

**Received**  
**Planning Division**  
04/04/2024



April 3, 2024

SCHOLLS DEVELOPMENT LLC  
10475 SW HELENIUS ST  
TUALATIN OR 97062

**Re: Multi-Family Residential at 15584 SW Old Scholls Ferry Road Beaverton, OR  
CWS file 20-000306 (Tax map 2S105BA Tax lot 00200)**

Clean Water Services has reviewed the Amended Service Provider Letter issued on April 22, 2022 for file 20-000306. Staff has evaluated the Service Provider Letter conditions and the currently proposed site plan addressing the City's Climate Friendly and Equitable Communities standards and found the revised site plan to be in compliance with Resolution and Order 19-5 (R&O 19-5), as amended by Resolution and Order 19-22 (R&O 19-22). This approval does not include any changes or modifications to the encroachment, enhancement, or mitigation of sensitive area or Vegetated Corridor as outlined in the Service Provider Letter.

Please attach this letter to the existing Service Provider Letter to demonstrate compliance with R&O 19-5, as amended by R&O 19-22.

Sincerely,

A handwritten signature in cursive script that reads "Stacy Benjamin".

Stacy Benjamin  
Environmental Plan Review

Attachment(1)

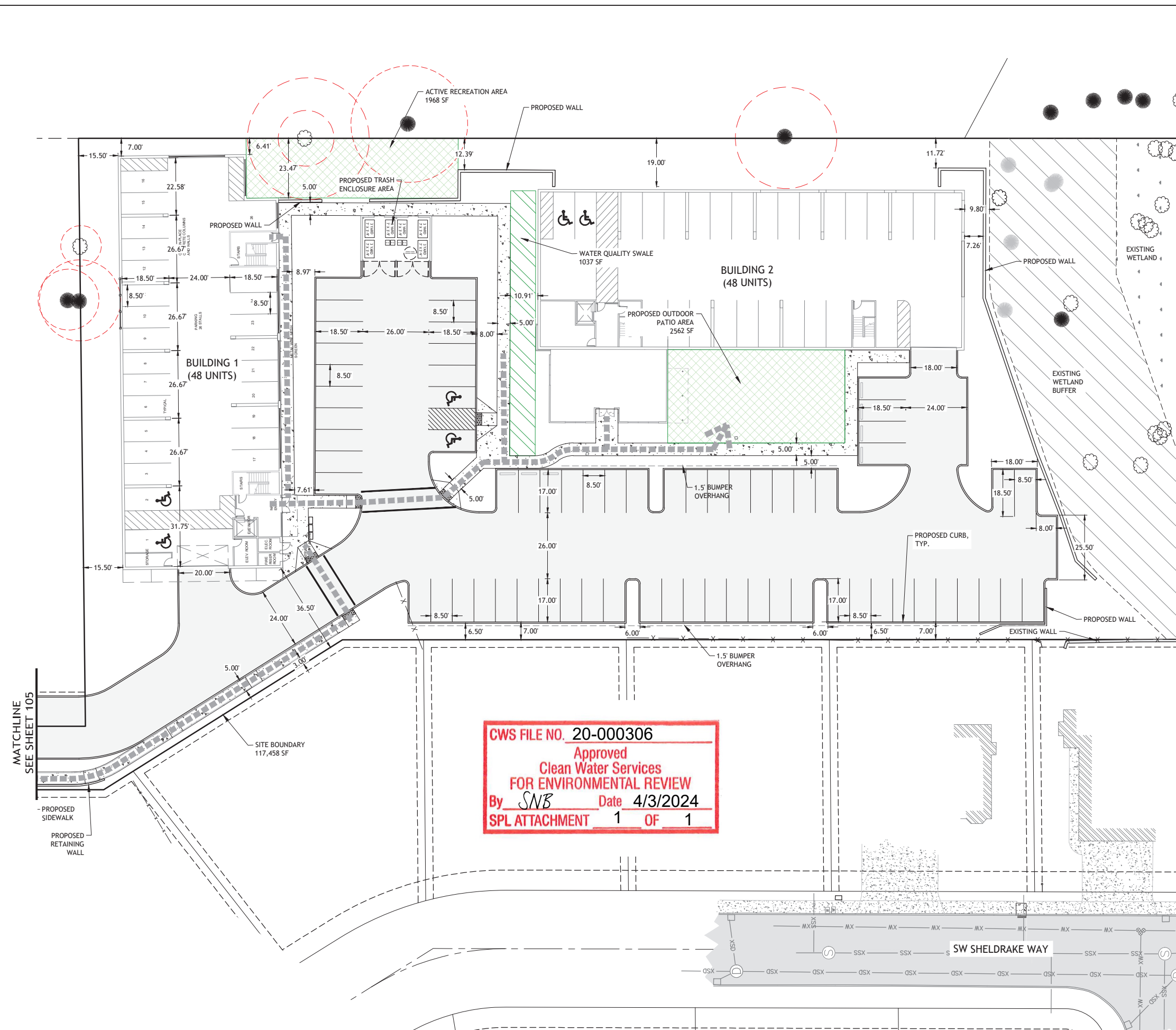
REVISIONS		
NO.	DATE	DESCRIPTION



KEYMAP

**SCHOLLS FERRY MULTIFAMILY**

SITE PLAN



**CWS FILE NO. 20-000306**  
Approved  
Clean Water Services  
FOR ENVIRONMENTAL REVIEW  
By *SNB* Date *4/3/2024*  
SPL ATTACHMENT **1 OF 1**

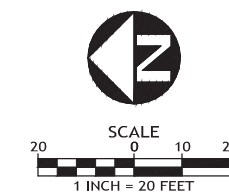
**COMMON OPEN SPACE AREA**

REQUIREMENTS:  
15% x 117,458 SF = 17,619 SF

**ACTIVE RECREATION AREA**

REQUIREMENTS:  
25% x 17,619 SF = 4,405 SF

TOTAL PROVIDED = 4,503 SF (26%)



Received  
Planning Division  
05/23/2024



CWS File Number

20-000306

# AMENDED 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).

<b>Jurisdiction:</b>	<u>City of Beaverton</u>	<b>Review Type:</b>	<u>Tier 2 Analysis</u>
		<b>SPL Original Date:</b>	<u>March 20, 2020</u>
<b>Site Address / Location:</b>	<u>15584 SW Old Scholls Ferry Rd</u> <u>Beaverton, OR 97007</u>	<b>SPL Amendment Date:</b>	<u>April 22, 2022</u>
		<b>SPL Expiration Date:</b>	<u>April 21, 2024</u>

**Applicant Information:**

Name HABIT MATIN

Company SCHOLLS DEVELOPMENT LLC  
10475 SW HELENIUS ST

Address TUALATIN OR 97062

Phone/Fax (503) 781-8226

E-mail: habib.emerald@comcast.net

**Owner Information:**

Name HABIT MATIN

Company SCHOLLS DEVELOPMENT LLC  
10475 SW HELENIUS ST

Address TUALATIN OR 97062

Phone/Fax (503) 781-8226

E-mail: habib.emerald@comcast.net

**Tax lot ID**

2S105BA00200

**Development Activity**

Scholls Ferry Apartments

**Pre-Development Site Conditions:**

Sensitive Area Present:  On-Site  Off-Site

Vegetated Corridor Width: 50

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:** 14,088

**Encroachments into Pre-Development Vegetated Corridor:**

Type and location of Encroachment:	Square Footage:
<u>Temporary construction Access for retaining wall (Temporary encroachment; Restoration to preconstruction grade and planting to good condition inplace required)</u>	<u>1,576</u>
<u>Stormwater outfall (Permanent Encroachment; No mitigation required)</u>	<u>168</u>

**Mitigation Requirements:**

Type/Location	Sq. Ft./Ratio/Cost
<u>On-site/Restoration of Temporary Encroachments and additional Public Benefit</u>	<u>2,247</u>

Conditions Attached  Development Figures Attached (1)  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. No wetland or non-wetland waters encroachment proposed with this project.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to ground 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 shall 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.**

**FINAL CONDITIONS**

- 20. **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.
- 21. **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).
- 22. **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.
- 23. 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.**



**Stacy Benjamin  
Environmental Plan Review**

**Attachments (1)**

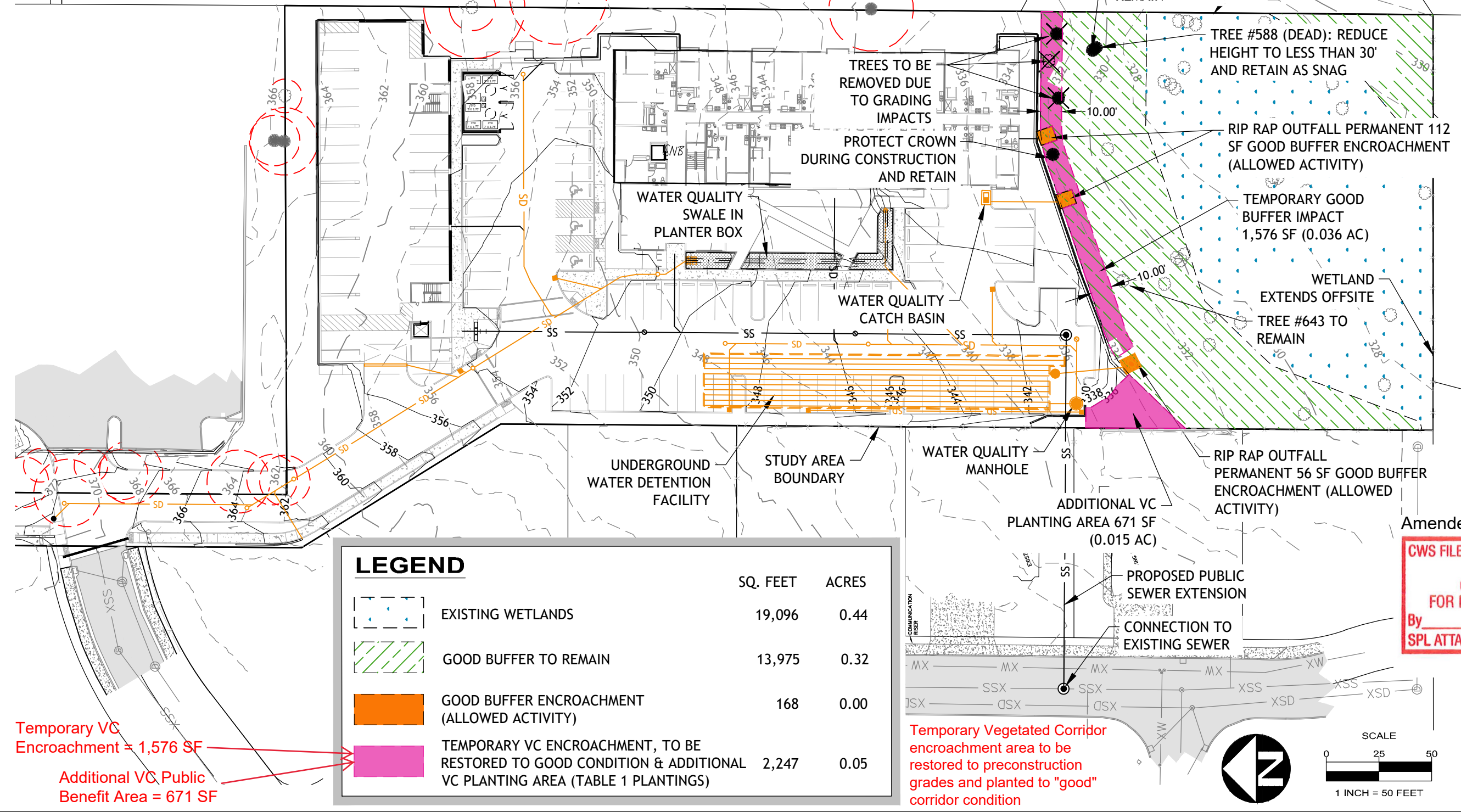
REVISIONS		
NO.	DATE	DESCRIPTION

**Table 1. Plantings to Offset Temporary Encroachments & Additional VC Planting Area**

Species	Minimum Rooting Size	Minimum Plant Height	Spacing Format	Quantity
Red alder ( <i>Alnus rubra</i> )	1 gal.	3'	Single	7
Western red cedar ( <i>Thuja plicata</i> )	2 gal.	2'	Single	6
Vine maple ( <i>Acer circinatum</i> )	2 gal.	2'	Single	6
Red elderberry ( <i>Sambucus racemosa</i> )	1 gal.	1.5'	Single	15
Black twinberry ( <i>Lonicera involucrata</i> )	1 gal.	1.5'	Single	15
Indian plum ( <i>Oemleris cerasiformis</i> )	2 gal.	2'	Cluster	14
Swamp rose ( <i>Rosa pisocarpa</i> )	1 gal.	1.5'	Cluster	14
Pacific ninebark ( <i>Pysocarpus capitatus</i> )	1 gal.	2'	Single	14
Cascade Oregon grape ( <i>Mahonia nervosa</i> )	1 gal.	4"	Cluster	14
Salal ( <i>Gaultheria shallon</i> )	1 gal.	4"	Cluster	11
Hair bentgrass ( <i>Agrostis scabra</i> )	seed	N/A	Mass	Achieve 100% areal cover
Spike bentgrass ( <i>Agrostis exarata</i> )	seed	N/A	Mass	
Native California brome ( <i>Bromus carinatus</i> )	seed	N/A	Mass	
Blue wildrye ( <i>Elymus glaucus</i> )	seed	N/A	Mass	

**Table 2. VC Enhancement to Achieve >50% Tree Canopy**

Species	Minimum Rooting Size	Minimum Plant Height	Spacing Format	Quantity
Red alder ( <i>Alnus rubra</i> )	1 gal.	3'	Single	60
Western red cedar ( <i>Thuja plicata</i> )	2 gal.	2'	Single	60
Vine maple ( <i>Acer circinatum</i> )	2 gal.	2'	Single	21



LEGEND	SQ. FEET	ACRES
EXISTING WETLANDS	19,096	0.44
GOOD BUFFER TO REMAIN	13,975	0.32
GOOD BUFFER ENCROACHMENT (ALLOWED ACTIVITY)	168	0.00
TEMPORARY VC ENCROACHMENT, TO BE RESTORED TO GOOD CONDITION & ADDITIONAL VC PLANTING AREA (TABLE 1 PLANTINGS)	2,247	0.05

Temporary VC Encroachment = 1,576 SF  
Additional VC Public Benefit Area = 671 SF

CWS FILE NO. 20-000306  
Approved Clean Water Services FOR ENVIRONMENTAL REVIEW  
By                      Date 4/22/2022  
SPL ATTACHMENT 1 OF 1

**SCHOLLS FERRY APARTMENTS CWS-SPL**

**BUFFER IMPACTS**

Amended SPL

PROJECT NO.: 136-007  
TYPE: PLANNING  
REVIEWED BY: PRE

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