

# SENSITIVE AREA CERTIFICATION FORM

Clean Water Services File Number

**1. Property Information** (example 1S234AB01400)

Tax lot ID(s): 2S129DC00500  
2S129DC00600  
2S129DC00700  
 Site Address: 14843 SW OREGON St  
 City, State, Zip: Sherwood, OR 97140  
 Nearest cross street: SW Lower Roy St

**2. Owner Information**

Name: Brooks Bayne  
 Company: JBMac Ventures  
 Address: 14843 SW Oregon St.  
 City, State, Zip: Sherwood, OR, 97140  
 Phone/Fax: 971-235-9608 / 503-692-8834  
 E-Mail: Brooks@afpsys.com

**3. Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)
- Lot line adjustment       Minor land partition
- Residential condominium       Commercial condominium
- Residential subdivision       Commercial subdivision
- Single lot commercial       Multi lot commercial

Other \_\_\_\_\_

**4. Applicant Information**

Name: Stacey Reed  
 Company: AKS Engineering & Forestry  
 Address: 12965 SW Herman Rd. Suite 100  
 City, State, Zip: Tualatin, OR 97062  
 Phone/Fax: 503-563-6151 ext 211  
 E-Mail: staceyr@aks-eng.com

**5. Check any of the following that apply to this project**

- Adds less than 500 square feet of impervious surface.
- Does not encroach closer to the Sensitive Area than existing development on the property.
- Is not located on a slope greater than 25%.

**6. Applicant Information**

Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone/Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

**7. Will the project involve any off-site work?**     Yes     No     Unknown (check appropriate box)

If yes, location and description of off-site work:

---

---

---

---

---

---

---

---

**8. Additional comments or information that may be needed to understand your project:**

---

---

---

---

---

---

---

---

**9. An on-site, water quality sensitive area reconnaissance was completed on:**

Date 04/28/2022 By Lex Francis  
 Title Natural Resource Specialist Company AKS Engineering & Forestry

# SENSITIVE AREA CERTIFICATION FORM

Clean Water Services File Number

**10. Existence of Water Quality Sensitive Areas** (check all appropriate boxes)

As defined in the District's Design and Construction Standards:

- A. Water Quality Sensitive Areas  do  do not exist on the tax lot.
- B. Water Quality Sensitive Areas  do  do not exist within 200' on adjacent properties, or  unable to evaluate adjacent property.
- C. Vegetated corridors  do (\_\_\_\_\_SF)  do not exist on the tax lot.
- D. Vegetated corridors  do  do not exist within 200' on adjacent properties, or  unable to evaluate adjacent property.
- E. Impacts to sensitive areas and/or vegetated corridors will occur  On-site  Off-site  None proposed at this time.
- F. If impacts, mitigation is  On-site  Off-site  Other\_\_\_\_\_

**11. Simplified Site Assessment containing the following information:** (check only items submitted)

Please refer to Design and Construction Standards 19-5 section 3.02.2, as amended by Resolution and Order 19-22, for application requirements.

- Complete Certification Form (2 pages)
- Written description of the site and proposed activity.
- Site plan of the entire property.
- Photographs of the site labeled and keyed to the site plan.

**12. Standard Site Assessment containing the following information:** (check only items submitted)

Please refer to Design and Construction Standards 19-5 section 3.02.2, as amended by Resolution and Order 19-22, for application requirements.

- Complete Certification Form (2 pages)
- Written description per Design and Construction Standards 19-5 section 3.13.3 b. 1, as amended by Resolution and Order 19-22
- Wetland Data sheets
- Vegetated Corridor Data sheets
- Existing Site Condition Figures
- Proposed Development Figures

**By signing this form the Owner, or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site.**

**I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.**

**Applicant:**

Print/Type Name Lex Francis Print/Type Title Natural Resource Specialist

Signature  Date 05/06/2022

# JBMac Ventures Sherwood Simplified Site Assessment Report

---

**Date:** May 2022

**Prepared for:** AFP Systems, Inc.  
19435 SW 129<sup>th</sup> Avenue  
Tualatin OR 97062

**Prepared by:** AKS Engineering & Forestry, LLC  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062

**Site Information:** 14843 SW Oregon Street  
Sherwood, Oregon  
Washington County Assessor's Map 2S 1 29DC  
Tax Lots 500, 600, and 700

**AKS Job Number:** 8627-03



12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
(503) 563-6151

---

## Table of Contents

<b>Introduction .....</b>	<b>1</b>
<b>Existing Conditions and Background .....</b>	<b>1</b>
<b>Water Quality Sensitive Areas .....</b>	<b>2</b>
Site Visit Methodology .....	2
Precipitation Prior to Site Visits .....	2
<b>Summary of Site Assessment Results.....</b>	<b>2</b>
<b>Literature Cited and Referenced .....</b>	<b>4</b>

## Tables

Table 1: Precipitation Data – Month Averages Based on the Climate Period 1971-2021 (inches) .....	2
---	---

## Figures

- Figure 1:** USGS Vicinity Map
- Figure 2:** Tax Map 2S 1 29DC
- Figure 3:** NRCS Soil Survey Map
- Figure 4:** City of Sherwood Local Wetlands Inventory (LWI) Map
- Figures 5- 5A:** Natural Resources Existing Conditions Map
- Figure 6:** Site Plan

## Appendices

- Appendix A:** DSL File Number WD2002-0062
  - Appendix B:** DSL Removal Fill Permit Number 25059-FP
  - Appendix C:** Wetland Determination Data Sheets (Plots 1 through 4)
  - Appendix D:** Representative Site Photographs
-

---

## Introduction

AKS Engineering & Forestry, LLC (AKS) was contracted by AFP Systems (Applicant), to conduct a site assessment for a commercial development project (referred to as JBMac Ventures). The study area is located at 14843 SW Oregon Street, in Sherwood, Washington County, Oregon (Figure 1). The study area includes Tax lots 500, 600, and 700 of Washington County Assessor's Maps 2S 1 29DC (Figure 2) and is approximately 6.06 acres in size.

A previous wetland delineation was conducted and concurred by the Oregon Department of State Lands (DSL) in 2002, per DSL File number WD2002-0062 (Appendix A). The 2002 delineation was conducted after cleanup of the former Oregon Street Tannery, which left excavation pits. The delineation documented two isolated Palustrine Emergent (PEM) jurisdictional wetlands on the site. A DSL removal fill permit was obtained in 2002 to fill the isolated wetlands under DSL File # 25059-FP (Appendix B).

AKS Natural Resource Specialists Lex Francis and Emma Eichhorn conducted a site visit on April 28, 2022, to confirm wetland conditions no longer persist on the site. Wetlands associated with Rock Creek located off-site to the east were observed to be greater than 200 feet from the study area. No vegetated corridor extends onto the study area.

This report has been prepared to meet CWS' simplified site assessment requirements listed under Chapter 3 of Clean Water Services' *Design and Construction Standards* (R&O 19-22).

## Existing Conditions and Background

The site has been undeveloped for over a decade. Historically, the site was known as the Oregon Street Tannery and was used to industrially process and dye animal hides. The tannery ceased operation sometime in 2002.

Vegetation at the time of the April 2022 site visit was generally dominated by a non-native and invasive plant community. Dominant vegetation species included Himalayan blackberry (*Rubus armeniacus*-invasive), orchard grass (*Dactylis glomerata*), tall false ryegrass (*Schedonorus arundinaceus*), English plantain (*Plantago lanceolata*), Fuller's teasel (*Dipsacus fullonum*-invasive), colonial bentgrass (*Agrostis capillaris*), Canadian and bull thistle (*Cirsium arvense* and *C. vulgare*-invasive), common velvetgrass (*Holcus lanatus*), and ox-eye daisy (*Leucanthemum vulgare*). Black cottonwood (*Populus balsamifera*) trees were present in the northeast corner of the site.

Topography on the site is generally flat, with less than 3 percent overall slope. Rock Creek, a perennial tributary to the Tualatin River, is located greater than 200 feet off site to the east. The surrounding land uses adjacent to the study area are residential and light industrial. Railroad tracks border the site to the north. There was not a railroad ditch parallel to the project site.

According to the City of Sherwood Local Wetlands Inventory (LWI) map (Figure 4), no wetland or water features are mapped on the site.

The following soil units are mapped within the study area, according to the Natural Resources Conservation Service (NRCS) Washington County Area Soil Survey Map and Washington County hydric soil list (Figure 3):

- (Unit 37A) Quatama loam, 0 to 3 percent slopes; Non-hydric

- (Unit 1) Aloha silt loam; Non-hydric

## Water Quality Sensitive Areas

### Site Visit Methodology

AKS Natural Resource Specialists Lex Francis and Emma Eichhorn conducted a site visit on April 28, 2022 to document existing site conditions.

The methodology used to determine the presence of wetlands followed the USACE *Wetland Delineation Manual* (Environmental Laboratory, 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (Wakeley et al., 2010). The *National Wetland Plant List: 2020 Wetland Ratings* (Lichvar et al., 2018) was used to assign wetland indicator status for the appropriate region.

Soils, vegetation, and indicators of hydrology were recorded at four sample plot locations on standardized wetland determination data sheets to document site conditions. The wetland determination data sheets are included in Appendix C. The plot locations were mapped using a handheld Trimble GPS unit with submeter accuracy. Representative site photos are included in Appendix D and photo and plot locations are shown on the Existing Conditions Map (Figures 5 and 5A).

### Precipitation Prior to Site Visits

The National Weather Service (NWS) Aurora State Airport weather station is the closest source of precipitation data the closest National Oceanic and Atmospheric Administration (NOAA) Climate Analysis for Wetlands Tables (WETS) station. According to the Aurora State Airport station, 0.04 inches of precipitation were received on the day of the April 28, 2022, site visit and 1.45 inches were received within the two weeks prior.

As depicted in Table 1, the climatic conditions at the time of the April 28, 2022, site visit were considered normal.

**Table 1: Monthly Precipitation Prior to April 28, 2022, Site Visit and Average Precipitation (1971-2021)**

Prior Months	Observed Precipitation (Inches)	Average WETS Precipitation (Inches)	30% Chance Will Have		Condition Dry, Wet, Normal	Condition Value (1=dry, 2=normal, 3=wet)	Month Weight	Multiply Previous Two Columns
			Less Than	More Than				
Apr. 2022	4.32	2.95	2.05	3.51	Wet	3	3	9
Mar. 2022	3.00	4.28	3.06	5.06	Dry	1	2	2
Feb. 2022	2.21	3.76	2.39	4.54	Dry	1	1	1
<b>Sum</b>								<b>12</b>
								Normal
Rainfall of prior period was: <b>drier</b> than normal (sum is 6-9), <b>normal</b> (sum is 10-14), <b>wetter</b> than normal (sum is 15-18)								

## Summary of Site Assessment Results

Plots 1 through 4 were taken in wetland areas identified in WD2002-0062 and within areas of low topography.

Plot 1 was located in the northeast corner of the study area in the vicinity of wetland delineated under WD2002-0062. Vegetation was dominated by Himalayan blackberry, black hawthorn, bentgrass, tall false rye grass, and reed canary grass. Soils lacked hydric soil indicators. Soils were dry throughout, lacking a

---

water table or saturation, or any indicators of wetland hydrology during our April 2022 site visit, which was conducted during the early portion of the growing season, within a normal rainfall period.

Plot 3 was taken within the lowest topographic location in the vicinity of a former wetland identified during the 2002 Wetland Delineation (WD2002-0062). Vegetation was dominated by bentgrass, bluegrass (*Poa* spp.), field meadow foxtail (*Alopecurus pratensis*), and lesser amounts of common weedy forbs. Plot 3 lacked hydric soil and wetland hydrology indicators.

Plot 4 was taken in an area of low topography adjacent to SW Oregon Street at the southern end of the study area. Vegetation was dominated by field meadow foxtail, tall false rye grass, and common weedy forbs. Soils were dry throughout, lacking indicators of wetland hydrology.

It was determined that all plots met upland parameters. During this study, no water quality sensitive areas were observed on site, nor were any observed off site within 200 feet of the study area. No vegetated corridor (VC) extends onto the site. The attached Natural Resources Existing Conditions Map (Figures 5 and 5A) shows Plots 1 through 4 and photo point locations. The site plan is also attached as Figure 6.

---

## Literature Cited and Referenced

- CWS. 2019. *Design and Construction Standards*. R&O 19-5 as amended by R&O 19-22. Hillsboro (OR): Clean Water Services. Available at: <https://cleanwaterservices.org/permits-development/design-construction-standards/> [Accessed April 2022].
- DSL. 2014. *Administrative Rules for Wetland Delineation Report Requirements*. Salem (OR): Oregon Department of State Lands. Available at: <https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=355> [Accessed April 2022].
- Environmental Laboratory. 1987. Technical Report Y-87-1. In: *Corps of Engineers Wetlands Delineation Manual*. Vicksburg (MS): US Army Engineer Waterways Experiment Station. Available at: [https://www.sac.usace.army.mil/Portals/43/docs/regulatory/1987\\_wetland\\_delineation\\_manual\\_reg.pdf](https://www.sac.usace.army.mil/Portals/43/docs/regulatory/1987_wetland_delineation_manual_reg.pdf) [Accessed April 2022].
- Hitchcock, C.L., and A. Cronquist. 1973. *Flora of the Pacific Northwest*. Seattle (WA): University of Washington Press.
- NOAA. 2022. *Aurora State AP, OR*. Washington (DC): National Oceanic and Atmospheric Administration. Available at: <http://agacis.rcc-acis.org/?fips=41005> [Accessed January 2022].
- NRCS. 2006. *Hydric Soils List: Washington County, Oregon*. Washington (DC): Natural Resources Conservation Service.
- NRCS. 2014a. *Official soil series descriptions*. Washington (DC): Natural Resources Conservation Service. Available at: [http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/soils/home/?cid=nrcs142p2\\_053587](http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/soils/home/?cid=nrcs142p2_053587) [Accessed April 2022].
- NRCS. 2014b. *Web soil survey*. Washington (DC): Natural Resources Conservation Service. Available at: <http://websoilsurvey.nrcs.usda.gov/app/> [Accessed April 2022].
- NWS. 2022. *Aurora State AP, OR*. Portland (DC): National Weather Service. Available at: <https://www.weather.gov/wrh/Climate?wfo=pqr> [Accessed April 2022].
- Oregon Map. 2019. *Washington County Assessor's Map 2S129DC*. Salem (OR): State of Oregon. Available at: <http://www.ormap.net/> [Accessed April 2022].
- Schoeneberger, P.J., D.A. Wysocki, E.C. Benham, and W.D. Broderson, eds. 2002. *Field Book for Describing and Sampling Soils* (Version 2.0). Lincoln (NE): Natural Resources Conservation Service, National Soil Survey Center.
- USACE. 2020. *National Wetland Plant List*. Version 3.5. Washington (DC): US Army Corps of Engineers. Available at: <http://wetland-plants.usace.army.mil/> [Accessed April 2022].
- USGS. 2012. *The National Map: US Topo*. Reston (VA): US Geological Survey National Geospatial Program. Available at: <https://apps.nationalmap.gov/downloader/#/> [Accessed January 2022].
- Vasilas, L.M., G.W. Hurt, and C.V. Noble, eds. 2010. *Field Indicators of Hydric Soils in the United States: A Guide for Identifying and Delineating Hydric Soils*. Version 7.0. Washington (DC): Natural

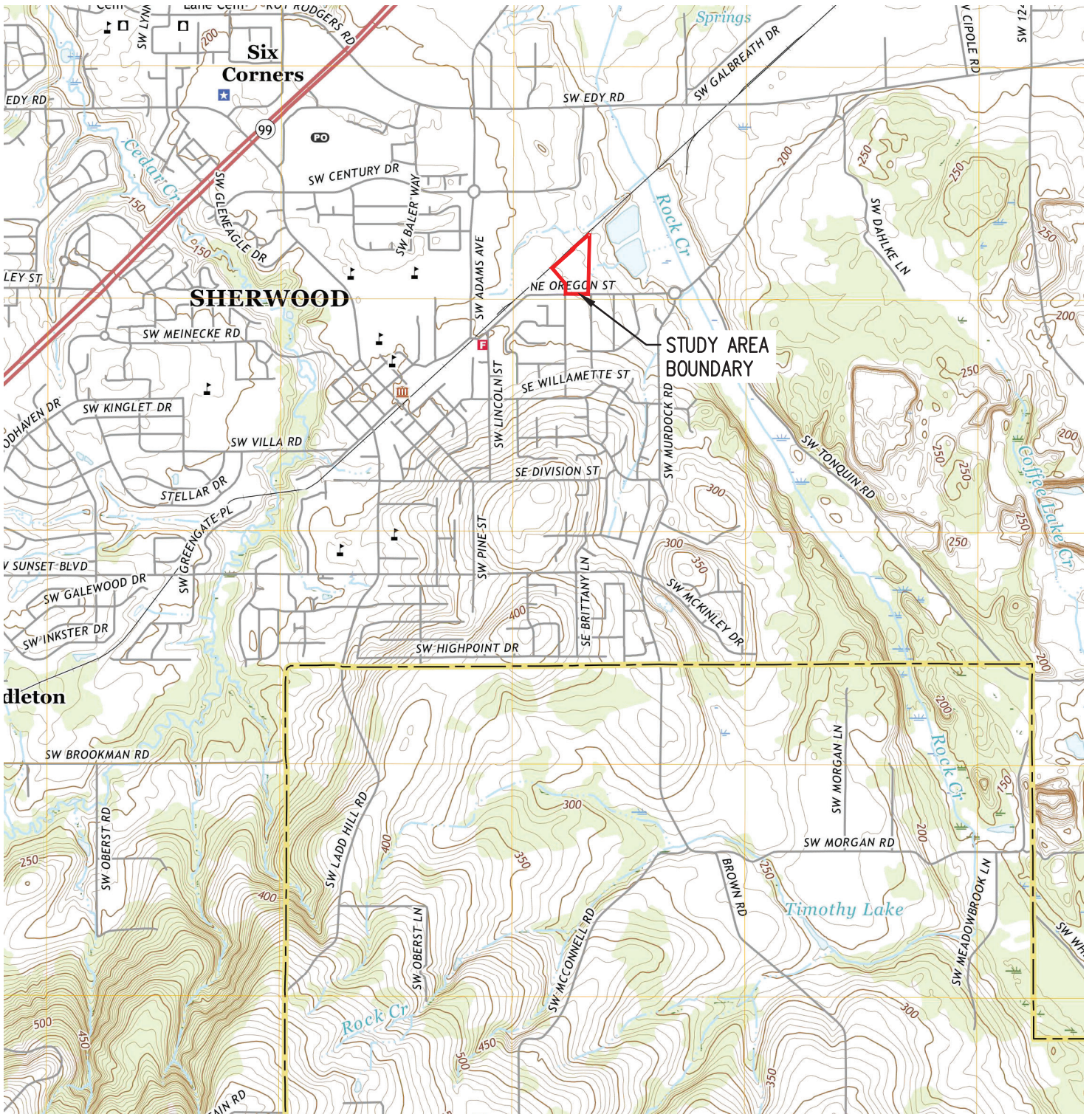


---

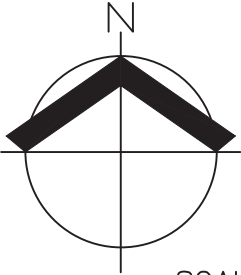
Resources Conservation Service. Available at:  
[https://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/stelprdb1046970.pdf](https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1046970.pdf) [Accessed April 2022].

Wakeley, J.S., R.W. Lichvar, and C.V. Noble, eds. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. ERDC/EL TR-10-3. Vicksburg (MS): US Army Engineer Research and Development Center, US Army Corps of Engineers.

X-Rite. 2000. *Munsell Soil Color Charts*. Year 2000 revised washable edition. Grand Rapids (MI): X-Rite.



USGS 7.5' TOPOGRAPHIC SERIES  
 QUADRANGLE: SHERWOOD, OR (2020)



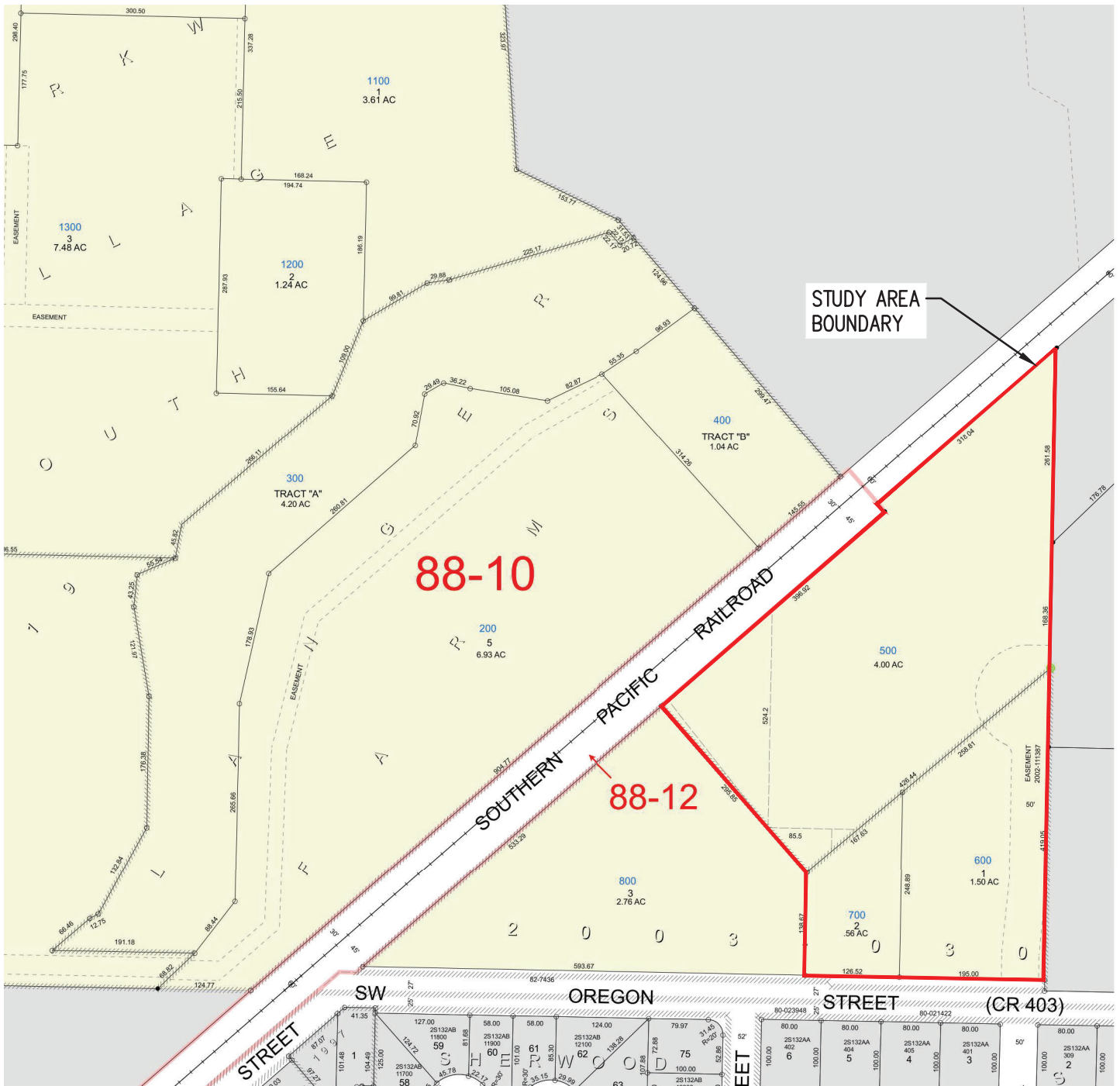
SCALE: 1" = 2000 FEET



DATE: 04/29/2022

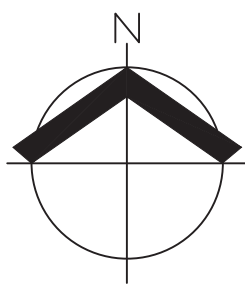
<b>USGS VICINITY MAP</b> <b>JBMAC VENTURES NATURAL RESOURCES SITE ASSESSMENT REPORT</b>		<b>FIGURE</b> <b>1</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151    WWW.AKS-ENG.COM		DRWN: RAS CHKD: SKT AKS JOB: 8627-03





88-10

88-12



SCALE: 1" = 200 FEET



WASHINGTON COUNTY  
TAX LOTS 500, 600 AND 700  
TAX MAP 2S 1 29DC

DATE: 04/29/2022

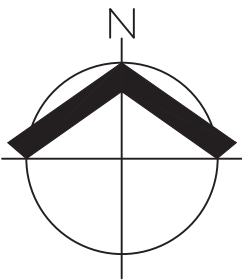
<p>TAX MAP (MAP 2S 1 29DC) JBMAC VENTURES NATURAL RESOURCES SITE ASSESSMENT REPORT</p>		<p>FIGURE <b>2</b></p>
<p>AKS ENGINEERING &amp; FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM</p>		<p>DRWN: RAS CHKD: SKT AKS JOB: 8627-03</p>





MAP UNIT SYMBOL	MAP UNIT NAME
1	ALOHA SILT LOAM; NON-HYDRIC
37A	QUATAMA LOAM, 0% TO 3% SLOPES; NON-HYDRIC

NRCS WEB SOIL SURVEY FOR  
WASHINGTON COUNTY



SCALE: 1" = 200 FEET



DATE: 04/29/2022

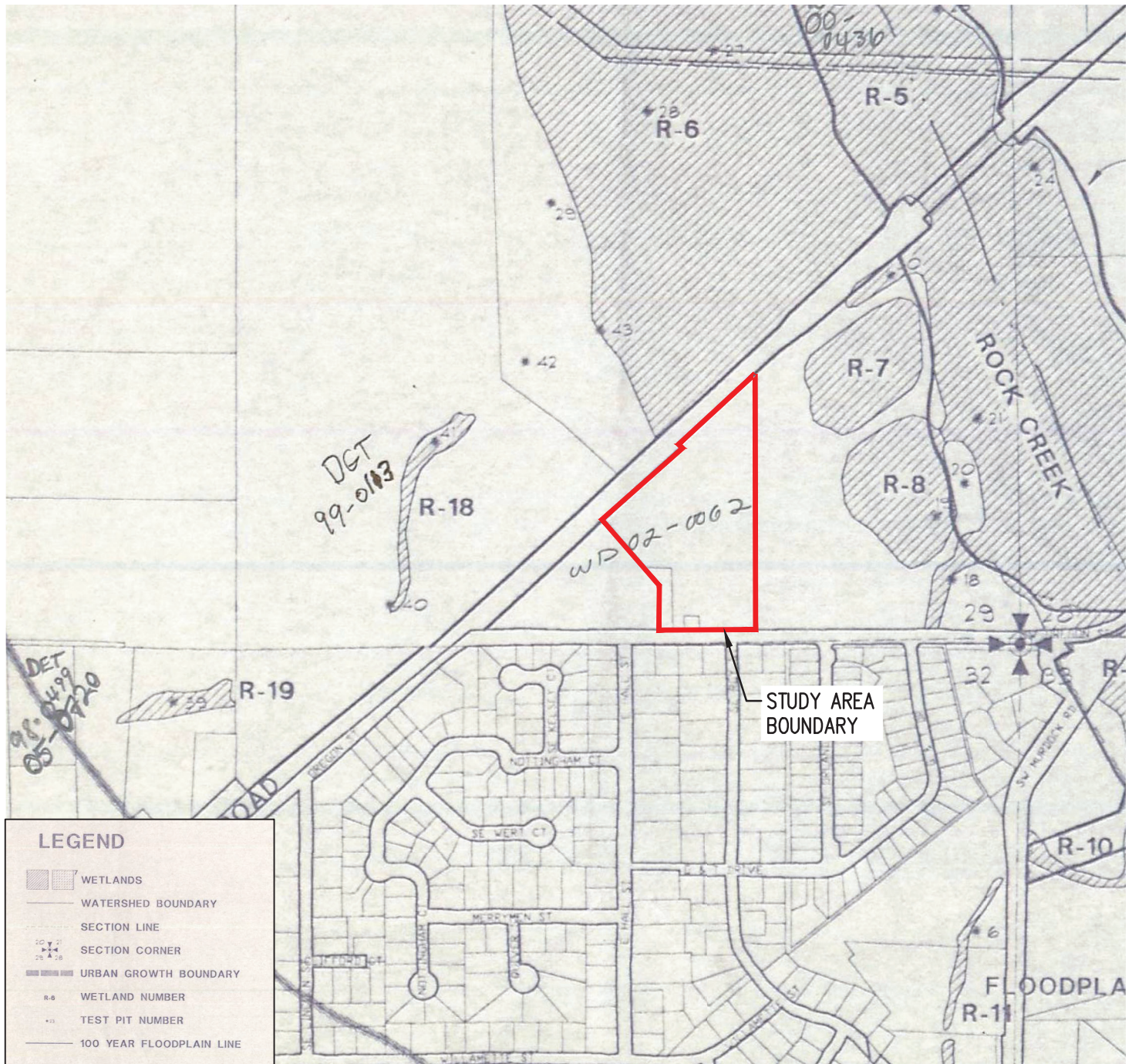
NRCS SOIL SURVEY MAP  
JBMAC VENTURES NATURAL RESOURCES SITE ASSESSMENT REPORT

FIGURE  
**3**

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM



DRWN: RAS  
CHKD: SKT  
AKS JOB:  
8627-03

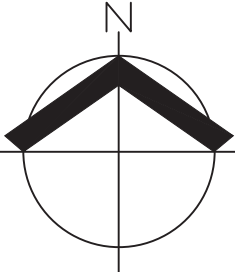


STUDY AREA BOUNDARY

**LEGEND**

- WETLANDS
- WATERSHED BOUNDARY
- SECTION LINE
- SECTION CORNER
- URBAN GROWTH BOUNDARY
- WETLAND NUMBER
- TEST PIT NUMBER
- 100 YEAR FLOODPLAIN LINE

CITY OF SHERWOOD  
LOCAL WETLAND INVENTORY (1992)



SCALE: 1" = 500 FEET



DATE: 04/29/2022

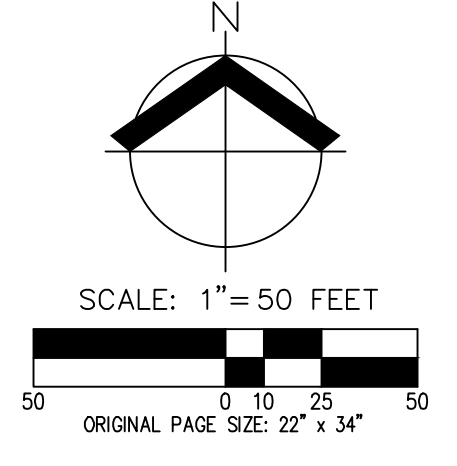
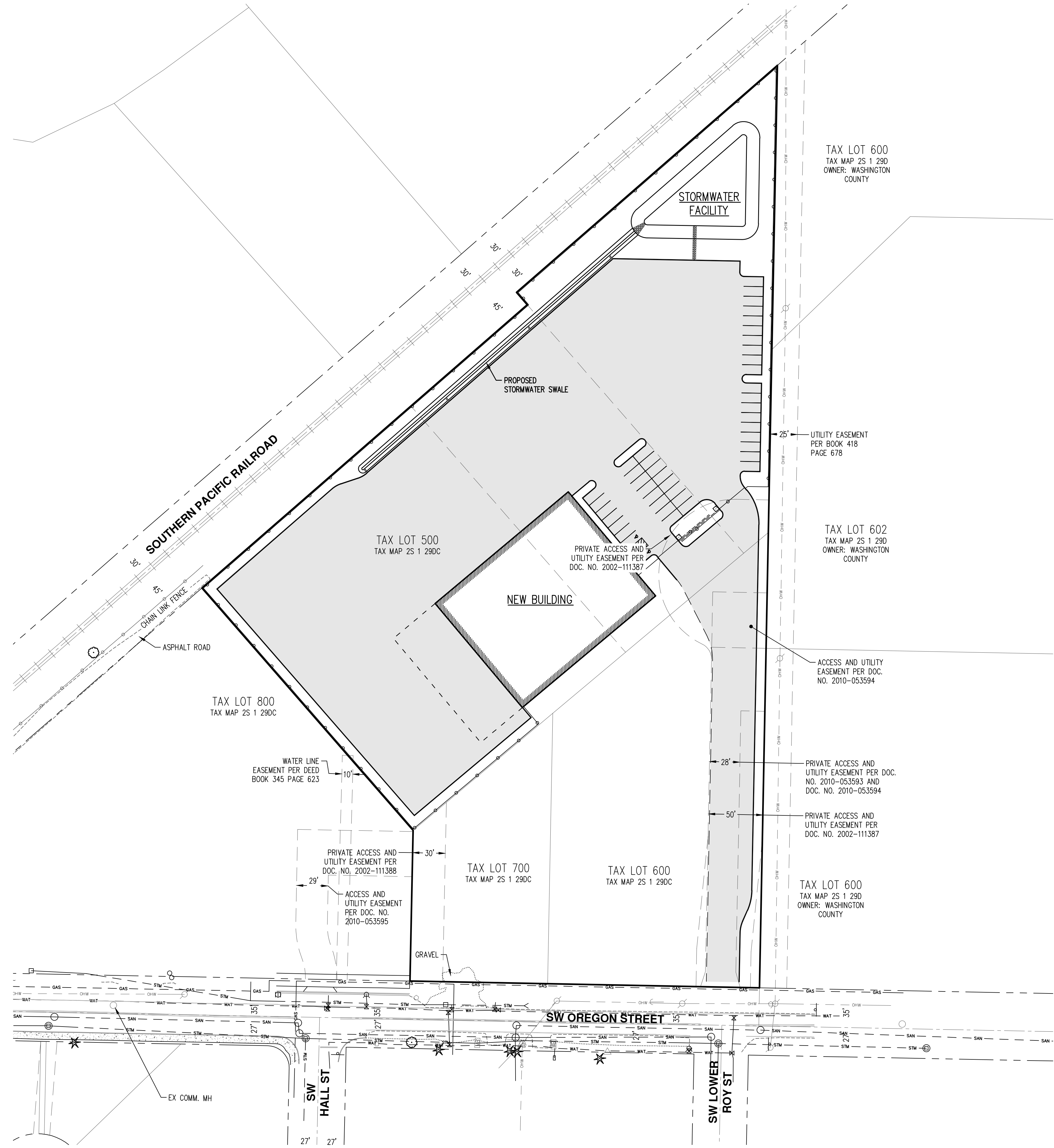
<b>LOCAL WETLAND INVENTORY MAP</b> <b>JBMAC VENTURES NATURAL RESOURCES SITE ASSESSMENT REPORT</b>		<b>FIGURE</b> <b>4</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151    WWW.AKS-ENG.COM		DRWN: RAS CHKD: SKT AKS JOB: 8627-03



**SITE PLAN  
 AFP SYSTEMS SITE PLAN  
 AFP SYSTEMS  
 SHERWOOD, OREGON**

JOB NUMBER: 8627-03  
 DATE:  
 DESIGNED BY: APC & TJ  
 DRAWN BY: APC  
 CHECKED BY: TJ

**FIGURE 6**

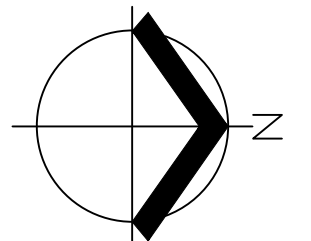




## LEGEND

PLOT LOCATIONS SHOWN WERE LOCATED BY AKS ENGINEERING & FORESTRY, LLC ON APRIL 28, 2022 USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY. NO WETLAND OR WATER BOUNDARIES WERE DELINEATED ON-SITE.

1 FT INTERVAL GROUND CONTOURS, STUDY AREA BOUNDARY AND TREE SURVEY >6" DBH DERIVED FROM AKS PROFESSIONAL LAND SURVEY.



SCALE: 1" = 150 FEET



GOOGLE EARTH AERIAL MAY 2021

DATE: 05/09/2022

NATURAL RESOURCES EXISTING CONDITIONS OVERVIEW MAP

FIGURE

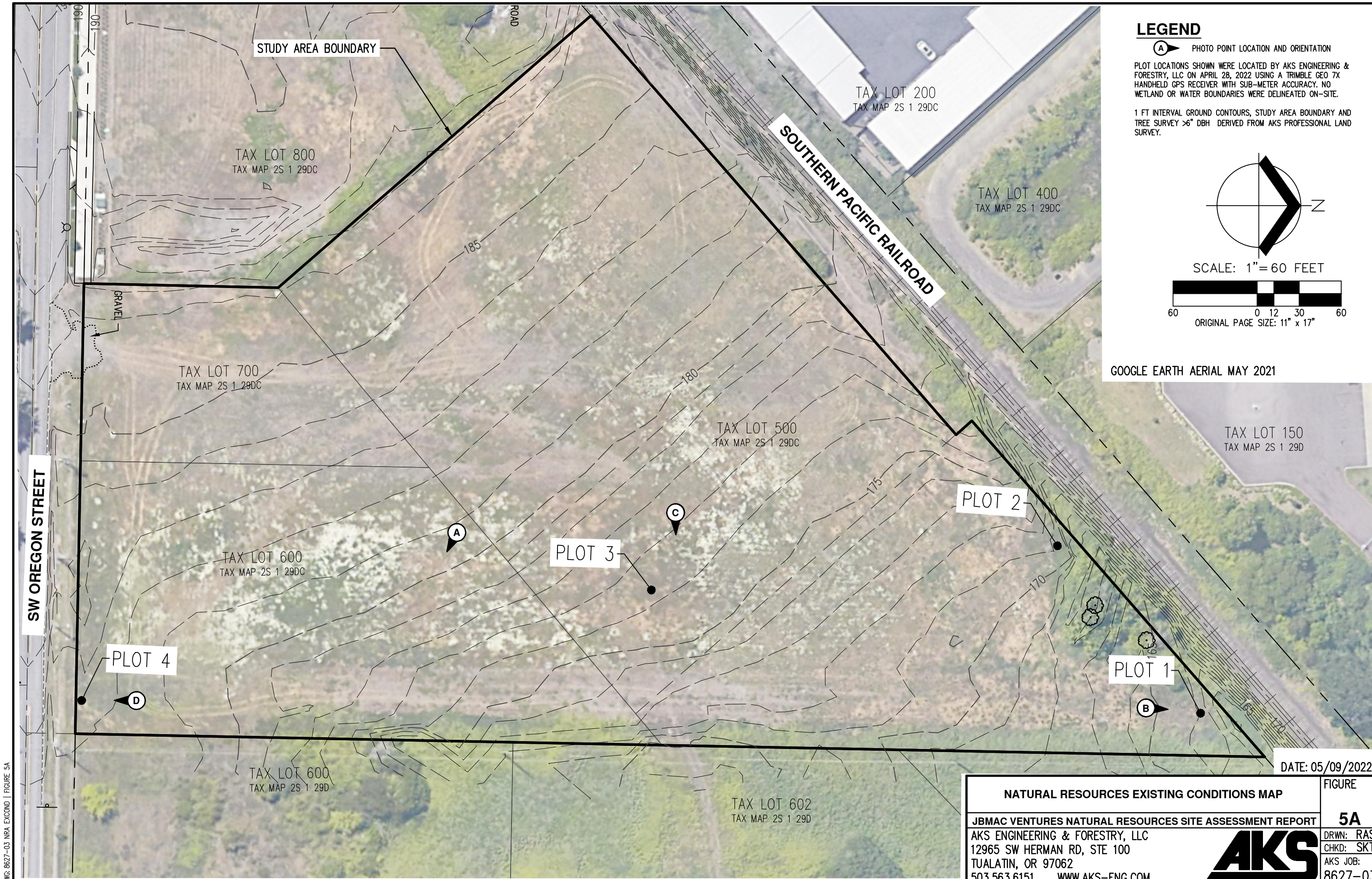
JBMAC VENTURES NATURAL RESOURCES SITE ASSESSMENT REPORT

5


AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM

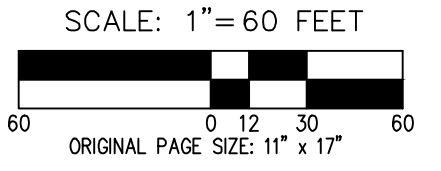
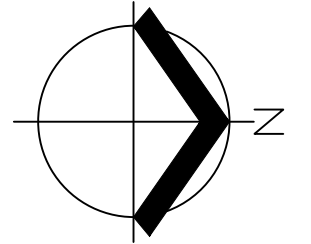


DRWN: RAS  
CHKD: SKT  
AKS JOB:  
8627-03



**LEGEND**

 PHOTO POINT LOCATION AND ORIENTATION  
 PLOT LOCATIONS SHOWN WERE LOCATED BY AKS ENGINEERING & FORESTRY, LLC ON APRIL 28, 2022 USING A TRIMBLE GEO 7X HANDHELD GPS RECEIVER WITH SUB-METER ACCURACY. NO WETLAND OR WATER BOUNDARIES WERE DELINEATED ON-SITE.  
 1 FT INTERVAL GROUND CONTOURS, STUDY AREA BOUNDARY AND TREE SURVEY >6" DBH DERIVED FROM AKS PROFESSIONAL LAND SURVEY.



GOOGLE EARTH AERIAL MAY 2021

DATE: 05/09/2022

<b>NATURAL RESOURCES EXISTING CONDITIONS MAP</b>		FIGURE
<b>JBMAC VENTURES NATURAL RESOURCES SITE ASSESSMENT REPORT</b>		<b>5A</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: RAS CHKD: SKT AKS JOB: 8627-03

DWG: 8627-03\_NRA\_EXCOND | FIGURE 5A



**Appendix A: DSL File Number WD2002-0062**

---



# Oregon

John A. Kitzhaber, M.D., Governor

**Division of State Lands**  
775 Summer Street NE, Suite 100  
Salem, OR 97301-1279  
(503) 378-3805  
FAX (503) 378-4844  
<http://statelands.dsl.state.or.us>

May 8, 2002

**State Land Board**

John A. Kitzhaber  
Governor

Bill Bradbury  
Secretary of State

Randall Edwards  
State Treasurer

Patrick Lucas  
Pacific III LLC  
18664 SW Boones Ferry Rd.  
Tualatin, OR 97229

Re: Wetland Delineation Report for Oregon Street Subdivision in Sherwood,  
Washington County; T2S R1W Sec. 29SE Tax Lots 400, 500, 600;  
WD #02-0062; App. # 25059

Dear Mr. Lucas:

I have reviewed the wetland delineation report prepared by Environmental Solutions Northwest for the site referenced above. Based on the information presented in the report and supplemental information, I concur with the wetland boundaries as mapped in the revised (April 18) Figure 6. A wetland boundary was delineated on a narrow strip of Tax Lot 600 for sewer line avoidance and three depressional wetlands were mapped on Tax Lots 400 and 500. Based on information provided, only two of the wetlands are considered jurisdictional by the Division. The northern wetland (0.05 acre) was at one time connected to a larger hillslope seep wetland and the southern wetland (0.03 acre) was created by excavation in hydric soils. A state permit is required for fill or excavation of 50 cubic yards or more in these two wetland areas. The center depressional wetland (0.01 acre) was created by excavation in upland soils and is not considered jurisdictional by the Division.

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well.

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 Division may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within 60 calendar days of the date of this letter.

The City of Sherwood Local Wetland Inventory should now be revised or annotated by the planning department to show these more accurate wetland boundaries.

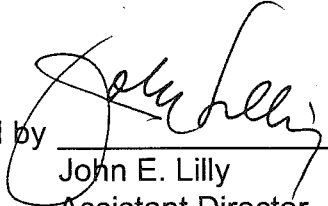
Thank you for having the site evaluated. Please phone me at extension 295 if you have any questions.

Sincerely,

*Janet C. Moran*

*for* Kathy Verble  
Wetlands Specialist

Approved by

  
John E. Lilly  
Assistant Director

cc: Environmental Solutions Northwest  
City of Sherwood, Planning Department  
Kathryn Harris, Corps of Engineers  
Colin MacLaren, DSL

**WETLAND DELINEATION / DETERMINATION REPORT COVER FORM**


This form constitutes a request for a jurisdictional determination by the Division of State Lands and must be attached to the front of reports submitted to the Division for review and approval.

Oregon Division of State Lands  
 Attn.: Wetlands Program Leader  
 775 Summer Street NE, Suite 100  
 Salem, OR 97301-1270

<input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address: PACIFIC III L.L.C. (PATRICK LUCAS) 18664 SW BOONES FERRY RD TUALATIN, OR 97229	Business phone # 503-691-1999 Home phone # (optional) FAX # 503-692-6928 E-mail:
---	---

<input checked="" type="checkbox"/> Authorized Legal Agent: Name and Address: SAME AS ABOVE	Business phone # FAX # E-mail:
---	--------------------------------------

The information contained in the attached report is true and accurate to the best of my knowledge. I either own the property described below or I have legal authority to allow access to the property. I authorize the Division to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.

Typed/Printed Name: John P. Lucas, Manager Signature:   
 Date: \_\_\_\_\_ Special Instructions regarding site access: \_\_\_\_\_

**Project and Site Information** (for latitude & longitude, use centroid of site or start & end points of linear project)

Project Name: <u>OREGON STREET SUBDIVISION</u>	Latitude: <u>45° 21' 40"</u>	Longitude: <u>122° 41' 50"</u>
Proposed Use: <u>COMMERCIAL / INDUSTRIAL SUBDIVISION</u>	Tax Map # <u>88-10</u>	
Project Street Address (or other descriptive location): <u>0.25 EAST OF OLD TOWN SHERWOOD, NORTH OF OREGON STREET, SOUTH OF R/R TRACKS</u>	Township <u>2S</u> Range <u>1W</u> Section <u>29</u> <u>QQ SE</u>	
City: <u>SHERWOOD</u> County: <u>WASHINGTON</u>	Tax Lot (s) <u>400 + 500</u>	Waterway: <u>NONE</u> River Mile:

**Wetland Delineation Information**

Wetland Consultant Name, Firm and Address: ENVIRONMENTAL SOLUTIONS NW (MIKE HOLSCHER) 4208 NW BETHANY BLVD. SUITE K5, # 333 PORTLAND, OR 97229	Phone # <u>503-629-5093</u> FAX # <u>503-629-6093</u> E-mail address: <u>MIKE@ENSWLNW.COM</u>
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	

Date of Delineation Report: <u>JAN, 25, 2002</u>	Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total Site Acreage: Total Wetland Acreage: <u>0.0944</u>
---	--	---

**Other Information**

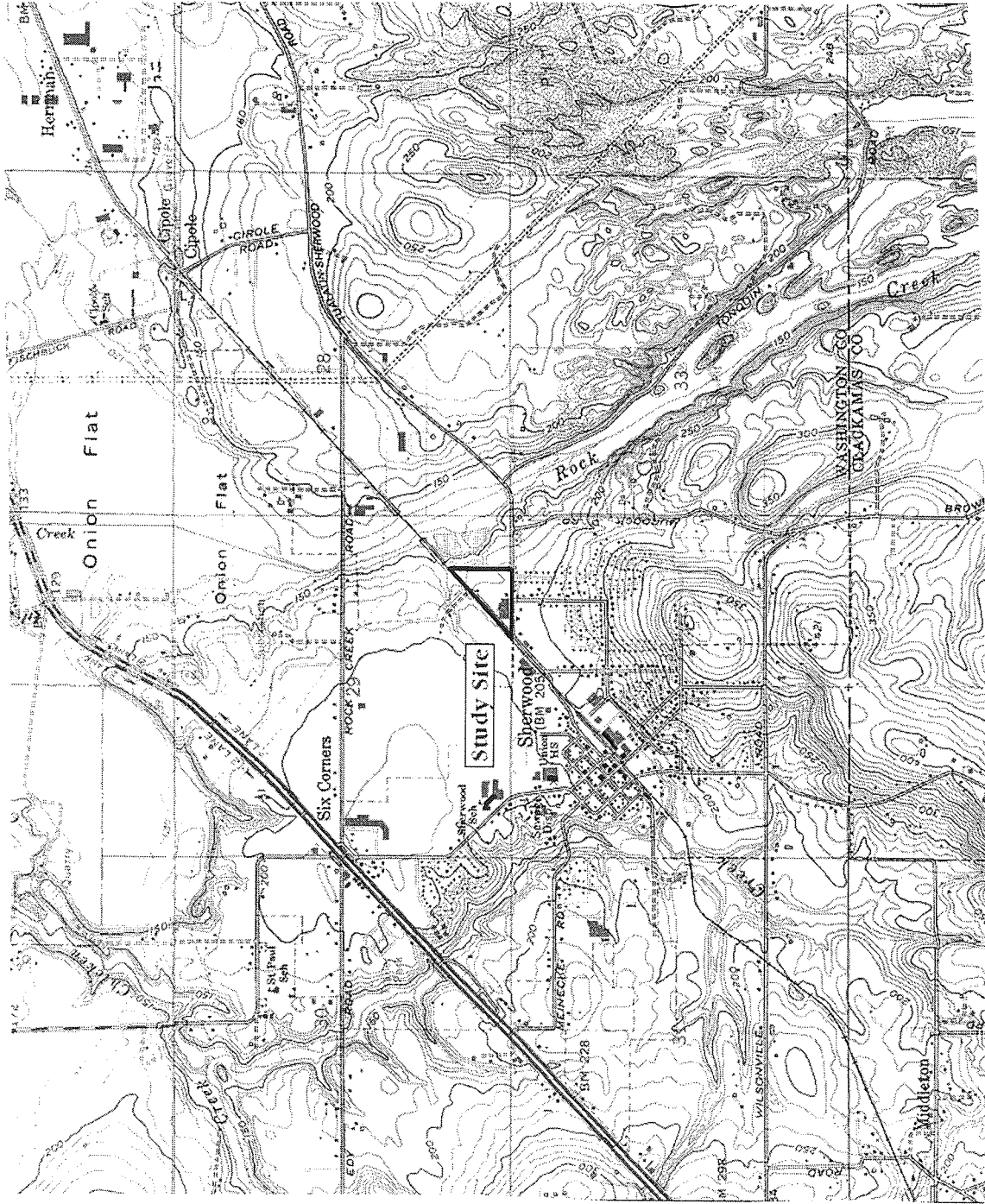
	Yes	No	Unknown
Is any of the property crop land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, Is Applicant/Owner a USDA Program Participant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has a NRCS Form 026 been completed for the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does Local Wetlands Inventory, if any, show wetland on parcel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, LWI wetland code: _____			
Has a previous delineation/application been made on parcel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If applicable, previous Division of State Lands # _____			
NWI Quad Name(s): <u>SHERWOOD</u>		Site Zoning: <u>COMMERCIAL / INDUSTRIAL</u>	

**For Office Use Only**

Corps Project # _____	DSL Wetland Mgr _____	DSL WD # _____
Date Delineation Received: _____	DSL Project # _____	
Date Review Completed: _____	Related Case Number(s): _____	

DIVISION OF STATE LANDS  
 RECEIVED  
 2002 FEB - 6 P 1:10

↑ NORTH



**ENVIRONMENTAL  
SOLUTIONS  
NORTHWEST**

January 22, 2002

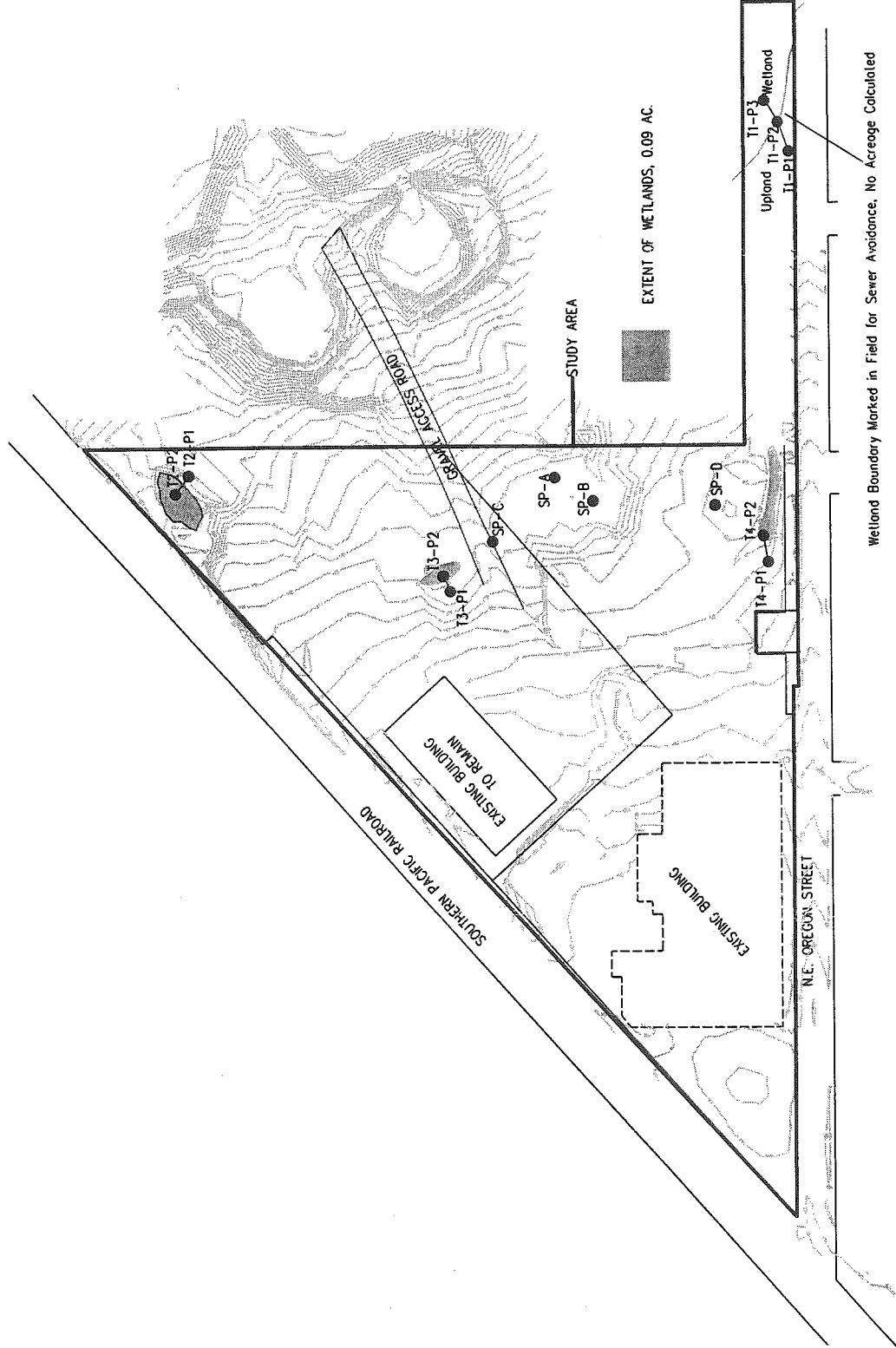
**VICINITY  
OREGON STREET TANNERY  
SHERWOOD, WASHINGTON COUNTY, OREGON**

Approximate scale 1 inch = 2000 feet

Map Source: National Geographic Oregon Seamless USGS CD-ROM, 2001.

**FIGURE 1**

← NORTH |



**ENVIRONMENTAL SOLUTIONS NORTHWEST**

April 18, 2002 (revised)

**WETLAND BOUNDARIES AND SAMPLE POINTS  
OREGON STREET TANNERY  
SHERWOOD, WASHINGTON COUNTY, OREGON**

Approximate scale 1 inch = 200 feet

Map Source: Olson engineering survey map (August 2001).

**FIGURE 6**

**Appendix B:**  
USACE File Number 25059-FP

---

---

Division of State Lands  
775 Summer Street NE, Suite 10  
Salem, OR 97301-1279  
☎ 503-378-3805

Permit No.:	<u>25059-FP</u>
Permit Type:	<u>Fill</u>
Waterway:	<u>Wetland</u>
County:	<u>Washington</u>
Expiration Date:	<u>July 12, 2003</u>
Corps No.:	<u>2002-00076</u>

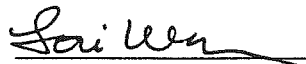
**PACIFIC III, LLC**

**IS AUTHORIZED IN ACCORDANCE WITH ORS 196.800 TO 196.990 TO PERFORM THE OPERATIONS DESCRIBED IN THE ATTACHED COPY OF THE APPLICATION, SUBJECT TO THE SPECIAL CONDITIONS LISTED ON ATTACHMENT A AND TO THE FOLLOWING GENERAL CONDITIONS:**

1. This permit does not authorize trespass on the lands of others. The permit holder shall obtain all necessary access permits or rights-of-way before entering lands owned by another.
2. This permit does not authorize any work that is not in compliance with local zoning or other local, state, or federal regulation pertaining to the operations authorized by this permit. The permit holder is responsible for obtaining the necessary approvals and permits before proceeding under this permit.
3. All work done under this permit must comply with Oregon Administrative Rules, Chapter 340; Standards of Quality for Public Waters of Oregon. Specific water quality provisions for this project are set forth on Attachment A.
4. Violations of the terms and conditions of this permit are subject to administrative and/or legal action which may result in revocation of the permit or damages. The permit holder is responsible for the activities of all contractors or other operators involved in work done at the site or under this permit.
5. A copy of the permit shall be available at the work site whenever operations authorized by the permit are being conducted.
6. Employees of the Division of State Lands and all duly authorized representatives of the Director shall be permitted access to the project area at all reasonable times for the purpose of inspecting work performed under this permit.
7. Any permit holder who objects to the conditions of this permit may request a hearing from the Director, in writing, within 10 days of the date this permit was issued.
8. In issuing this permit, the Division of State Lands makes no representation regarding the quality or adequacy of the permitted project design, materials, construction, or maintenance, except to approve the project's design and materials, as set forth in the permit application, as satisfying the resource protection, scenic, safety, recreation, and public access requirements of ORS Chapters 196, 390 and related administrative rules.
9. Permittee shall defend and hold harmless the State of Oregon, and its officers, agents, and employees from any claim, suit, or action for property damage or personal injury or death arising out of the design, material, construction, or maintenance of the permitted improvements.

**NOTICE:** If removal is from state-owned submerged and submersible land, the applicant must comply with leasing and royalty provisions of ORS 274.530. If the project involves creation of new lands by filling on state-owned submerged or submersible lands, you must comply with ORS 274.905 - 274.940. This permit does not relieve the permittee of an obligation to secure appropriate leases from the Division of State Lands, to conduct activities on state-owned submerged or submersible lands. Failure to comply with these requirements may result in civil or criminal liability. For more information about these requirements, please contact the Division of State Lands, 378-3805.

Lori Warner, Manager  
Western Region Field Operations  
Oregon Division of State Lands

  
\_\_\_\_\_  
Authorized Signature

July 12, 2002  
\_\_\_\_\_  
Date Issued



## ATTACHMENT A

Permittee: Pacific III LLC

**Special Conditions for Fill Permit No. 25059-FP. PLEASE READ AND BECOME FAMILIAR WITH CONDITIONS OF YOUR PERMIT. This project may be site inspected by the Division of State Lands as part of our monitoring program. The Division has the right to stop or modify the project at any time if you are not in compliance with these conditions. A copy of this permit shall be available at the work site whenever authorized operations are being conducted.**

1. This permit authorizes the placement of up to 580 cubic yards of sand and silt in a wetland, T2S, R1W, Section 29, Tax Lot 400 and 500, Sherwood, Washington County for a commercial subdivision, as outlined in the attached permit application, maps and drawings, dated March 28, 2002. This permit also authorizes removal and fill activities necessary to complete the required compensatory mitigation.
2. **TURBIDITY/EROSION CONTROLS.** The authorized work shall not cause turbidity of affected waters to exceed 10% over natural background turbidity 100 feet downstream of the fill point. For projects proposed in areas with no discernible gradient break (gradient of 2% or less), monitoring shall take place at 4 hour intervals and the turbidity standard may be exceeded for a maximum of one monitoring interval per 24 hour work period provided all practicable control measures have been implemented. This turbidity standard exceedance interval applies only to coastal lowlands and floodplains, valley bottoms and other low-lying and/or relatively flat land.

For projects in all other areas, the turbidity standard can be exceeded for a maximum of 2 hours (limited duration) provided all practicable erosion control measures have been implemented. These projects may also be subject to additional reporting requirements.

Turbidity shall be monitored during active in-water work periods. Monitoring points shall be at an undisturbed site (representative background) 100 feet upstream from the turbidity causing activity (i.e., fill or discharge point), 100 feet downstream from the fill point, and at the point of fill. A turbidimeter is recommended, however, visual gauging is acceptable. Turbidity that is visible over background is considered an exceedance of the standard.

Practicable erosion control measures which shall be implemented, as appropriate, include but are not limited to the following:

- a. Place fill in the water using methods that avoid disturbance to the maximum practicable extent (e.g. placing fill with a machine rather than end-dumping from a truck).

- b. Prevent all construction materials and debris from entering waterway;
  - c. Use filter bags, sediment fences, sediment traps or catch basins, silt curtains, leave strips or berms, Jersey barriers, sand bags, or other measures sufficient to prevent movement of soil;
  - d. Use impervious materials to cover stockpiles when unattended or during rain event;
  - e. Erosion control measures shall be inspected and maintained daily to ensure their continued effectiveness;
  - f. No heavy machinery in a wetland or other waterway;
  - g. Use a gravel staging area and construction access;
  - h. Fence off planted areas to protect from disturbance and/or erosion; and
  - i. Flag or fence off wetlands adjacent to the construction area.
3. Erosion control measures shall be maintained as necessary to ensure their continued effectiveness, until soils become stabilized. All erosion control structures shall be removed when project is complete and soils are stabilized and vegetated.
  4. Petroleum products, chemicals, or other deleterious materials shall not be allowed to enter waters of the state.
  5. Waste materials and spoils shall be placed in a stable upland location and shall be suitably stabilized to prevent erosion.

#### **MITIGATION**

The following conditions apply to the actions described in the Mitigation Plan (pages 1 to 5), dated March 27, 2002. The issuance of this permit is contingent upon the successful replacement of compensatory wetland mitigation for the loss of 0.09 acres of wetlands.

6. Off-site compensatory mitigation for the loss of 0.09 acres PEM/Depressional wetland shall consist of 0.27 acres of enhancement from PEM non-native dominant to PSS-PFO/Depressional wetland type. The location of off-site wetland mitigation (T2S, R1W, NW ¼ Sec. 20, Tax Lot 2200) is shown on Figures 1 and 5, dated January 22, 2002.
7. Removal or control of invasive, non-native plant species shall be done by hand pulling or spot application of an herbicide approved for aquatic habitat.
8. Shrubs and trees shall be physically protected from herbivory and other damage with heavy gauge wire mesh or other appropriate material.
9. The slopes of the mitigation area shall be no steeper than 10:1.

10. There shall be a minimum of 3 pieces of downed wood (trees) in the mitigation site. The downed wood shall be a minimum of 20 feet in length, and shall include as many branches as possible. Evergreen trees are preferred.
11. The microtopography of the mitigation site shall vary between +/- 18 inches.
12. An as-built survey shall be provided to the Division of State Lands within 60 days of mitigation site grading.

### **SUCCESS CRITERIA**

13. **To be deemed successful, the mitigation areas shall meet the following success criteria: (success criteria should be listed for each mitigation area)**
  - a. Survival of planted trees and shrubs (by species) shall be 80% for the duration of the monitoring period.
  - b. Cover of planted (see planting plan figure 5 and table on page 5 of the mitigation plan (March 27, 2002) and desirable recruits of herbaceous species shall be 60% after the first year of planting, 75% after the 2<sup>nd</sup>, and 80% after the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> years as measured by random sample plots (i.e. areal cover in random plots).
  - c. The water depth in the wetland enhancement area shall be no more than 8 inches during the growing season. All ponded areas shall go dry for at least some period during the growing season.

### **MONITORING CRITERIA**

16. The permittee shall monitor the mitigation site to determine success for a minimum period of five (5) years. The annual monitoring report is due by December 1 of each year and shall include the following information:
  - Documentation that success criteria are being met and statements regarding criteria listed in condition 13 above.
  - Permit number
  - Permittee's Name
  - Project Name
  - Location of mitigation site-describe and show on current map.
  - Location of impact site

- Description of all activities that have occurred on the mitigation site during the past year (i.e. grading, re-grading, planting, re-planting, weed eradication, etc.).
  - Other information necessary or required to document compliance with mitigation plan.
15. The monitoring period will start when the permittee has demonstrated that hydrology has been established and initial plantings have been accomplished. Failure to submit a monitoring report at the above date may result in an extension of the monitoring period, loss of the performance bond, and/or enforcement action
  16. Issuance of this permit is contingent upon acquisition of the required preliminary plat approval from the City of Sherwood.
  17. The Division retains the authority to extend the mitigation monitoring period and require corrective action in the event the success criteria are not accomplished for two consecutive years (without re-planting for failure to meet survival or cover criteria) within the 5-year monitoring period.
  18. The Division of State Lands retains the authority to temporarily halt or modify the project in case of unforeseen damage to natural resources.
  19. If any archaeological resources and/or artifacts are uncovered during excavation, all construction activity shall immediately cease. The State Historic Preservation Office shall be contacted (phone: 503-378-4168).
  20. The permittee is responsible for carrying-out the terms and conditions of this permit unless the permit is transferred to another party using forms provided by the Division.

July 12, 2002

J:\AttachmentAwestLAS\FP Fill Permits\25059-FP.doc

**Appendix C: Wetland Determination Data Sheets**  
**(Plots 1 through 4)**

---

**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region**

Project/Site: JBMac Ventures City/County: Sherwood/ Washington County Sampling Date: 4/28/2022  
 Applicant/Owner: AFP Systems Inc State: OR Sampling Point: 1  
 Investigator(s): Lex Francis and Emma Eichhorn Section, Township, Range: Sec. 29, T.2S, R.1  
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Sl. Concave Slope (%): <3  
 Subregion (LRR): A. Northwest Forests and Coast Lat: 45.36288036 Long: -122.8297624 Datum: NAD1983  
 Soil Map Unit Name: Quatama Silt Loam (Unit 37A), 0 to 3 percent slopes; Non-Hydric 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? Yes X No         
 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 <u>X</u>	No <u>      </u>	<b>Is the Sampled Area within a Wetland?</b>	Yes <u>      </u>	No <u>X</u>
Hydric Soil Present?	Yes <u>      </u>	No <u>X</u>			
Wetland Hydrology Present?	Yes <u>      </u>	No <u>X</u>			

**Precipitation:**  
 According to the AgACIS Aurora AP weather station, 0.04 inches of rainfall was received on the day of the site visit and 1.45 inches within the two weeks prior.

**Remarks:**  
 Plot located within former wetland area in NE corner of study area.

**VEGETATION**

Tree Stratum (Plot Size: 30' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)  Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>3</u> x 2 = <u>6</u> FAC species <u>102</u> x 3 = <u>306</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>105</u> (A) <u>312</u> (B) Prevalence Index = B/A = <u>2.97</u>
_____ = Total Cover				
<b>Sapling/Shrub Stratum (Plot Size: 10' r or _____)</b>				
1. <u>Rubus armeniacus</u>	<u>5%</u>	<u>Yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				
<b>Herb Stratum (Plot Size: 5' r or _____)</b>				
1. <u>Agrostis species</u>	<u>45%</u>	<u>Yes</u>	<u>FAC*</u>	
2. <u>Schedonorus arundinaceus</u>	<u>22%</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Trifolium species</u>	<u>10%</u>	<u>No</u>	<u>FAC*</u>	
4. <u>Vicia species</u>	<u>10%</u>	<u>No</u>	<u>FAC*</u>	
5. <u>Cirsium arvense</u>	<u>5%</u>	<u>No</u>	<u>FAC</u>	
6. <u>Dipsacus fullonum</u>	<u>5%</u>	<u>No</u>	<u>FAC</u>	
7. <u>Phalaris arundinacea</u>	<u>3%</u>	<u>No</u>	<u>FACW</u>	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____ = Total Cover				
<b>Woody Vine Stratum (Plot Size: 10' r or _____)</b>				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>0%</u>				<b>Hydrophytic Vegetation Indicators:</b> <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 <sup>1</sup> <u>4</u> - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>5</u> - Wetland Non-Vascular Plants <sup>1</sup> <u>      </u> Problematic Hydrophytic Vegetation (Explain) <sup>1</sup> <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.

**Remarks:**  
 \*Assumed FAC.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region**

Project/Site: JBMac Ventures City/County: Sherwood/ Washington County Sampling Date: 4/28/2022  
 Applicant/Owner: AFP Systems Inc State: OR Sampling Point: 2  
 Investigator(s): Lex Francis and Emma Eichhorn Section, Township, Range: Sec. 29, T.2S, R.1  
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Sl. Concave Slope (%): <3  
 Subregion (LRR): A. Northwest Forests and Coast Lat: 45.36259801 Long: -122.83021374 Datum: NAD1983  
 Soil Map Unit Name: Quatama Silt Loam (Unit 37A), 0 to 3 percent slopes; Non-Hydric 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? Yes X No         
 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 <u>X</u>	No <u>      </u>	<b>Is the Sampled Area within a Wetland?</b>	Yes <u>      </u> No <u>X</u>
Hydric Soil Present?	Yes <u>      </u>	No <u>X</u>		
Wetland Hydrology Present?	Yes <u>      </u>	No <u>X</u>		

**Precipitation:**  
 According to the AgACIS Aurora AP weather station, 0.04 inches of rainfall was received on the day of the site visit and 1.45 inches within the two weeks prior.

**Remarks:**

**VEGETATION**

Tree Stratum (Plot Size: 30' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A)  Total Number of Dominant Species Across All Strata: <u>4</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. <u>Populus balsamifera</u>	<u>5%</u>	<u>Yes</u>	<u>FAC</u>	
2. _____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>95</u> x 2 = <u>190</u> FAC species <u>98</u> x 3 = <u>294</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>198</u> (A) <u>504</u> (B) Prevalence Index = B/A = <u>2.55</u>
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>5%</u> = Total Cover				
Sapling/Shrub Stratum (Plot Size: 10' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 <sup>1</sup> <u>4</u> - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>5</u> - Wetland Non-Vascular Plants <sup>1</sup> <u>      </u> Problematic Hydrophytic Vegetation (Explain) <sup>1</sup> <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.
1. <u>Rubus armeniacus</u>	<u>58%</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Crataegus douglasii</u>	<u>20%</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Ilex aquifolium</u>	<u>5%</u>	<u>No</u>	<u>FACU</u>	
4. <u>Populus balsamifera</u>	<u>5%</u>	<u>No</u>	<u>FAC</u>	
5. <u>Spiraea douglasii</u>	<u>5%</u>	<u>No</u>	<u>FAC*</u>	
<u>93%</u> = Total Cover				
Herb Stratum (Plot Size: 5' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No <u>      </u>
1. <u>Phalaris arundinacea</u>	<u>95%</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Athyrium americanum</u>	<u>5%</u>	<u>No</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>100%</u> = Total Cover				
Woody Vine Stratum (Plot Size: 10' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
<u>0%</u> = Total Cover				
% Bare Ground in Herb Stratum <u>0%</u>				

**Remarks:**  
 \*Assumed FAC.





**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region**

Project/Site: JBMac Ventures City/County: Sherwood/ Washington County Sampling Date: 4/28/2022  
 Applicant/Owner: AFP Systems Inc State: OR Sampling Point: 3  
 Investigator(s): Lex Francis and Emma Eichhorn Section, Township, Range: Sec. 29, T.2S, R.1  
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): <3  
 Subregion (LRR): A. Northwest Forests and Coast Lat: 45.36179176 Long: -122.83005858 Datum: NAD1983  
 Soil Map Unit Name: Quatama Silt Loam (Unit 37A), 0 to 3 percent slopes; Non-Hydric 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? Yes X No         
 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 <u>X</u>	No <u>      </u>	<b>Is the Sampled Area within a Wetland?</b>
Hydric Soil Present?	Yes <u>      </u>	No <u>X</u>	
Wetland Hydrology Present?	Yes <u>      </u>	No <u>X</u>	

**Precipitation:**  
 According to the AgACIS Aurora AP weather station, 0.04 inches of rainfall was received on the day of the site visit and 1.45 inches within the two weeks prior.

**Remarks:**  
 Plot located within former central wetland.

**VEGETATION**

Tree Stratum (Plot Size: 30' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)  Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>90</u> x 3 = <u>270</u> FACU species <u>6</u> x 4 = <u>24</u> UPL species <u>4</u> x 5 = <u>20</u> Column Totals: <u>100</u> (A) <u>314</u> (B) Prevalence Index = B/A = <u>3.14</u>
0% = Total Cover				
Sapling/Shrub Stratum (Plot Size: 10' r or _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				
Herb Stratum (Plot Size: 5' r or _____)				
1. <u>Agrostis species</u>	<u>30%</u>	<u>Yes</u>	<u>FAC*</u>	
2. <u>Poa species</u>	<u>28%</u>	<u>Yes</u>	<u>FAC*</u>	
3. <u>Alopecurus pratensis</u>	<u>20%</u>	<u>Yes</u>	<u>FAC</u>	
4. <u>Schedonorus arundinaceus</u>	<u>10%</u>	<u>No</u>	<u>FAC</u>	
5. <u>Geranium lucidum</u>	<u>4%</u>	<u>No</u>	<u>NOL</u>	
6. <u>Plantago lanceolata</u>	<u>2%</u>	<u>No</u>	<u>FACU</u>	
7. <u>Leucanthemum vulgare</u>	<u>2%</u>	<u>No</u>	<u>FACU</u>	
8. <u>Daucus carota</u>	<u>2%</u>	<u>No</u>	<u>FACU</u>	
9. <u>Rumex crispus</u>	<u>2%</u>	<u>No</u>	<u>FAC</u>	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____ = Total Cover				
100% = Total Cover				
Woody Vine Stratum (Plot Size: 10' r or _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
0% = Total Cover				
% Bare Ground in Herb Stratum <u>0%</u>				

**Remarks:**  
 \*Assumed FAC.



**WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region**

Project/Site: JBMac Ventures City/County: Sherwood/ Washington County Sampling Date: 4/28/2022  
 Applicant/Owner: AFP Systems Inc State: OR Sampling Point: 4  
 Investigator(s): Lex Francis and Emma Eichhorn Section, Township, Range: Sec. 29, T.2S, R.1  
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): None Slope (%): <3  
 Subregion (LRR): A. Northwest Forests and Coast Lat: 45.36068602 Long: -122.82973248 Datum: NAD1983  
 Soil Map Unit Name: Quatama Silt Loam (Unit 37A), 0 to 3 percent slopes; Non-Hydric 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? Yes X No         
 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 <u>X</u>	No <u>      </u>	<b>Is the Sampled Area within a Wetland?</b>
Hydric Soil Present?	Yes <u>      </u>	No <u>X</u>	
Wetland Hydrology Present?	Yes <u>      </u>	No <u>X</u>	

**Precipitation:**  
 According to the AgACIS Aurora AP weather station, 0.04 inches of rainfall was received on the day of the site visit and 1.45 inches within the two weeks prior.

**Remarks:**  
 Plot taken approximately 20' away from SW Oregon Street, within former wetland.

**VEGETATION**

Tree Stratum (Plot Size: 30' r or _____)	Absolute % Cover	Dominant Species?	Indicator Status	<b>Dominance Test worksheet:</b> Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A)  Total Number of Dominant Species Across All Strata: <u>2</u> (B)  Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100%</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				
Sapling/Shrub Stratum (Plot Size: 10' r or _____)				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>92</u> x 3 = <u>276</u> FACU species <u>9</u> x 4 = <u>36</u> UPL species <u>1</u> x 5 = <u>5</u> Column Totals: <u>102</u> (A) <u>317</u> (B) Prevalence Index = B/A = <u>3.11</u>
1. <u>Rubus armeniacus</u>	<u>2%</u>	<u>No</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				
Herb Stratum (Plot Size: 5' r or _____)				<b>Hydrophytic Vegetation Indicators:</b> <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>X</u> <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 <sup>1</sup> <u>4</u> - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <u>5</u> - Wetland Non-Vascular Plants <sup>1</sup> Problematic Hydrophytic Vegetation (Explain) <sup>1</sup> <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present.  <b>Hydrophytic Vegetation Present?</b> Yes <u>X</u> No _____
1. <u>Alopecurus pratensis</u>	<u>51%</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Schedonorus arundinaceus</u>	<u>20%</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Vicia species</u>	<u>15%</u>	<u>No</u>	<u>FAC*</u>	
4. <u>Taraxacum officinale</u>	<u>5%</u>	<u>No</u>	<u>FACU</u>	
5. <u>Rumex crispus</u>	<u>2%</u>	<u>No</u>	<u>FAC</u>	
6. <u>Plantago lanceolata</u>	<u>2%</u>	<u>No</u>	<u>FACU</u>	
7. <u>Daucus carota</u>	<u>2%</u>	<u>No</u>	<u>FACU</u>	
8. <u>Cirsium arvense</u>	<u>2%</u>	<u>No</u>	<u>FAC</u>	
9. <u>Geranium dissectum</u>	<u>1%</u>	<u>No</u>	<u>NOL</u>	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
_____ = Total Cover				
Woody Vine Stratum (Plot Size: 10' r or _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum	<u>0%</u>			

**Remarks:**  
 \*Assumed FAC.



## **Appendix D: Representative Site Photographs**

---



**Photo A.** General site conditions, oriented south-east



**Photo B.** View of *Plot 1* oriented northeast.



**Photo C.** View of *Plot 3* oriented east.



**Photo D.** View of *Plot 4* oriented south.