

## Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 19-5, as amended by R&O 19-22).

<b>Jurisdiction:</b>	<u>City of Tualatin</u>	<b>Review Type:</b>	<u>Tier 2 Analysis</u>
<b>Site Address / Location:</b>	<u>SW 108<sup>th</sup> Ave, SW Blake Rd/SW 105<sup>th</sup> Ave</u> <u>Tualatin, OR 97062</u>	<b>SPL Issue Date:</b>	<u>March 30, 2020</u>
		<b>SPL Expiration Date:</b>	<u>March 30, 2022</u>

**Applicant Information:**

Name ERIC CAMPBELL

Company CAMPBELL ENVIRONMENTAL, LLC

Address 4251 NE HAZELFERN PLACE  
PORTLAND, OR 97213

Phone/Fax (503) 680-8390

E-mail: eric@campbellenviro.com

**Owner Information:**

Name SHERILYN LOMNOS

Company CITY OF TUALATIN (ROW & EASEMENTS)

Address 18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062

Phone/Fax (503) 691-3031

E-mail: slombos@tualatin.gov

**Tax lot ID**

2S127D001300 & 1400      2S126CB1400

2S127A000491      right-of-way

**Development Activity**

Garden Corner Curves Road Improvement Project  
and Water Quality Facility

**Pre-Development Site Conditions:**

Sensitive Area Present:  On-Site     Off-Site

Vegetated Corridor Width: 50

Vegetated Corridor Condition: Marginal

**Post Development Site Conditions:**

Sensitive Area Present:  On-Site     Off-Site

Vegetated Corridor Width: Variable

**Enhancement of Remaining Vegetated Corridor Required:**

**Square Footage to be enhanced:** 7,186

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

Type and location of Encroachment:	Square Footage:
<u>Water quality facility, access road, &amp; road improvements (Permanent encroachment; Mitigation required)</u>	<u>6,302</u>
<u>Road improvements with associated/adjacent wetland fill (Permanent encroachment; Mitigation required)</u>	<u>1,214</u>
<u>Construction activities (Temporary encroachment; Restoration and planting in-place required)</u>	<u>2,397</u>

**Mitigation Requirements:**

Type/Location	Sq. Ft./Ratio/Cost
<u>Off-site (2S126CB1400) Enhancement of Existing Vegetated Corridor as Mitigation.</u>	<u>13,026/2:1</u>
<u>Off-site Payment to Provide fee waived, per R&amp;O 19-5, as amended R&amp;O 19-22, adjacent wetland fill mitigated through purchase of wetland mitigation bank credits</u>	<u>1,214/1:1</u>

Conditions Attached     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 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, or all remaining Vegetated Corridor within the permanent easement and ROW for Linear Development Projects, 3.12, 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. The City of Tualatin shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&O 19-5, Appendix A, as amended by R&O 19-22).
17. **Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.**
18. **Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.**
19. **Clean Water Services shall require an easement over tax lot 2S126CB1400 for Water Quality Sensitive Area and Vegetated Corridor conveying storm and surface water management to Clean Water Services or the City that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.**

#### **FINAL PLANS**

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/or signage details to be included on final construction plans.**

**This Service Provider Letter is not valid unless CWS-approved site plan is attached.**

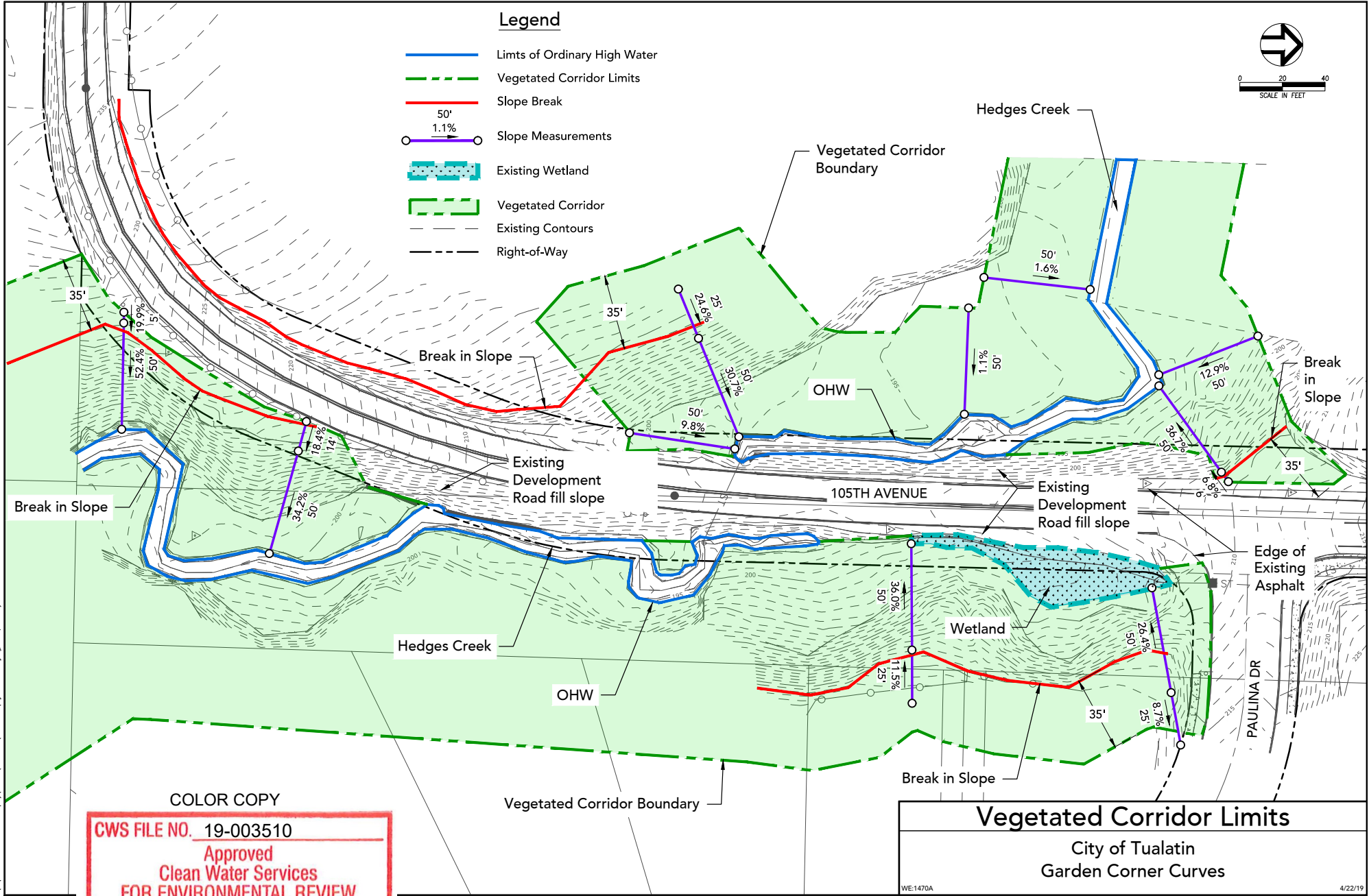
**Please call (503) 681-3653 with any questions.**



**Lindsey Obermiller  
Environmental Plan Review**

**Attachments ( 3 )**

# Figure 5



COLOR COPY

**CWS FILE NO. 19-003510**

Approved  
**Clean Water Services**  
**FOR ENVIRONMENTAL REVIEW**

By LO Date 03/30/2020

SPL ATTACHMENT 1 OF 3

### Vegetated Corridor Limits

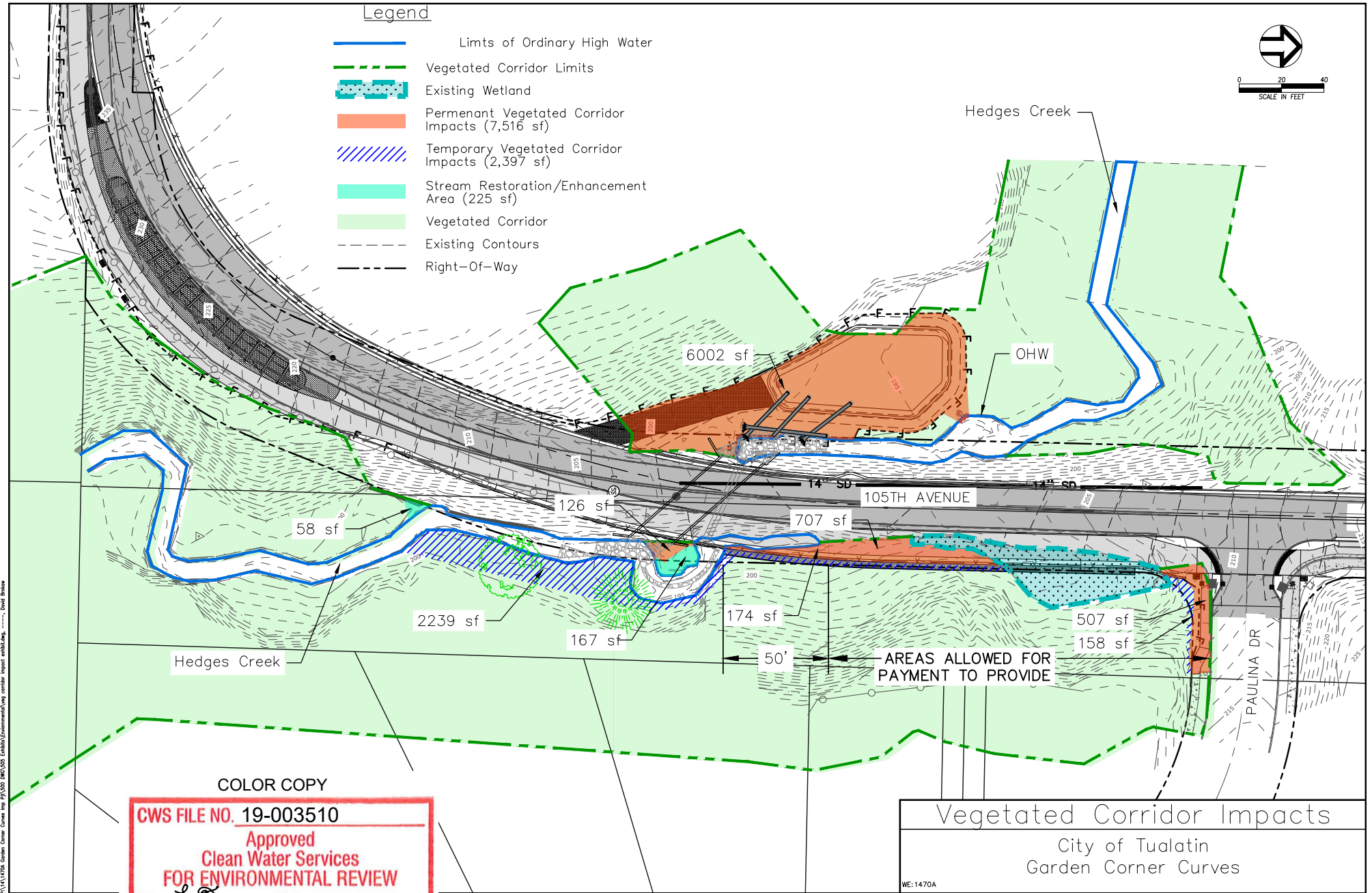
City of Tualatin  
 Garden Corner Curves

WE:1470A

4/22/19

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# Figure 6



COLOR COPY

**CWS FILE NO. 19-003510**  
**Approved**  
**Clean Water Services**  
**FOR ENVIRONMENTAL REVIEW**  
 By LO Date 03/30/2020  
**SPL ATTACHMENT 2 OF 3**

Vegetated Corridor Impacts  
 City of Tualatin  
 Garden Corner Curves


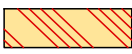



WE:1470A  
 6/27/19

P:\1470A\_Garden\_Corner\_Curves\19-003510\_005\_Enhance\Governmental\map\_impact\_061619.dwg - David Blaine



0 30 60  
SCALE IN FEET

Tax Lot 2S127D001400

-  Vegetated Corridor Enhancement as Required by the Linear Development Standard - 7,186 sf
-  Vegetated Corridor Mitigation Area Available for Mitigation, up to 13,026 sf
-  Vegetated Corridor Limits
-  Proposed Stormwater Easement
-  Existing ROW

COLOR COPY  
19-003510

LO  
03/30/2020  
3

Tax Lot 491 - Road Right of Way

SW 105th Ave

Tax Lot 2S126CB1400

SW Paulina Dr

SW Moratoc Dr

CWS FILE NO. \_\_\_\_\_  
 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By \_\_\_\_\_ Date \_\_\_\_\_  
 SPL ATTACHMENT \_\_\_\_\_ OF \_\_\_\_\_

### Vegetated Corridor Enhancement & Mitigation

City of Tualatin  
Garden Corner Curves Improvement Project