

## Service Provider Letter

CWS File Number

19-000199

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 17-5).

Jurisdiction: City of Tualatin Review Type: No Impact  
 Site Address: 19200 SW Teton AVE SPL Issue Date: April 23, 2019  
 / Location: Tualatin, OR 97062 SPL Expiration Date: April 22, 2021

**Applicant Information:**

Name: ALEX WESOLOVSKI  
 Company: HUMBER DESIGN GROUP INC  
117 SE TAYLOR ST #001  
 Address: PORTLAND OR 97214  
 Phone/Fax: (503) 946-5374  
 E-mail: alex.wesolovski@hdgpdx.com

**Owner Information:**

Name: CHRIS DUFFIN  
 Company: CJD HOLDINGS LLC  
 Address: 19200 SW TETON AVE  
TUALATIN OR 97062  
 Phone/Fax: (503) 243-2252  
 E-mail: chrisd@lmconstruction.com

**Tax lot ID**

2S123CB00200

**Development Activity**

Commercial Building Expansion

**Pre-Development Site Conditions:**

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

**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: 23,172

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

Type and location of Encroachment:	Square Footage:
<u>No Encroachment</u>	<u>0</u>
_____	_____
_____	_____

**Mitigation Requirements:**

Type/Location	Sq. Ft./Ratio/Cost
<u>No Mitigation</u>	<u>0</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 17-5, Chapter 3.
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 17-5, Section 3.06.1 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 impacts proposed for 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 17-5, Section 5.10.
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 17-5, Section 3.14.2, Table 3-3.**
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 17-5, Appendix A, 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 Vegetation and Animal Management Guidance, 2003. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.

16. Clean Water Services 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 17-5, Appendix A).
17. **Maintenance and monitoring requirements shall comply with R&O 17-5, Section 2.12.2. 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 17-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2.**
19. **Clean Water Services shall require an easement over the 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. **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.**

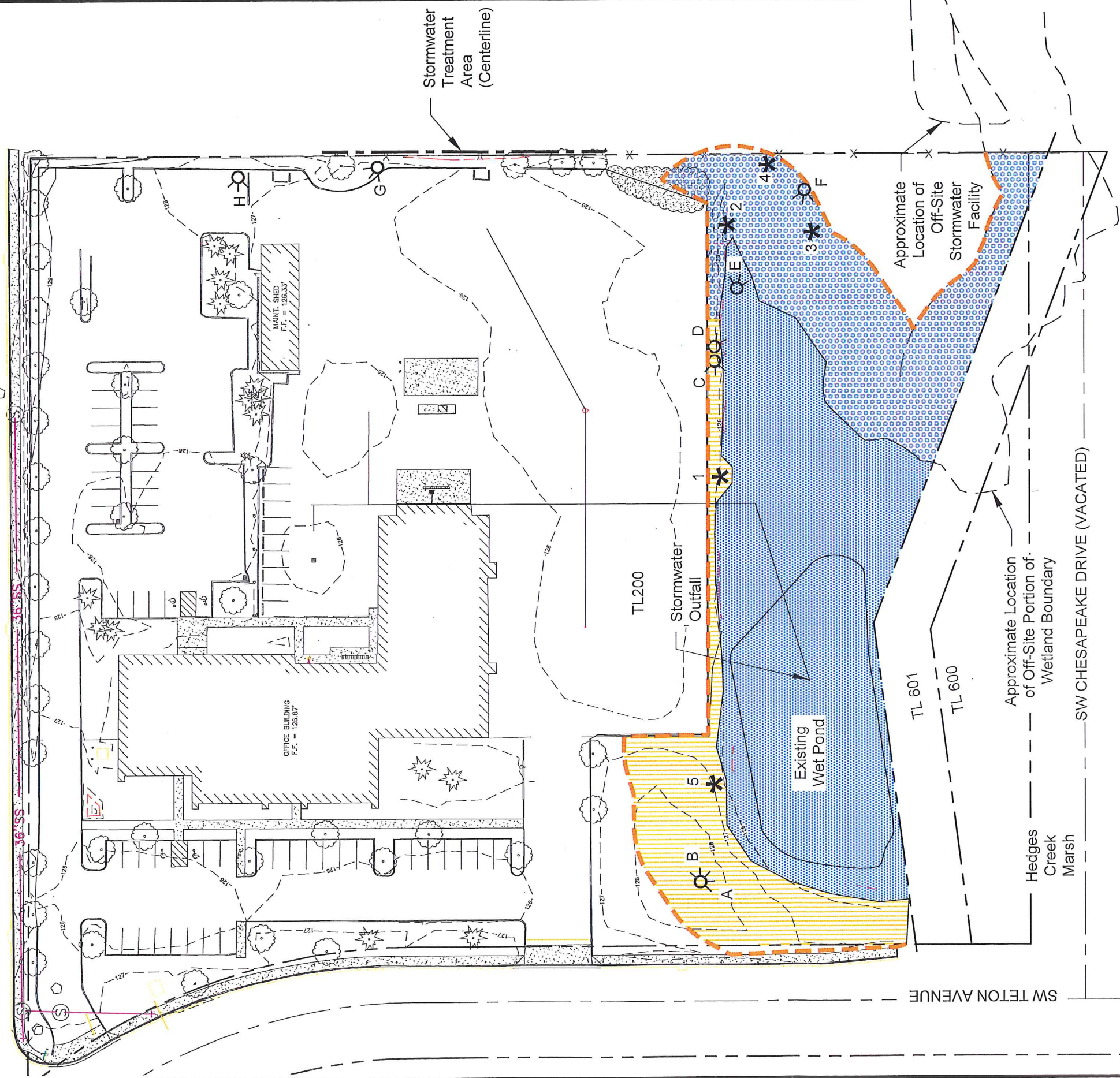
Please call (503) 681-3667 with any questions.



Stacy Benjamin  
Environmental Plan Review

Attachments (2)



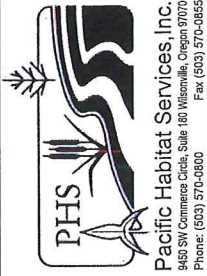
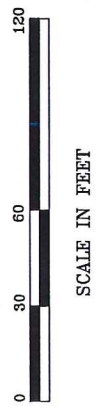


**LEGEND**

- Wetland
- Plant Community A (9,632 sf / 0.22 ac) Degraded Condition
- Plant Community B (13,540 sf / 0.31 ac) Degraded Condition
- Vegetated Corridor (23,172 sf / 0.53 ac)
- Study Area Boundary
- Tax Lot Line
- Vegetation Sample Points
- Photo Points
- 

CWS FILE NO. 19-000199  
 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By SUB Date 4/23/19  
 SPL ATTACHMENT 1 OF 2

Survey provided by  
 TeraCalc Land Surveying  
 Survey and Sample point accuracy  
 is sub-centimeter.



Pacific Habitat Services, Inc.  
 8495 SW Commerce Circle, Suite 100 Wilsonville, Oregon 97070  
 Phone: (503) 570-0800 Fax: (503) 570-0855

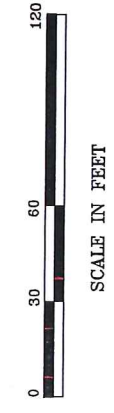
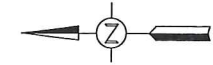
Vegetated Corridor Plant Communities  
 19200 SW Teton Avenue - Tualatin, Oregon

FIGURE  
**3**





- LEGEND**
- Wetland
  - Study Area Boundary
  - Tax Lot Line
  - Vegetated Corridor (23,172 sf / 0.53 ac)
  - Vegetated Corridor Enhancement (23,172 sf / 0.53 ac)



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 SPL ATTACHMENT 2 OF 2

Plan provided by  
TeraCalc Land Surveying



Pacific Habitat Services, Inc.  
9450 SW Commence Creek, Suite 180, Wilsonville, Oregon 97070  
Phone: (503) 570-0600 Fax: (503) 570-0655

Site Plan and Vegetated Corridor Enhancement  
19200 SW Teton Avenue - Tualatin, Oregon

FIGURE  
**4**