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Attention Ken Sandblast:

As per request, Schott and Associates, Inc. conducted a site visit on the 10.85AC rectangular shaped subject property located north of Nyberg Lane, Tualatin, Washington County, Oregon (T2S R1W Sec. 24A TL 2601) to assess the property for any wetlands or waterways.

Prior site use was a an RV park up to the year 2012. In 2012 all of the RV homes had been removed from the site. All that remains are entry roads and driveways with some scattered vegetation through a majority of the site.

The site is mainly flat, but from the middle of the property it gently slopes both north and south. At the northern extent of the property the site slopes steeper down to the Tualatin River.

At the northern portion of the property along the sloped bank of the Tualatin River within the first approximate 35 feet, vegetation consisted of an overstory of Douglas fir (*Pseudotsuga menziesii*) and Oregon ash (*Fraxinus latifolia*) with an understory consisting predominately of Himalayan blackberry (*Rubus armeniacus*) and English ivy (*Hedera helix*). South of the sloped bank the property flattened out with an average width of 25 feet, then sloped up to the south approximately 20 feet. Vegetation consisted of Himalayan blackberry and non-native grasses with some Douglas fir at the west end and an arborvitae hedge at the south end. The remaining property is basically flat and consisted of non-native grasses, random shrubs and a series of roads and driveways.

A site visit was conducted on August 20th, 2018. The Routine Onsite Determination Method (1987 manual, pp 52-69) and *Regional Supplement to the Corps of Engineers Delineation Manual: Western Mountains, Valleys and Coast Region* were used to determine presence or absence of State of Oregon jurisdictional wetlands and the Federal jurisdictional wetlands and waterways.

The Natural Resource Conservation Service (NRCS) mapped three soil series on the site. Chehalis silt loam was mapped at the northern end of the property along the Tualatin River. Briedwell stony silt loam and was mapped through the middle of the property and

Quatama loam was mapped at the south end of the property. None of these soils are considered hydric but may contain some hydric inclusions.

Four sample plots were taken in the field and no wetlands were located onsite. Sample plot one was taken on the bank closest to the river near the eastern property boundary. Vegetation consisted of Oregon ash, Douglas fir, English hawthorn (*Crataegus monogyna*), Himalayan blackberry and English ivy. The soil matrix was a non-hydric 10YR3/3 with no redoximorphic features. No hydrology indicators were present.

Sample plot 2 was taken on the second slope to the south and sample plot 3 was taken southwest of sample plot 2. Vegetation consisted of non-native facultative grasses and Himalayan blackberry. Again, soils were a non-hydric 10YR3/3 with no redoximorphic features. No hydrology indicators were present.

Sample plot 4 was taken just above the slope bordering the Tualatin River at the west end of the property. Vegetation was the same as sample plots 2 and 3 with the addition of Douglas fir trees. Soils and hydrology were the same throughout.

The Tualatin River was located at the northern property boundary. Ordinary High Water had been surveyed and mapped in August of 2015.

The Local Wetland Inventory (LWI) for the City of Tualatin was completed in 1995 by Fishman Environmental Services. The LWI does not identify any wetlands on the subject property. The LWI does identify the Tualatin River at the northern extent of the property.

Clean Water Services (CWS) is the anticipated service provider for on-site resource setbacks. Efforts to obtain a Service Provider Letter from CWS has begun and continued coordination throughout the design and approval process is anticipated.

Cari Cramer
Schott and Associates, Inc