



Oregon

Kate Brown, Governor

Department of State Lands

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Salem, OR 97301-1279

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www.oregon.gov/dsl

State Land Board

Kate Brown

Governor

September 2, 2021

Edge Development

Attn: Kyle Woodley, Director of Development

2233 NW 23rd Avenue, Suite 100

Portland, OR 97210

Re: WD # 2021-0424 **Approved**

Wetland Delineation Report for 15665 SW Willamette Street

Washington County; T2S R1W S32BD TL400

Shemia Fagan

Secretary of State

Tobias Read

State Treasurer

Dear Kyle:

The Department of State Lands has reviewed the wetland delineation report prepared by Pacific Habitat Services for the site referenced above. Based upon the information presented in the report, we concur with the wetland boundaries as mapped in Figure 6 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the study area, one wetland was identified, totaling approximately 0.48 acres. This wetland is subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the

Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Jurisdiction Coordinator for Washington County, Chris Stevenson, PWS at (503) 986-5246.

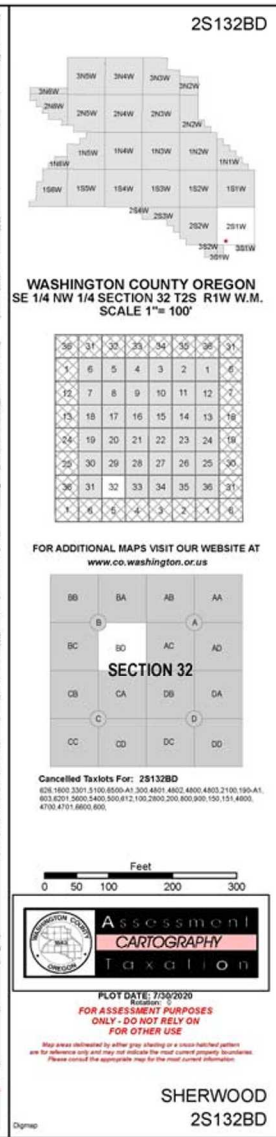
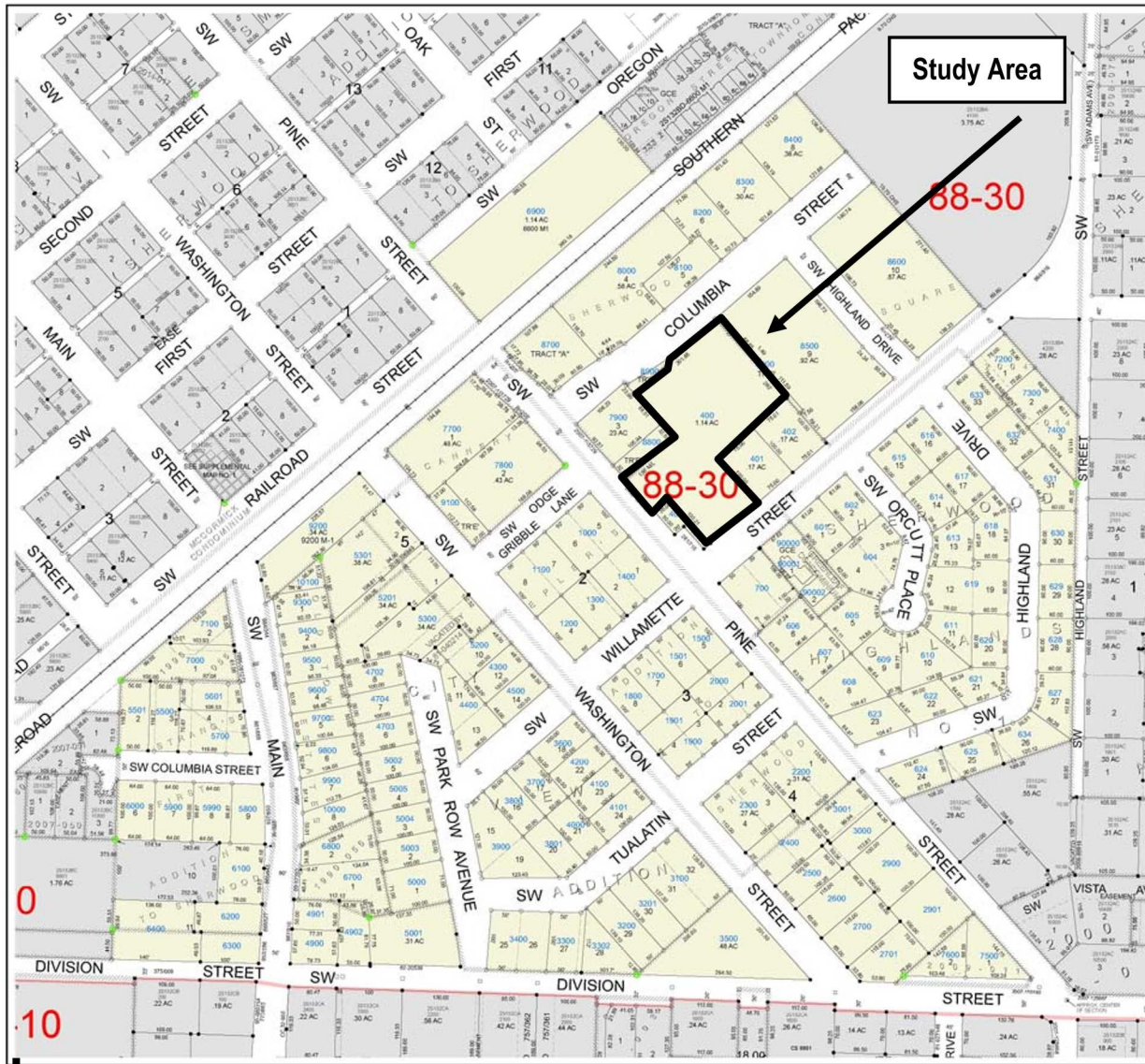
Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan". The signature is fluid and cursive, written in a professional style.

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Michael See, Pacific Habitat Services
City of Sherwood Planning Department (Maps enclosed for updating LWI)
Danielle Erb, Corps of Engineers
Grey Wolf, DSL
Lindsey Obermiller, Clean Water Services



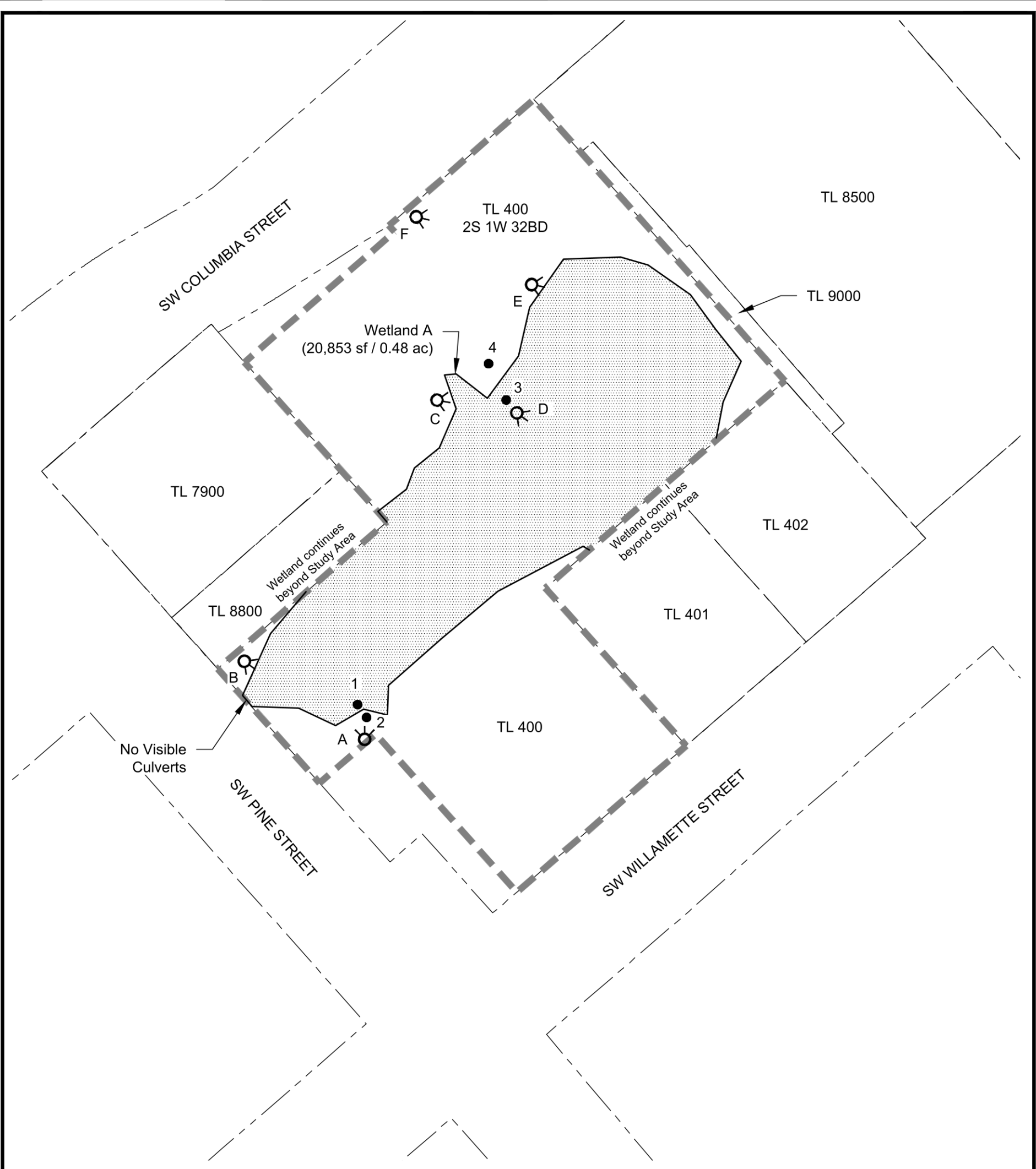
Project #6983
1/6/2021








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

Tax Lot Map
15665 SW Willamette Street - Sherwood, Oregon
The Oregon Map (ormap.net)

FIGURE
2

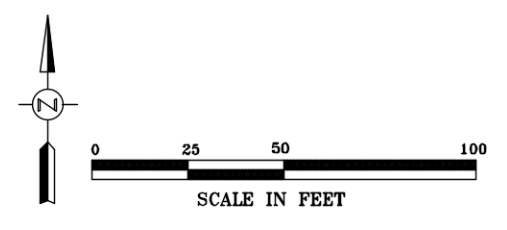


- LEGEND**
-  Study Area Boundary (1.14 ac)
 -  Wetland (20,853 sf / 0.48 ac)
 -  Sample Point
 -  Photo Point
 -  Tax Lot Line

Wetlands and sample points were surveyed by PHS using a Trimble Geo7x GPS unit with submeter accuracy.

The tax lot boundaries were downloaded as shapefiles from the Metro RLIS webpage

DSL WD # 2021-0424
 Approval Issued 9/2/2021
 Approval Expires 9/2/2026



Wetland Delineation
 15665 SW Willamette Street - Sherwood, Oregon

FIGURE
6

7-13-2021