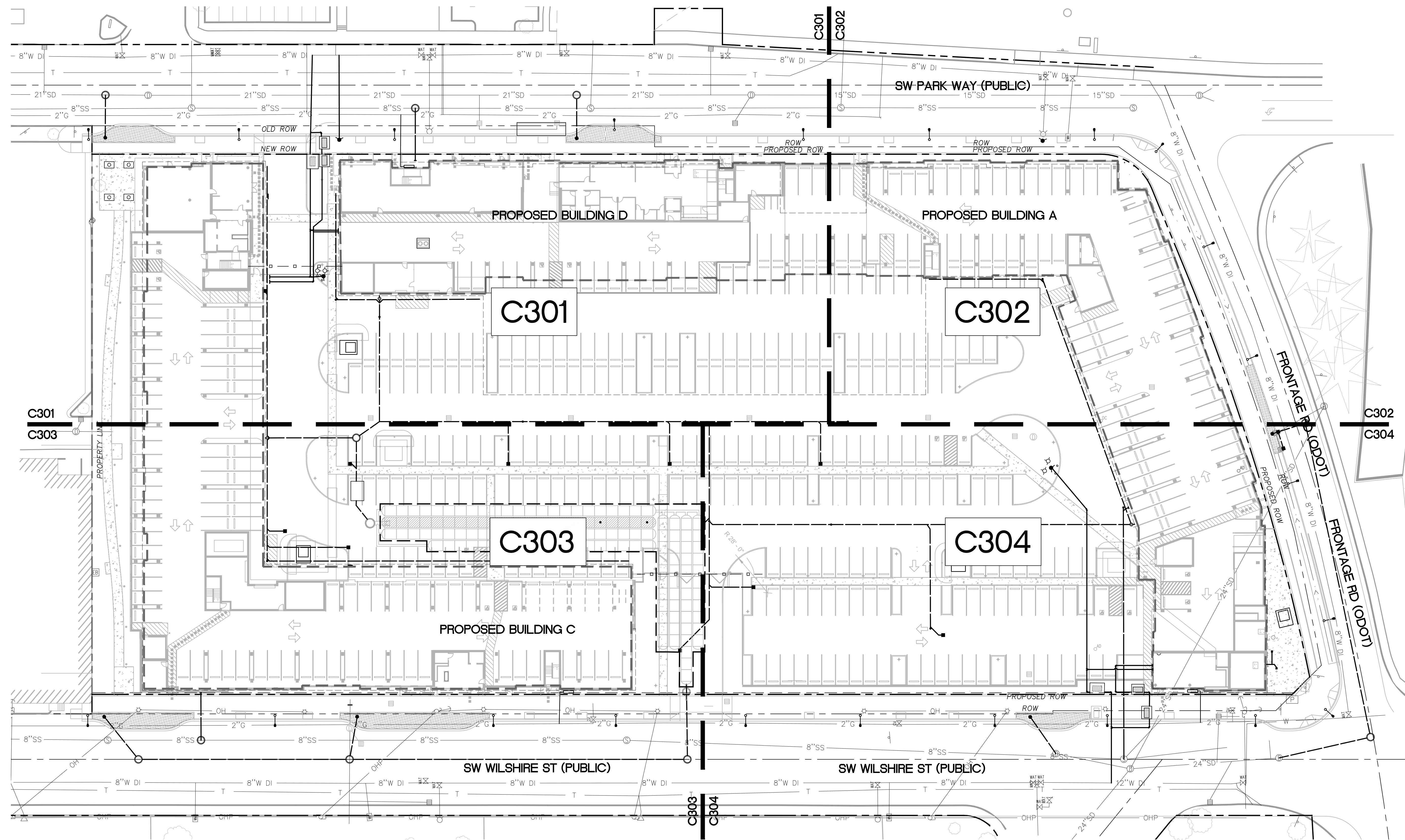
The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Mila Gonzalez Lima

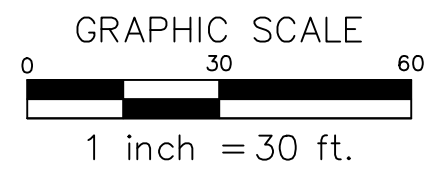
Date 07/02/2024

Once complete, email to: [SPLReview@cleanwaterservices.org](mailto:SPLReview@cleanwaterservices.org) • Fax: **(503) 681-4439**

**OR** mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123



UTILITY PLAN - OVERALL  
SCALE: 1"=30'



CONSULTANT:



Humber  
Design  
Group, Inc.  
Civil Engineering  
503.946.6690  
hdgdx.com

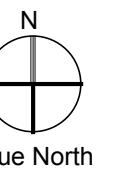
PROJECT NUMBER: 221141

**CEDAR HILLS APARTMENTS**

Cedar Hills  
Beaverton, OR

SHEET TITLE:  
**UTILITY PLAN - OVERALL**

REVISIONS:



DRAWN BY: AX/CM  
ISSUE DATE: 10.13.22

SHEET:  
**C300**

100% DD  
10.13.22