



CWS File Number

24-000272

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 19-5, as amended by R&O 19-22).

Jurisdiction:	<u>City of Beaverton</u>	Review Type:	<u>No Impact</u>
Site Address / Location:	<u>9150 SW Downing Drive</u> <u>Beaverton, OR 97008</u>	SPL Issue Date:	<u>May 21, 2024</u>
		SPL Expiration Date:	<u>May 21, 2026</u>

Applicant Information:

Name DOAA ELHAGGAN
 Company BEAVERTON SCHOOL DISTRICT
 Address 6550 SW MERLO ROAD
BEAVERTON OR 97003
 Phone/Fax (503) 863-9083
 E-mail: doaa_el_haggan@beaverton.k12.or.us

Owner Information:

Name _____
 Company BEAVERTON SCHOOL DISTRICT
 Address 6550 SW MERLO ROAD
BEAVERTON OR 97003
 Phone/Fax _____
 E-mail: _____

Tax lot ID

1S127CB00100

Development Activity

Greenway Elementary School Portables

Pre-Development Site Conditions:

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

Post Development Site Conditions:

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

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 32,439

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
<u>No proposed encroachments</u>	<u>0</u>
<u>Area of Existing Vegetated Corridor which will remain in alt. park use (Replacement area required)</u>	<u>8,772</u>

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>Replacement Vegetated Corridor Enhancement Area</u>	<u>8,772</u>

Conditions Attached Development Figures Attached (2) 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.

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 19-5, Chapter 3, as amended by R&O 19-22.
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 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.
3. If there is 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 any ground disturbing activities, 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 19-5, Section 5.10, as amended by R&O 19-22.
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 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 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22.
13. **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.**
14. 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 19-5, Appendix A, as amended by R&O 19-22, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
15. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan, 2019. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.

16. Clean Water Services and/or City 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 Planting Requirements (R&O 19-5, Appendix A, as amended by R&O 19-22).
17. Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. 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.
18. Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.
19. Clean Water Services may require an easement over the Sensitive Area and 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.
- 20. Prior to permit issuance, an Amendment to the Service Provider Letter is required to document the approved location of the 5,772 square feet of replacement Vegetated Corridor Enhancement Area which will not occur within the existing Vegetated Corridor.**

FINAL PLANS

21. **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.
22. **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).
23. **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.
24. 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) 681-3653 with any questions.



**Lindsey Obermiller
Environmental Plan Review**

Attachments (2)

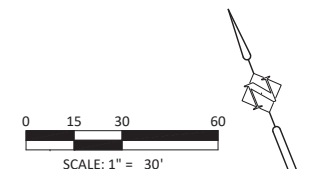
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LEGEND

- - - - - PROJECT LIMITS
- - - - - OHWM
- - - - - VEGETATED CORRIDOR BOUNDARY
- - - - - SLOPE BREAK
- [Grid Pattern] VC1 DISTURBED FIELD/SOCCER FIELD DEGRADED CONDITION
- [Diagonal Lines] VC2 STREAMSIDE FOREST MARGINAL CONDITION
- VEGETATED CORRIDOR PLOT
- - - - - 100 EXISTING CONTOUR

CWS FILE NO. 24-000272
 Approved
 Clean Water Services
 FOR ENVIRONMENTAL REVIEW
 By LO Date 05/21/2024
 SPL ATTACHMENT 1 OF 2



			DESIGNED:	HHPR
			DRAWN:	HHPR
			CHECKED:	BDJ
DATE	NO.	DESCRIPTION	DATE:	04/15/2024
R E V I S I O N S				

Harper Houf Peterson Righellis Inc.
ENGINEERS * PLANNERS
 LANDSCAPE ARCHITECTS * SURVEYORS
 205 SE Spokane Street, Suite 200, Portland, OR 97202
 phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

PROPOSED DEVELOPMENT
GREENWAY PORTABLES
 BEAVERTON, OREGON

SHEET NO.
EX. B
 JOB NO.
 BSD-122

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LEGEND

- - - - - PROJECT LIMITS
- - - - - OHWM
- - - - - VEGETATED CORRIDOR BOUNDARY
- - - - - SLOPE BREAK
- VC1 DISTURBED FIELD/SOCCER FIELD DEGRADED CONDITION
- VC2 STREAMSIDE FOREST MARGINAL CONDITION
- VEGETATED CORRIDOR PLOT
- - - - - 100' EXISTING CONTOUR
- - - - - 50' VEGETATED CORRIDOR

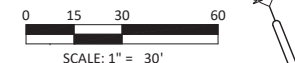
ENHANCEMENT REQUIREMENTS

Area 1 -- 2,063 SF
Plant to Good Condition

Area 2 -- 36,973 SF
Remove invasive species and plant bare areas >25 SF

Area 3 -- 8,772 SF
Retain sports field use. Provide equivalent area contiguous with Vegetated Corridor and plant to Good Condition, if Degraded or Marginal, or remove invasive species and plant bare areas >25 SF if Good.

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SPL ATTACHMENT 2 OF 2



DATE	NO.	DESCRIPTION	DESIGNED:
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			DRAWN:
			HHPR
			CHECKED:
			BDJ
			DATE:
			04/15/20

DATE	NO.	DESCRIPTION
R E V I S I O N S		

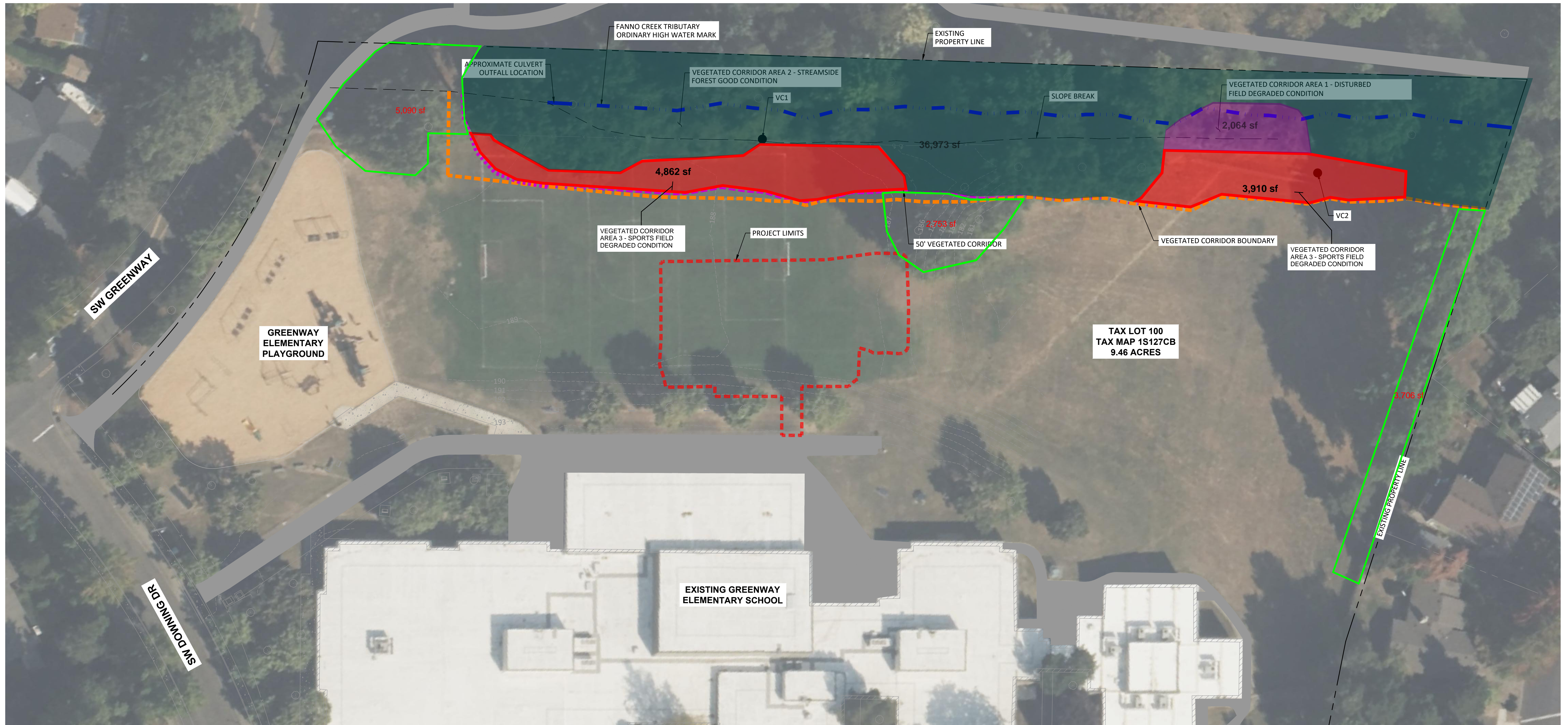
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REQUIRED ENHANCEMENT
GREENWAY PORTABLES
BEAVERTON, OREGON

SHEET NO.
EX. A

JOB NO.
BSD-122

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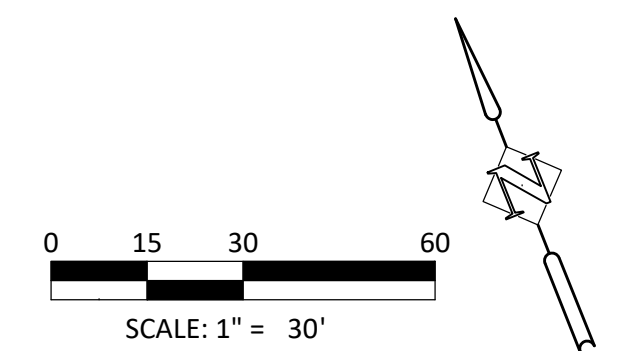


LEGEND

- - - - - PROJECT LIMITS
- - - - - OHWM
- - - - - VEGETATED CORRIDOR BOUNDARY
- - - - - SLOPE BREAK
- [Grid Pattern] VC1 DISTURBED FIELD/SOCCER FIELD DEGRADED CONDITION
- [Diagonal Lines] VC2 STREAMSIDE FOREST MARGINAL CONDITION
- VEGETATED CORRIDOR PLOT
- - - - - 100 EXISTING CONTOUR
- - - - - 50' VEGETATED CORRIDOR

ENHANCEMENT REQUIREMENTS

- Area 1 -- 2,063 SF
Plant to Good Condition
- Area 2 -- 36,973 SF
Remove invasive species and plant bare areas >25 SF
- Area 3 -- 8,772 SF
Retain sports field use. Provide equivalent area contiguous with Vegetated Corridor and plant to Good Condition, if Degraded or Marginal, or remove invasive species and plant bare areas >25 SF if Good.



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			HHPR
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			04/15/20
R E V I S I O N S			

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REQUIRED ENHANCEMENT

GREENWAY PORTABLES

BEAVERTON, OREGON

<p>SHEET NO.</p> <p style="font-size: 2em; font-weight: bold;">EX. A</p>
<p>JOB NO.</p> <p>BSD-122</p>