CITY OF TUALATIN
Planning Division

Land Use Application

Project Information		
Project Title: Walgraeves Industrial Park		
Brief Description: Annexation of a portion of property that will have access via SW Myslony Street.		
Property Information		
Address: 11345 SW Herman Road, Tualatin OR		
Assessor's Map Number and Tax Lots: 2S122D000550		
Applicant/Primary Contact		
Name: Beth Zauner	Company Name: AAI Engineering	
Address: 4875 SW Griffith Dr. #300		
City: Beaverton	State: Oregon	ZIP: 97005
Phone: 503-620-3030	Email: bethz@aaieng.com	
Property Owner		
Name: GARY A. WALGRAEVE / Ricky A Walgraeve		
Address: 11345 S.W. HERMAN RD.		
City: TUALATIN	State: OR.	ZIP: 97062
Phone: 503-692-0766	Email: farmerboys@comcast.net	
Property Owner's Signature: Gary A. Walgraeve / Ricky A Walgraeve		Date: Sept 1 '21

(Note: Letter of authorization is required if not signed by owner)

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature:	Date:

Land Use Application Type:

- ■ Annexation (ANN)
- ■ Architectural Review (AR)
- ☐ Architectural Review—Single Family (ARSF)
- ☐ Architectural Review—ADU (ARADU)
- ☐ Conditional Use (CUP)
- ☐ Historic Landmark (HIST)
- ☐ Industrial Master Plan (IMP)
- ☐ Plan Map Amendment (PMA)
- ☐ Plan Text Amendment (PTA)
- ☐ Tree Removal/Review (TCP)
- ☐ Minor Architectural Review (MAR)
- ☐ Minor Variance (MVAR)
- ☐ Sign Variance (SVAR)
- ☐ Variance (VAR)

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	

Walgraeves submittal materials for AR

GENERAL:

- ☑ Land Use Application form
- ☑ Narrative addressing all applicable approval criteria and standards
- ☑ Title Report
- ☑ Hydraulic Modeling Worksheet
- ☑ Service Provider Letter from Clean Water Services
- ☑ Service Provider Letter/Agreement from Republic Services

PLANS:

- ☑ Existing Conditions
- ☑ Site Plan
- ☑ Tree Preservation Plan
- ☑ Grading Plan
- ☑ Utility Plan
- ☑ Landscape Plan
- ☑ Lighting Plan
- ☑ Color Elevations
- ☑ Materials Board

PUBLIC NOTICE:

- ☑ Documentation for Neighborhood Developer Meeting
- ☑ Certification of Sign Posting

TYPICAL REPORTS:

- ☑ Tree Assessment Report
- ☐ Transportation Impact Study
- ☑ Stormwater Management Report

WFG National Title Insurance Company
a Williston Financial Group company

25 NW 23rd Place Suite 1 / Commercial Dept
Portland, OR 97210
Phone (503) 219-9088 Fax (503) 477-6476

WFG National Title Insurance Company
Attn: Trevor Cheyne
25 NW 23rd Place Suite 1 / Commercial Dept
Portland, OR 97210

Date Prepared: June 12, 2020

PRELIMINARY TITLE REPORT

Order Number: **20-207334**
Escrow Officer: Trevor Cheyne
Phone: (503) 444-7047
Fax: (503) 296-5869
Email: tcheyne@wfgnationaltitle.com

Seller(s): **Gary Walgraeve and Ricky Walgraeve**
Buyer(s): **Phelan Development Company, LLC**

Property: **11345 SW Herman Road, Tualatin, OR 97062**

WFG National Title Insurance Company, is prepared to issue a title insurance policy, as of the effective date and in the form and amount shown on Schedule A, subject to the conditions, stipulations and exclusions from coverage appearing in the policy form and subject to the exceptions shown on Schedule B. This Report (and any Amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report. The Report shall become null and void unless a policy is issued and the full premium paid.

This report is for the exclusive use of the person to whom it is addressed. Title insurance is conditioned on recordation of satisfactory instruments that establish the interests of the parties to be insured; until such recordation, the Company may cancel or revise this report for any reason.

SCHEDULE A

1. The effective date of this preliminary title report is **8:00 A.M.** on **9th day of June, 2020**
2. The policies and endorsements to be insured and the related charges are:

Policy/Endorsement Description	Liability	Charge
ALTA 2006 Owners Policy	**$9,016,920.00**	**$14,126.00**
Basic Owner's Rate		**$14,126.00**

Proposed Insured: Phelan Development Company, LLC

Government Service Fee: **$25.00**

This is a preliminary billing only, a consolidated statement of charges, credits and advances, if any, in connection with this order will be provided at closing.

3. Title to the land described herein is vested in:

   Ricky Walgraeve and Gary Walgraeve, as tenants in common

4. The estate or interest in land is:

   Fee Simple

5. The land referred to in this report is described as follows:

   SEE ATTACHED EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land being a portion of that certain tract of land described in Deed to Gary Walgraeve and Ricky Walgraeve recorded November 12, 1993, as Fee No. 930943118, Washington County Deed Records, in the Southeast 1/4 of Section 22, Township 2 South, Range 1 West of the Willamette Meridian, County of Washington and State of Oregon, being more particularly described as follows:

Commencing at a 3-1/4" aluminum disk marking the South 1/4 corner of said Section 22; thence along the South line of said Southeast 1/4 of Section 22, North 89°37'22" East 69.55 feet to the Southwest corner of said Walgraeve tract: thence along the West line thereof, North 00°27'50" West 970.99 feet to the True Point of Beginning of the herein described tract of land; thence continuing along said West line, North 00°27'50" West 1220.09 feet to the Southeasterly right of way line of the Southern Pacific Railroad (60.00 feet wide); thence along said right of way line North 67°04'40" East 1179.33 feet to the North line of said Southeast 1/4 of Section 22; thence leaving said right of way line and along said North line North 89°40'09" East 167.37 feet; thence South 00°20'09" East 444.41 feet to the North line of Tract B, Partition Plat No. 2003-082, a duly recorded plat in said County; thence along said North line North 88°39'51" West 5.00 feet to the Northwest corner of said Tract B, also being the Northwest corner of that certain tract of land described in Deed to Swanpor Corporation recorded September 24, 1986, as Fee No. 86043361, said Deed Records; thence along the West line of said Swanpor tract South 00°20'09" East 1227.71 feet; thence leaving said West line South 89°37'22" West 1248.52 feet to the True Point of Beginning.

ALSO a tract of land being a portion of that certain tract of land described in Deed to Gary Walgraeve and Ricky Walgraeve, as tenants in common, recorded July 28, 2006 as Instrument No. 2006-090121, Washington County Records, situated in the Southeast quarter of Section 22, Township 2 South, Range 1 West of the Willamette Meridian, County of Washington, State of Oregon, being more particularly described as follows:

Commencing at a 3-1/4" aluminum disk marking the South quarter corner of said Section 22; thence along the South line of said Southeast quarter of Section 22, North 89°37'22" East 69.55 feet to the Southwest corner of said Walgraeve tract; thence along the West line thereof North 00°27'50" West 507.64 feet to the True Point of Beginning of the herein described tract of land; thence continuing along said West line North 00°27'50" West 463.34 feet; thence leaving said West line North 89°37'22" East 1248.52 feet to the West line of Parcel 1, Partition Plat 2003-082, a duly recorded Plat in Washington County; thence along said West line South 00°20'09" East 430.00 feet to the North line of that certain tract of land conveyed to Pascuzzi Investment LLC by Quitclaim Deed recorded June 2, 1995 as Instrument No. 95-037906, said Deed Records; thence along said North line South 89°37'22" West 495.00 feet to the Northwest corner of said Pascuzzi tract of land; thence North 00°22'38" West 30.00 feet to the beginning of a 2553.81 foot radius non-tangent curve to the left, a radial line bears North 00°22'38" West to said point; thence along the arc of said curve 438.46 feet through a central angle of 9°50'14" (the long chord bears South 84°42'15" West 437.93 feet); thence along a radial line North 10°12'52" West 7.00 feet to the beginning of a 2560.81 foot radius curve to the left, said curve being concentric with the aforementioned curve; thence along the arc of said curve 37.74 feet through a central angle of 0°50'40" (the long chord bears South 79°21°49" West 37.74 feet) to the beginning of a 1497.92 foot radius reverse curve to the right; thence along the arc of said curve 272.61 feet through a central angle of 10°25°38" (the long chord bears South 84°09'18" West 272.23 feet); thence South 89°22'07" West 6.87 feet to the true point of beginning. The bearings contained in this description are based on Survey No. 30526, Washington County Survey Records.

EXCEPTING THEREFROM a tract of land located in the Southeast One-Quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon and being more particularly described as follows: Beginning at the southwest corner of Parcel 1 of Partition Plat Number 2003-082, being a 3 inch brass disk inscribed "DE HAAS AND ASSOC. INC.", thence along the west line of said Parcel 1 North 00°20'09" West 395.59 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "DE HAAS & ASSOC. INC."; thence South 89°37'22" West 5.00 feet to the True Point of Beginning, being a 5/8 inch iron rod with a yellow plastic cap inscribed "DE HAAS & ASSOC. INC."; thence South 89°37'22" West 495.00 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "RYAN LS 58833"; thence North 00°22'38" West 140.00 feet to a point; thence North 89°37'22" East 495.10 feet to a point on the west line of said Parcel I; thence along said west line South 00°20'09" East 140.00 feet to the True Point of Beginning. The Basis of Bearings is per Washington County Survey Number 30837.

SCHEDULE B

GENERAL EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

SPECIAL EXCEPTIONS

6. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.

7. Unpaid Taxes for 2019 -2020:

Levied Amount	:	$66.94
Balance Owing	:	$66.94, plus interest
Property ID No.	:	R2159788
Levy Code	:	023.76
Map Tax Lot No.	:	2S122D000550

8. Unpaid Taxes for 2019 -2020:

Levied Amount	:	$2,028.91
Balance Owing	:	$2,028.91, plus interest
Property ID No.	:	R530624
Levy Code	:	023.78
Map Tax Lot No.	:	2S122D000550

9. City liens, if any, of the City of Tualatin. We find none as of June 12, 2020.

10. Rights of governmental bodies in and to any portion of the premises lying within an unnamed creek or tributary of Hedges Creek, for flood control and protection of anadromous fish and for wetlands protection.

11. Ordinance No. 685-86 of the City of Tualatin, including the terms and provisions thereof:

Regarding	:	Local Improvement District for sewer system improvements
Recorded	:	January 27, 1986
Recording No.	:	86003933

12. Ordinance No. 684-86 of the City of Tualatin, including the terms and provisions thereof:

Regarding	:	Local Improvement District for water system improvements
Recorded	:	January 27, 1986
Recording No.	:	86003934

13. Easement, including the terms and provisions thereof:

For	:	Sanitary sewer line
Granted to	:	City of Tualatin
Recorded	:	May 12, 1987
Recording No.	:	87024140
Affects	:	see Public Survey 31560 for location

14. Easement, including the terms and provisions thereof:

For	:	Storm water line to benefit property south of Myslony Street
Granted to	:	Pacific N.W. Properties Limited Partnership, and assigns
Recorded	:	December 24, 2007
Recording No.	:	2007-130682
Affects	:	Location to be determined

15. State Tax Warrant:

In favor of	:	State of Oregon Department of Revenue
Against	:	Rick A Walgraeve
Warrant No.	:	L0748665344
Recorded	:	August 19, 2016
Recording No.	:	2016-066433
Amount	:	$7,907.84

16. State Tax Warrant:

In favor of	:	State of Oregon Department of Revenue
Against	:	Rick A Walgraeve
Warrant No.	:	L0115917568
Recorded	:	April 7, 2017
Recording No.	:	2017-028179
Amount	:	$2,721.65
and		
Notice of Renewal of Distraint Warrant:		
Recorded	:	April 27, 2017
Recording No.	:	2017-033784

17. This Commitment is subject to approval by personnel of WFG National Title Insurance Company and any additional limitations, requirements or exceptions made by WFG National Title Insurance Company.

18. The legal description herein covers more property than is intended for the transaction. We require that a surveyor's legal description for the intended parcel be provided prior to closing.

END OF EXCEPTIONS

NOTE: Please be advised that we have searched the records and do not find any open Deeds of Trust or Mortgages. If you should have knowledge of an outstanding obligation, please contact the Title Department for further review.

NOTE: In no event shall WFG National Title Insurance Company have any liability for the tax assessor's imposition of any additional assessments for omitted taxes unless such taxes have been added to the tax roll and constitute liens on the property as of the date of closing. Otherwise, such omitted taxes shall be the sole, joint and several responsibility of seller(s) and buyer(s), as they may determine between themselves.

NOTE: LINKS FOR ADDITIONAL SUPPORTING DOCUMENTS:
Vesting Deed 93094118
Vesting Deed 2006-090121 PLA
Vesting Deed 2007-117930 PLA
Vesting Deed 2010-102922 PLA
PS 30526 - 2006 PLA survey
PS 30837 - 2007 PLA survey
PS 31560 - 2010 PLA survey
PS 33560 - 2019 Myslony Street & 118th Ave survey
Partition Plat 2012-002 south of Myslony St
Partition Plat 2003-082 - adjacent east
Plat Map 3-11 Tualatin Valley Acres - adjacent west
86043361 deed to Swanpor- legal description reference
2010-102923 deed to Pascuzzi - legal description reference
map - WCO - Hedges Creek Greenway
map - NWN gas lines
map - WCO zoning
Photos - GoogleEarth-rTM

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

NOTE: The following applicable recording fees will be charged by the county:

Washington County-First Page	$81.00
Each Additional Page	$ 5.00
Non-standard Document Fee	$20.00
E-recording Fee	$ 3.00

Washington County Ordinance No. 193, recorded May 13, 1977 in Washington County, Oregon imposes a tax of $1.00 per $1,000.00 or fraction thereof on the transfer of real property located within Washington County.

NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year:	July 1st through June 30th
Taxes become a lien on real property, but are not yet payable.	July 1st
Taxes become certified and payable (approximately on this date)	October 15th
First one third payment of taxes are due	November 15th
Second one third payment of taxes are due	February 15th
Final payment of taxes are due	May 15th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.

If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

NOTE: THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THESE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, CONTACT THE ESCROW AGENT.

End of Report

Your Escrow Officer

Trevor Cheyne
WFG National Title Insurance Company
25 NW 23rd Place Suite 1 / Commercial Dept
Portland, OR 97210
Phone: **(503) 444-7047**
Fax: **(503) 296-5869**
Email: **TeamTrevor@wfgnationaltitle.com**

Your Title Officer

Rosa Stombaugh
WFG National Title Insurance Company
12909 SW 68th Pkwy., Suite 350
Portland, OR 97223
Phone: **(503) 431-8526**
Fax: **(503) 684-2978**
Email: **rstombaugh@wfgnationaltitle.com**

WFG National Title Insurance Company
a Williston Financial Group company

WFG National Title Insurance Company is prepared to issue, as of the date specified in the attached Preliminary Title Report (the Report), a policy or policies of title insurance as listed in the Report and describing the land and the estate or interest set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as a General or Specific Exception or not excluded from coverage pursuant to the printed Exclusions and Conditions of the policy form(s).

The printed General Exceptions and Exclusions from the coverage of the policy or policies are listed in Exhibit One to the Report. In addition, the forms of the policy or policies to be issued may contain certain contract clauses, including an arbitration clause, which could affect the party's rights. Copies of the policy forms should be read. They are available from the office which issued the Report.

The Report (and any amendments) is preliminary to and issued solely for the purpose of facilitating the issuance of a policy of title insurance at the time the real estate transaction in question is closed and no liability is assumed in the Report.

The policy(s) of title insurance to be issued will be policy(s) of WFG National Title Insurance Company.

Please read the Specific Exceptions shown in the Report and the General Exceptions and Exclusions listed in Exhibit One carefully. The list of Specific and General Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy to be issued and should be read and carefully considered.

It is important to note that the Report is not an abstract of title, a written representation as to the complete condition of the title of the property in question, and may not list all liens, defects and encumbrances affecting title to the land.

The Report is for the exclusive use of the parties to this transaction, and the Company does not have any liability to any third parties or any liability under the terms of the policy(s) to be issued until the full premium is paid. Until all necessary documents are recorded in the public record, the Company reserves the right to amend the Report.

Countersigned

Exhibit One
2006 American Land Title Association Loan Policy 6-17-06
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

THE ABOVE POLICY FORM MAY BE ISSUED TO AFFORD EITHER Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY 6-17-06
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10; or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2, Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.

Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

Plain English Privacy Statement
for Appraisal, Title & Escrow Customers

WFG believes it is important to protect your privacy and confidences. We recognize and respect the privacy expectations of our customers. We believe that making you aware of how we collect information about you, how we use that information, and who we share that information will form the basis for a relationship of trust between us. This Privacy Policy provides that explanation. We reserve the right to change this Privacy Policy from time to time.

Williston Financial Group, LLC, WFG National Title Insurance Co. and each of the affiliates listed below (collectively "WFG" or the "WFG Family") are obligated to comply with Federal and state privacy laws. While there are some common requirements to those laws, the definitions and duties differ significantly from law-to-law and state-to-state. A privacy statement drafted to comply with all of the applicable privacy laws and their differing definitions would likely be confusing. Therefore, in an attempt to better communicate our privacy policies, WFG designed this "Plain English" explanation, followed by the Gramm-Leach-Bliley Act model form and State-Specific Privacy Notices in order to provide you with the complete, legal privacy notices and disclosures required under Federal and applicable State Laws.

WFG's primary business is providing appraisal, title insurance and, escrow services for the sale or refinance of real property. This can be a complicated process, involving multiple parties, many of whom have been selected by our customers, each filling a specialized role. In part, you have hired WFG to coordinate and smooth the passage of the information necessary for an efficient settlement or closing.

In the course of this process, WFG collects a significant amount of personal and identifying information about the parties to a transaction, including sensitive items that include but are not limited to: your contact information including email addresses, Social Security numbers, driver's license and, other identification numbers and information; financial, bank and insurance information; information about past and proposed mortgages and loans; about properties you currently or previously owned; your mortgage application package; and the cookie, IP address, and other information captured automatically by computer systems.

Much of this information is gathered from searches of public land records, tax, court and credit records to make certain that any liens, challenges, or title defects are addressed properly. Some of the information that is collected is provided by you, or the computer systems you use. We also may receive information from real estate brokers and agents, mortgage brokers and, others working to facilitate your transaction. We also may receive information from public, private or governmental databases including credit bureaus, 'no-fly' lists, and terrorist 'watch lists' , as well as from your lenders and credit bureaus.

What Information is Shared?

WFG DOES NOT SELL any of your information to non-affiliated companies for marketing or any other purpose.

However, some of the same information does get shared with persons inside and outside the WFG Family in order to facilitate and complete your transaction.

For example:

- Information, draft documents, and closing costs will pass back and forth between WFG and your mortgage broker and lender to facilitate your transaction.
- Information, including purchase agreements and amendments, will pass back and forth between WFG and the real estate agents and brokers, the mortgage brokers and lenders, your lawyers and accountants, and others involved in facilitating the transaction.
- WFG may order property searches and examinations from title searchers, abstractors and title plants.
- WFG may use third parties to obtain tax information, lien information, payoff information, condominium and, homeowners' association information and payoff information.
- Third parties may be engaged to prepare documents in connection with your transaction.
- Surveys, appraisals and, inspections may be ordered.
- Within the WFG Family of companies, we may divide up the work to handle each closing in the most efficient and compliant manner possible and to meet specific legal and licensing requirements. Certain parts of your closing (for example a search or disbursement) may be handled by another division or company within the WFG family.

- When it is time for signatures, your complete closing package may be sent to a notary, remote online notary, or notary service company who will arrange to meet with you to sign documents. The notary will, in turn, send signed copies back to us along with copies of your driver's license or other identity documents usually by mail, UPS, Federal Express or another courier service.
- Your deed, mortgage and other documents required to perfect title will be recorded with the local recorder of deeds.
- In some cases, we use an outside service to coordinate the recording or electronic-recording of those instruments, and they will receive copies of your deeds, mortgages and other recordable documents to process, scan and send on to the recording office.
- Various government agencies get involved. The law requires us to provide certain information to the IRS, the US Treasury, local and state tax authorities and other governmental agencies.

You have a choice in the selection of a mortgage broker, lender, real estate broker or agent and others that make up your 'transaction team.' Information flows to and from the members of the transaction team you have selected to facilitate an efficient transaction for you.

When WFG selects and engages a third-party provider, we limit the scope of the information shared with that third party to the information reasonably necessary for that service provider to provide the requested services. With most, we have entered into express agreements in which they expressly commit to maintain a WFG customer's information in strict confidence and use the information only for purposes of providing the requested services, clearing title, preventing fraud and addressing claims under our title insurance policies.

How does WFG use your Information?

We may use your personal information in a variety of ways, including but not limited to:

- Provide the products, services and title insurance you have requested and to close and facilitate your transaction.
- Coordinate and manage the appraisal process.
- Handle a claim or provide other services relating to your title insurance policies.
- Create and manage your account.
- Operate and improve WFG's applications and websites, including WFG MyHome WFG's secure communication and transaction portal. Your information is used for access management, payment processing, site administration, internal operations, troubleshooting, data analysis, testing, research, and for statistical purposes.
- Respond to your requests, feedback, or inquiries.
- Comply with laws, regulations, and other legal requirements.
- Comply with relevant industry standards and our policies, including managing WFG's risk profile through reinsurance.
- Protect and enforce your rights and the rights of other users against unlawful activity, including identity theft and fraud.
- Protect and enforce our collective rights arising under any agreements entered into between WFG and you or any other third party;
- Protect the integrity and maintain security of our applications, websites, and products;
- Operate, evaluate, and improve our business; and
- Provide you with information about products, services, and promotions, from WFG or third parties that may interest you.

How Do We Store and Protect Your Personal Information?

Although no system can guarantee the complete security of your personal information, we will use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information and our systems and sites from malicious intrusions or hacking.

How Long Do We Keep Your Personal Information?

We keep your personal information for as long as necessary to comply with the purpose for which it was collected, our business needs, and our legal and regulatory obligations. We may store some personal information indefinitely. If we dispose of your personal information, we will do so in a way that is secure and appropriate to the nature of the information subject to disposal.

Computer Information

When you access a WFG website, or communicate with us by e-mail, we may automatically collect and store more information than you are expressly providing when you fill out a survey or send an email. This may include:

- Your IP Address.
- Your email address, your alias and, social media handles.
- (Internet Protocol Address) and domain name.
- The type of browser and operating system you use.
- The time of your visit.
- The pages of our site you visit.
- Cookies.

In order to provide you with customized service, we make use of Web browser cookies. Cookies are files that help us identify your computer and personalize your online experience. You may disable cookies on your computer, but you may not be able to download online documents or access certain sites unless cookies are enabled.

The technical information we collect is used for administrative and technical purposes and to prevent fraud and provide identity verification. For instance, we may use it to count the number of visitors to our site and determine the most popular pages. We may also use it to review types of technology you are using, determine which link brought you to our Web site, assess how our advertisements on other sites are working, help with maintenance, and improve our customers' experience.

We may compare information gathered on previous visits to verify that we are interacting with the same parties and not a potential imposter.

If we ask you to fill out any forms or surveys, we will use the information we receive only for the specific purposes indicated in those forms or surveys.

The information you and your transaction team send us in emails or attached to an email, or provide through any of our online tools, is used for purposes of providing title, escrow and appraisal management services and used for the purposes described above.

Links to Third Party Sites

Our Applications and Websites may contain links to third-party websites and services. Please note that these links are provided for your convenience and information, and the websites and services may operate independently from us and have their own privacy policies or notices, which we strongly suggest you review. This Privacy Notice applies to WFG's applications and websites only.

Do Not Track

Because there is not an industry-standard process or defined criteria to permit a user to opt-out of tracking their online activities (Do Not Track or DNT), our websites do not currently change the way they operate based upon detection of a "Do Not Track" or similar signal. Likewise, we cannot assure that third parties are not able to collect information about your online activities on WFG websites or applications.

Social Media Integration

Our applications, websites, and products contain links to and from social media platforms. You may choose to connect to us through a social media platform, such as Facebook, Twitter, Google, etc. When you do, we may collect additional information from or about you, such as your screen names, profile picture, contact information, contact list, and the profile pictures of your contacts, through the social media platform. The social media platforms may also collect information from you.

When you click on a social plug-in, such as Facebook's "Like" button, Twitter's "tweet" button or the Google+, that particular social network's plugin will be activated and your browser will directly connect to that provider's servers. Your action in clicking on the social plug-in causes information to be passed to the social media platform.

We do not have control over the collection, use and sharing practices of social media platforms. We, therefore, encourage you to review their usage and disclosure policies and practices, including their data security practices, before using social media platforms.

How Can You "Opt-Out?"

We do not sell your information; therefore there is no need to opt-out of such reselling. Under various laws, you can opt-out of the sharing of your information for more narrow purposes. For additional detail, consult the Links under the "Legal" Notices attached below.

The "Legal" Notices

To comply with various federal and state laws, we are required to provide more complete legal notices and disclosures. In reviewing these, you will find that these notices incorporate the definitions and terminology used in the respective privacy laws which can often be somewhat convoluted and may even seem inconsistent with the descriptions above. The state-specific statutes may also give residents of those states additional rights and remedies.

How to Contact Us

If you have any questions about WFG's privacy policy or how we protect your information, please contact WFG:

- By email: Consumerprivacy@willistonfinancial.com
- By telephone: 833-451-5718
- By fax: 503-974-9596
- By mail: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223
- In-person: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223

WFG FAMILY

WILLISTON FINANCIAL GROUP LLC
WFG NATIONAL TITLE INSURANCE COMPANY
WFG LENDER SERVICES, LLC
WFGLS TITLE AGENCY OF UTAH, LLC
WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC
WFG NATIONAL TITLE COMPANY OF CALIFORNIA
WFG NATIONAL TITLE COMPANY OF TEXAS, LLC D/B/A WFG NATIONAL TITLE COMPANY
UNIVERSAL TITLE PARTNERS, LLC
VALUTRUST SOLUTIONS, LLC
WILLISTON ENTERPRISE SOLUTIONS & TECHNOLOGY, LLC
WFG NATIONAL TITLE COMPANY OF CLARK COUNTY, WA, LLC D/B/A WFG NATIONAL TITLE

FACTS	WHAT DOES WILLISTON FINANCIAL GROUP DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and other government identification information • Your name, address, phone, and email • Information about the property, any liens and restrictions • Financial Information including credit history and other debt • Financial account information, including wire transfer instructions.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Williston Financial Group chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Williston Financial Group share?	Can you limit this sharing?
For our everyday business purposes— such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes— to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes— information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes— information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

To limit our sharing	• Call 833-451-5718—our menu will prompt you through your choice(s) • Visit us online: http://bit.ly/WFGsConsumerPrivacyInformationRequestPage or e-mailing us at consumerprivacy@willistonfinancial.com Mail the form below Please note: If you are a new customer, we can begin sharing your information [30] days from the date we sent this notice. When you are no longer our customer, we continue to share your information as described in this notice. However, you can contact us at any time to limit our sharing.
Questions?	Call 833-451-5718 or Email consumerprivacy@willistonfinancial.com

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Mail-In Form			
If you have a joint policy, your choices will apply to everyone on your account.	Mark any/all you want to limit: [ ] Do not share information about my creditworthiness with your affiliates for their everyday business purposes. [ ] Do not allow your affiliates to use my personal information to market to me. [ ] Do not share my personal information with nonaffiliates to market their products and services to me.		
	Name		Mail to: Williston Financial Group PRIVACY DEPT 12909 SW 68th Pkwy, #350 Portland, OR 97223
	Address		
	City, State, Zip		
	File Number		

Who we are	
Who is providing this notice	Williston Financial Group, LLC and its affiliates and subsidiaries as listed below:
What we do	
How does Williston Financial Group protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We limit access to your information to employees that need to use the information to process or protect transaction. We take industry standard (IPSEC) measures to protect against malicious intrusions or hacking
How does Williston Financial Group collect my personal information?	We collect your personal information, for example, when you • Apply for insurance • Engage us to provide appraisal, title and escrow services • Give us your contact information • Provide your mortgage information • Show your driver's license We also collect your personal information from others, such as real estate agents and brokers, mortgage brokers, lenders, credit bureaus, affiliates, and others
Why can't I limit all sharing?	Federal law gives you the right to limit only • sharing for affiliates' everyday business purposes—information about your creditworthiness • affiliates from using your information to market to you • sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your policy.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. Our affiliates include companies with a common corporate identity, including those listed below.
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. Nonaffilliates we share with can include real estate agents and brokers, mortgage brokers, lenders, appraisers, abstractors and title searchers and others as appropriate to facilitate your transaction.
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. Williston Financial Group does not jointly market.
Other important information	
As a resident or citizen of certain states, we may have to provide additional state-specific privacy notices and you may have rights other than as set forth above. The privacy notices below will provide state-specific information:	

PRIVACY NOTICE FOR CALIFORNIA RESIDENTS

This PRIVACY NOTICE FOR CALIFORNIA RESIDENTS supplements the information contained in the Privacy Statement of WFG NATIONAL TITLE INSURANCE COMPANY and its parent, subsidiaries and affiliates (collectively, "WFG" "we," "us," or "our") and applies solely to customers, parties to real estate transactions, visitors, users, and others who reside in the State of California ("consumer" or "you"). We have adopted this notice to comply with the California Consumer Privacy Act of 2018 ("CCPA") and other California privacy laws. Any terms defined in the CCPA have the same meaning when used in this notice.

Your Rights as a California Consumer

Under California Law, you have the right to request that WFG disclose what personal information we collect, use, disclose, and sell. You have the right to opt-out of a sale of your personal information, and you may request the deletion of your personal information. You will not receive discriminatory treatment by WFG if you exercise any of your privacy rights under CCPA.

You may also designate an authorized agent to make a request under the CCPA on your behalf.

These are not absolute rights, they are subject to exceptions and limitations which we are happy to discuss as they may apply to your particular circumstances and the services you have engaged WFG to supply.

If you would like to exercise any of these rights or to designate an authorized agent, you may start the process by:

- Emailing us at consumerprivacy@willistonfinancial.com
- Going to http://bit.ly/WFGsConsumerPrivacyInformationRequestPage
- Calling us at: 833-451-5718; or
- Going into any WFG office and making the request in person.

In exercising any of these rights, we must make absolutely certain we are dealing with you or your authorized agent. So depending on how you submit your request, we will be asking you to confirm your identity, which may include providing additional documentation or information to verify it is really you, and we may send a notary or other person to meet with you in person or require you to come into a WFG office to verify your identity. Some of the identification process may be handled through an online portal and may include knowledge-based identification questions.

Information We Collect

WFG's primary business is providing appraisal, title and escrow services for the sale or refinance of real estate. This can be a complicated and legalistic process. In part, you have hired WFG to centralize and smooth the passage of all the information necessary for your real estate transaction and to have us coordinate a smooth and efficient closing. In the course of providing those services to you, we collect a significant amount of personal information.

We do not knowingly collect, maintain or use personal information from children under the age of 18 and no part of our Services are directed or targeted to children. If you become aware that a child under the age of 18 has provided WFG with personal information in violation of this Privacy Policy, please alert us at Consumerprivacy@willistonfinancial.com.

The CCPA requires us to list the statutory categories of consumers' personal information that we have collected about any consumers in the preceding 12 months. Much of this information is gathered from our searches of the land, tax, court and credit records to make certain that any liens, challenges, or title defects are addressed properly. Some of it is provided by you, or your computer systems. Some come from real estate agents and brokers, mortgage brokers and others working to facilitate your transaction, and some are provided by your lenders and credit bureaus. Here's how it breaks down:

Category and Examples	From where do we get this Information?	Purpose Collected	3rd Parties with whom shared
Identifiers. Such as your name, spouse's name, maiden names, family member's names, aliases, postal address, unique personal identifier, online identifiers, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers	You, your family and agents Your computer, tablet and cell phone Real estate agents and brokers involved in the transaction Mortgage brokers, lenders and credit bureaus Surveyors, appraisers, abstractors, title plants, title searchers Lien searchers and clearance companies	Each Category of information will be used in various combinations for the following purposes: • To provide the services and products requested, including title and settlement services, evaluating the state of title of a property and identifying the liens and encumbrances affecting that property, to close loans, to record your deeds, mortgages and other instruments affecting title, make filings with government agencies, clearing title defects, to provide customer support to you and others involved in your transaction. • To prevent fraud in transactions, to find, prevent and respond to online and offline security issues, and for purposes of Identity verification • For Government and regulatory compliance and reporting, to comply with relevant industry standards and best practices and WFG policies. • To maintain and supplement title plants, databases of prior policies, subdivision master searches and other resources which may expedite future transactions affecting your property. • To use and optimize our computer systems, understand how you use our online an web resources and improve our websites and apps and present their contents to you; while maintaining the	See Below "Disclosure of Personal Information for a Business Purpose"
Personal information categories listed in Cal. Civ. Code § 1798.80(e) such as your name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information..	You, your family and agents Your computer, tablet and cell phone Real estate agents and brokers involved in the transaction Mortgage brokers, lenders and credit bureaus Surveyors, appraisers, abstractors, title plants, title searchers Lien searchers and clearance companies		See Below "Disclosure of Personal Information for a Business Purpose"
Protected classification characteristics under California or federal law including your age, race, color, marital status, sex, physical disability, and veteran or military status as such information appears in driver license and other identity documents and in loan application materials.	You, your family and agents Real estate agents and brokers involved in the transaction Mortgage brokers, lenders and credit bureaus		See Below "Disclosure of Personal Information for a Business Purpose"
Commercial information mostly in the form of real property records, mortgage records and lien records.	You, your family and agents Your computer, tablet and cell phone Real estate agents and brokers involved in the transaction Mortgage brokers, lenders and credit bureaus Surveyors, appraisers, abstractors, title plants, title searchers Lien searchers and clearance companies		See Below "Disclosure of Personal Information for a Business Purpose"
Biometric information as contained in drivers licenses and identity documents; captured on security cameras in our offices; and as	You, your family and agents Notaries and others handling		See Below "Disclosure of Personal Information for a

required for notarization and e-notarization in some states.	closing and signing functions Your computer, tablet and cell phone	integrity and security of our applications, websites and products. • To provide you with email, text and video alerts, event registrations and other notices concerning our products or services, or events or news, that may be of interest to you. • To carry out our obligations and enforce our rights arising from the contracts entered into between you and us, and with others, including for billing and collections and handling of claims under a title policy. • For testing, research, analysis and product development. • As necessary or appropriate to protect the rights, property or safety of us, insureds, our customers, and others. • To respond to law enforcement, regulatory, and lender requests and as required by applicable law, court order, or governmental regulations. • As described to you when collecting your personal information or as otherwise set forth in the CCPA and the Gramm-Leach-Bliley Act. • To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.	Business Purpose”
Internet or other similar network activity such as information on how you interact with and use our websites, applications, emails, texts and other electronic resources	You, your family and agents Your computer, tablet and cell phone		See Below “Disclosure of Personal Information for a Business Purpose”
Geolocation data, primarily in the form of the location of your property and when and where someone may be meeting you for signatures, etc.	You, your family and agents Real estate agents and brokers involved in the transaction Mortgage brokers, lenders and credit bureaus Surveyors, appraisers, abstractors, title plants, title searchers Lien searchers and clearance companies Notaries and those handling closing and signing Your computer, tablet and cell phone		See Below “Disclosure of Personal Information for a Business Purpose”
Audio, electronic, visual, thermal, olfactory, or similar information. Should you choose to interact with us by phone, video link or come into our offices your voice or images may be recorded	You, your family and agents Your computer, tablet and cell phone		See Below “Disclosure of Personal Information for a Business Purpose”
Professional or employment-related information. Current or past job history is often a part of loan applications and statements of information.	You, your family and agents Mortgage brokers, lenders and credit bureaus		See Below “Disclosure of Personal Information for a Business Purpose”
Inferences drawn from other personal information.	You, your family and agents Your computer, tablet and cell phone Real estate agents and brokers involved in the transaction Mortgage brokers, lenders and credit bureaus Surveyors, appraisers, abstractors, title plants, title searchers Lien searchers and clearance companies		See Below “Disclosure of Personal Information for a Business Purpose”

Disclosure of Personal Information for a Business Purpose

WFG DOES NOT SELL your information for monetary or other valuable consideration for marketing or any other purpose.

However, some of your information **does get shared**, and within the last 12 months has been shared with persons outside of the WFG family of companies in order to better facilitate and complete your transactions and for other business and commercial purposes.

For example:

- WFG may order property searches and examinations from title searchers, abstractors and title plants.
- WFG may use third parties to obtain tax information, lien information, mortgage payoff information, condominium, and homeowners' association information and payoff information.
- WFG may engage third parties to prepare documents in connection with your transaction.
- WFG may order surveys, appraisals, and inspections and/or communicate with those service providers.

Those services can't be ordered without providing basic information about the property involved, the parties, and/or the liens to those service providers.

- Within the WFG family of companies, we divide up the work to handle each closing most efficiently and to meet specific legal and licensing requirements. So certain parts of your closing (for example a search or disbursement) may be handled by another division or company within the WFG family.
- When it is time for signatures, your complete closing package may be sent to a mobile notary, remote online notary, or notary service company who will arrange to meet with you to sign documents. The notary will, in turn, send signed copies back to us along with copies of your driver's license or other identity documents usually by mail, UPS, Federal Express or other courier service and sometimes by email or another electronic transmission.
- Your deed, mortgage and other documents required to perfect or clarify title will be recorded with the local recorder of deeds.
- We may use an outside service to coordinate the recording or e-recording of those instruments, and they will receive copies of deeds, mortgages and other recordable documents to process, scan and send on to the recording office.
- Information and draft documents will pass back and forth between WFG and the lenders and mortgage brokers to facilitate your transaction.
- Information, including purchase agreements and amendments, will pass back and forth between WFG and the Real estate agents and brokers, lenders, the mortgage brokers and others facilitating the transaction; and
- Various government agencies get involved. The law requires us to provide certain information to the IRS, the US Treasury, local and state tax authorities, recorders of deeds and other governmental agencies.
- In resolving claims and mitigating losses, we may engage outside counsel and other service providers (such as surveyors and appraisers) to assist in resolving the claim.
- From time to time, we are required to respond to law enforcement, regulatory, and lender requests and as required by applicable law, court order, or governmental regulations.

Contact for More Information

If you have any questions or comments about this notice, our Privacy Statement, the ways in which we collect and use your personal information, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

- Emailing us at consumerprivacy@willistonfinancial.com
- Going to http://bit.ly/WFGsConsumerPrivacyInformationRequestPage
- Calling us at: 833-451-5718; or
- Going into any WFG office and making the request in person.

The business is not subject to requirements set forth section 999.317(g) of the California Consumer Privacy Act Regulations

Changes to Our Privacy Notice

We reserve the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will notify you by email or through a notice on our website homepage.

Privacy Notice for Oregon Residents

We may not disclose personal or privileged information about you unless we provide you with a disclosure authorization form that is executed by you or your representative and otherwise complies with certain statutory requirements. Any such authorization is not valid for more than 24 months and may be revoked by you at any time, subject to the rights of anyone who relied on the authorization prior to your notice of revocation.

In addition, if your personal or privileged information was collected or received by us in connection with a title insurance transaction, we cannot disclose such information if the disclosure authorization form that you executed is more than one year old or if the requested disclosure is for a purpose other than a purpose expressly permitted by statute.

You have the right at any time to request in writing access to recorded personal information about you that is reasonably described by you and reasonably available to us. Within 30 days of the date of our receipt of any such written request from you, we will inform you of the nature and substance of any such information, permit you to see and copy that information or obtain a copy by mail, disclose the identity, if recorded, of the persons to whom we have disclosed such information during the previous two years, and provide you with a summary of the procedures by which you may request that such information be corrected, amended or deleted.

- Emailing us at consumerprivacy@willistonfinancial.com
- Calling us at: 833-451-5718; or
- Going into any WFG office and making the request in person.

Revised 12/31/19

KCD LLC
KC DEVELOPMENT
~A CERTIFIED DBE & WBE

PO Box 398
Camas, WA 98607
360.834.2519
www.kcdevelopment.net

PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

Walgraeves Annexation
Legal Description
October 1, 2021

A Portion of the Southeast 1/4 of Section 22, Township 2 South, Range 1 West, W.M., Washington County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of Parcel 2, Partition Plat No. 2003-082, at a point which bears N01°33'00"E, 52.03 feet from the 5/8" Rebar with a Yellow Plastic cap marking the Southwest Corner thereof; thence along the West line of said Parcel 2, and continuing along the West line of Parcel 1 of said Partition Plat, S01°33'00"W, 449.13 feet to the 5/8" Rebar with a Red Plastic Cap inscribed "Ryan LS 58833" as set in Survey Number 30,526 at the Southeast Corner of Tract 2 of that Property Line Adjustment recorded in Document Number 2006-090121, Washington County Records, being also the City Limits Line; thence along the South line of said Tract 2 and said City Limits Line, N88°30'34"W, 1248.54 feet to the 5/8" Rebar with a Red Plastic Cap inscribed "Ryan LS 58833" as set in Survey Number 30,526 at the Southwest Corner of said Tract 2; thence along the West line of said Tract 2, N01°23'38"E, 305.55 feet; thence leaving said line, N88°06'57"E, 558.38 feet; thence N85°36'07"E, 187.62 feet; thence N57°45'52"E, 161.78 feet; thence S88°29'13"E, 340.99 feet to the Point of Beginning.

Containing 462,318 Square Feet (10.613 Acres).

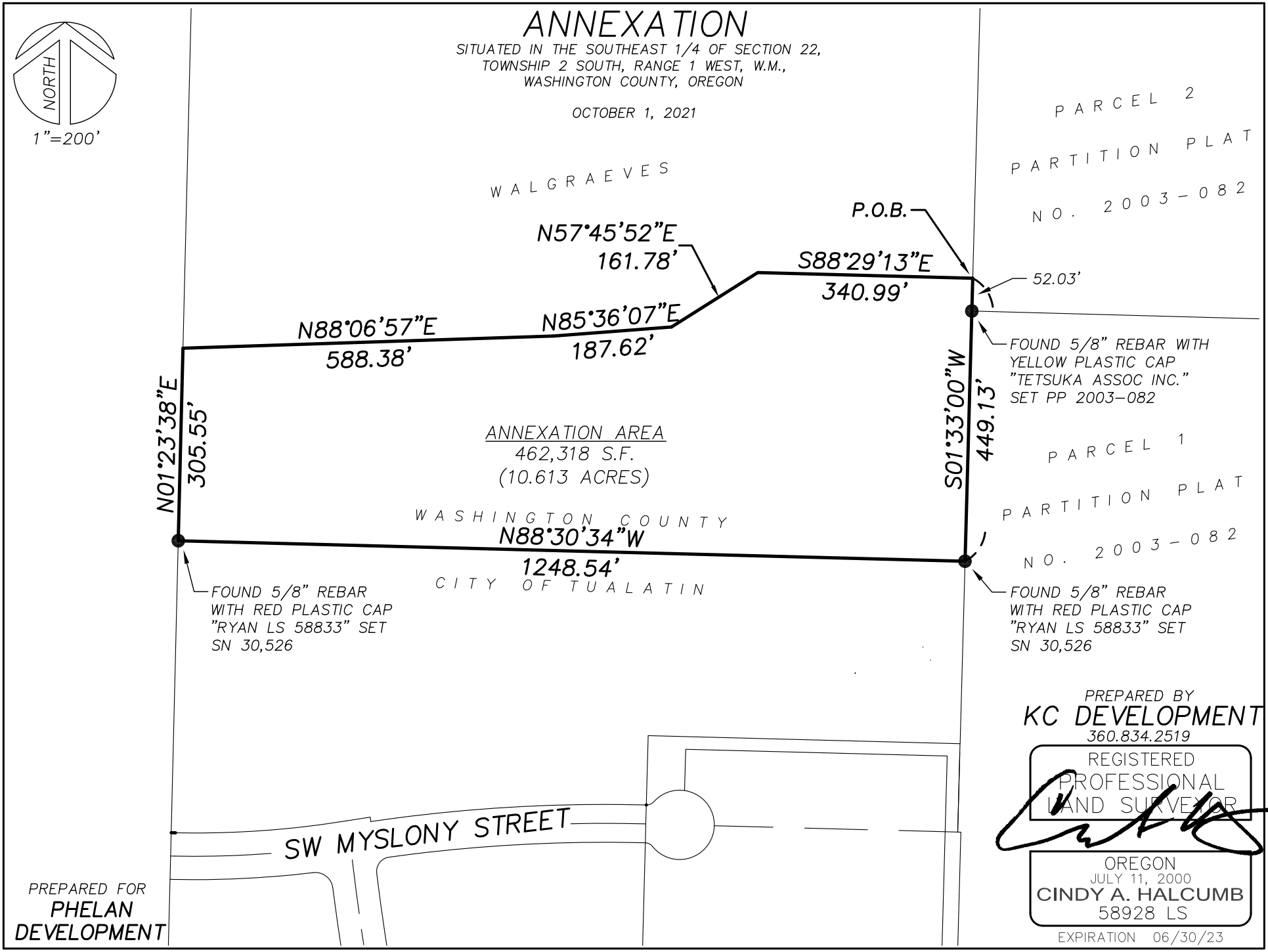
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 11, 2000
CINDY A. HALCUMB
58928 LS
EXPIRATION 06/30/23

ANNEXATION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.,
WASHINGTON COUNTY, OREGON

OCTOBER 1, 2021



PREPARED FOR
PHELAN
DEVELOPMENT

PREPARED BY
KC DEVELOPMENT
360.834.2519

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 11, 2000
CINDY A. HALCUMB
58928 LS

EXPIRATION 06/30/23

AAI afghan associates, inc.
ENGINEERING

Project No.: _____ Project: Walgraeves

Date: Sept. 16, 2021 Time: 6:00 Meeting ☒ Field ☐ Conversation ☐

Subject: Walgraeves Neighborhood Mtg.

With: Pubic Contact Info.: Zoom - meeting.

Cal Coatsworth CCA
Craig Harris AAI
Beth Zoumer AAI

-recieved emailed questions list:

1. Dave Kiersey (davek@kierseyandmcmillian.com)
2. Cozette Tran-caffee (TranCaffee@LanePowell.com)
3. Lisa McKillips (Lisa.McKillips@nike.com).

No neighbors joined the Zoom meeting.
Meeting was ended at 6:30 pm.

4875 SW Griffith Drive | Suite 300 | Beaverton, OR | 97005

503.620.3030 | tel 503.620.5539 | fax

www.aaieng.com

ZAMPELL TUALATIN LLC
3 STANLEY TUCKER DR
NEWBURYPORT, MA 01950

WETLANDS CONSERVANCY INC
4640 SW MACADAM AVE #50
PORTLAND, OR 97239

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062

WASHINGTON CO. FACILITIES MGMT.
169 N 1ST AVE #42
HILLSBORO, OR 97124

WALGRAEVE GARY & WALGRAEVE RICKY
11345 SW HERMAN RD
TUALATIN, OR 97062

TUALATIN CITY OF
PO BOX 723597
ATLANTA, GA 31139

PHIGHT LLC
ONE BOWERMAN DR
BEAVERTON, OR 97005

TUALATIN YARDS LLC
19100 SW 51ST AVE
TUALATIN, OR 97062

TUALATIN INDUSTRIAL VENTURES LLC
1101 SE TECH CENTER DR #160
VANCOUVER, WA 98683

TAMARISK TUALATIN LLC
1099 18TH STE 2900
DENVER, CO 80202

SIDIEL LLC
PO BOX 1696
BEAVERTON, OR 97075

SEASONAL PRODUCTS LLC
4112 NW SANDPIPER DR
WOODLAND, WA 98674

S BENNER HEATHERBRAE LLC & M BENNER HEATHERBRAE LLC
3329 WINTERCREEK CT
EUGENE, OR 97405

PASCUZZI INVESTMENT LLC
10250 SW NORTH DAKOTA
TIGARD, OR 97223

PNWP LLC #5
6600 SW 105TH AVE STE 175
BEAVERTON, OR 97008

PACIFIC METAL COMPANY
10700 SW MANHASSET DR
TUALATIN, OR 97062

OFIPLEX OR LLC
5348 VEGAS DR
LAS VEGAS, NV 89108

NORSTAR BUSINESS CENTER WEST #2 LLC
PO BOX 1696
BEAVERTON, OR 97075

NDH LLC & HOLMES THOMAS L
PO BOX 111
CANBY, OR 97013

MYSLONY LLC
11555 SW MYSLONY ST
TUALATIN, OR 97062

MORGAN WILLIAM RAY & JANICE ELLEN REV LIV TRUST
4500 SW ADVANCE RD
WILSONVILLE, OR 97070

MARSHALL ASSOCIATED LLC
PO BOX 278
TUALATIN, OR 97062

MARINE LUMBER COMPANY
11800 SW MYSLONY ST
TUALATIN, OR 97062

METRO
600 NE GRAND AVE
PORTLAND, OR 97232

MAJNARICH FAMILY LP
8338 SW 11TH AVE
PORTLAND, OR 97219

LUMBER FAMILY CO LLC
PO BOX 1427
TUALATIN, OR 97062

MANHASSET BUSINESS CENTER OWNERS ASSOC
1498 SE TECH CENTER PL #150
VANCOUVER, WA 98683

LIGHTSPEED TECHNOLOGIES INC
11509 SW HERMAN RD
TUALATIN, OR 97062

LIC LLC
7650 SW VILLAGE GREEN CIR
WILSONVILLE, OR 97070

HEDGES A AN LLC
PO BOX 15523
SEATTLE, WA 98115

HEDGES B AN LLC
PO BOX 15523
SEATTLE, WA 98115

HEDGES C AN LLC
PO BOX 15523
SEATTLE, WA 98115

HEDGES D AN LLC
PO BOX 15523
SEATTLE, WA 98115

HEDGES D AN LLC
PO BOX 15523
SEATTLE, WA 98115

GARSKE TRAVIS W
PO BOX 729
COLBERT, WA 99005

FUJIMI CORPORATION
11200 SW LEVETON DR
TUALATIN, OR 97062

CJO PROPERTIES LLC
14859 SW 162ND TER
TIGARD, OR 97224

CEDAR LANDSCAPE MAINTENANCE LLC
6107 SW MURRAY BLVD #175
BEAVERTON, OR 97008

BT PROPERTY LLC
55 GLENLAKE PKWY NE
ATLANTA, GA 30328

BENNETT LIV TRUST
10550 S KELLAND CT
OREGON CITY, OR 97045

BC CALKIN LLC
PO BOX 3450
TUALATIN, OR 97062

AXIOM INDUSTRIES INC
PO BOX 1147
TUALATIN, OR 97062

AW & JS ENTERPRISES LLC
PO BOX 849
TUALATIN, OR 97062

AMU PROPERTIES LLC
20049 SW 112TH AVE
TUALATIN, OR 97062

ABBOTT TUALATIN LLC
3030 BRIDGEWAY, STE 100
SAUSALITO, CA 94965

112TH & MYSLONY JPMJD/USICV LLC
450 NEWPORT CENTER DR STE 405
NEWPORT BEACH, CA 92660

D&B PROPERTY LEASING LLC
8060 SW PFAFFLE ST STE 200
TIGARD, OR 97223

EVE LAND INVESTMENTS LLC
PO BOX 19856
PORTLAND, OR 97280

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, ALISON BAKER being first duly sworn, depose and say:

That on the 1 day of SEPTEMBER 20 21, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Signature

SUBSCRIBED AND SWORN to before me this 13 day of September, 2021.

OFFICIAL STAMP
SERENA T SMITH
NOTARY PUBLIC-OREGON
COMMISSION NO. 995986
MY COMMISSION EXPIRES JANUARY 20, 2024

Notary Public for Oregon
My commission expires: 01/20/2024

RE: WALGRAGES NEIGHBORHOOD MEETING

NOTICE OF NEIGHBOR/DEVELOPER MEETING

9/1/2021

AAI Engineering
4875 SW Griffith Dr, #100
Beaverton, Oregon 97005

RE: Walgraeves Industrial Park.

Dear Property Owner,

You are cordially invited to attend an online meeting on Sept. 16, 2021 at 6:00pm. This meeting shall be held to discuss an Annexation application and an Architecture Review application for the same property. It is important to note that the property under consideration is not the entire lot. Rather, the project site is a portion of the property to the south that will take access off of SW Myslony Street, NOT SW Herman Rd.

This will be a FREE online meeting.

Please join the meeting from a computer, tablet or smartphone.
https://zoom.us/join

Meeting ID: 823 5620 3004
Passcode: 611526

You can also dial in using your phone.
United States: (253) 215-8782

This is an informational meeting to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. Feel free to contact me with any questions or commentary.

Regards,

Beth Zauner
AAI Engineering, Inc.
503-620-3030; bethz@aaieng.com

CERTIFICATION OF SIGN POSTING

NOTICE

NEIGHBORHOOD / DEVELOPER MEETING

__/__/2010 _:__ _.m.

_____ SW _____

503-___-____

In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. A PowerPoint template of this sign is available at: https://www.tualatinoregon.gov/planning/land-use-application-sign-templates.

As the applicant for the Walgraeves project, I hereby certify that on this day, 9/2/2021 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Beth Zauner
(Please Print)

Applicant's Signature: [signature]

Date: 9/2/2021

CITY OF TUALATIN
Planning Division

WALGRAVES INDUSTRIAL PARK

11345 SW Herman Road
Pre-Application Meeting Summary

Thank you for discussing your proposed industrial development project. Below you will find a summary of our discussion points. If there is anything else from our meeting that you wish to document, please respond with your notes as well. Thank you.

Required Land Use Reviews

Submit electronically via eTrakit: https://permits.ci.tualatin.or.us/eTrakit/.

Neighborhood/Developer meeting

- Holding a Neighborhood/Developer meeting is required for both Annexation and Architectural Review applications. The same meeting may be used for both applications.
- Neighborhood/Developer meetings should generally be held no more than six months prior to application. More detailed information about this meeting, is online here: https://www.tualatinoregon.gov/planning/neighborhood-developer-meetings
- Applicants are responsible for mailing and posting notice of your Neighborhood Developer meeting. The City can provide a list of addresses for your notice letters. This mailing list includes neighboring property owners, but communicating with your current residents is also encouraged to proactively address concerns. Please email us at planning@tualatin.gov to request a Mailing List for a $32 fee.

Property Line Adjustment (PLA) Application Considerations:

- A portion of the property is located within Tualatin city limits, though Ordinance 1218-06.
- Minimum lot size in the Tualatin MG zoning district is 20,000 square feet – Table 60-2
- Washington County zoning is FD-10.

Annexation:

- An annexation application based on legal description may be submitted concurrent with the property line adjustment (PLA) application.
- Findings regarding proposed connection to public sanitary sewer, stormwater, and water systems should be described in your narrative. Further comments regarding the available systems are under Public Utilities below.
- Application packet: https://www.tualatinoregon.gov/planning/annexation-ann-application
- Work with Washington County Assessment and Taxation's Cartography staff to obtain a certified tax map and have your other application forms certified: https://www.co.washington.or.us/AssessmentTaxation/GISCartography/index.cfm

- Examples of recent annexation applications are found on our projects website: https://www.tualatinoregon.gov/projects?term_node_tid_depth=All&field_project_status_value=All&field_project_type_tid=All&keys=ANN

Architectural Review Application:
Type III Land Use Decision – See TDC 33.020(3)
https://www.tualatinoregon.gov/sites/default/files/fileattachments/planning/page/5081/ar_instructions_2019_withforms.pdf

Type III AR applications and examples for industrial development found here:
https://www.tualatinoregon.gov/planning/ar-19-0008-tualatin-industrial-park

Criteria to address for your AR narrative includes:

- **Tualatin Municipal Code:**
  - 03-02: Sewer Regulations;
  - 03-03: Water Service;
  - 03-05: Soil Erosion, Surface Water Management, Water Quality Facilities, and Building & Sewers;

- **Tualatin Development Code:**
  - 32: Procedures;
  - 33.020: Architectural Review;
  - 33.110: Tree Removal Permit/Review;
  - 61: General Manufacturing Zone;
  - 63: Industrial Uses – Environmental Regulations;
  - 70: Floodplain District
  - 72: Natural Resource Project Overlay District
  - 73A, 73B, and 73C: Design Standards;
  - 74: Public Improvements
  - 75: Access Management

Type III Timeline:

- AR application may be submitted while the Annexation application is being processed. Please note that the ARB hearing will only be scheduled once the annexation boundary change is recorded with Metro and the Department of Revenue and the PLA survey and deed are recorded with the County. Be advised that final action on a complete land use application may be extended at the applicant's request. The total of all extensions must not exceed 245 days, per ORS 227.178.
- Decided by Architectural Review Board, meets as needed on Wednesdays: https://www.tualatinoregon.gov/arb
  - 30 day Completeness Review
  - Hearing typically scheduled within 60 days of complete application. Decision typically issued with 7 days of hearing, unless hearing is continued or appealed. Final local decision must be within 120 days of complete application, unless extended by applicant.
  - Notice of Hearing:
    - 20 day prior to hearing
    - Those who comment gain standing for potential appeal

- Notice of Decision:
  - 14 day appeal period – opportunity to appeal decision to City Council

Highlighted Site Design Standards

Permitted and conditional uses are listed in Table 61-1, and use categories are described in Chapter 39. Manufacturing and warehousing are permitted within the MG zone; however a conditional use permit is required for the warehousing of building materials and supplies.

- TDC 73A.500(1): Walkways must be provided between the main building entrances and other on-site buildings, accessways, and sidewalks along the public right-of-way;
- TDC 73B.020(3): The MG zones requires a minimum of 15% landscaping of the total area to be developed.
- TDC 73B.060(1): Minimum 5-foot-wide landscaped area must be located along all building perimeters viewable by the general public from parking lots or the public right-of-way, but the following may be used instead of the 5-foot-wide landscaped area requirement
- TDC 73C.20(4) Landscape island required for every eight continuous parking stalls
- TDC 73D.010(1): The requirements of the waste and recyclables management standards apply to all new industrial developments.

Tree Removal:
Tree removal is reviewed under the Architectural Review application. A tree preservation plan and a tree assessment report prepared by a certified arborist are required to address the approval criteria for tree removal found in TDC 33.110(5).

Natural resources:
Clean Water Services will comment on additional natural resource, through their Review process. The Service Provider Letter from CWS is a requirement of a complete land use or Engineering permit submittal. For more information, see http://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/

- Wetland Conservation Natural Areas (NRPO-WCNA) and Open Space Preservation District (OSNA) overlays are located on or within the project vicinity, as shown on Figure 72-1.
- With exceptions, listed in TDC 72.060(2), no building, structure, grading, excavation, placement of fill, vegetation removal, impervious surface, use, activity or other development shall occur within the Wetland and Open Space Natural Areas.
- Criteria for determining significant natural resources that are identified on Figure 72-3 are listed in TDC 72.011.

Public Utilities and Other Site Development

- Request available public utility as-builts by emailing tdoran@tualatin.gov.
- Apply for Tualatin Erosion Control, Public Works, and Water Quality Permits electronically via eTrakit: https://permits.ci.tualatin.or.us/eTrakit/. The Flood Hazard Area Development Permit application may be available online.
- An Erosion Control permit is required from Tualatin for projects disturbing over 500 square feet.
    - Additionally if between one and five acres are disturbed, a 1200CN is needed from CWS.
    - If over five acres are disturbed, a 1200C is needed from DEQ.
- FEMA identified 100-year/1% annual-chance/Base Flood is shown varying through this vicinity with elevations from approximately 134.6 to 142.1 feet, NAVD 1988.
    - TMC 3-5-250 and TDC 70 requirements are for up to the 100-year/1% annual-chance/Base Flood.
    - A free floodplain permit will be needed. Elevation certificates for structures must be submitted for Construction Drawings and Final Construction.
    - Balanced cut-and fill within the floodplain must be reflected on permit plan sheets.

- o 

- A Water Quality Permit is needed for construction and modification of public and private impervious areas. The permit will include wetland mitigation/revegetation required by CWS SPL in addition to treatment, detention as required for conveyance, and hydromodification per CWS D&CS Ch 4.
    - Include all private stormwater treatment and conveyance within a maintenance agreement including existing facilities.
    - For water quality permit application completeness submit stormwater plans and calculations certified by an Oregon registered, professional engineer in accordance with TMC 3-5-390(1) proving proposed systems:
        - In accordance with TMC 3-5-200 through 3-5-430, TDC 74.630 and 74.650, Public Works Construction Code (PWCC), and Clean Water Services' (CWS) Design and Construction Standards (D&CS) Chapter 4.
        - Show onsite facilities for proposed new and modified impervious areas.
        - Address runoff from all new and modified private impervious areas.
        - Treat new and modified impervious areas in accordance with CWS D&CS 4.08.1.d meeting phosphorous removal in accordance with TMC 3-5-350 per the design storm in accordance with TMC 3-5-360 and CWS D&CS 4.08.2.
        - Detain up to the 25 year storm event in accordance with the Hedges Creek Subbasin, TMC 3-5-220, TMC 3-5-230, and CWS D&CS 4.08.
        - Accommodate hydromodification in accordance with CWS D&CS 4.03.5.

        - Include conveyance calculations that accommodates up to a 25-year storm event with 100-year overland flow to the public stormwater system in accordance with TDC 74.640 and CWS D&CS 5.05.2.d.
            - Downstream evaluation with a maximum of 82% capacity within public lines per TMC 3-5-210 - Review of Downstream System
        - Demonstrate compliance with the Clean Water Services' Service Provider Letter CWS conditions sufficient to obtain a Stormwater Connection Permit Authorization Letter in accordance with TDC 74.650(2) and CWS D&CS 3.01.2(d).
    - If the proposed water quality facility includes infiltration in the design, a Geotech/soil/infiltration report will need to be submitted to Engineering for a complete land use application.
- A Public Works Permit is needed for any sanitary sewer, stormwater, or water line work within right-of-way or public easements.
    - Public sanitary sewer is within SW Myslony Street and a public easement meandering from SW 112th Avenue to the northeast.
    - Public stormwater and water lines exist within SW Myslony Street. Hedges Creek may be a location for direct private stormwater release.
    - Dedication and construction of SW Myslony Street to the west of SW 112th Avenue may be allowed to match the existing bridge crossing Hedges Creek pending Traffic Impact Analysis confirmation.
    - SW Myslony Street from the west side of SW 112th Avenue to the east would match a Connector cross-section with the addition of a 12-foot wide multi-use path on the north side instead of a 6-foot wide sidewalk. This path would need to connect to the southwest corner of the intersection of SW 112th Avenue and SW Mylony Street.
    - A public stormwater treatment and detention facility is needed to treat the right-of-way which could include a LIDA facility within a planter strip. The existing public facility at the southwest corner of SW 112th Avenue and SW Myslony Street is currently proposed to be modified to accommodate the eastern extension of SW Myslony Street. If there is consideration to modify it again for this project, there could be inclusion of requirements of this development to only modify once.
- SW Herman Road is expected to become access restricted by the Railroad in the future, therefore access of all developable areas must be enabled access to SW Mylony Street. A 24-foot wide access to SW Myslony Street must be extended to serve any remaining lots between the railroad tracks and SW Myslony Street. A public utility easement including sanitary sewer, stormwater, water, and franchises must be recorded. A conceptual plan for extension of the access and these utilities must be provided to prove acceptable easement locations.
- Driveways must be a minimum of 150 feet from the intersection of the local street and Collectors such as SW 112th Avenue and SW Myslony Street. A possibility of a fourth leg to this intersection may be discussed.
    - TDC 75.040. - Driveway Approach Requirements
- Record an 8-foot wide public utility easement adjacent to right-of-way. Underground utilities unless over 50kv (then associated existing utilities may remain above).
    - Work directly with PGE regarding any existing lines and poles vs what they will require to serve your site.
    - Your conversations with PGE may result in their request of special circumstances to the City. Please provide us PGE's response early so we can provide any needed input.

- Hydraulic Modeling is required for over 48,300 square footage of new building area, 870 gallons/acre/day use, and/or more than 49 residential units. Hydraulic Modeling may be requested in advance of application for a land use to confirm availability and requirements, but may need to be updated depending on changes due to conditions of approval. When submitting a modeling application include:
    - Requirements/alternatives allowed by Tom Mooney, TVF&R (503) 259-1419; thomas.mooney@tvfr.com
    - Hydrant flow test results. Request testing via https://www.tualatinoregon.gov/publicworks/hydrant-flow-tests. For questions contact Terrance Leahy, Water Division Manager, (503) 691-3095; tleahy@tualatin.gov
    - After submittal Staff will coordinate with you regarding payment of the fee per the current fee schedule. (Currently $300/building)

Transportation and Site Access

- Your transportation engineer must contact Mike McCarthy, Principal Traffic Engineer, mmccarthy@tualatin.gov (please also copy tdoran@tualatin.gov) to confirm proposed Traffic Impact Analysis scope. Mike will coordinate with any other applicable agencies and jurisdictions. Mike may also be reached at (503) 691-3674.

Fire

- Tom Mooney, TVF&R (503) 259-1419; thomas.mooney@tvfr.com)
- A TVF&R Service Provider Letter will be required as part of your Architectural Review submittal, apply here: https://protect-us.mimecast.com/s/2I9QC1wPByIBNqETLICJc?domain=tvfr.com
- Flow testing: Terrance Leahy, Water Division Manager, (503) 691-3095; tleahy@tualatin.gov)

Parks

- The regional Ice Age Tonquin Trail is proposed along this property.
- Rich Mueller, Parks Planning & Development Manager (503) 691-3064; rmueller@tualatin.gov

Fees

- Current fee schedule: https://www.tualatinoregon.gov/finance/fee-schedule
- For calculating SDC fees, please work with Lauren Gonzalez, lgonzalez@tualatin.gov

Clean Water Services

November 22, 2021

MIKE DEARMEY
PHELAN DEVELOPMENT COMPANY
450 NEWPORT CENTER DRIVE, SUITE 405
NEWPORT BEACH, CA 92660

RE: LOT LINE ADJUSTMENT | SW HERMAN ROAD | TUALATIN OR
CWS FILE NO. 20-002007 (Tax map 2S122D0 Tax lot 00550, 551, 552)

Clean Water Services has received your Sensitive Area Certification and assessment for the above referenced site. District staff has reviewed the submitted materials including site conditions and the description of your project. Staff concurs that the above referenced project will not significantly impact the existing Sensitive Areas found near the site. In light of this result, 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. Per Section 3.09.2.c, requirements for easements, tracts and improvements to the Vegetated Corridor will apply to subsequent land use or development applications on the subject properties. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

This letter does NOT eliminate the need to protect Sensitive Areas if they are subsequently identified on your site.

If you have any questions, please feel free to call me at (503) 681-3653.

Sincerely,

Lindsey Obermiller

Lindsey Obermiller
Environmental Plan Review
Attachment (2)

Areas Available For Future Development

Approximate Boundary of Offsite Sensitive Area

TL 551

TL 552

Hedges Creek
(20,680 sf / 0.47 ac)

Approximate Limits of Offsite Wetland

Wetland A
(641,601 sf / 14.7 ac)

PARCEL 1
PARTITION PLAT NO. 2003-082

New Tax Lot 552

New Tax Lot 551

Area Available For Future Development

PARCEL 2
PARTITION PLAT NO. 2003-082

Wetland A

Proposed Adjusted Lot Line

COLOR COPY

CWS FILE NO. 20-002007
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By LO Date 11/22/2021
SPL ATTACHMENT 1 OF 2

New Tax Lot 550

Area Available For Future Development

PARCEL 1
PARTITION PLAT NO. 2003-082

PARCEL 2
PARTITION PLAT NO. 2012-002

LEGEND

- Study Area Boundary (2,377,177 sf / 54.6 ac)
- Wetland (641,601 sf / 14.7 ac)
- Waters of the State/US (20,680 sf / 0.47 ac)
- Ordinary High Water (OHW)
- Direction of Flow
- Vegetated Corridor Boundary
- Existing Lot Line
- Proposed Adjusted Lot Line
- Area Available For Future Development

0 100 200 400
SCALE IN FEET

Survey provided by
KC Development

Pacific Habitat Services,Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
Phone: (503) 570-0800 Fax (503) 570-0855

Proposed Lot Line adjustment
Walgraeve Property Lot Line Adjustment - Tualatin, Oregon

FIGURE 3

10-19-2021

PROPERTY LINE ADJUSTMENT SITE PLAN
WALGRAEVES

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

TAX LOTS 550, 551 AND 552, MAP 2S122D

PREPARED FOR
PHELAN DEVELOPMENT
OCTOBER 1, 2021

COLOR COPY

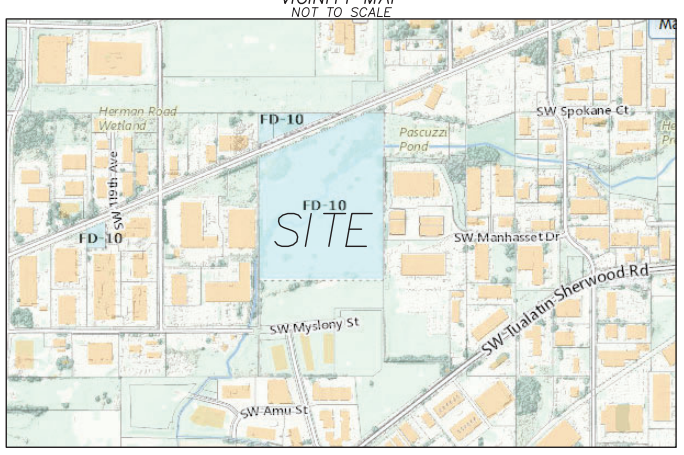
CWS FILE NO. 20-002007
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By LO Date 11/22/2021
SPL ATTACHMENT 2 OF 2

NORTH
1"=80'
0 40 80 120 160

BASIS OF BEARINGS
STATE PLANE GRID COORDINATES
INTERNATIONAL FEET
3601 OREGON NORTH
NAD83(2011)(EPOCH2010.0000)
POINT SCALE 0.99990106
COMBINED FACTOR 0.99989672

VERTICAL DATUM
WASHINGTON COUNTY (NAVD29)
COMPUTED USING GEOID 18

VICINITY MAP
NOT TO SCALE



S88°28'55"E 150.00'
(PART OF NEW PARCEL II) OLD PARCEL II OLD TAX LOT 552
N01°23'06"E 323.20'
S01°23'06"W 260.85'
S68°55'36"W 162.31'
(PART OF NEW PARCEL III)
TAX LOT 501
1962 BOOK 473 – PAGE 494
N01°23'06"E 136.14'
OLD PARCEL II OLD TAX LOT 551
S88°28'55"E 327.52'
S68°55'36"W 354.39'
SW HERMAN ROAD
SOUTHERN PACIFIC RAILROAD
N68°55'36"E 703.00'
S88°28'55"E 168.68'
S01°33'00"W 444.41'
S88°29'13"E 5.00'
N68°55'36"E 475.90'
EXISTING AG BUILDINGS
NEW PARCEL II
NEW TAX LOT 552
436,614
(10.02) ACRES
NEW PARCEL III
NEW TAX LOT 551
949,575
(21.80 ACRES)
VACANT PARCEL (NO STRUCTURES)
N01°23'38"E 914.48'
LEGAL LOT LINE TO BE MOVED
ADJUSTED LOT LINE N01°23'38"E 1071.15'
S01°33'00"W 778.77'
50.0' WIDE WETLAND BUFFER
PARCEL 2 PARTITION PLAT NO. 1992-087
Note: the vegetated corridors as shown on this graphic are for reference purposes only. The accurate placement of VC are shown on Figures 2 and 3.
WETLAND
PARCEL 2
ADJUSTED LOT LINES
OLD PARCEL III WALGRAEVES
DOC. NO. 86043361
S88°29'13"E 340.99'
N57°45'52"E 161.78'
10.0' WIDE SEWER EASEMENT DOC. NO. 87024140
OLD PARCEL I WALGRAEVES
N88°06'57"E 440.50'
ADJUSTED LOT LINE
N88°06'57"E 147.89'
N85°36'07"E 187.62'
APPROXIMATE FLOOD PLAIN LINE
30.0' ACCESS EASEMENT TO WALGRAEVES
PARTITION PLAT NO. 2003-082
LEGAL LOT LINE TO BE MOVED
S01°33'00"W 738.81'
PARCEL 2 PARTITION PLAT NO. 1999-024
N01°23'38"E 768.85'
WASHINGTON COUNTY
CITY OF TUALATIN
NEW PARCEL I
NEW TAX LOT 550
928,774 SF
(21.32 ACRES)
VACANT PARCEL (NO STRUCTURES)
CITY OF TUALATIN DOC. NO. 91027813
LEGAL LOT LINE TO BE MOVED
N88°31'05"W 494.95'
S01°32'41"W 110.00'
TRACT 2 PROPERTY LINE ADJUSTMENT 2020-037972 CITY PLA19-0008
S08°21'44"E 7.00'
L=438.43' R=2553.81'
L=272.57' R=1497.92'
SW MYSLONY STREET
60' WIDE PUBLIC STREET
TRACT 1 PROPERTY LINE ADJUSTMENT 2020-037972 CITY PLA19-0008
PARCEL 1 PARTITION PLAT NO. 2012-002
PARCEL 2 PARTITION PLAT NO. 2012-002
PARCEL 1

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 11, 2000
CINDY A. HALCUMB
58928 LS
EXPIRATION 06/30/23

PREPARED BY:
KC DEVELOPMENT
~A CERTIFIED DBE & WBE
PO BOX 398
Camas, WA 98607
360.834.2519
Fax.834.5498

JOB NO. 1020.21
SHEET NO. 1
OF 1

Clean Water Services
Our commitment is clear.

CWS File Number
22-000820

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:	Washington County	**Review Type:**	Tier 2 Analysis
Site Address / Location:	SW Myslony St / SW 112th Ave Tualatin, OR 97062	**SPL Issue Date:** **SPL Expiration Date:**	March 29, 2022 March 28, 2024

Applicant Information:		**Owner Information:**	
Name	MIKE DEARMEY	Name	
Company	CV QOZP HEDGES CREEK LLC	Company	CV QOZP HEDGES CREEK LLC
Address	450 NEWPORT CENTER DRIVE NEWPORT BEACH, CA 92660 SUITE 405	Address	450 NEWPORT CENTER DRIVE NEWPORT BEACH, CA 92660 SUITE 405
Phone/Fax	(714) 330-0759	Phone/Fax	(714) 330-0759
E-mail:	mdearmey@phelandevco.com	E-mail:	mdearmey@phelandevco.com

Tax lot ID	**Development Activity**
2S122D000550	Light Industrial Development

Pre-Development Site Conditions:		**Post Development Site Conditions:**	
Sensitive Area Present:	[X] On-Site [X] Off-Site	Sensitive Area Present:	[X] On-Site [X] Off-Site
Vegetated Corridor Width:	50	Vegetated Corridor Width:	Variable
Vegetated Corridor Condition:	Degraded		

Enhancement of Remaining Vegetated Corridor Required: [X]

Square Footage to be enhanced: 23,696

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
Buildings, Parking (Permanent Encroachment; Mitigation Required)	21,574
Construction Access (Temporary Encroachment; Restoration Planting In-place Required)	254

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
Per R&O 13-12 VC Mitigation Requirement Met Through Purchase of Wetland Mitigation Bank Credits	21,574
VC Expansion for Public Benefit to Water Quality	13,652

[X] Conditions Attached [X] Development Figures Attached (3) [ ] 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. **Prior to 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&0 19-5, Appendix A, as amended by R&O 19-22).

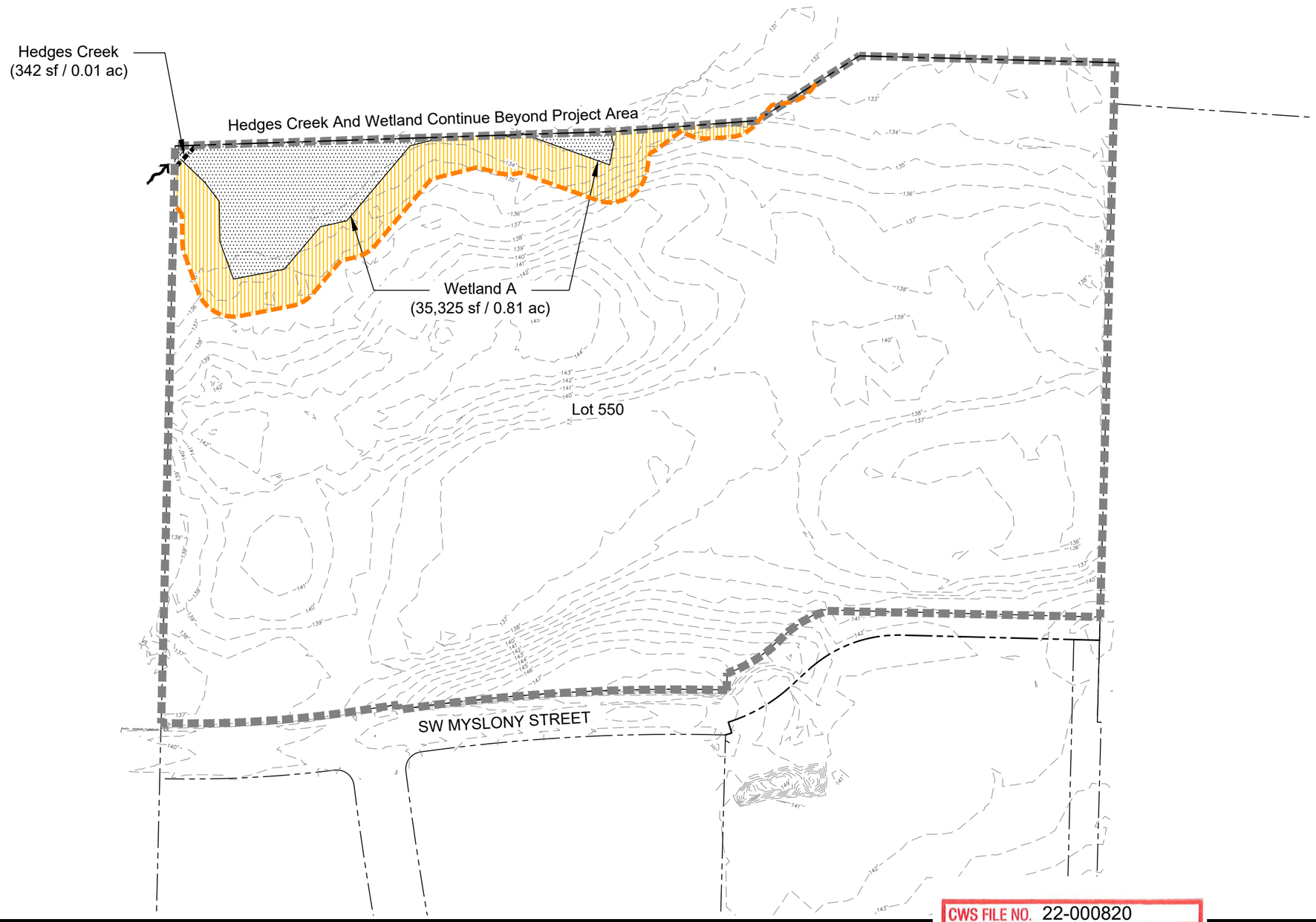
17. **Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity 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.**
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

Stacy Benjamin
Environmental Plan Review

Attachments (3)



LEGEND

- Project Area Boundary (21.46 ac)
- Wetland (0.81 ac)
- Waters of the State/US (342 sf / 0.01 ac)
- Ordinary High Water (OHW)
- Vegetated Corridor
- Plant Community A (Degraded Condition) (45,246 sf / 1.04 ac)
- Direction of Flow

N

0 75 150 300

SCALE IN FEET

CWS FILE NO. 22-000820
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 3/29/2022
SPL ATTACHMENT 1 OF 3

Pacific Habitat Services,Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
Phone: (503) 570-0800 Fax (503) 570-0855

Vegetated Corridor Plant Community Overview
Hedges Creek Industrial - Tualatin, Oregon

FIGURE 2

3-9-2022

C:\Users\Lisa\Desktop\WorkFromHome\6904 Walgrave Property\AutoCAD\Plot DWGs\NRA Figures\Fig2 PlantComm OV.dwg, 3/9/2022 11:52:42 AM, AutoCAD PDF (High Quality Print).pc3

Vegetated Corridor
Filter Strip for Storm
Water Management

Wetland A and Vegetated Corridor
Continue Beyond Project Area

Wetland Impact
(547 sf / 0.01 ac)

Hedges Creek And Wetland A and Vegetated Corridor Continue Beyond Study Area

Hedges Creek
(342 sf / 0.01 ac)

Wetland Impact
(5,017 sf / 0.11 ac)

5' Construction
Corridor
(Temporary
Encroachment
254 sf / 0.006 ac)

Wetland A
(35,325 sf / 0.81 ac)

Vegetated Corridor Encroachment
(Permanent 8,220 sf / 0.19 ac)

Vegetated Corridor Encroachment
(Permanent 13,354 sf / 0.31 ac)

BUILDING A

BUILDING B

Lot 550

LEGEND

- Project Area Boundary (21.46 ac)
- Wetland (0.81 ac)
- Waters of the State/US (342 sf / 0.01 ac)
- Ordinary High Water (OHW)
- Vegetated Corridor (45,246 sf / 1.04 ac)
- Direction of Flow
- Vegetated Corridor Encroachment (Permanent 21,574 sf / 0.49 ac)
- Vegetated Corridor Encroachment (Temporary 254 sf / 0,.006 ac)
- Wetland Impact (5,564 sf / 0.13 ac)
- 140 Existing Contour
- 140 Proposed Contour

0 30 60 120
SCALE IN FEET

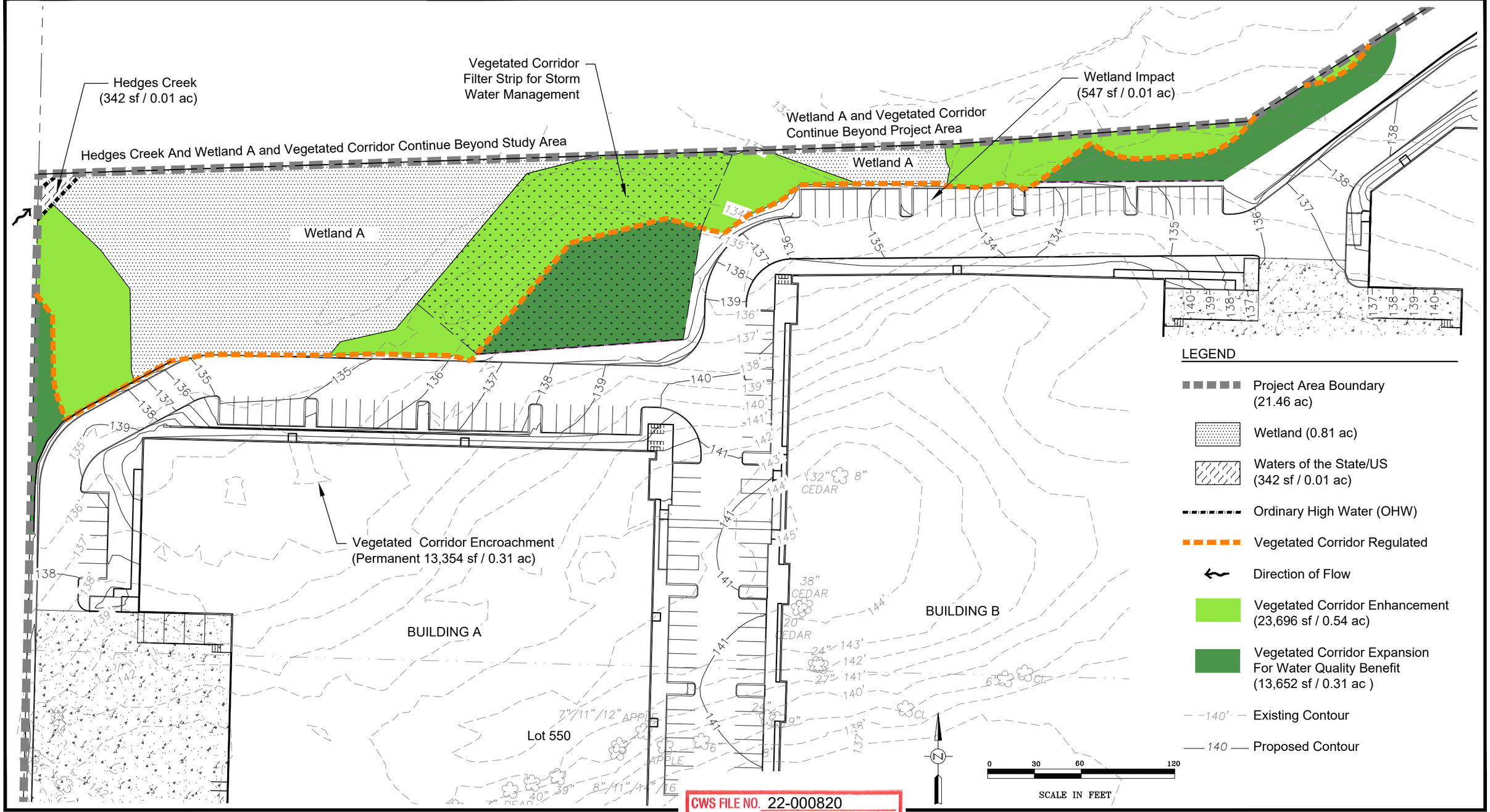
CWS FILE NO. 22-000820
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 3/29/2022
SPL ATTACHMENT 2 OF 3

Pacific Habitat Services,Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
Phone: (503) 570-0800 Fax (503) 570-0855

Proposed Site Development Plan
Hedges Creek Industrial - Tualatin, Oregon

FIGURE 3A

3-9-2022



CWS FILE NO. 22-000820
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By SNB Date 3/29/2022
SPL ATTACHMENT 3 OF 3

PHS
Pacific Habitat Services,Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
Phone: (503) 570-0800 Fax (503) 570-0855

Vegetated Corridor Enhancement and Mitigation Plan
Hedges Creek Industrial - Tualatin, Oregon

FIGURE
4

3-9-2022

Natural Resource Assessment for Lot Line Adjustment on the Walgraeve Parcels in Tualatin

Prepared for

Phelan Development Company LLC
Attn: Mike DeArmey
450 Newport Center Dr, Suite 405
Newport Beach, CA 92660

Prepared by

Shawn Eisner

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, Oregon 97070
(503) 570-0800
(503) 570-0855 FAX
PHS Project Number: 6904

October 22, 2021

TABLE OF CONTENTS

1.0 INTRODUCTION

Pacific Habitat Services, Inc. (PHS) conducted a Natural Resources Assessment (NRA) on three parcels located along Herman Road in Tualatin (Township 2 South, Range 1 West, Section 22D, tax lots 550, 551 & 552). The largest parcel is lot 550, which includes property south of Herman Road. Lots 551 and 552 are much smaller and are located north of Herman Road. These three parcels are proposed for lot line adjustments that will decrease the size of lot 550; extending lots 551 and 552 to include land south of Herman Road.

This report is submitted in compliance with requirements as established by Clean Water Services (CWS) for a Simplified Site Assessment. A Simplified Site Assessment is proposed in accordance with the proposed development action, which entails lot line adjustments of the three lots noted above. A Simplified Site assessment is satisfactory for this project because it does not result in additional impervious surface; does not include development that could encroach closer to existing sensitive areas; and no action is proposed on a slope greater than 25%. Figure 1 shows the project location; Figure 2 includes existing conditions, including slopes and the corresponding limits of vegetated corridor (VC), and Figure 3 includes a drawing of the proposed lot line adjustments. All figures are in Appendix A.

2.0 EXISTING CONDITIONS

The study area is split by Herman Road and the adjoining Southern Pacific Railroad, though the northern lots are just 1.0 and 0.5 acres in size; much smaller than lot 550 to the south, which is over 53 acres in size. All three parcels are actively utilized for agriculture. Lot 552 includes a cultivated northern portion with overgrown shrub and mowed grass lands across its southern extent. Lot 551 has been a cultivated field for decades. The northwest corner of lot 550 includes two agricultural buildings, with all but the southern extent of the lot being utilized for grazing of cattle. The southern extent includes fields planted in various agricultural crops from year to year.

Hedges Creek flows northeastward across the central portion of lot 550. Vegetation within the non-cultivated areas reflects disturbance associated with a history of grazing. Despite the grazing however much of the parcel remains forested and includes both evergreen and deciduous dominated habitats. The forested areas are dominated by a native tree canopy, with shrub cover in forested areas also largely native. The remaining areas include a mosaic of shrub dominated and herbaceous habitats. These areas by contrast are largely non-native, and including primarily pasture grasses and weedy forbs, with Himalayan blackberry the single most common shrub species.

3.0 DISCUSSION OF WATER QUALITY SENSITIVE AREAS

PHS delineated sensitive areas within the project area based on the presence of wetland hydrology, hydric soils, and hydrophytic vegetation; in accordance with the Routine On-site Determination, as described in the *Corps of Engineers Wetland Delineation Manual*, *Wetlands Research Program Technical Report Y-87-1* ("The 1987 Manual") and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region*, May 2010). The field work on this site began with a delineation of sensitive areas on lot 550 on July 1, 2020. The full site was returned to on September 15, 2021, at which time lots 551 and 552 were assessed and additional delineation and vegetated corridor data collected.

The results of the delineation are discussed below, with supporting wetland delineation data forms included in Appendix B.

Wetland A

Wetland A (14.73 acres) is a mosaic of forested, shrub and herbaceous habitat that dominates the Hedges Creek floodplain. The wetland roughly parallels the creek, extending several hundred feet to both sides. Though slopes generally decrease toward the creek, they are gentle and topography undulates a bit, resulting in variations in site hydrology, and even some areas of upland within the larger wetland area.

The swale's Cowardin class ranges from palustrine emergent through scrub-shrub and forested, with a hydrologic modifier of seasonally flooded in the areas adjoining Hedges Creek. The north and southern limits of wetland do not appear to be seasonally flooded, though would appear to be seasonally saturated, as evidenced by the abundance of oxidized rhizospheres. While the hydrogeomorphic (HGM) class is Slope, largely due to its moderate to shallow gradient and groundwater sources, seasonal overbank flooding along Hedges Creek would result in a limited area of Riverine flow-through as well.

Dominant vegetation is somewhat variable, but because of grazing, is generally dominated by mixed pasture grasses and weedy forbs. Shrubby areas are dominated by Himalayan blackberry, though there remain a few small, forested areas that are dominated by Oregon ash. Like the more open areas, the understory in forested areas has been grazed. Common shrubs include Himalayan blackberry, several species of rose, and snowberry. The herbaceous layer, where present, generally includes the same grass and forb species as the open areas.

4.0 VEGETATED CORRIDOR ASSESSMENT

The following assessment is limited to the determination of VC width as an assessment of VC condition is not required for a simplified assessment associated with a lot line adjustment because this development activity does not trigger enhancement requirements.

4.1 Vegetated Corridor Width Determination

The slopes adjacent to all sensitive areas were assessed to determine the regulated width of the VC. The location of the VC, adjacent slopes and corridor widths are shown on Figure 2. The regulated VC widths of identified sensitive areas were determined as follows:

Table 1. Summary of VC Widths

Sensitive Areas	VC Width	Justification
Onsite floodplain wetlands associated with Hedge Creek; offsite wetlands to the north and east	50 feet	• >0.5 acres • Slopes <25%
Small, isolated areas located south of the larger floodplain wetland	25 feet	• ≤0.5 acres and isolated • Slopes <25%

As slopes are generally quite gentle across all three existing lots and the main wetland is much larger than one-half acre in size, most VC widths across the site are 50 feet wide. There are two small areas of wetland separated from the larger wetland by about 20 feet. As these areas are not subject to inundation that would provide a connection between the wetlands and Hedge Creek (except during periods of extensive flooding), these isolated wetlands have a VC width of 25 feet.

The total area of regulated VC within the 3 lots is 384,379 square feet (8.82 acres). As the proposed action is a property line adjustment and no physical development will occur, this simplified site assessment does not include a determination of plant community boundaries or assessment of community condition.

5.0 PROPOSED PROJECT

The proposed project includes the adjustment of common lines between lots 550, 551 and 552 (see Figure 3). The result of adjustment will be an increase in the size of lots 551 and 552, which will extend south of Herman Road; the size of lot 550 will be decreased in proportion. Following line adjustment lot 550 will be annexed into the City of Tualatin, whereas lots 551 and 552 will remain in Washington County. To affirm that each of the proposed lots will be buildable under current CWS D&C standards Figure 3 roughly identifies the limits of potential development areas on each lot. Though no development is proposed on lot 550, a 30 foot wide access easement will be provided across the east side of lot 550, to provide legal access from the right of way of Myslony Street north to the south end of proposed lot 551. Sheet 1 (following Figure 3) includes the details of the proposed properly line adjustment.

6.0 REFERENCES

Clean Water Services, 2019. Design and Construction Standards (R&O 19-5 as Amended by R&O 19-22).

PortlandMaps.com, 2021. Air photo and tax lot boundary of project site. Website accessed September 21, 2021.

Appendix A

Figures

Project #6904
10/6/21

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Site location and approximate boundaries
Walgraeve property lot line adjustments
PortlandMaps.com 2021

FIGURE
1

Approximate Boundary of
Offsite Sensitive Area

TL 551

TL 552

SW HERMAN ROAD

SOUTHERN PACIFIC RAILROAD

Hedges Creek
(20,680 sf / 0.47 ac)

Approximate Limits
of Offsite Wetland

Wetland A
(641,601 sf / 14.7 ac)

Wetland A

TL 550

SW MYSLONY STREET

PARCEL 1
PARTITION PLAT NO. 2003-082

PARCEL 2
PARTITION PLAT NO. 2003-082

PARCEL 1
PARTITION PLAT NO. 2003-082

PARCEL 2
PARTITION PLAT NO. 2012-002

LEGEND

- Study Area Boundary (2,377,177 sf / 54.6 ac)
- Wetland (641,601 sf / 14.7 ac)
- Waters of the State/US (20,680 sf / 0.47 ac)
- Ordinary High Water (OHW)
- Direction of Flow
- Sample Point
- Photo Point
- Vegetated Corridor (384,379 sf / 8.82 ac)
- 0' / % Slope Measurement

0 100 200 400
SCALE IN FEET

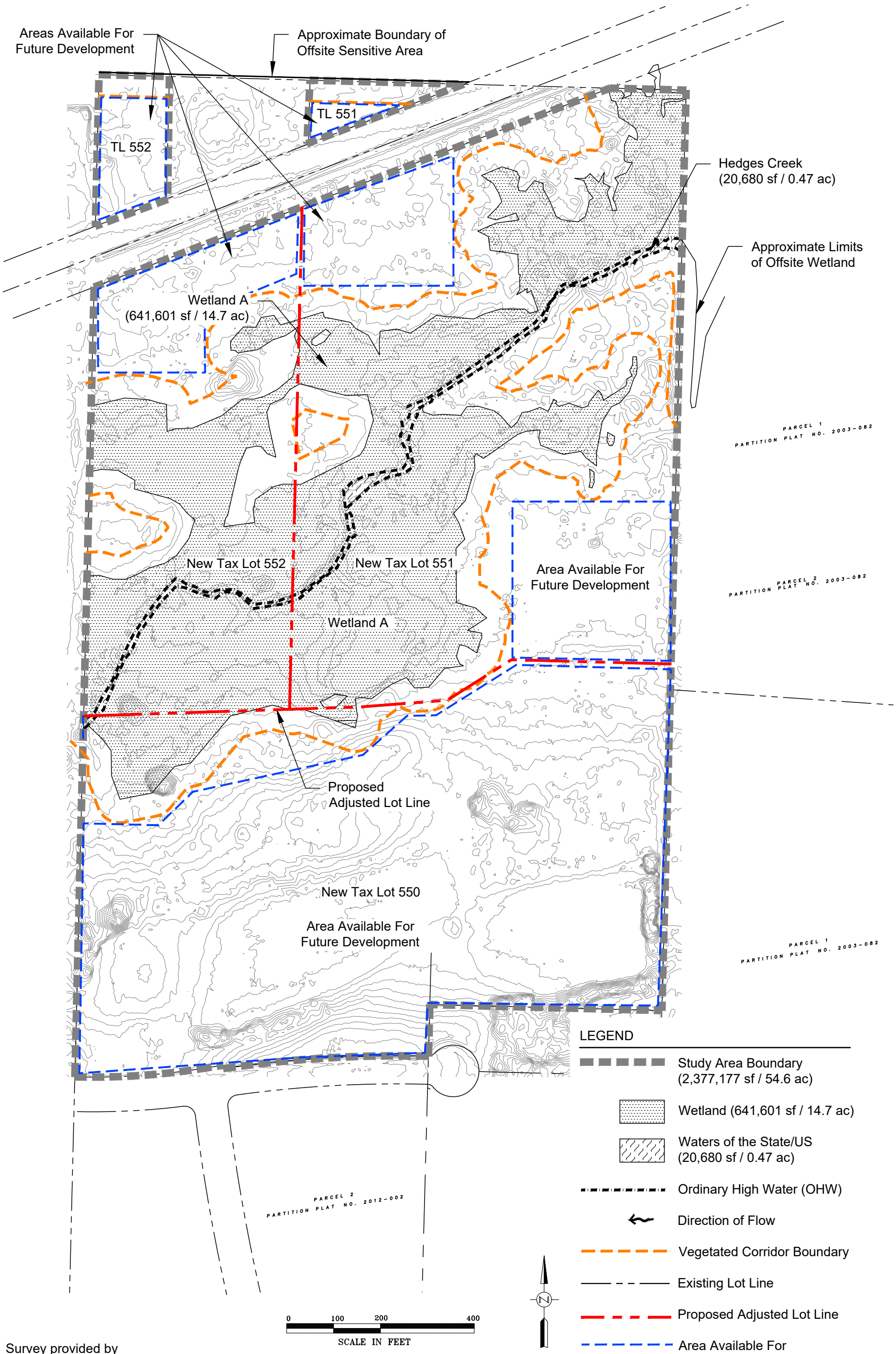
Survey provided by
KC Development

Pacific Habitat Services,Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
Phone: (503) 570-0800 Fax (503) 570-0855

Existing Conditions
Walgraeve Property Lot Line Adjustment - Tualatin, Oregon

FIGURE 2

10-6-2021



Survey provided by
KC Development

Pacific Habitat Services,Inc.
9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070
Phone: (503) 570-0800 Fax (503) 570-0855

Proposed Lot Line adjustment
Walgraeve Property Lot Line Adjustment - Tualatin, Oregon

FIGURE
3

10-19-2021

PROPERTY LINE ADJUSTMENT SITE PLAN
WALGRAEVES

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 22,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, W.M.,
CITY OF TUALATIN, WASHINGTON COUNTY, OREGON

TAX LOTS 550, 551 AND 552, MAP 2S122D

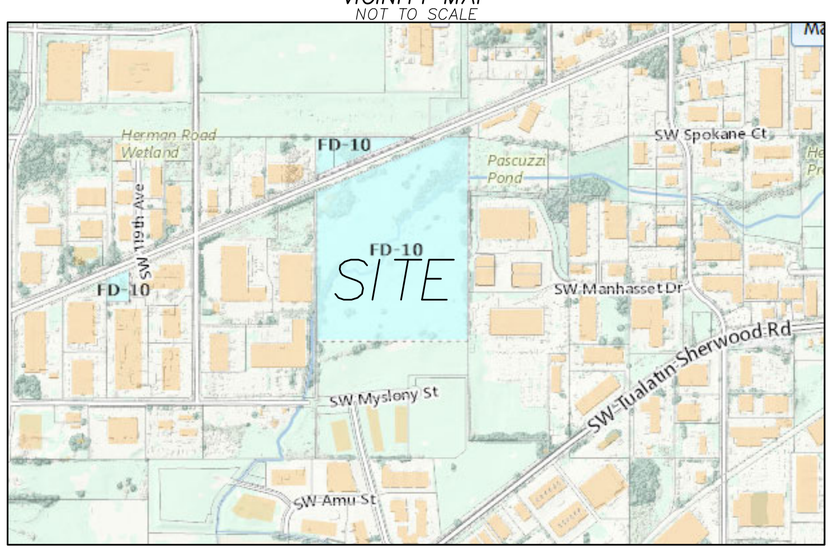
PREPARED FOR
PHELAN DEVELOPMENT
OCTOBER 1, 2021

NORTH
1"=80'
0 40 80 120 160

BASIS OF BEARINGS
STATE PLANE GRID COORDINATES
INTERNATIONAL FEET
3601 OREGON NORTH
NAD83(2011)(EPOCH2010.0000)
POINT SCALE 0.99990106
COMBINED FACTOR 0.99989672

VERTICAL DATUM
WASHINGTON COUNTY (NAVD29)
COMPUTED USING GEOID 18

VICINITY MAP
NOT TO SCALE



S88°28'55"E 150.00'

(PART OF NEW PARCEL II)
OLD PARCEL II
OLD TAX LOT 552

N01°23'06"E 323.20'

S01°23'06"W 260.85'

S68°55'36"W 162.31'

(PART OF NEW PARCEL III)

TAX LOT 501
1962 BOOK 473 – PAGE 494

N01°23'06"E 136.14'

OLD PARCEL II
OLD TAX LOT 551

S88°28'55"E 327.52'

S68°55'36"W 354.39'

SW HERMAN ROAD

SOUTHERN PACIFIC RAILROAD

N68°55'36"E 703.00'

S88°28'55"E 168.68'

S01°33'00"W 444.41'

S88°29'13"E 5.00'

N68°55'36"E 475.90'

EXISTING AG BUILDINGS

NEW PARCEL II
NEW TAX LOT 552
436,614
(10.02) ACRES

NEW PARCEL III
NEW TAX LOT 551
949,575
(21.80 ACRES)

VACANT PARCEL (NO STRUCTURES)

N01°23'38"E 914.48'

ADJUSTED LOT LINE
N01°23'38"E 1071.15'

S01°33'00"W 778.77'

50.0' WIDE WETLAND BUFFER

LEGAL LOT LINE TO BE MOVED

PARCEL 2
PARTITION PLAT
NO. 1992-087

WETLAND

Note: the vegetated corridors as shown on this graphic are for reference purposes only. The accurate placement of VC are shown on Figures 2 and 3.

PARCEL 2

OLD PARCEL III
WALGRAEVES

ADJUSTED LOT LINES

S88°29'13"E 340.99'

DOC. NO. 86043361

N57°45'52"E 161.78'

10.0' WIDE SEWER EASEMENT
DOC. NO. 87024140

OLD PARCEL I
WALGRAEVES

N88°06'57"E 440.50'

ADJUSTED LOT LINE

N88°06'57"E 147.89'

N85°36'07"E 187.62'

APPROXIMATE FLOOD PLAIN LINE

30.0' ACCESS EASEMENT TO WALGRAEVES

PARTITION PLAT
NO. 2003-082

S01°33'00"W 738.81'

LEGAL LOT LINE TO BE MOVED

WASHINGTON COUNTY
CITY OF TUALATIN

PARCEL 2
PARTITION PLAT
NO. 1999-024

N01°23'38"E 768.85'

NEW PARCEL I
NEW TAX LOT 550
928,774 SF
(21.32 ACRES)

VACANT PARCEL (NO STRUCTURES)

CITY OF TUALATIN
DOC. NO. 91027813

LEGAL LOT LINE TO BE MOVED

PARCEL 1

N88°31'05"W 494.95'

S01°32'41"W 110.00'

TRACT 2
PROPERTY LINE ADJUSTMENT
2020-037972
CITY PLA19-0008

S08°21'44"E 7.00'

L=438.43'
R=2553.81'

L=272.57'
R=1497.92'

SW MYSLONY STREET

60' WIDE PUBLIC STREET

TRACT 1
PROPERTY LINE ADJUSTMENT
2020-037972
CITY PLA19-0008

PARCEL 1
PARTITION PLAT
NO. 2012-002

PARCEL 2
PARTITION PLAT NO. 2012-002

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 11, 2000
CINDY A. HALCUMB
58928 LS
EXPIRATION 06/30/23

PREPARED BY:
KC DEVELOPMENT
~A CERTIFIED DBE & WBE
PO BOX 398
Camas, WA 98607
360.834.2519
Fax.834.5498

JOB NO. 1020.21
SHEET NO. 1
OF 1

Appendix B

Wetland Delineation Data Forms

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **7/1/2020**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **1**

Investigator(s): **JT** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **Depression** Local relief (concave, convex, none): **concave** Slope (%): **2**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Quatama loam** NWI Classification: **none**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		**Is Sampled Area within a Wetland?** Yes ____ No **X**
Hydric Soil Present?	Yes		No	**X**	
Wetland Hydrology Present?	Yes		No	**X**	

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: **15**)			
1 ***Rubus armeniacus***	**5**	**X**	**FAC**
2 ***Sambucus nigra***	**5**	**X**	**FAC**
3			
4			
5			
	10	= Total Cover	
Herb Stratum (plot size: **5**)			
1 ***Bromus tectorum***	**30**	**X**	**UPL**
2 ***Lolium perenne***	**20**	**X**	**FAC**
3 ***Hordeum jubatum***	**10**	**X**	**FAC**
4 ***Anthemis cotula***	**10**	**X**	**FACU**
5 ***Vulpia myuros***	**10**	**X**	**FACU**
6 ***Leucanthemum vulgare***	**5**		**FACU**
7 ***Taraxacum officinale***	**5**		**FACU**
8 ***Tanacetum vulgare***	**5**		**FACU**
	95	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **0**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **4** (A)

Total Number of Dominant Species Across All Strata: **7** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **57%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes X** **No** ____

Remarks:

Quercus garryana trees were cut down within 30 feet of sample area several years ago.

SOIL PHS # **6904** Sampling Point: **1**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2	**10YR 3/2**	**100**					**Silt Loam**	
2-4	**7.5YR 3/2**	**100**					**Silt Loam**	
4-14	**7.5YR 3/3**	**100**					**Silt Loam**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ **No X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- **X** Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches):		
Water Table Present?	Yes ___	No **X**	Depth (inches):	**>14**	
Saturation Present? (includes capillary fringe)	Yes ___	No **X**	Depth (inches):	**>14**	

Wetland Hydrology Present?

Yes ___ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **7/1/2020**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **2**

Investigator(s): **JT** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **none** Local relief (concave, convex, none): **none** Slope (%): **2**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Quatama loam** NWI Classification: **none**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation **X** Soil **X** or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes		No	X	**Is Sampled Area within a Wetland?** Yes ____ No **X**
Hydric Soil Present?	Yes		No	X	
Wetland Hydrology Present?	Yes		No	X	

Remarks:
The sample area is part of a field that has been recently worked and vegetation has therefore been removed.

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: ____)			
1			
2			
3			
4			
5			
6			
7			
8			
	0	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **100**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: ____ (A)

Total Number of Dominant Species Across All Strata: ____ (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **#DIV/0!** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

____ 1- Rapid Test for Hydrophytic Vegetation

____ 2- Dominance Test is >50%

____ 3-Prevalence Index is ≤ 3.0[1]

____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)

____ 5- Wetland Non-Vascular Plants[1]

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No **X**

Remarks:
Plowed. Few sprigs of Cirsium arvense <1%.

SOIL PHS # **6904** Sampling Point: **2**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	**10YR 2/1**	**100**					**Silty Clay Loam**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ **No X**

Remarks:

Soils mucky clay

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches):		
Water Table Present?	Yes ___	No **X**	Depth (inches):	**>14**	
Saturation Present? (includes capillary fringe)	Yes ___	No **X**	Depth (inches):	**>14**	

Wetland Hydrology Present?

Yes ___ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **7/1/2020**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **3**

Investigator(s): **JT** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **Depression** Local relief (concave, convex, none): **concave** Slope (%): **2**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Quatama loam** NWI Classification: **none**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes		No	X	**Is Sampled Area within a Wetland?** Yes ____ No **X**
Hydric Soil Present?	Yes		No	X	
Wetland Hydrology Present?	Yes		No	X	

Remarks:
Sample site is located in a low point in topography.

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: 15)			
1 ***Rubus armeniacus***	5	X	FAC
2 ***Sambucus nigra***	20	X	FAC
3			
4			
5			
	25	= Total Cover	
Herb Stratum (plot size: 5)			
1 ***Bromus tectorum***	40	X	UPL
2 ***Leucanthemum vulgare***	30	X	FACU
3 ***Lolium perenne***	10		FAC
4			
5			
6			
7			
8			
	80	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **0**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **2** (A)

Total Number of Dominant Species Across All Strata: **4** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **50%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

____ 1- Rapid Test for Hydrophytic Vegetation

____ 2- Dominance Test is >50%

____ 3-Prevalence Index is ≤ 3.0[1]

____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)

____ 5- Wetland Non-Vascular Plants[1]

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No **X**

Remarks:

SOIL PHS # **6904** Sampling Point: **3**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	**7.5YR 3/2**	**100**					**Silt Loam**	
4-6	**7.5YR 2/2**	**99**	**7.5YR 4/6**	**1**	**C**	**M**	**Silt Loam**	**Fine**
6-14	**7.5YR 3/2**	**100**					**Silt Loam**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes _____ **No X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C6)
- Stunted or Stressed Plants (D1) **(LRR A)**
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- Fac-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	_____	No **X**	Depth (inches):	_____
Water Table Present?	Yes	_____	No **X**	Depth (inches):	**>14**
Saturation Present? (includes capillary fringe)	Yes	_____	No **X**	Depth (inches):	**>14**

Wetland Hydrology Present?

Yes _____ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **7/1/2020**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **4**

Investigator(s): **JT** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **Ditch** Local relief (concave, convex, none): **concave** Slope (%): **1**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Verboort silty clay loam** NWI Classification: **None**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No (if no, explain in Remarks)

Are vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation Soil or Hydrology naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No	**Is Sampled Area within a Wetland?**	Yes	No **X**
Hydric Soil Present?	Yes	No **X**			
Wetland Hydrology Present?	Yes	No **X**			

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: **30**)			
1 ***Fraxinus latifolia***	**100**	**X**	**FACW**
2			
3			
4			
	100	= Total Cover	
Sapling/Shrub Stratum (plot size: **15**)			
1 ***Crataegus monogyna***	**30**	**X**	**FAC**
2 ***Oemleria cerasiformis***	**10**	**X**	**FACU**
3			
4			
5			
	40	= Total Cover	
Herb Stratum (plot size: **5**)			
1 ***Geranium lucidum***	**40**	**X**	**(FAC)**
2			
3			
4			
5			
6			
7			
8			
	40	= Total Cover	
Woody Vine Stratum (plot size:)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **3** (A)

Total Number of Dominant Species Across All Strata: **4** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **75%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

1- Rapid Test for Hydrophytic Vegetation

2- Dominance Test is >50%

3-Prevalence Index is ≤ 3.0[1]

4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)

5- Wetland Non-Vascular Plants[1]

Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes X** **No**

Remarks:

SOIL PHS # **6904** Sampling Point: **4**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	**10YR 3/2**	**100**					**Silt Loam**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes _____ **No X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C6)
- Stunted or Stressed Plants (D1) **(LRR A)**
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- Fac-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	_____	No **X**	Depth (inches):	_____
Water Table Present?	Yes	_____	No **X**	Depth (inches):	**>14**
Saturation Present? (includes capillary fringe)	Yes	_____	No **X**	Depth (inches):	**>14**

Wetland Hydrology Present? Yes _____ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **7/1/2020**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **5**

Investigator(s): **JT** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.): **Flat** Local relief (concave, convex, none): **none** Slope (%): **1**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Verboort silty clay loam** NWI Classification: **None**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No (if no, explain in Remarks)

Are vegetation **X** Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation Soil or Hydrology naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		
Hydric Soil Present?	Yes		No	**X**	**Is Sampled Area within a Wetland?** Yes		No	**X**
Wetland Hydrology Present?	Yes	**X**	No		

Remarks:
The sample area is grazed.

VEGETATION - Use scientific names of plants.

		absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: **30**)				
1	***Fraxinus latifolia***	**40**	**X**	**FACW**
2				
3				
4				
		40	= Total Cover	
Sapling/Shrub Stratum (plot size: **15**)				
1	***Rubus armeniacus***	**20**	**X**	**FAC**
2	***Crataegus monogyna***	**10**	**X**	**FAC**
3	***Rosa pisocarpa***	**5**		**FAC**
4				
5				
		35	= Total Cover	
Herb Stratum (plot size: **5**)				
1	***Leucanthemum vulgare***	**50**	**X**	**FACU**
2	***Agrostis capillaris***	**30**	**X**	**FAC**
3	***Prunella vulgaris***	**20**		**FACU**
4	***Parentucellia viscosa***	**5**		**FAC**
5				
6				
7				
8				
		105	= Total Cover	
Woody Vine Stratum (plot size:)				
1				
2				
		0	= Total Cover	

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **4** (A)

Total Number of Dominant Species Across All Strata: **5** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **80%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- 3-Prevalence Index is ≤ 3.0[1]
- 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- 5- Wetland Non-Vascular Plants[1]
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No**

Remarks:

SOIL PHS # **6904** Sampling Point: **5**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	**10YR 2/1**	**97**	**7.5YR 4/6**	**3**	**C**	**PL**	**Silty Clay Loam**	
3-14	**10YR 2/1**	**100**					**Silty Clay Loam**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ **No X**

Remarks:

The upper zone within which OR's are identified is not sufficiently thick (4 inches) to satisfy the criteria for F6.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- **X** Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches):		
Water Table Present?	Yes ___	No **X**	Depth (inches):	**>14**	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ___	No **X**	Depth (inches):	**>14**	**Yes** ___ **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

As the OR's are confined to the upper few inches of the soil profile it is strongly believed that they result from compaction of soils from grazing htat has resulted in localized conditions of increased surface saturation. Soils in the same general area with less soils compaction do not include OR's.

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **7/1/2020**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **6**

Investigator(s): **JT** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **Flat** Local relief (concave, convex, none): **none** Slope (%): **1**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Labish mucky clay** NWI Classification: **none**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No (if no, explain in Remarks)

Are vegetation **X** Soil **X** or Hydrology significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation Soil or Hydrology naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		
Hydric Soil Present?	Yes		No	**X**	**Is Sampled Area within a Wetland?** Yes		No	**X**
Wetland Hydrology Present?	Yes		No	**X**	

Remarks:
Sample point is located within a recently plowed field.

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size:)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size:)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: **5**)			
1 ***Phalaris arundinacea***	**20**	**X**	**FACW**
2			
3			
4			
5			
6			
7			
8			
	20	= Total Cover	
Woody Vine Stratum (plot size:)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **80**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- 3-Prevalence Index is ≤ 3.0[1]
- 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- 5- Wetland Non-Vascular Plants[1]
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No**

Remarks:
Plowed. 80% of vegetation is removed.

SOIL PHS # **6904** Sampling Point: **6**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	**10YR 3/1**	**100**					**Silty Clay Loam**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ **No X**

Remarks:

Lowest spot in the field.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- **X** Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No **X**	Depth (inches):		
Water Table Present?	Yes ___	No **X**	Depth (inches):	**>14**	
Saturation Present? (includes capillary fringe)	Yes ___	No **X**	Depth (inches):	**>14**	

Wetland Hydrology Present?

Yes ___ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **9/15/2021**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **7**

Investigator(s): **TF/MS** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **Slope** Local relief (concave, convex, none): **none** Slope (%): **5**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Quatama loam** NWI Classification: **none**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		
Hydric Soil Present?	Yes	**X**	No	**Is Sampled Area within a Wetland?**	Yes **X** No
Wetland Hydrology Present?	Yes	**X**	No		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: **15**)			
1 ***Rubus armeniacus***	**40**	**X**	**FAC**
2 ***Crataegus monogyna***	**20**	**X**	**FAC**
3 ***Rosa sp***	**10**		**(FAC)**
4			
5			
	70	= Total Cover	
Herb Stratum (plot size: **5**)			
1 ***Unidentified grass***	**70**	**X**	**(FAC)**
2 ***Mentha pulegium***	**10**		**OBL**
3 ***Madia glomerata***	**5**		**FACU**
4 ***Leucanthemum vulgare***	**2**		**FACU**
5			
6			
7			
8			
	87	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **15**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **3** (A)

Total Number of Dominant Species Across All Strata: **3** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:

SOIL PHS # **6904** Sampling Point: **7**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	**10YR 2/2**	**90**	**10YR 3/6**	**5**	**C**	**PL**	**Sandy Loam**	**OR's**
0-4			**10YR 3/4**	**5**	**C**	**M**	**Sandy Loam**	**Medium**
4-10	**10YR 2/2**	**95**	**10YR 3/4**	**5**	**C**	**M**	**Sandy Loam**	**Medium**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

	Histosol (A1)		Sandy Redox (S5)
	Histic Epipedon (A2)		Stripped Matrix (S6)
	Black Histic (A3)		Loamy Mucky Mineral (F1) **(except MLRA 1)**
	Hydrogen Sulfide (A4)		Loamy Gleyed Matrix (F2)
	Depleted Below Dark Surface (A11)		Depleted Matrix (F3)
	Thick Dark Surface (A12)	**X**	Redox Dark Surface (F6)
	Sandy Mucky Mineral (S1)		Depleted Dark Surface (F7)
	Sandy Gleyed Matrix (S4)		Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

	2 cm Muck (A10)
	Red Parent Material (TF2)
	Very Shallow Dark Surface (TF12)
	Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes X No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

	Surface Water (A1)		Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**		Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
	High Water Table (A2)				
	Saturation (A3)		Salt Crust (B11)		Drainage Patterns (B10)
	Water Marks (B1)		Aquatic Invertebrates (B13)		Dry-Season Water Table (C2)
	Sediment Deposits (B2)		Hydrogen Sulfide Odor (C1)		Saturation Visible on Aerial Imagery (C9)
	Drift Deposits (B3)	**X**	Oxidized Rhizospheres along Living Roots (C3)		Geomorphic Position (D2)
	Algal Mat or Crust (B4)		Presence of Reduced Iron (C4)		Shallow Aquitard (D3)
	Iron Deposits (B5)		Recent Iron Reduction in Plowed Soils (C6)		Fac-Neutral Test (D5)
	Surface Soil Cracks (B6)		Stunted or Stressed Plants (D1) **(LRR A)**		Raised Ant Mounds (D6) **(LRR A)**
	Inundation Visible on Aerial Imagery (B7)		Other (Explain in Remarks)		Frost-Heave Hummocks (D7)
	Sparsely Vegetated Concave Surface (B8)				

Field Observations:

Surface Water Present?	Yes		No	**X**	Depth (inches):	
Water Table Present?	Yes		No	**X**	Depth (inches):	**>10**
Saturation Present? (includes capillary fringe)	Yes		No	**X**	Depth (inches):	**>10**

Wetland Hydrology Present?

Yes X No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **9/15/2021**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **8**

Investigator(s): **TF/MS** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **Hill/Mound** Local relief (concave, convex, none): **None** Slope (%): **2**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Quatama loam** NWI Classification: **none**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No (if no, explain in Remarks)

Are vegetation ___ Soil ___ or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ___ Soil ___ or Hydrology ___ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		**Is Sampled Area within a Wetland?** Yes ___ No **X**
Hydric Soil Present?	Yes		No	**X**	
Wetland Hydrology Present?	Yes		No	**X**	

Remarks:

VEGETATION - Use scientific names of plants.

		absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ___)				
1				
2				
3				
4				
		0	= Total Cover	
Sapling/Shrub Stratum (plot size: **30**)				
1	***Rubus armeniacus***	**80**	**X**	**FAC**
2	***Rosa pisocarpa***	**30**	**X**	**FAC**
3				
4				
5				
		110	= Total Cover	
Herb Stratum (plot size: **5**)				
1	***Agrostis capillaris***	**60**	**X**	**FAC**
2	***Jacobaea vulgaris***	**15**		**FACU**
3	***Leucanthemum vulgare***	**10**		**FACU**
4	***Daucus carota***	**5**		**FACU**
5	***Cirsium vulgare***	**5**		**FACU**
6				
7				
8				
		95	= Total Cover	
Woody Vine Stratum (plot size: ___)				
1				
2				
		0	= Total Cover	

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **2** (A)

Total Number of Dominant Species Across All Strata: **3** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **67%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ___ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ___ 3-Prevalence Index is ≤ 3.0[1]
- ___ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ___ 5- Wetland Non-Vascular Plants[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes X** **No** ___

Remarks:

SOIL PHS # **6904** Sampling Point: **8**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	**10YR 3/3**	**100**					**Silt Loam**	
4-12	**10YR 3/3**	**95**	**10YR 3/0**	**5**	**C**	**M**	**Silt Loam**	**Nodules**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ **No X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No ___ Depth (inches): ___

Water Table Present? Yes ___ No ___ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ___ Depth (inches): ___

Wetland Hydrology Present?

Yes ___ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **9/15/2021**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **9**

Investigator(s): **MS/TF** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **Flat** Local relief (concave, convex, none): **none** Slope (%): **1**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Quatama loam** NWI Classification: **none**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		
Hydric Soil Present?	Yes	**X**	No	**Is Sampled Area within a Wetland?**	Yes **X** No
Wetland Hydrology Present?	Yes	**X**	No		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: **30**)			
1 ***Crataegus monogyna***	**30**	**X**	**FAC**
2 ***Rosa nutkana***	**20**	**X**	**FAC**
3 ***Rosa pisocarpa***	**20**	**X**	**FAC**
4 ***Rubus armeniacus***	**15**		**FAC**
5 ***Fraxinus latifolia***	**5**		**FACW**
	90	= Total Cover	
Herb Stratum (plot size: **10**)			
1 ***Poa annua***	**60**	**X**	**FAC**
2 ***Agrostis capillaris***	**60**	**X**	**FAC**
3 ***Cynosurus cristatus***	**10**		**FACU**
4 ***Schedonorus arundinaceus***	**10**		**FAC**
5 ***Jacobaea vulgaris***	**5**		**FACU**
6 ***Leontodon saxatilis***	**5**		**FACU**
7 ***Mentha pulegium***	**5**		**OBL**
8			
	155	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **5** (A)

Total Number of Dominant Species Across All Strata: **5** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes X** **No** ____

Remarks:

SOIL PHS # **6904** Sampling Point: **9**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	**7.5YR 3/2**	**95**	**5YR 3/8**	**5**	**C**	**PL**	**Silt Loam**	**OR's throughout**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

	Histosol (A1)		Sandy Redox (S5)
	Histic Epipedon (A2)		Stripped Matrix (S6)
	Black Histic (A3)		Loamy Mucky Mineral (F1) **(except MLRA 1)**
	Hydrogen Sulfide (A4)		Loamy Gleyed Matrix (F2)
	Depleted Below Dark Surface (A11)		Depleted Matrix (F3)
	Thick Dark Surface (A12)	**X**	Redox Dark Surface (F6)
	Sandy Mucky Mineral (S1)		Depleted Dark Surface (F7)
	Sandy Gleyed Matrix (S4)		Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

	2 cm Muck (A10)
	Red Parent Material (TF2)
	Very Shallow Dark Surface (TF12)
	Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes X No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

	Surface Water (A1)		Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**		Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
	High Water Table (A2)				
	Saturation (A3)		Salt Crust (B11)		Drainage Patterns (B10)
	Water Marks (B1)		Aquatic Invertebrates (B13)		Dry-Season Water Table (C2)
	Sediment Deposits (B2)		Hydrogen Sulfide Odor (C1)		Saturation Visible on Aerial Imagery (C9)
	Drift Deposits (B3)	**X**	Oxidized Rhizospheres along Living Roots (C3)		Geomorphic Position (D2)
	Algal Mat or Crust (B4)		Presence of Reduced Iron (C4)		Shallow Aquitard (D3)
	Iron Deposits (B5)		Recent Iron Reduction in Plowed Soils (C6)		Fac-Neutral Test (D5)
	Surface Soil Cracks (B6)		Stunted or Stressed Plants (D1) **(LRR A)**		Raised Ant Mounds (D6) **(LRR A)**
	Inundation Visible on Aerial Imagery (B7)		Other (Explain in Remarks)		Frost-Heave Hummocks (D7)
	Sparsely Vegetated Concave Surface (B8)				

Field Observations:

Surface Water Present?	Yes		No **X**	Depth (inches):	
Water Table Present?	Yes		No **X**	Depth (inches):	**>12**
Saturation Present? (includes capillary fringe)	Yes		No **X**	Depth (inches):	**>12**

Wetland Hydrology Present?

Yes X No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **9/15/2021**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **10**

Investigator(s): **TF/MS** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **Slope** Local relief (concave, convex, none): **none** Slope (%): **2**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Quatama loam** NWI Classification: **none**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		**Is Sampled Area within a Wetland?** Yes ____ No **X**
Hydric Soil Present?	Yes		No	**X**	
Wetland Hydrology Present?	Yes		No	**X**	

Remarks:

VEGETATION - Use scientific names of plants.

		absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: **30**)				
1	***Fraxinus latifolia***	**5**	**X**	**FACW**
2				
3				
4				
		5	= Total Cover	
Sapling/Shrub Stratum (plot size: **30**)				
1	***Rosa sp***	**25**	**X**	**(FAC)**
2	***Rubus armeniacus***	**15**	**X**	**FAC**
3	***Fraxinus latifolia***	**5**		**FACW**
4	***Crataegus douglasii***	**5**		**FAC**
5	***Crataegus monogyna***	**5**		**FAC**
		55	= Total Cover	
Herb Stratum (plot size: **10**)				
1	***Unidentified grass***	**90**	**X**	**(FAC)**
2	***Hypochaeris radicata***	**5**		**FACU**
3	***Daucus carota***	**2**		**FACU**
4	***Jacobaea vulgaris***	**1**		**FACU**
5				
6				
7				
8				
		98	= Total Cover	
Woody Vine Stratum (plot size: ____)				
1				
2				
		0	= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **4** (A)

Total Number of Dominant Species Across All Strata: **4** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:

SOIL PHS # **6904** Sampling Point: **10**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	**10YR 2/2**	**99**	**10YR 3/4**	**1**	**C**	**PL**	**Sandy Loam**	
3-10	**10YR 3/2**	**99**	**10YR 3/4**	**1**	**C**	**M**	**Sandy Loam**	**Medium**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes _____ **No** **X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C6)
- Stunted or Stressed Plants (D1) **(LRR A)**
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- **X** Fac-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes		No **X**	Depth (inches):	
Water Table Present?	Yes		No **X**	Depth (inches):	**>10**
Saturation Present? (includes capillary fringe)	Yes		No **X**	Depth (inches):	**>10**

Wetland Hydrology Present?

Yes _____ **No** **X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **9/15/2021**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **11**

Investigator(s): **TF/MS** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **Flat** Local relief (concave, convex, none): **none** Slope (%): **1**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Cove clay** NWI Classification: **None**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No (if no, explain in Remarks)

Are vegetation ___ Soil ___ or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ___ Soil ___ or Hydrology ___ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		
Hydric Soil Present?	Yes	**X**	No	**Is Sampled Area within a Wetland?**	Yes **X** No
Wetland Hydrology Present?	Yes	**X**	No		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: **30**)			
1 ***Fraxinus latifolia***	**30**	**X**	**FACW**
2			
3			
4			
	30	= Total Cover	
Sapling/Shrub Stratum (plot size: **30**)			
1 ***Rosa pisocarpa***	**10**	**X**	**FAC**
2 ***Crataegus monogyna***	**10**	**X**	**FAC**
3 ***Rosa nutkana***	**10**	**X**	**FAC**
4			
5			
	30	= Total Cover	
Herb Stratum (plot size: **10**)			
1 ***Poa annua***	**50**	**X**	**FAC**
2 ***Agrostis capillaris***	**45**	**X**	**FAC**
3 ***Lotus corniculatus***	**10**		**FAC**
4 ***Holcus lanatus***	**10**		**FAC**
5 ***Schedonorus arundinaceus***	**5**		**FAC**
6 ***Jacobaea vulgaris***	**5**		**FACU**
7			
8			
	125	= Total Cover	
Woody Vine Stratum (plot size:)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **6** (A)

Total Number of Dominant Species Across All Strata: **6** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

___ 1- Rapid Test for Hydrophytic Vegetation

___ 2- Dominance Test is >50%

___ 3-Prevalence Index is ≤ 3.0[1]

___ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)

___ 5- Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No**

Remarks:

SOIL PHS # **6904** Sampling Point: **11**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	**10YR 3/2**	**80**	**5YR 4/6**	**20**	**C**	**M,PL**	**Clay Loam**	**Coarse, Medium**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

	Histosol (A1)		Sandy Redox (S5)
	Histic Epipedon (A2)		Stripped Matrix (S6)
	Black Histic (A3)		Loamy Mucky Mineral (F1) **(except MLRA 1)**
	Hydrogen Sulfide (A4)		Loamy Gleyed Matrix (F2)
	Depleted Below Dark Surface (A11)		Depleted Matrix (F3)
	Thick Dark Surface (A12)	X	Redox Dark Surface (F6)
	Sandy Mucky Mineral (S1)		Depleted Dark Surface (F7)
	Sandy Gleyed Matrix (S4)		Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

	2 cm Muck (A10)
	Red Parent Material (TF2)
	Very Shallow Dark Surface (TF12)
	Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes X No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

	Surface Water (A1)		Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**		Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
	High Water Table (A2)				
	Saturation (A3)		Salt Crust (B11)		Drainage Patterns (B10)
	Water Marks (B1)		Aquatic Invertebrates (B13)		Dry-Season Water Table (C2)
	Sediment Deposits (B2)		Hydrogen Sulfide Odor (C1)		Saturation Visible on Aerial Imagery (C9)
	Drift Deposits (B3)	X	Oxidized Rhizospheres along Living Roots (C3)		Geomorphic Position (D2)
	Algal Mat or Crust (B4)		Presence of Reduced Iron (C4)		Shallow Aquitard (D3)
	Iron Deposits (B5)		Recent Iron Reduction in Plowed Soils (C6)	X	Fac-Neutral Test (D5)
	Surface Soil Cracks (B6)		Stunted or Stressed Plants (D1) **(LRR A)**		Raised Ant Mounds (D6) **(LRR A)**
	Inundation Visible on Aerial Imagery (B7)		Other (Explain in Remarks)		Frost-Heave Hummocks (D7)
	Sparsely Vegetated Concave Surface (B8)				

Secondary Indicators (2 or more required)

Field Observations:

Surface Water Present?	Yes		No X	Depth (inches):	>12
Water Table Present?	Yes		No X	Depth (inches):	>12
Saturation Present? (includes capillary fringe)	Yes		No X	Depth (inches):	>12

Wetland Hydrology Present? Yes X No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **9/15/2021**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **12**

Investigator(s): **TF/MS** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **Slope** Local relief (concave, convex, none): **none** Slope (%): **2**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Cove clay** NWI Classification: **None**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No (if no, explain in Remarks)

Are vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation Soil or Hydrology naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No	**Is Sampled Area within a Wetland?**	Yes	No **X**
Hydric Soil Present?	Yes	No **X**			
Wetland Hydrology Present?	Yes	No **X**			

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: **30**)			
1 ***Quercus garryana***	**5**	**X**	**FACU**
2			
3			
4			
	5	= Total Cover	
Sapling/Shrub Stratum (plot size: **30**)			
1 ***Crataegus monogyna***	**40**	**X**	**FAC**
2 ***Rosa pisocarpa***	**20**	**X**	**FAC**
3 ***Rubus armeniacus***	**10**		**FAC**
4 ***Crataegus douglasii***	**5**		**FAC**
5			
	75	= Total Cover	
Herb Stratum (plot size: **10**)			
1 ***Unidentified grass***	**65**	**X**	**(FAC)**
2 ***Cynosurus cristatus***	**15**		**FACU**
3 ***Poa sp***	**15**		**(FAC)**
4 ***Leontodon saxatilis***	**5**		**FACU**
5 ***Jacobaea vulgaris***	**2**		**FACU**
6			
7			
8			
	102	= Total Cover	
Woody Vine Stratum (plot size:)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **3** (A)

Total Number of Dominant Species Across All Strata: **4** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **75%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- 3-Prevalence Index is ≤ 3.0[1]
- 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- 5- Wetland Non-Vascular Plants[1]
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No

Remarks:

Identification of grasses to species is complicated by the extent of grazing.

SOIL

PHS # 6904 Sampling Point: 12

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/2	98	10YR 3/4	1	C	PL	Sandy Loam	Fine
0-4			7.5YR 3/4	1	C	M		
4-12	10YR 2/2	99	10YR 3/4	1	C	M	Sandy Loam	Fine

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes _____ **No X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C6)
- Stunted or Stressed Plants (D1) **(LRR A)**
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- Fac-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	_____	No **X**	Depth (inches):	_____
Water Table Present?	Yes	_____	No **X**	Depth (inches):	**>12**
Saturation Present? (includes capillary fringe)	Yes	_____	No **X**	Depth (inches):	**>12**

Wetland Hydrology Present? Yes _____ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **9/15/2021**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **13**

Investigator(s): **TF//MS** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **none** Local relief (concave, convex, none): **none** Slope (%): **1**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Verboort silty clay loam** NWI Classification: **None**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No (if no, explain in Remarks)

Are vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation Soil or Hydrology naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		
Hydric Soil Present?	Yes		No	**X**	**Is Sampled Area within a Wetland?** Yes		No	**X**
Wetland Hydrology Present?	Yes	**X**	No		

Remarks:
Sample point taken in the lowest spot.

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size:)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size:)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb Stratum (plot size: **10**)			
1 ***Unidentified grass***	**70**	**X**	**(FAC)**
2 ***Jacobaea vulgaris***	**10**		**FACU**
3 ***Cynosurus cristatus***	**10**		**FACU**
4 ***Madia glomerata***	**5**		**FACU**
5 ***Jacobaea vulgaris***	**2**		**FACU**
6 ***Brassica nigra***	**2**		**UPL**
7 ***Plantago lanceolata***	**1**		**FACU**
8 ***Cichorium intybus***	**1**		**FACU**
	101	= Total Cover	
Woody Vine Stratum (plot size:)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **1** (A)

Total Number of Dominant Species Across All Strata: **1** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- 3-Prevalence Index is ≤ 3.0[1]
- 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- 5- Wetland Non-Vascular Plants[1]
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes X** **No**

Remarks:

SOIL PHS # **6904** Sampling Point: **13**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	**7.5YR 3/2**	**95**	**7.5YR 3/4**	**5**	**C**	**PL**	**silt loam**	**OR's**
3-7	**7.5YR 2.5/2**	**100**					**silt loam**	
7-12+	**7.5YR 2.5/3**	**100**					**silt loam**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ **No X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- **X** Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	___	No **X**	Depth (inches):	___
Water Table Present?	Yes	___	No **X**	Depth (inches):	**>12**
Saturation Present? (includes capillary fringe)	Yes	___	No **X**	Depth (inches):	**>12**

Wetland Hydrology Present?

Yes X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **9/15/2021**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **14**

Investigator(s): **TF//MS** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **Flat** Local relief (concave, convex, none): **none** Slope (%): **1-2**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Verboort silty clay loam** NWI Classification: **None**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No (if no, explain in Remarks)

Are vegetation **X** Soil ___ or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ___ Soil ___ or Hydrology ___ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		
Hydric Soil Present?	Yes	**X**	No	**Is Sampled Area within a Wetland?**	Yes **X** No
Wetland Hydrology Present?	Yes	**X**	No		

Remarks:
The sample area is grazed.

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: **30**)			
1 ***Fraxinus latifolia***	**15**	**X**	**FACW**
2			
3			
4			
	15	= Total Cover	
Sapling/Shrub Stratum (plot size: **30**)			
1 ***Rosa rubiginosa***	**5**	**X**	**UPL**
2			
3			
4			
5			
	5	= Total Cover	
Herb Stratum (plot size: **10**)			
1 ***Poa sp***	**60**	**X**	**(FAC)**
2 ***Cynosurus cristatus***	**40**	**X**	**FACU**
3 ***Jacobaea vulgaris***	**10**		**FACU**
4 ***Schedonorus arundinaceus***	**5**		**FAC**
5 ***Cirsium arvense***	**1**		**FAC**
6			
7			
8			
	116	= Total Cover	
Woody Vine Stratum (plot size:)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **2** (A)

Total Number of Dominant Species Across All Strata: **4** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **50%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species	**15**	x 2 =	**30**
FAC Species	**66**	x 3 =	**198**
FACU Species	**50**	x 4 =	**200**
UPL Species	**5**	x 5 =	**25**
Column Totals	**136** (A)		**453** (B)

Prevalence Index =B/A = **3.33**

Hydrophytic Vegetation Indicators:

- ___ 1- Rapid Test for Hydrophytic Vegetation
- ___ 2- Dominance Test is >50%
- ___ 3-Prevalence Index is ≤ 3.0[1]
- ___ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ___ 5- Wetland Non-Vascular Plants[1]
- **X** Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes X** **No**

Remarks:
Identification of grasses to species is complicated by the extent of grazing.

SOIL PHS # **6904** Sampling Point: **14**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	**10YR 4/2**	**85**	**7.5YR 5/8**	**15**	**C**	**PL**	**Sandy Loam**	**Fine**
7-9	**7.5YR 3/2**	**95**	**7.5YR 5/8**	**5**			**Silt Loam**	**fine**
9-14+	**7.5YR 3/2**	**75**	**7.5YR 5/8**	**25**	**C**	**PL**	**Silt Loam**	**fine**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

	Histosol (A1)	**X**	Sandy Redox (S5)
	Histic Epipedon (A2)		Stripped Matrix (S6)
	Black Histic (A3)		Loamy Mucky Mineral (F1) **(except MLRA 1)**
	Hydrogen Sulfide (A4)		Loamy Gleyed Matrix (F2)
X	Depleted Below Dark Surface (A11)	**X**	Depleted Matrix (F3)
	Thick Dark Surface (A12)		Redox Dark Surface (F6)
	Sandy Mucky Mineral (S1)		Depleted Dark Surface (F7)
	Sandy Gleyed Matrix (S4)		Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

	2 cm Muck (A10)
	Red Parent Material (TF2)
	Very Shallow Dark Surface (TF12)
	Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes X No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

	Surface Water (A1)		Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**		Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
	High Water Table (A2)				
	Saturation (A3)		Salt Crust (B11)		Drainage Patterns (B10)
	Water Marks (B1)		Aquatic Invertebrates (B13)		Dry-Season Water Table (C2)
	Sediment Deposits (B2)		Hydrogen Sulfide Odor (C1)		Saturation Visible on Aerial Imagery (C9)
	Drift Deposits (B3)	**X**	Oxidized Rhizospheres along Living Roots (C3)		Geomorphic Position (D2)
	Algal Mat or Crust (B4)		Presence of Reduced Iron (C4)		Shallow Aquitard (D3)
	Iron Deposits (B5)		Recent Iron Reduction in Plowed Soils (C6)		Fac-Neutral Test (D5)
	Surface Soil Cracks (B6)		Stunted or Stressed Plants (D1) **(LRR A)**		Raised Ant Mounds (D6) **(LRR A)**
	Inundation Visible on Aerial Imagery (B7)		Other (Explain in Remarks)		Frost-Heave Hummocks (D7)
	Sparsely Vegetated Concave Surface (B8)				

Field Observations:

Surface Water Present?	Yes		No **X**	Depth (inches):	**>14**
Water Table Present?	Yes		No **X**	Depth (inches):	**>14**
Saturation Present? (includes capillary fringe)	Yes		No **X**	Depth (inches):	**>14**

Wetland Hydrology Present?

Yes X No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **9/15/2021**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **15**

Investigator(s): **TF//MS** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **none** Local relief (concave, convex, none): **none** Slope (%): **1-Jan**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Verboort silty clay loam** NWI Classification: **None**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No (if no, explain in Remarks)

Are vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation Soil or Hydrology naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No	**Is Sampled Area within a Wetland?**	Yes	No **X**
Hydric Soil Present?	Yes **X**	No			
Wetland Hydrology Present?	Yes	No **X**			

Remarks:

VEGETATION - Use scientific names of plants.

		absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: **30**)				
1	***Quercus garryana***	**80**	**X**	**FACU**
2				
3				
4				
		80	= Total Cover	
Sapling/Shrub Stratum (plot size: **30**)				
1	***Rubus armeniacus***	**40**	**X**	**FAC**
2	***Crataegus monogyna***	**30**	**X**	**FAC**
3	***Rosa pisocarpa***	**10**		**FAC**
4				
5				
		80	= Total Cover	
Herb Stratum (plot size: **10**)				
1	***Unidentified grass***	**10**	**X**	**(FAC)**
2				
3				
4				
5				
6				
7				
8				
		10	= Total Cover	
Woody Vine Stratum (plot size:)				
1				
2				
		0	= Total Cover	

% Bare Ground in Herb Stratum **90**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **3** (A)

Total Number of Dominant Species Across All Strata: **4** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **75%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- 3-Prevalence Index is ≤ 3.0[1]
- 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- 5- Wetland Non-Vascular Plants[1]
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes X** **No**

Remarks:

SOIL PHS # **6904** Sampling Point: **15**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	**10YR 2/2**	**100**					**Sandy Loam**	
3-12	**10YR 2/1**	**90**	**10YR 3/4**	**10**	**C**	**M**	**Sandy Loam**	**Medium**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Histosol (A1)	Sandy Redox (S5)
Histic Epipedon (A2)	Stripped Matrix (S6)
Black Histic (A3)	Loamy Mucky Mineral (F1) **(except MLRA 1)**
Hydrogen Sulfide (A4)	Loamy Gleyed Matrix (F2)
Depleted Below Dark Surface (A11)	Depleted Matrix (F3)
Thick Dark Surface (A12)	**X** Redox Dark Surface (F6)
Sandy Mucky Mineral (S1)	Depleted Dark Surface (F7)
Sandy Gleyed Matrix (S4)	Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

2 cm Muck (A10)
Red Parent Material (TF2)
Very Shallow Dark Surface (TF12)
Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:
Depth (inches):

Hydric Soil Present? Yes X No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
Surface Water (A1)	Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**	Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
High Water Table (A2)		
Saturation (A3)	Salt Crust (B11)	Drainage Patterns (B10)
Water Marks (B1)	Aquatic Invertebrates (B13)	Dry-Season Water Table (C2)
Sediment Deposits (B2)	Hydrogen Sulfide Odor (C1)	Saturation Visible on Aerial Imagery (C9)
Drift Deposits (B3)	Oxidized Rhizospheres along Living Roots (C3)	Geomorphic Position (D2)
Algal Mat or Crust (B4)	Presence of Reduced Iron (C4)	Shallow Aquitard (D3)
Iron Deposits (B5)	Recent Iron Reduction in Plowed Soils (C6)	Fac-Neutral Test (D5)
Surface Soil Cracks (B6)	Stunted or Stressed Plants (D1) **(LRR A)**	Raised Ant Mounds (D6) **(LRR A)**
Inundation Visible on Aerial Imagery (B7)	Other (Explain in Remarks)	Frost-Heave Hummocks (D7)
Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present?	Yes	No **X**	Depth (inches):		
Water Table Present?	Yes	No **X**	Depth (inches):	**>12**	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes	No **X**	Depth (inches):	**>12**	**Yes** **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **9/15/2021**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **16**

Investigator(s): **TF/MS** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **Slope** Local relief (concave, convex, none): **none** Slope (%): **2**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Cove clay** NWI Classification: **None**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		
Hydric Soil Present?	Yes	**X**	No	**Is Sampled Area within a Wetland?**	Yes **X** No
Wetland Hydrology Present?	Yes	**X**	No		

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: **30**)			
1 ***Rosa sp***	**20**	**X**	**(FAC)**
2 ***Crataegus monogyna***	**15**	**X**	**FAC**
3 ***Rubus armeniacus***	**10**	**X**	**FAC**
4			
5			
	45	= Total Cover	
Herb Stratum (plot size: **5**)			
1 ***Unidentified grass***	**60**	**X**	**(FAC)**
2 ***Poa sp***	**20**	**X**	**(FAC)**
3 ***Cynosurus cristatus***	**15**		**FACU**
4 ***Leontodon saxatilis***	**5**		**FACU**
5			
6			
7			
8			
	100	= Total Cover	
Woody Vine Stratum (plot size: ____)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **0**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **5** (A)

Total Number of Dominant Species Across All Strata: **5** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:

SOIL PHS # **6904** Sampling Point: **16**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	**10YR 2/2**	**90**	**5YR 3/4**	**5**	**C**	**M**	**Sandy Loam**	**fine**
0-4			**5YR 3/4**	**5**	**C**	**M**		**Fine**
4-12	**10YR 2/2**	**95**	**5YR 3/4**	**5**	**C**	**M**	**Sandy Loam**	**Fine**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

	Histosol (A1)		Sandy Redox (S5)
	Histic Epipedon (A2)		Stripped Matrix (S6)
	Black Histic (A3)		Loamy Mucky Mineral (F1) **(except MLRA 1)**
	Hydrogen Sulfide (A4)		Loamy Gleyed Matrix (F2)
	Depleted Below Dark Surface (A11)		Depleted Matrix (F3)
	Thick Dark Surface (A12)	**X**	Redox Dark Surface (F6)
	Sandy Mucky Mineral (S1)		Depleted Dark Surface (F7)
	Sandy Gleyed Matrix (S4)		Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

	2 cm Muck (A10)
	Red Parent Material (TF2)
	Very Shallow Dark Surface (TF12)
	Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes X No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

	Surface Water (A1)		Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
	High Water Table (A2)		
	Saturation (A3)		Salt Crust (B11)
	Water Marks (B1)		Aquatic Invertebrates (B13)
	Sediment Deposits (B2)		Hydrogen Sulfide Odor (C1)
	Drift Deposits (B3)		Oxidized Rhizospheres along Living Roots (C3)
	Algal Mat or Crust (B4)		Presence of Reduced Iron (C4)
	Iron Deposits (B5)		Recent Iron Reduction in Plowed Soils (C6)
	Surface Soil Cracks (B6)		Stunted or Stressed Plants (D1) **(LRR A)**
	Inundation Visible on Aerial Imagery (B7)		Other (Explain in Remarks)
	Sparsely Vegetated Concave Surface (B8)		

Secondary Indicators (2 or more required)

	Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
	Drainage Patterns (B10)
	Dry-Season Water Table (C2)
	Saturation Visible on Aerial Imagery (C9)
	Geomorphic Position (D2)
	Shallow Aquitard (D3)
	Fac-Neutral Test (D5)
	Raised Ant Mounds (D6) **(LRR A)**
	Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes		No **X**	Depth (inches):	
Water Table Present?	Yes		No **X**	Depth (inches):	**>12**
Saturation Present? (includes capillary fringe)	Yes		No **X**	Depth (inches):	**>12**

Wetland Hydrology Present?

Yes X No

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **9/15/2021**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **17**

Investigator(s): **MS/TF** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **Mound** Local relief (concave, convex, none): **None** Slope (%): **2-3**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Cove clay** NWI Classification: **None**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No ____ (if no, explain in Remarks)

Are vegetation ____ Soil ____ or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		**Is Sampled Area within a Wetland?** Yes ____ No **X**
Hydric Soil Present?	Yes	**X**	No		
Wetland Hydrology Present?	Yes		No	**X**	

Remarks:

VEGETATION - Use scientific names of plants.

		absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: **30**)				
1	***Pinus ponderosa***	**25**	**X**	**FACU**
2				
3				
4				
		25	= Total Cover	
Sapling/Shrub Stratum (plot size: **30**)				
1	***Rosa pisocarpa***	**60**	**X**	**FAC**
2	***Crataegus monogyna***	**30**	**X**	**FAC**
3	***Rubus armeniacus***	**25**	**X**	**FAC**
4	***Symphoricarpos albus***	**10**		**FACU**
5				
		125	= Total Cover	
Herb Stratum (plot size: **10**)				
1	***Poa sp***	**60**	**X**	**(FAC)**
2	***Agrostis capillaris***	**40**	**X**	**FAC**
3				
4				
5				
6				
7				
8				
		100	= Total Cover	
Woody Vine Stratum (plot size: ____)				
1				
2				
		0	= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **5** (A)

Total Number of Dominant Species Across All Strata: **6** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **83%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ____ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ____ 3-Prevalence Index is ≤ 3.0[1]
- ____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ____ 5- Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **X** **No** ____

Remarks:

SOIL PHS # **6904** Sampling Point: **17**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	**10YR 3/2**	**95**	**10YR 6/8**	**5**	**C**	**M**	**Silt Loam**	**fine mottles**
3-12+	**7.5YR 3/2**	**85**	**7.5YR 3/3**	**15**	**C**	**M**	**Silt Loam**	**fine mottles**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

	Histosol (A1)		Sandy Redox (S5)
	Histic Epipedon (A2)		Stripped Matrix (S6)
	Black Histic (A3)		Loamy Mucky Mineral (F1) **(except MLRA 1)**
	Hydrogen Sulfide (A4)		Loamy Gleyed Matrix (F2)
	Depleted Below Dark Surface (A11)		Depleted Matrix (F3)
	Thick Dark Surface (A12)	**X**	Redox Dark Surface (F6)
	Sandy Mucky Mineral (S1)		Depleted Dark Surface (F7)
	Sandy Gleyed Matrix (S4)		Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

	2 cm Muck (A10)
	Red Parent Material (TF2)
	Very Shallow Dark Surface (TF12)
	Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes X No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

	Surface Water (A1)		Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
	High Water Table (A2)		
	Saturation (A3)		Salt Crust (B11)
	Water Marks (B1)		Aquatic Invertebrates (B13)
	Sediment Deposits (B2)		Hydrogen Sulfide Odor (C1)
	Drift Deposits (B3)		Oxidized Rhizospheres along Living Roots (C3)
	Algal Mat or Crust (B4)		Presence of Reduced Iron (C4)
	Iron Deposits (B5)		Recent Iron Reduction in Plowed Soils (C6)
	Surface Soil Cracks (B6)		Stunted or Stressed Plants (D1) **(LRR A)**
	Inundation Visible on Aerial Imagery (B7)		Other (Explain in Remarks)
	Sparsely Vegetated Concave Surface (B8)		

Secondary Indicators (2 or more required)

	Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
	Drainage Patterns (B10)
	Dry-Season Water Table (C2)
	Saturation Visible on Aerial Imagery (C9)
	Geomorphic Position (D2)
	Shallow Aquitard (D3)
	Fac-Neutral Test (D5)
	Raised Ant Mounds (D6) **(LRR A)**
	Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes		No **X**	Depth (inches):	
Water Table Present?	Yes		No **X**	Depth (inches):	**>12+**
Saturation Present? (includes capillary fringe)	Yes		No **X**	Depth (inches):	**>12+**

Wetland Hydrology Present?

Yes **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **9/15/2021**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **18**

Investigator(s): **TF/MS** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **none** Local relief (concave, convex, none): **none** Slope (%): **1**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Hillsboro loam** NWI Classification: **PEM1C**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No (if no, explain in Remarks)

Are vegetation ___ Soil ___ or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation ___ Soil ___ or Hydrology ___ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	**X**	No		**Is Sampled Area within a Wetland?** Yes ___ No **X**
Hydric Soil Present?	Yes		No	**X**	
Wetland Hydrology Present?	Yes		No	**X**	

Remarks:

VEGETATION - Use scientific names of plants.

		absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ___)				
1				
2				
3				
4				
		0	= Total Cover	
Sapling/Shrub Stratum (plot size: **30**)				
1	***Rubus armeniacus***	**25**	**X**	**FAC**
2	***Amelanchier alnifolia***	**20**	**X**	**FACU**
3	***Mahonia aquifolium***	**5**		**FACU**
4	***Rosa sp***	**5**		**(FAC)**
5	***Symphoricarpos albus***	**5**		**FACU**
		60	= Total Cover	
Herb Stratum (plot size: **10**)				
1	***Unidentified grass***	**35**	**X**	**(FAC)**
2	***Prunella vulgaris***	**3**		**FACU**
3	***Plantago lanceolata***	**2**		**FACU**
4				
5				
6				
7				
8				
		40	= Total Cover	
Woody Vine Stratum (plot size: ___)				
1				
2				
		0	= Total Cover	

% Bare Ground in Herb Stratum **60**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **2** (A)

Total Number of Dominant Species Across All Strata: **3** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **67%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	**0**
FACW species		x 2 =	**0**
FAC Species		x 3 =	**0**
FACU Species		x 4 =	**0**
UPL Species		x 5 =	**0**
Column Totals	**0** (A)		**0** (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- ___ 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- ___ 3-Prevalence Index is ≤ 3.0[1]
- ___ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- ___ 5- Wetland Non-Vascular Plants[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes X** **No** ___

Remarks:

SOIL PHS # **6904** Sampling Point: **18**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10+	**10YR 3/3**	**100**					**Sandy Loam**	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes _____ **No X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Plowed Soils (C6)
- Stunted or Stressed Plants (D1) **(LRR A)**
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- Fac-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	_____	No **X**	Depth (inches):	_____
Water Table Present?	Yes	_____	No **X**	Depth (inches):	**>10+**
Saturation Present? (includes capillary fringe)	Yes	_____	No **X**	Depth (inches):	**>10+**

Wetland Hydrology Present?

Yes _____ **No X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

PHS # 6904

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: **Walgrave Property** City/County: **Tualatin/Washington** Sampling Date: **9/15/2021**

Applicant/Owner: **Phelan Development** State: **OR** Sampling Point: **18**

Investigator(s): **TF/MS** Section, Township, Range: **Section 22, Township 2S, Range 1W**

Landform (hillslope, terrace, etc.:) **none** Local relief (concave, convex, none): **none** Slope (%): **1**

Subregion (LRR): **LRR A** Lat: Long: Datum: **WSG85**

Soil Map Unit Name: **Hillsboro loam** NWI Classification: **none**

Are climatic/hydrologic conditions on the site typical for this time of year? Yes **X** No (if no, explain in Remarks)

Are vegetation Soil or Hydrology significantly disturbed? Are "Normal Circumstances" present? (Y/N) **Y**

Are vegetation Soil or Hydrology naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes **X**	No	**Is Sampled Area within a Wetland?**	Yes	No **X**
Hydric Soil Present?	Yes	No **X**			
Wetland Hydrology Present?	Yes	No **X**			

Remarks:

VEGETATION - Use scientific names of plants.

	absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size:)			
1			
2			
3			
4			
	0	= Total Cover	
Sapling/Shrub Stratum (plot size: 30)			
1 ***Rubus armeniacus***	45	X	FAC
2 ***Crataegus monogyna***	3		FAC
3 ***Frangula purshiana***	2		FAC
4 ***Corylus cornuta***	1		FACU
5 ***Quercus garryana***	1		FACU
	52	= Total Cover	
Herb Stratum (plot size: 10)			
1 ***Unidentified grass***	20	X	(FAC)
2 ***Bromus sp***	15	X	(FAC)
3 ***Trifolium arvense***	5		UPL
4 ***Centaurium erythraea***	5		FAC
5 ***Hypochaeris radicata***	4		FACU
6 ***Unidentified forb***	3		(FAC)
7 ***Daucus carota***	1		FACU
8			
	53	= Total Cover	
Woody Vine Stratum (plot size:)			
1			
2			
	0	= Total Cover	

% Bare Ground in Herb Stratum **30**

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: **3** (A)

Total Number of Dominant Species Across All Strata: **3** (B)

Percent of Dominant Species That are OBL, FACW, or FAC: **100%** (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = **#DIV/0!**

Hydrophytic Vegetation Indicators:

- 1- Rapid Test for Hydrophytic Vegetation
- **X** 2- Dominance Test is >50%
- 3-Prevalence Index is ≤ 3.0[1]
- 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)
- 5- Wetland Non-Vascular Plants[1]
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes X** **No**

Remarks:

At the edge of a field. Half of the plot was plowed field, the other half was blackberry thicket.

SOIL **PHS #** **6904** Sampling Point: **18**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	**7.5YR 3/3**	**100**					**Sandy Loam**	**Coarse**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? Yes ___ **No** **X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Plowed Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ Fac-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	___	No **X**	Depth (inches):	___
Water Table Present?	Yes	___	No **X**	Depth (inches):	**>12**
Saturation Present? (includes capillary fringe)	Yes	___	No **X**	Depth (inches):	**>12**

Wetland Hydrology Present?

Yes ___ **No** **X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix C

Photo documentation

Photo A:

Looking west across the VC at the north end of lot 551.

Photo taken: September 24, 2021

Photo B:

Looking west into forested and shrub upland west of Wetland A.

Photo taken: September 24, 2021

Project #6904
Date 10/22/21

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Photo documentation

Walgraeve Partition - Tualatin, Oregon

Photo C:

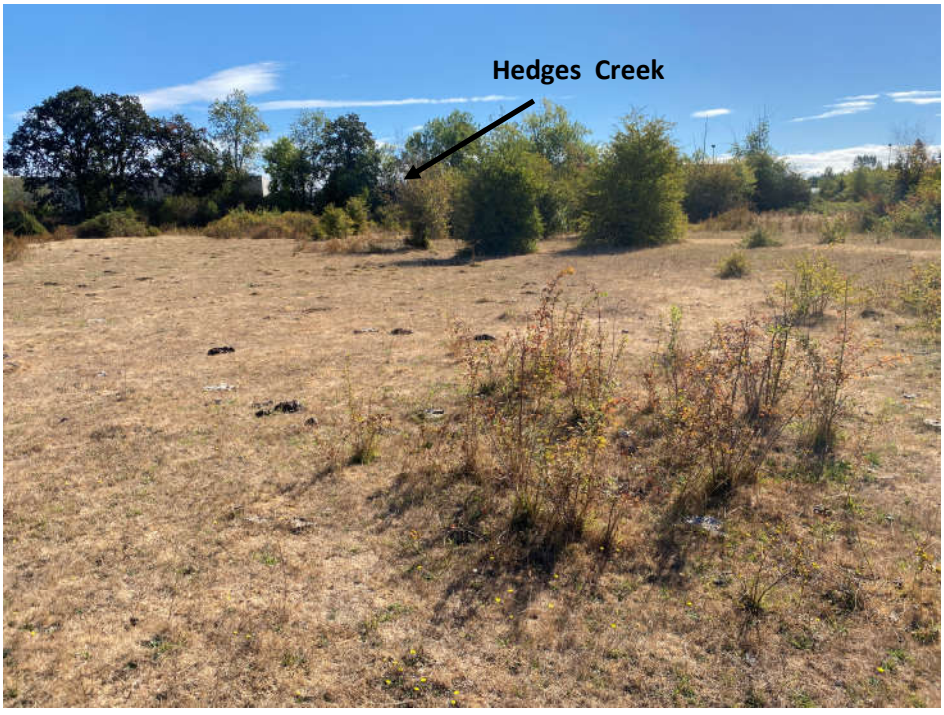
Looking northwest into a forested area in the northwest portion of lot 550.

Photo taken: September 24, 2021

Photo D:

Looking south across an upland "island" north of Hedges Creek.

Photo taken: September 24, 2021



Project #6904
Date 10/22/21

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Photo documentation

Walgraeve Partition - Tualatin, Oregon

Photo E:

Looking east across grazed upland south of the wetland.

Photo taken: September 24, 2021

Photo F:

Looking southeast into blackberry dominated VC south of Wetland A.

Photo taken: September 24, 2021

Project #6904
Date 10/22/21

Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Photo documentation

Walgraeve Partition - Tualatin, Oregon

Project Contact Information

Walgraeves Industrial

Property Owner:

Walgraeves
11345 SW Herman Rd.
Tualatin, OR 97062
503.692.0766
farmboys@comcast.net

Applicant:

Phelan Development Company
6750 SW Bradbury Ct.
Portland, OR 97224
503.718.8837
mdearmey@phelandevco.com

Architect:

CCA, Inc.
18600 MacArthur Boulevard, Suite 300
Irvine, CA 92612
949.833.1930
alexj@ccarchitects.com

Engineer:

AAI Engineering
4875 SW Griffith Drive #100
Beaverton, OR 97005
503.620.3030
craigh@aaieng.com

Planner:

AAI Engineering
4875 SW Griffith Drive #100
Beaverton, OR 97005
503.620.3030
bethz@aaieng.com

Landscape Architect

AAI Engineering
4875 SW Griffith Drive #100
Beaverton, OR 97005
503.620.3030
teresal@aaieng.com

Traffic Engineer:

Lancaster Mobley Engineering
321 SW 4th Ave. #400
Portland, OR 97204
503.248.0373
daniel@lancastermobley.com

Environmental Engineer:

Pacific Habitat Services Inc.
9450 SW Commerce Circle, #180
Wilsonville, OR 97070
503.570.0800
jvs@pacifichabitat.com

REPUBLIC SERVICES
10295 Southwest Ridder Road, Wilsonville, OR 97070
o 503.570.0626 f 503.682.9307 republicservices.com

November 10, 2021

Alex Jewel
Carlile Coatsworth Architects

Re: Walgraeve Property
11345 SW Herman Rd.
Tualatin, OR 97062

Dear Alex,

Thank you, for sending us the preliminary site plans for this proposed development in Tualatin.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location

The commercial design plan that you provided on 11/4/2021 which includes a standard trash/recycle enclosure design of 10' x 20' and includes two enclosures per buildings A, B, and C, totaling six enclosures, will provide adequate space for our trash and recycle receptacles and are accessible for our collection trucks to provide service. You communicated that SW Myslony Street is planned for extension and that the site access aprons will connect with the planned street extension which will allow access for our trucks to enter the site. The site driveway design plan will allow for our trucks to navigate this location.

Thanks Alex, for your help and concerns for our services prior to this project being developed.

Sincerely,

Kelly Herrod
Operations Supervisor
Republic Services Inc.

Tualatin Valley Fire & Rescue
www.tvfr.com

Command & Business Operations Center and North Operating Center
11945 SW 70th Avenue
Tigard, Oregon 97223-8566
503-649-8577

South Operating Center
8445 SW Elligsen Road
Wilsonville, Oregon
97070-9641
503-649-8577

Training Center
12400 SW Tonquin Road
Sherwood, Oregon
97140-9734
503-259-1600

FIRE DEPARTMENT ACCESS AND WATER SUPPLY PERMIT CHECKLIST

Project Name	Address and/or Legal Description	TVF&R Permit #
Walgraeves	2S122D000050	
Description of Proposed Work:	Three-structure Industrial Park w/assoc. site work.	Jurisdiction:
Bldg. Square Footage: 442,035 (total)	Type of Construction: V-B	Fire Sprinklers: Y[X] N[ ]
Fire Alarms: Y[X] N[ ]	Bldg. Height: (Measured to gutter line or top of parapet) 41'-8"	ERRC [ ] MERRC [ ] N/A [ ]

Complete checklist below if the submittal involves constructing or altering a building.

ITEM #	PROVIDED		REQUIREMENT	CODE REF
1	Y [X]	N/A [ ]	Fire service plans shall consist of a site plan and elevation views of buildings. The site plan shall be labeled as FS-1. Elevation view sheets shall be FS-2, FS-3, etc.	OFC 105.4.2
2	Y [X]	N/A [ ]	Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)	OFC 503.1.1
3	Y [ ]	N/A [X]	Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Diagrams can be found in the corresponding guide located at: http://www.tvfr.com/DocumentCenter/View/1296.	OFC 503.2.5 & D103.1
4	Y [X]	N/A [ ]	Buildings exceeding 30 feet in height or three stories in height shall have at least two separate means of fire apparatus access.	D104.1
5	Y [X]	N/A [ ]	Buildings or facilities having a gross building area of more than 62,000 square feet shall have at least two approved separate means of fire apparatus access. Exception: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.	OFC D104.2
6	Y [ ]	N/A [X]	Multifamily projects having more than 100 dwelling units shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus roads regardless of whether they are equipped with an approved automatic sprinkler system.	OFC D106
7	Y [X]	N/A [ ]	Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by	OFC D105.1, D105.2

ITEM #	PROVIDED		REQUIREMENT	CODE REF
			measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement.	
8	Y ☐	N/A ☒	Developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.	OFC D107
9	Y ☒	N/A ☐	At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the Fire Marshal. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building.	OFC D105.3, D105.4
10	Y ☒	N/A ☐	Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses.	OFC D104.3
11	Y ☒	N/A ☐	Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants and an unobstructed vertical clearance of not less than 13 feet 6 inches.	OFC 503.2.1 & D103.1
12	Y ☐	N/A ☒	The fire district will approve access roads of 12 feet for up to three dwelling units (Group R-3) and accessory (Group U) buildings.	OFC 503.1.1
13	Y ☐	N/A ☒	Where access roads are less than 20 feet and exceed 400 feet in length, turnouts 10 feet wide and 30 feet long may be required and will be determined on a case by case basis.	OFC 503.2.2
14	Y ☐	N/A ☒	Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background.	OFC D103.6
15	Y ☒	N/A ☐	Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25-foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background	OFC 503.3
16	Y ☒	N/A ☐	Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant.	OFC D103.1
17	Y ☐	N/A ☒	Where access roads are less than 20 feet and exceed 400 feet in length, turnouts 10 feet wide and 30 feet long may be required and will be determined on a case by case basis.	OFC 503.2.2
18	Y ☒	N/A ☐	Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested.	OFC 503.2.3
19	Y ☒	N/A ☐	The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point.	OFC 503.2.4 & D103.3
20	Y ☒	N/A ☐	Fire apparatus access roadway grades shall not exceed 15%. Alternate methods and materials may be available at the discretion of the Fire Marshal (for grade exceeding 15%).	OFC D103.2
21	Y ☐	N/A ☒	Approved forest dwellings (in which the structure meets all County forest dwelling fire siting, fire retardant roof, and spark arrestor requirements) are allowed up to 20% maximum grade. Access roads greater than 20% shall be considered on a case-by-case basis. Forest dwelling access roads shall be an all-weather surface capable of supporting imposed loads of not less than 37,000 pounds gross vehicle weight and be no less than 12 feet minimum width. All other access requirements, including turnarounds shall be determined upon a heavy brush unit response capability to the individual property.	OFC 503.1.1 & D102.1.1

ITEM #	PROVIDED		REQUIREMENT	CODE REF
22	Y ☐	N/A ☒	Turnarounds shall be as flat as possible and have a maximum of 5% grade with the exception of crowning for water run-off.	OFC 503.2.7 & D103.2
23	Y ☒	N/A ☐	Intersections shall be level (maximum 5%) with the exception of crowning for water run-off.	OFC 503.2.7 & D103.2
24	Y ☒	N/A ☐	Portions of aerial apparatus roads that will be used for aerial operations shall be as flat as possible. Front to rear and side to side maximum slope shall not exceed 10%.	OFC D103.2
25	Y ☒	N/A ☐	Gates securing fire apparatus roads shall comply with all of the following: 1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width). 2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved. 3. Electric gates shall be equipped with a means for operation by fire department personnel. 4. Electric automatic gates shall comply with ASTM F 2200 and UL 325.	OFC D103.5, & 503.6
26	Y ☐	N/A ☒	Private bridges shall be designed and constructed in accordance with the State of Oregon Department of Transportation and American Association of State Highway and Transportation Officials Standards *Standard Specification for Highway Bridges.* Vehicle load limits shall be posted at both entrances to bridges when required by the Fire Marshal.	OFC 503.2.6
27	Y ☒	N/A ☐	Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project.	OFC Appendix B
28	Y ☒	N/A ☐	Where a portion of a commercial building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.	OFC 507.5.1
29	Y ☐	N/A ☒	Where the most remote portion of a residential structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided.	OFC 507.5.1
30	Y ☐	N/A ☒	Rural one-and-two-family dwellings, where there is no fixed and reliable water supply and there is approved access, shall not be required to provide a firefighting water supply.	OFC B103
31	Y ☐	N/A ☒	Detached U occupancies, in rural areas, that are in excess of 3,600 square feet are not required to have a water supply when they have approved fire department access.	OFC D102
32	Y ☒	N/A ☐	Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the Fire Marshal.	OFC C102.1
33	Y ☒	N/A ☐	Where fire hydrants are subject to impact by a motor vehicle, guard posts, bollards or other approved means of protection shall be provided.	OFC 507.5.6 & OFC 312
34	Y ☒	N/A ☐	FDCs shall be located within 100 feet of a fire hydrant (or as approved). Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved.	OFC 912.2.1 & NFPA 13

ITEM #	PROVIDED		REQUIREMENT	CODE REF
35	Y [X]	N/A [ ]	In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. http://www.tvfr.com/DocumentCenter/View/1296. • Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit. • Testing shall take place after the installation of all roofing systems; exterior walls, glazing and siding/cladding; and all permanent interior walls, partitions, ceilings, and glazing. MERRC Q&A MERRC Q&A MERRC Permit Application MERRC Permit Application	OFC 510, Appendix F, & OSSC 915
36	Y [X]	N/A [ ]	A Knox box for building access may be required for structures and gates. See Appendix B for further information and detail on required installations. Order via www.knoxbox.com or contact TVF&R for assistance and instructions regarding installation and placement.	OFC 506.1

CERTIFICATION OF SIGN POSTING

The applicant must provide and post a sign pursuant to Tualatin Development Code (TDC 32.150). The block around the word "NOTICE" must remain yellow composed of the RGB color values Red 255, Green 255, and Blue 0. A template is available at:
https://www.tualatinoregon.gov/planning/land-use-application-sign-templates

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the Walgraeve's project, I hereby certify that on this day, Friday, May 20, 2022 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Beth Zauner, PLA
(Please Print)

Applicant's Signature: _____

Date: 5/20/2022