

## 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:	<u>City of Sherwood</u>	Review Type:	<u>No Impact</u>
Site Address / Location:	<u>15028 SW Century Drive</u> <u>Sherwood, OR 97140</u>	SPL Issue Date:	<u>April 25, 2022</u>
		SPL Expiration Date:	<u>April 24, 2024</u>

### Applicant Information:

Name RYAN SUAREZ  
 Company ROBERT EVANS COMPANY  
 Address 1922 NW PETTYGROVE ST  
PORTLAND OR 97209  
 Phone/Fax (503) 648-7805  
 E-mail: ryans@robertevansco.com

### Owner Information:

Name \_\_\_\_\_  
 Company ORWA SHERWOOD LLC  
 Address 8320 NE HIGHWAY 99  
VANCOUVER WA 98665  
 Phone/Fax \_\_\_\_\_  
 E-mail: \_\_\_\_\_

### Tax lot ID

2S129D000150

### Development Activity

Sherwood Industrial Park - Phase 3 Development

### Pre-Development Site Conditions:

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

### Post Development Site Conditions:

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

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 206,679

### Encroachments into Pre-Development Vegetated Corridor:

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

### Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
<u>No Mitigation required. Only Enhancement required above*</u>	<u>0</u>

Conditions Attached  Development Figures Attached ( 7 )  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. If there is any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits. **No wetland or non-wetland waters impacts proposed for this project.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to 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 that extend 35 feet from the break in slope, the width of Vegetated Corridors may be reduced to 15 feet wide if a stamped geotechnical report confirms that slope stability can be maintained with the reduced setback from the break in slope.
13. For Vegetated Corridors greater than 50 feet in width, the applicant shall enhance the first 50 feet closest to the sensitive area 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.
14. **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.**
15. 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.""

16. 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.
17. 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&O 19-5, Appendix A, as amended by R&O 19-22).
18. 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.
19. **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.**
20. **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.**

#### **FINAL PLANS**

21. **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.
22. **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).
23. **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.
24. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. **Fencing and signage details to be included on final construction plans.**

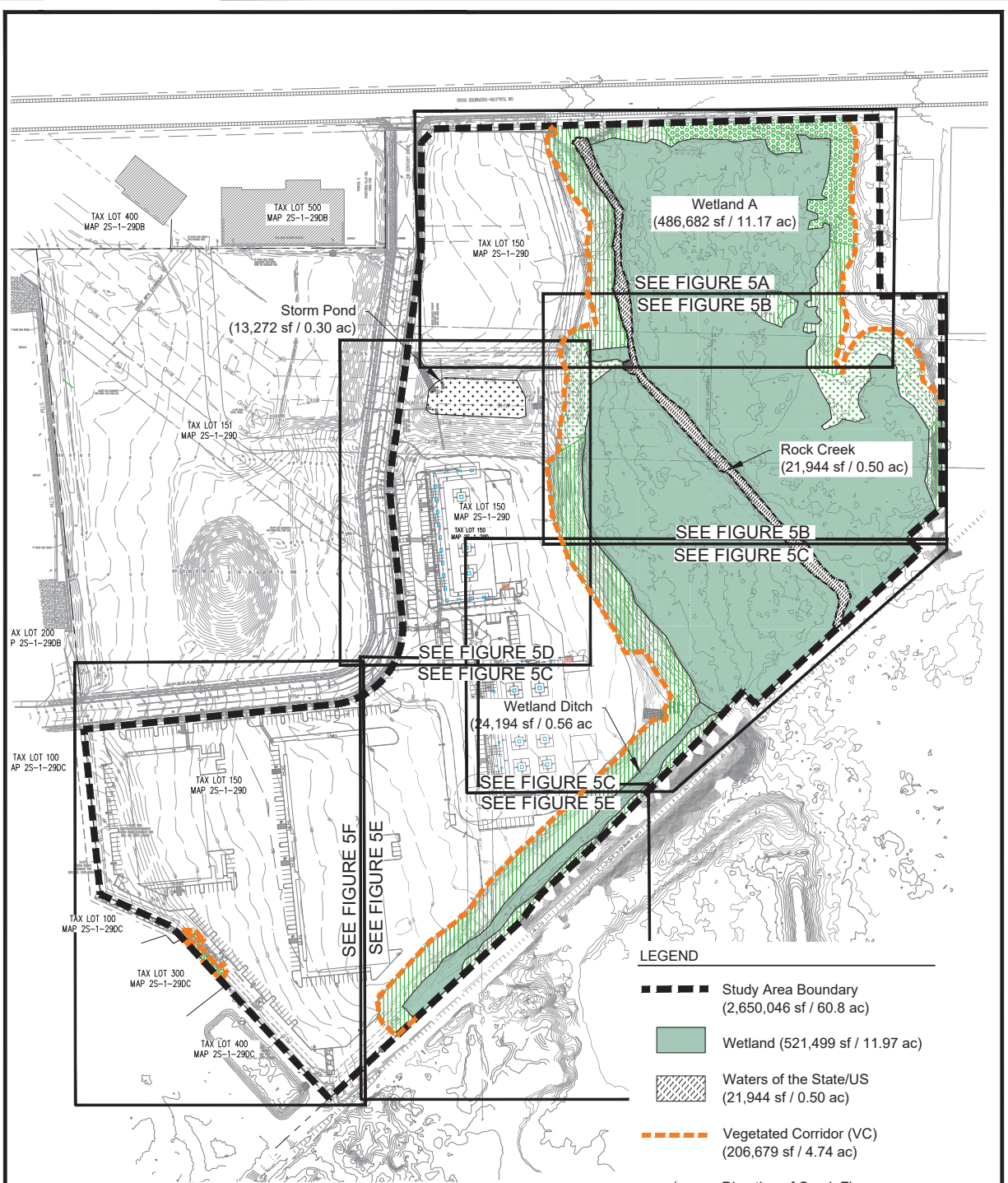
**This Service Provider Letter is not valid unless CWS-approved site plan is attached.**

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



**Lindsey Obermiller  
Environmental Plan Review**

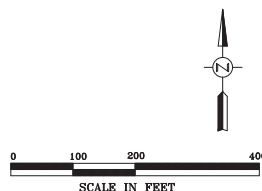
**Attachments ( 7 )**



NOTE:  
SEE FIGURE 5F FOR VEGETATED CORRIDOR  
ENHANCEMENT AREAS PLANT LIST

**COLOR COPY**  
**CWS FILE NO. 21-000943**  
**Approved**  
**Clean Water Services**  
**FOR ENVIRONMENTAL REVIEW**  
 By LD Date 04/25/2022  
**SPL ATTACHMENT 1 OF 7**

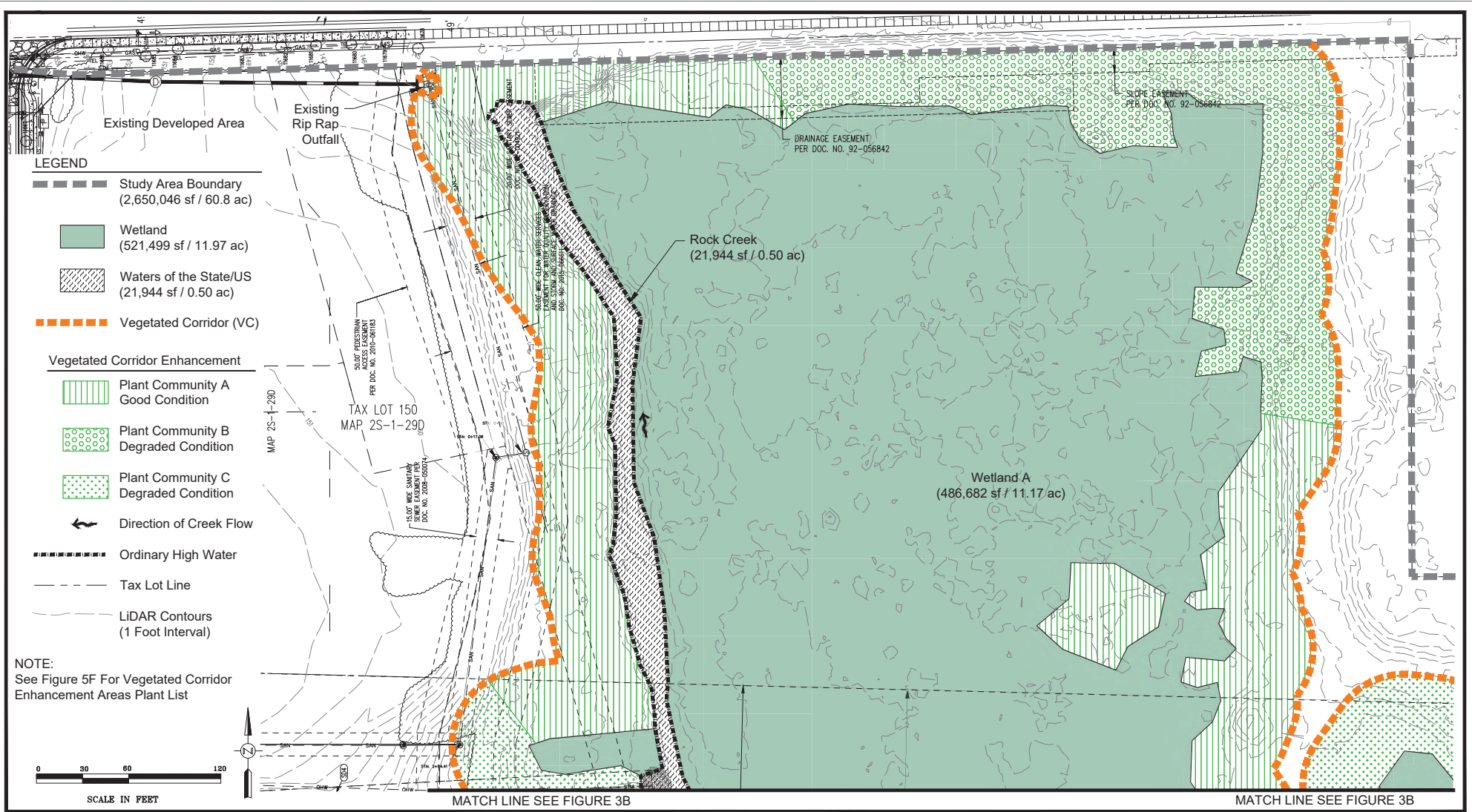
Survey provided by NW Surveying Inc.  
 Survey and Sample point accuracy is  
 sub-centimeter. LiDAR has ± 3 feet accuracy.



Vegetated Corridor Mitigation Overview and Sheet Index  
 Sherwood Industrial Park Phase III Development Site - Sherwood, Oregon

FIGURE  
**5**

3-23-2022



Survey provided by NW Surveying Inc.  
Survey and Sample point accuracy is sub-centimeter. LiDAR has ± 3 feet accuracy.

**COLOR COPY**

**CWS FILE NO. 22-000943**

**Approved  
Clean Water Services  
FOR ENVIRONMENTAL REVIEW**

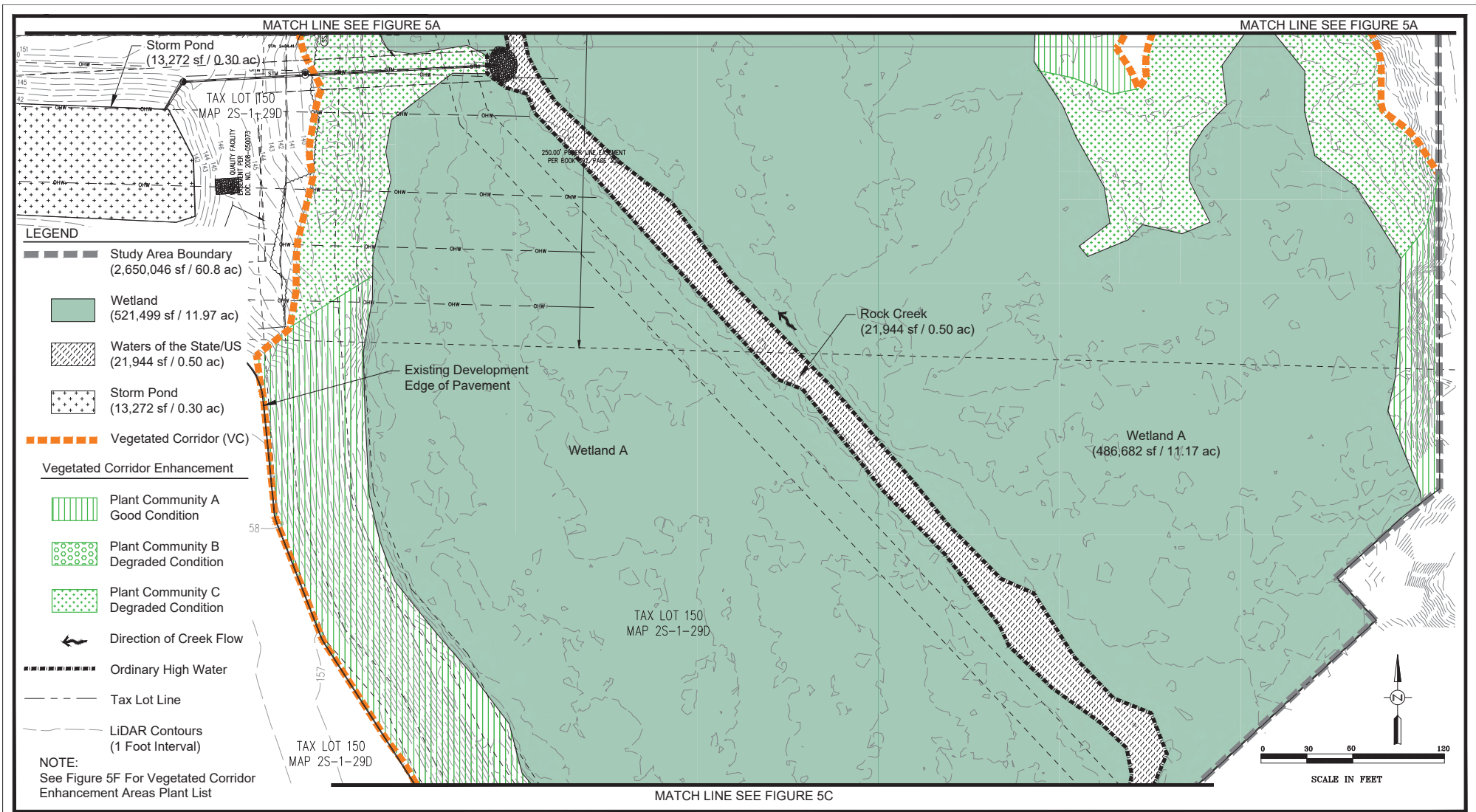
**By LO Date 04/25/2022**

**SPL ATTACHMENT 2 OF 7**

Vegetated Corridor Enhancement Areas  
Sherwood Industrial Park Phase III Development Site - Sherwood, Oregon

**FIGURE  
5A**

3-18-2022



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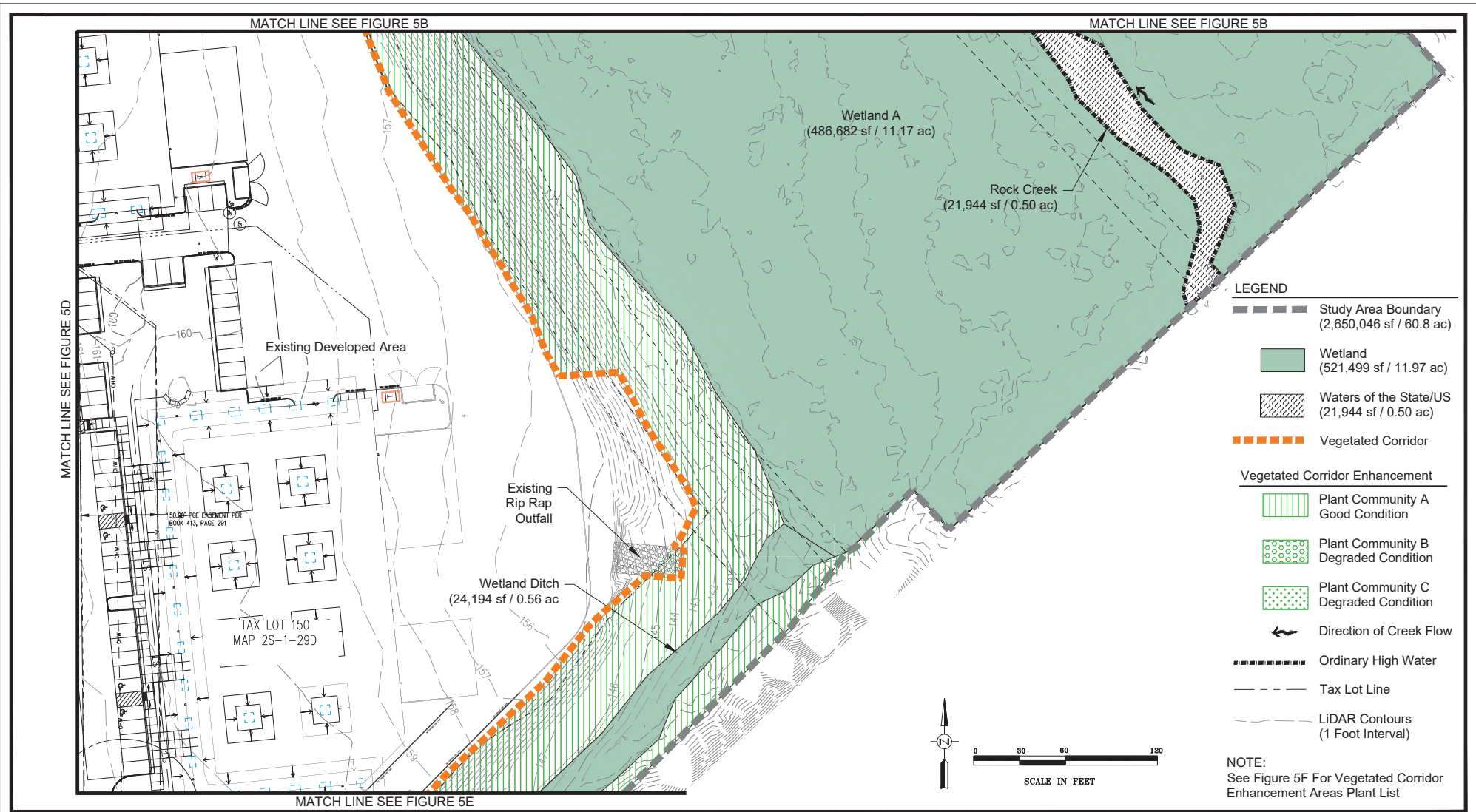
By LO Date 04/25/2022

**SPL ATTACHMENT 3 OF 7**

Vegetated Corridor Enhancement Areas  
Sherwood Industrial Park Phase III Development Site - Sherwood, Oregon

**FIGURE 5B**

3-18-2022



Survey provided by NW Surveying Inc.  
 Survey and Sample point accuracy is  
 sub-centimeter. LiDAR has ± 3 feet accuracy.

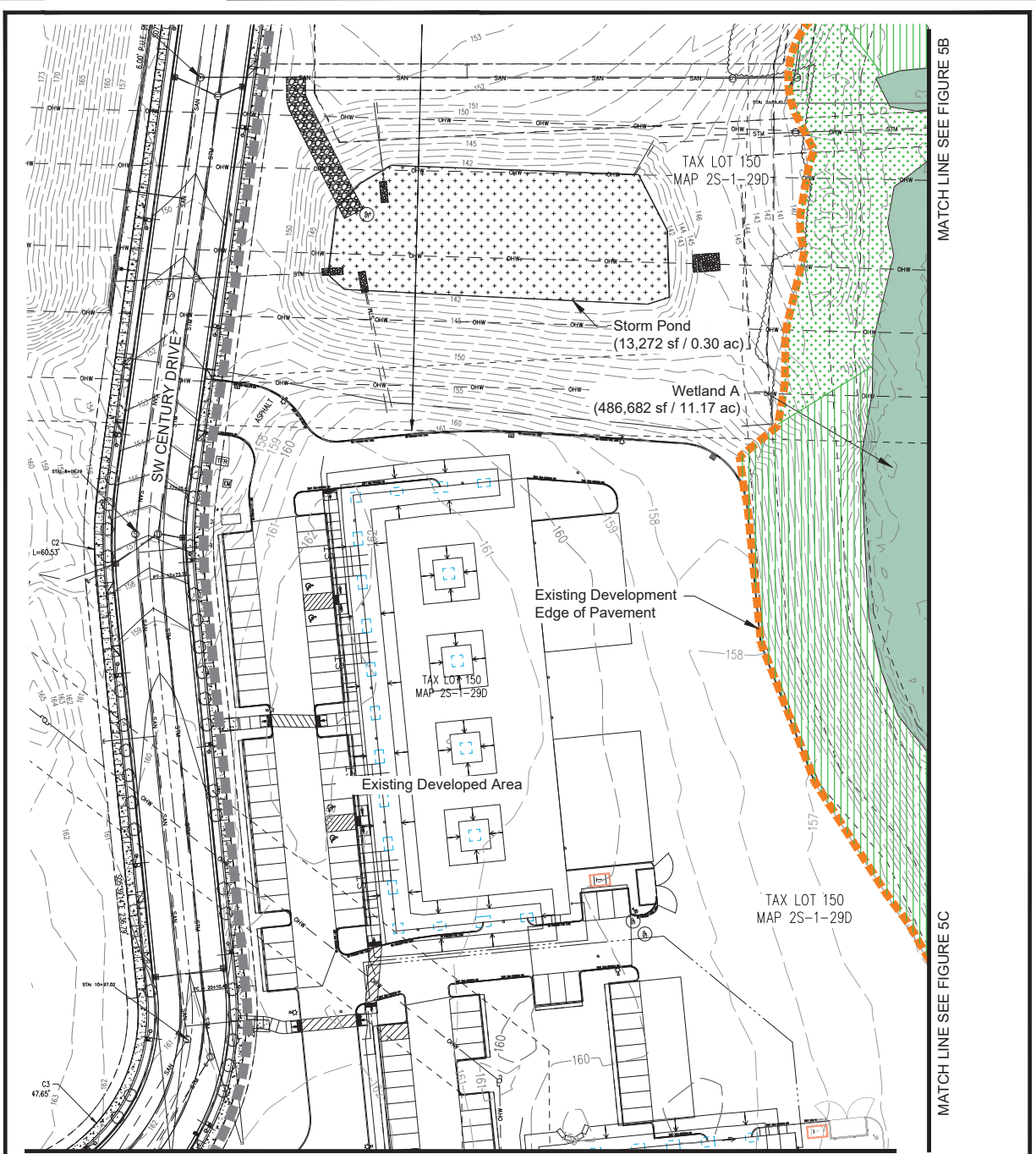
**COLOR COPY**

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 By LO Date 04/25/2022  
**SPL ATTACHMENT 4 OF 7**

Vegetated Corridor Enhancement Areas  
 Sherwood Industrial Park Phase III Development Site - Sherwood, Oregon

**FIGURE 5C**

3-18-2022



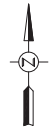
MATCH LINE SEE FIGURE 5F

MATCH LINE SEE FIGURE 5C

**LEGEND**

- Study Area Boundary (2,650,046 sf / 60.8 ac)
- Wetland (521,499 sf / 11.97 ac)
- Waters of the State/US (21,944 sf / 0.50 ac)
- Vegetated Corridor (VC)
- Plant Community A Good Condition
- Plant Community B Degraded Condition
- Plant Community C Degraded Condition
- Direction of Creek Flow
- Ordinary High Water
- Tax Lot Line
- LiDAR Contours (1 Foot Interval)

NOTE:  
See Figure 5F For Vegetated Corridor Enhancement Areas Plant List



SCALE IN FEET

COLOR COPY

**CWS FILE NO. 22-000943**  
**Approved**  
**Clean Water Services**  
**FOR ENVIRONMENTAL REVIEW**  
 By LO Date 04/25/2022  
**SPL ATTACHMENT 5 OF 7**



Pacific Habitat Services, Inc.  
 1450 SW Commerce Circle, Suite 100 Milwaukie, Oregon 97102  
 Phone: (503) 570-0800 Fax: (503) 570-0855

Vegetated Corridor Enhancement Areas  
 Sherwood Industrial Park Phase III Development Site - Sherwood, Oregon

FIGURE  
**5D**

3-18-2022



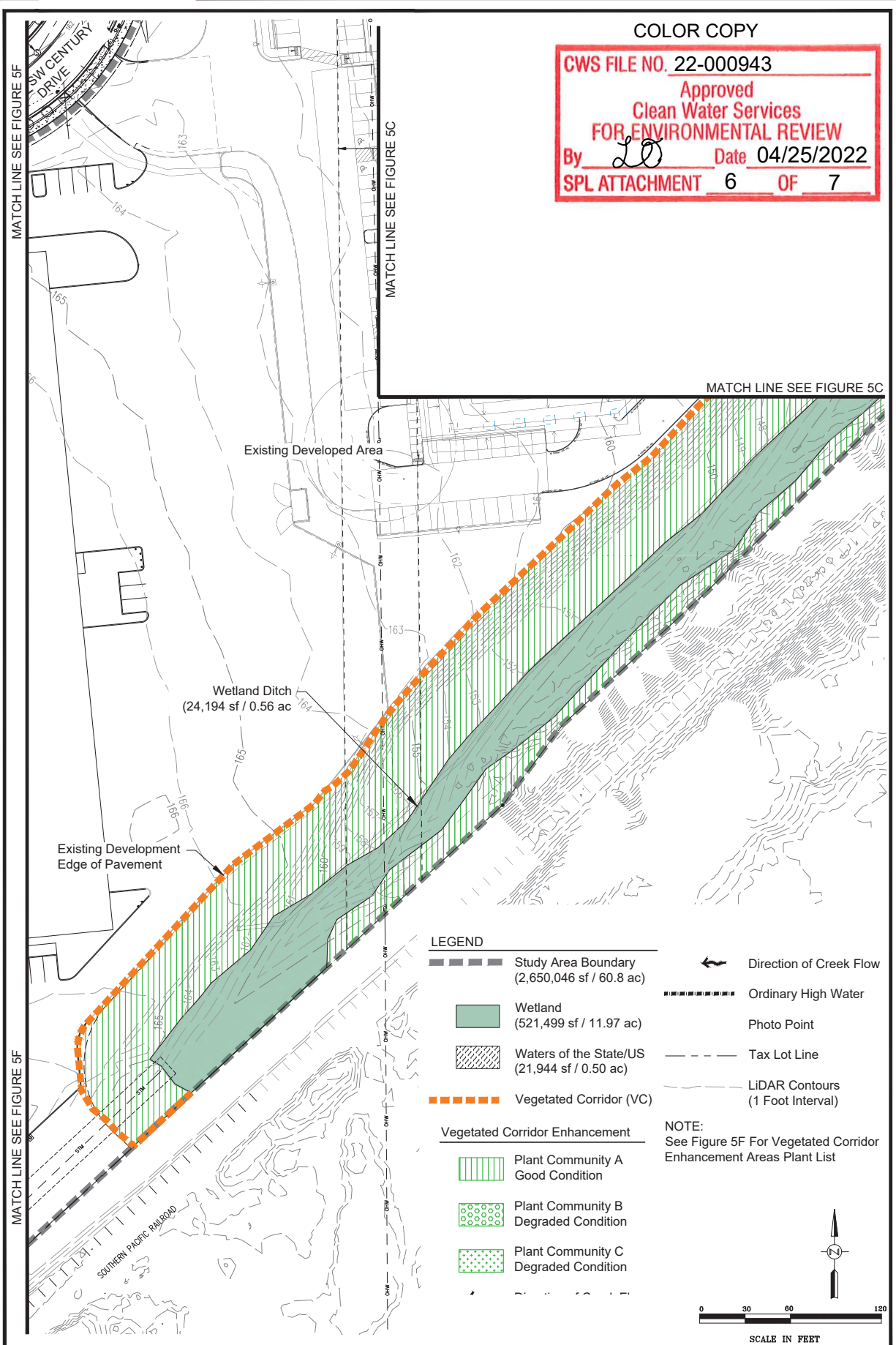
COLOR COPY

CWS FILE NO. 22-000943

Approved  
Clean Water Services  
FOR ENVIRONMENTAL REVIEW

By LO Date 04/25/2022

SPL ATTACHMENT 6 OF 7



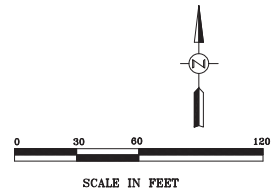
LEGEND

- Study Area Boundary (2,650,046 sf / 60.8 ac)
- Wetland (521,499 sf / 11.97 ac)
- Waters of the State/US (21,944 sf / 0.50 ac)
- Vegetated Corridor (VC)
- Direction of Creek Flow
- Ordinary High Water
- Photo Point
- Tax Lot Line
- LiDAR Contours (1 Foot Interval)

Vegetated Corridor Enhancement

- Plant Community A Good Condition
- Plant Community B Degraded Condition
- Plant Community C Degraded Condition

NOTE:  
See Figure 5F For Vegetated Corridor Enhancement Areas Plant List

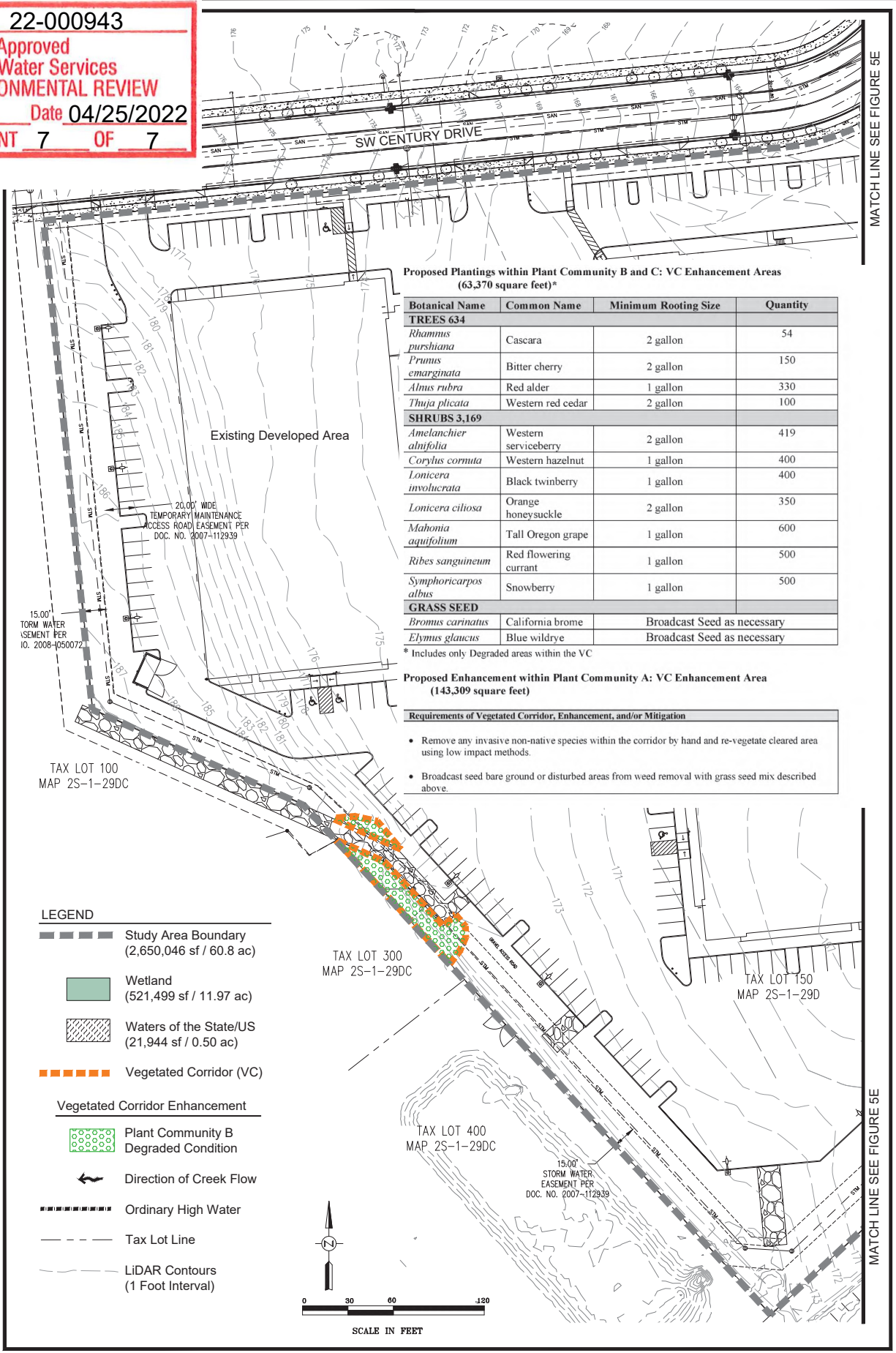


Vegetated Corridor Enhancement Areas  
Sherwood Industrial Park Phase III Development Site - Sherwood, Oregon

FIGURE  
5E

3-18-2022

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 Approved  
 Clean Water Services  
 FOR ENVIRONMENTAL REVIEW  
 By LO Date 04/25/2022  
 SPL ATTACHMENT 7 OF 7



**Proposed Plantings within Plant Community B and C: VC Enhancement Areas (63,370 square feet)\***

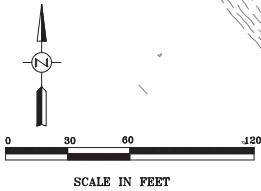
Botanical Name	Common Name	Minimum Rooting Size	Quantity
<b>TREES 634</b>			
<i>Rhamnus purshiana</i>	Cascara	2 gallon	54
<i>Prunus emarginata</i>	Bitter cherry	2 gallon	150
<i>Alnus rubra</i>	Red alder	1 gallon	330
<i>Thuja plicata</i>	Western red cedar	2 gallon	100
<b>SHRUBS 3,169</b>			
<i>Amelanchier alnifolia</i>	Western serviceberry	2 gallon	419
<i>Corylus cornuta</i>	Western hazelnut	1 gallon	400
<i>Lonicera involucrata</i>	Black twinberry	1 gallon	400
<i>Lonicera citiosa</i>	Orange honeysuckle	2 gallon	350
<i>Mahonia aquifolium</i>	Tall Oregon grape	1 gallon	600
<i>Ribes sanguineum</i>	Red flowering currant	1 gallon	500
<i>Symphoricarpos albus</i>	Snowberry	1 gallon	500
<b>GRASS SEED</b>			
<i>Bromus carinatus</i>	California brome	Broadcast Seed as necessary	
<i>Elymus glaucus</i>	Blue wildrye	Broadcast Seed as necessary	

\* Includes only Degraded areas within the VC

**Proposed Enhancement within Plant Community A: VC Enhancement Area (143,309 square feet)**

- Requirements of Vegetated Corridor, Enhancement, and/or Mitigation**
- Remove any invasive non-native species within the corridor by hand and re-vegetate cleared area using low impact methods.
  - Broadcast seed bare ground or disturbed areas from weed removal with grass seed mix described above.

- LEGEND**
- Study Area Boundary (2,650,046 sf / 60.8 ac)
  - Wetland (521,499 sf / 11.97 ac)
  - Waters of the State/US (21,944 sf / 0.50 ac)
  - Vegetated Corridor (VC)
  - Vegetated Corridor Enhancement
    - Plant Community B Degraded Condition
  - Direction of Creek Flow
  - Ordinary High Water
  - Tax Lot Line
  - LiDAR Contours (1 Foot Interval)



Vegetated Corridor Enhancement areas and Plant List  
 Sherwood Industrial Park Phase III Development Site - Sherwood, Oregon  
**FIGURE 5F**