

Type II Flood Plain Alteration Application

Portland Golf Club Irrigation Pond Maintenance

Prepared For:

Portland Golf Club
5900 SW Scholls Ferry Road
Portland, OR 97225

Prepared By:

Westlake Consultants, Inc.
15115 SW Sequoia Parkway, Suite 150
Tigard, OR 97224

APPLICANT AND PROJECT SUMMARY

Applicant's Representative: Ken Sandblast, AICP
Westlake Consultants, Inc.
15115 SW Sequoia Pkwy., Ste. 150
Tigard, OR 97224
Phone: 503-684-0652

Applicant: Portland Golf Club
5900 SW Scholls Ferry Road
Portland, OR 97225
Phone: 503-292-2651
Lonnie Lister, General Manager

Property Location: 5900 SW Scholls Ferry Road

Proposal: Irrigation Pond Maintenance

Site Size: Approx. 10 acres (a portion of Tax Lot 1700)

Zoning Designation: INST / R-5

Washington County Tax Map / Lot: 1S-1W-24 / Tax Lot 1700

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PROJECT SUMMARY

Existing Conditions

The Portland Golf Course is located at 5900 SW Scholls Ferry Road, in unincorporated Washington County, Oregon. The 102-acre property is characterized by gently contoured terrain and accommodates an 18-hole golf course, club facilities and a pond that serves as a water source for irrigation of the golf course.

Figure 1 – Aerial Photo of Subject Site



The irrigation pond is primarily fed by Woods Creek from the east. The pond also receives some water from precipitation and Fanno Creek.

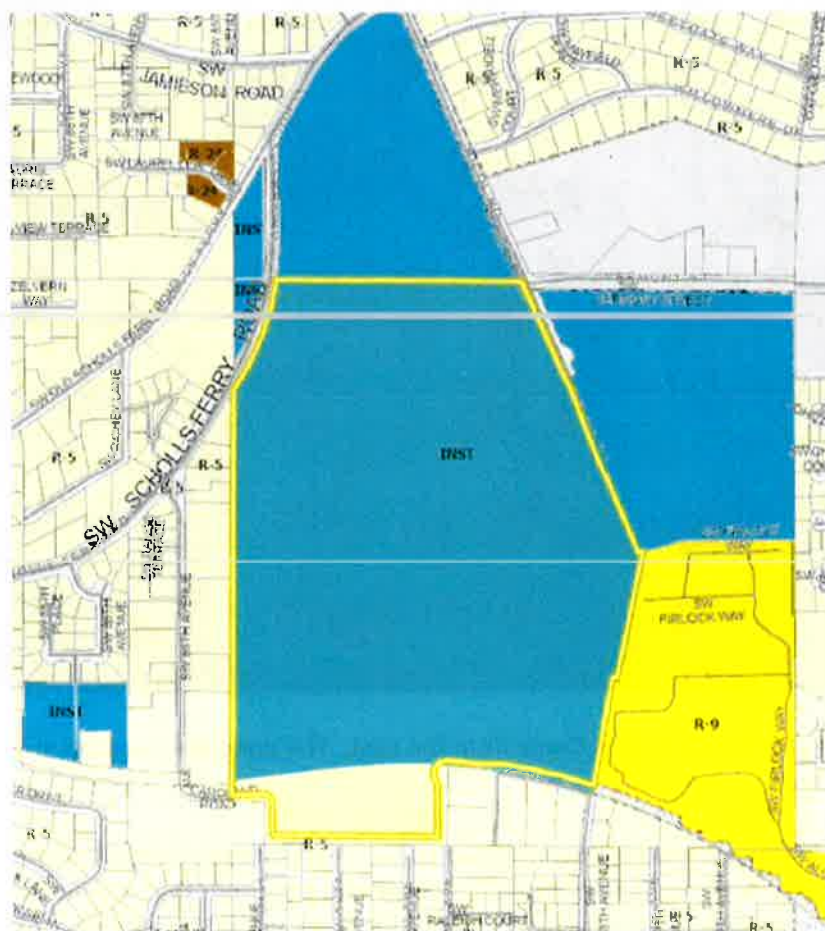
The subject area included in this application encompasses the 1.77-acre irrigation pond, as well as an area at the south end of the PGC property designated for sediment storage and a corridor that will run between the pond and storage area and accommodate temporary flexible pipes for the transfer the dredging spoils from the pond to the storage location and for the return of recycled water to the pond.

Zoning

The majority of the Portland Golf Course site is zoned Institutional (INST). The approximately 1.77-acre irrigation pond is located within the portion of the site zoned INST. The pond is considered an accessory use to the golf course and provides water storage for irrigation of the golf course grounds.

At the south end of the PGC property, a small portion of the site is zoned R-5 Residential. This area is undeveloped open space and includes a wetland that is mostly characterized by invasive and non-native plants. This area of the site will be the location for the placement of the sediment and will be maintained as an open space once the project is completed. No rezoning is proposed through this application.

Figure 2 – Zoning Map



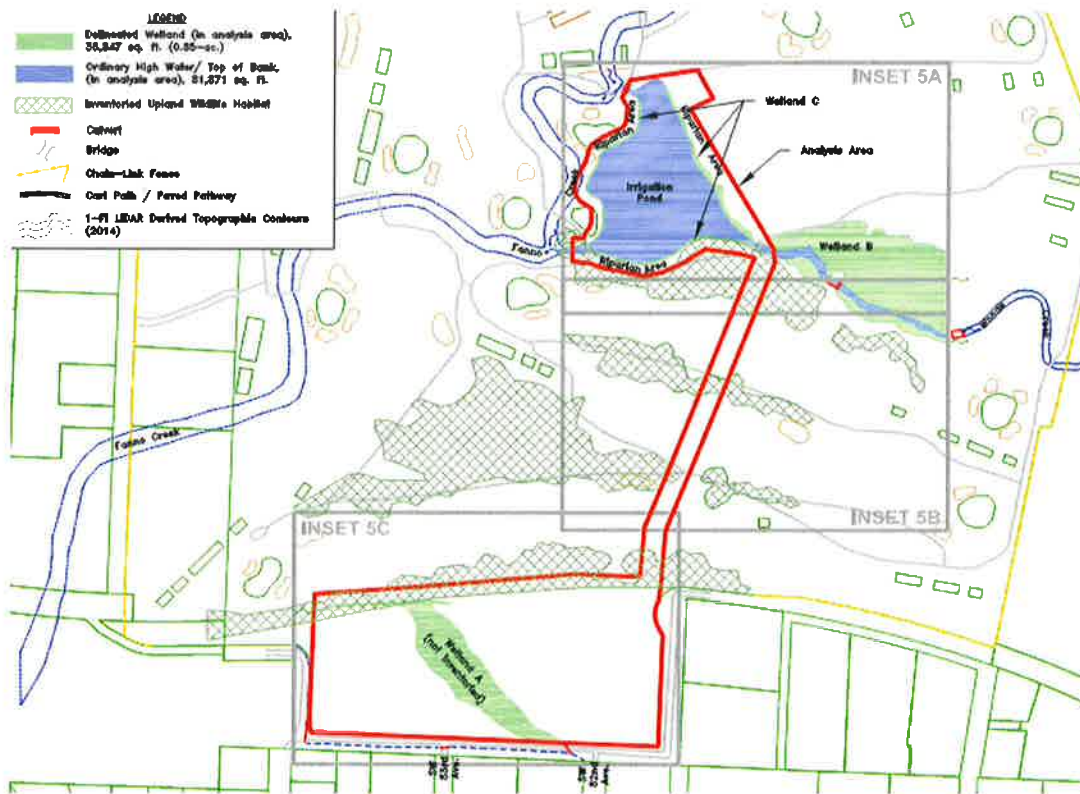
Proposed Project

The PGC irrigation pond periodically requires maintenance to restore the pond's original storage capacity and improve water quality. This maintenance involves dredging the accumulated silt and sediment from the pond.

The proposed maintenance project does not propose to deepen the pond, only remove sediment accumulated since prior maintenance. Figure 3, below, illustrates the project area.

The dredging spoils are proposed to be transferred to a location at the south end of the PGC property through temporary flexible, six-inch pipes that will sit on the surface of the ground and run from the pond to the storage area, across the fairway. The sediment will be placed in large, permeable bio-bags. As water drains from the sediment in the bio-bags, the majority of the recycled water will be pumped back to the pond, and a portion will be dispersed via sprinklers and infiltrated into the ground on-site. Following the completion of the dredging, the stored bio-bags will be covered with topsoil and re-planted with native species. Please see the attached Significant Natural Resources Analysis, Exhibit E, for additional information.

Figure 3—Project Site Plan



The Portland Golf Club is concurrently submitting a Joint Permit Application for a Removal-Fill Permit, to the Army Corps of Engineers (ACOE) and the Oregon Department of State Lands (ODSL). That application will address dredging and wetland impacts, and will include environmental reviews and additional studies, as required by the ACOE or ODSL.

LAND USE APPLICATION: FLOOD PLAIN ALTERATION PERMIT

This application requests land use approval for a Flood Plain Alteration permit for irrigation pond maintenance at the Portland Golf Club site in unincorporated Washington County. After reviewing the *Washington County Community Development Code*, the Applicant has found the following development review criteria to be applicable to this application.

APPLICANT RESPONSES TO APPLICABLE CRITERIA

202 – PROCEDURE TYPES AND DETERMINATION OF PROPER PROCEDURE *202-5.1*

APPLICANT’S RESPONSE: In accordance with this section, this application is subject to review through a Type II procedure to allow the greatest notice and opportunity to participate.

203 – PROCESSING TYPE I, II AND III DEVELOPMENT ACTIONS *203-2 Pre-Application Conference* *203-3 Neighborhood Meeting* *203-4 Application*

APPLICANT’S RESPONSE: In accordance with this section, a pre-application conference was held May 26, 2022; notes provided by Washington County Planning staff are attached as Exhibit C. A neighborhood meeting was held on June 28, 2022. All documentation for the noticing, posting and meeting are included as Exhibit D. The land use application for Flood Plain Alteration and the associated fee are included with this application. These provisions are satisfied.

302 - R-5 DISTRICT (RESIDENTIAL 5 UNITS PER ACRE)

APPLICANT’S RESPONSE: The portion of the project site located within the R-5 District is an open area and wetland that is characterized by mostly invasive and non-native plants. This project involves piping the spoils from the dredging of the pond to this area and placing it in permeable bio-bags. No development or change of use is proposed within the portion of the subject site. The bio-bags will be covered with topsoil and re-planted with native species for a meadow-like character. The Applicant is concurrently seeking approval of the project, including the fill activity, through a Joint Permit Application to the ACOE and ODSL.

330 - INSTITUTIONAL DISTRICT (INST)

APPLICANT'S RESPONSE: As per *Section 330-5*, the PGC golf course is a permitted use within the INST zoning district. No change of use is proposed through this application. This provision is satisfied.

404 - MASTER PLANNING

Master Planning through the Site Analysis (Master Planning - Site Analysis) or Planned Development (Master Planning - Planned Development) is provided to encourage development which best utilizes the existing on- and off-site characteristics, to encourage flexibility and a creative approach in land development with a more efficient, aesthetic and desirable use of open space, and to establish desirable physical links within a community. It is not the intent of this Section to require full engineering or landscape drawings prior to receiving approval of a requested use. Preliminary (conceptual) plans shall be submitted with the Master Plan application. Prior to issuance of permits final drawings will be required.

Master planning may be processed through a two-step process consisting of a preliminary review and a final review. Final review shall be through a Type I procedure, unless otherwise specified by the Review Authority in the preliminary approval.

404-1 Type I, Site Analysis of a New Use or Expansion of an Existing Use

Site Analysis is the review of an entire site, including contiguous property under the same ownership.

APPLICANT'S RESPONSE: This application does not propose any new use or expansion of an existing use. The existing golf course use on the property is unchanged by this Flood Plain Alteration Permit. This section is not applicable.

410 - GRADING AND DRAINAGE

410-1.1 General Provisions

APPLICANT'S RESPONSE: Per this Section, a preliminary grading plan is required to be submitted with a Type II development applications. The Westlake Consultants, Inc. memo and plans, attached as Exhibit F, include a preliminary grading plan and grading cross-sections for the irrigation pond dredging project in this Flood Plain Alteration Permit.

410-1.2 Grading Plan

APPLICANT'S RESPONSE: This application proposes the removal of sediment from the 1.77-acre irrigation pond and the transfer of the dredged spoils to an area in the southern portion of the project site. Preliminary grading plans and cross-sections are attached as Exhibit F and comply with the requirements of this section.

421 – FLOOD PLAIN AND DRAINAGE HAZARD AREA DEVELOPMENT

421-1 Lands Subject to Flood Plain and Drainage Hazard Area Standards

421-1.1 Flood Plain

The following data sources shall be referenced for purposes of determining lands subject to flood plain standards. In any event, the most restrictive flood boundary information shall be utilized. The maps referenced herein are on file at the offices of the Washington County Department of Land Use & Transportation.

A. The following maps are adopted by reference:

- (1) "Flood Insurance Rate Map, Washington County, Oregon," effective date October 19, 2018 with amendments; and*
- (2) "Flood Insurance Study for Washington County, Oregon and Incorporated Areas," dated October 19, 2018 with amendments.*

B. Where base flood elevation data has not been provided (approximate A Zone):

- (1) "Flood Plain Series, Washington County, Oregon, revision 5/01/1974, 1/03/1978, 1/1981, 5/25/1983 and 12/12/1983" based upon data from the U.S. Army Corps of Engineers.*
- (2) In addition, the Director shall obtain, review and reasonably utilize any base flood elevation data available from a federal or state source, or hydrologic and hydraulic analysis performed in accordance with standard engineering practice by a licensed professional engineer, in order to administer this Section.*

C. In addition to the information sources identified in A. and B. above, the Director may also utilize any other available authoritative flood data, including but not limited to high water marks, photographs of past flooding or historical flood data.

APPLICANT'S RESPONSE: Please refer to the memo prepared by Westlake Consultants, Inc., and attached as Exhibit F. The flood plain areas within and around the proposed project analysis area were delineated as shown on the attached Flood Plain and Site Plan utilizing available FEMA flood plain data and on-site survey work. The memo includes plans that satisfy the applicable criteria above. This provision has been satisfied.

421-3

Submittal Requirements

In addition to the requirements of Sections 203-4 and 410, an application for a flood plain or drainage hazard area alteration shall contain the following information for the area proposed to be disturbed. This information shall be prepared by a licensed professional engineer and may be submitted with or be made part of a site plan or grading plan for the proposed development.

APPLICANT'S RESPONSE: The applicable provisions of Sections 203-4 and 410 are addressed in those sections of this narrative, above. Westlake Consultants, Inc., has prepared a memo addressing the submittal requirements of Section 421-3, attached as Exhibit F.

421-3.1

Recognizing that the scale may be such that the true and accurate flood plain or drainage hazard area boundaries cannot be determined from the maps referenced in Sections 421-1.1 and -1.2 alone, all persons seeking a development permit for lands within said areas and within 250 feet of the map boundary of a flood plain or drainage hazard area identified in Sections 421-1.1 and -1.2, except as noted below for land divisions and property line adjustments, shall submit with the development permit application:

- A. A delineation of the flood plain and the floodway boundaries, established by a registered engineer or a registered surveyor from the surface elevations for the flood plain based upon maps or other data sources referenced in Section 421-1.1; and*
- B. A delineation of the drainage hazard area and the drainageway, established by a registered engineer or a registered surveyor from surface elevations for the drainage hazard area based upon maps or other data sources referenced in Section 421-1.2. Such delineation shall be based on mean sea level datum and be field located from recognized landmarks.*
- C. Land divisions and property line adjustments outside the UGB may provide only generalized flood plain information, such as contour maps and aerial photos, which need not be prepared by an engineer. Notwithstanding this provision, for the purpose of implementing the requirements of Section 421-14.7, applicants may be required to submit detailed delineations as specified in 421-3.1 A. and B. above.*
- D. For each of the above, submitted plans shall be accurately drawn and at an appropriate scale that will enable ready identification and understanding of the submitted information. The plans shall include the locations of any existing or proposed property lines, buildings, structures, parking areas, streets, accessways, or other relevant information on the subject property, and within 50 feet of the delineation.*

APPLICANT'S RESPONSE: Please refer to the memo prepared by Westlake Consultants, Inc., and attached as Exhibit F. The flood plain areas within and around the proposed project analysis area were delineated as shown on the attached Flood Plain and Site Plan. The memo includes plans that satisfy the applicable criteria of 421-3.1(A), above. This provision has been satisfied.

421-3.2

Existing and proposed topography within the boundaries of the flood area using the following contour intervals:

- A. For slopes of 5% or less, contour intervals not more than 1 foot;*
- B. For slopes greater than 5% and up to and including 10%, contour intervals not more than 2 feet; and*
- C. For slopes greater than 10%, contour intervals not more than 5 feet.*

APPLICANT'S RESPONSE: The attached Flood Plain and Site Plan and grading plans for the irrigation pond included with the attached Exhibit F, have been prepared to comply with the applicable requirements above, as shown on the plans. This provision is satisfied.

421-3.3

For applications for Type II and III flood plain or drainage hazard area alterations, documentation which demonstrates compliance with the applicable review standards of Sections 421-7 through 421-14.

APPLICANT'S RESPONSE: The applicable review standards of Sections 421-7 are addressed in the attached Westlake Consultants memo, Exhibit F, and below.

421-4 Uses and Activities Allowed Through a Type I Procedure

421-4.6

Restoration and stabilization of the bank of a river or other watercourse or body of water for erosion control provided:

(...)

APPLICANT'S RESPONSE: This section is addressed as per *Section 422-3.3(5)*, below. This application is subject to a Type II procedure and, as such, the Applicant finds *Section 421-5*, below, to be applicable.

421-5

Uses and Activities Allowed Through a Type II Procedure

Unless specifically prohibited in the applicable Community Plan, the Rural/Natural Resource Plan, CDC Section 422, or Clean Water Services Design and Construction Standards for sanitary sewer and surface water management, a development permit may be approved in a flood area through a Type II procedure for the following:

(...)

421-5.19

Bank maintenance, restoration or stabilization, including riprapping for erosion control, of a river or other watercourse or body of water inside an urban growth boundary or not otherwise permitted by Section 421-4.6.

(...)

APPLICANT'S RESPONSE: The proposed pond and bank maintenance activities for the PGC irrigation pond are not prohibited by the Raleigh Hills-Garden Home Community Plan or the Rural/Natural Resource Plan. The project complies with the applicable criteria of *Section 422*, addressed below. A Service Provider Letter has been issued by Clean Water Services and is attached as Exhibit G. Furthermore, the Applicant has concurrently submitted a Joint Permit Application to the Army Corps of Engineers and the Oregon Department of State Lands for flood plain alteration permits. This application requests land use approval of flood plain alteration through a Type II procedure. The above provision has been satisfied.

421-7

Development Standards for all Type II and Type III Flood Plain and Drainage Hazard Area Uses or Activities

The applicant for a proposed flood plain or drainage hazard area development shall demonstrate compliance with the following applicable standards as required by Section 421-3 above:

APPLICANT'S RESPONSE: The development standards of this section have been reviewed in detail and the Applicant finds the following subsections to be applicable to this pond maintenance application.

421-7.1

Development proposed to encroach into a regulatory floodway adopted and designated pursuant to FEMA regulations shall:

- A. Demonstrate through hydrologic and hydraulic analysis, performed in accordance with standard engineering practice by a licensed professional engineer, that the cumulative effect of the proposal, when combined with all other existing and anticipated development within the basin based upon full development of the basin as envisioned in the applicable Community Plan or the Rural/Natural Resource Plan, will not result in any increase in flood levels during the occurrence of the base flood discharge; and*
- B. Comply with all applicable flood hazard reduction provisions of Section 421.*

APPLICANT'S RESPONSE: No development is proposed within the FEMA regulatory floodway. As discussed in the attached Westlake Consultants, Inc. memo, Exhibit F, the proposed dredging activities will not result in any increase in flood levels. This provision is satisfied.

421-7.2

Notwithstanding Section 421-7.1, development that would result in an increase in flood levels may be approved if the County, at the sole expense of the applicant, first obtains FEMA approval in accordance with 44 CFR Ch. 1, Part 65 (October 1, 1990 edition, or its successor).

APPLICANT'S RESPONSE: No increase in flood levels is proposed through the pond maintenance dredging activities. Please refer to the Westlake Consultants, Inc. memo, attached Exhibit F, for additional information. This provision is satisfied.

421-7.8

The proposal will not increase the existing velocity of flood flows so as to exceed the erosive velocity limits of soils in the flood area. Energy dissipation devices or other measures to control the mean velocity so as not to cause erosion of the flood area may be used to meet this standard. "Open Channel Hydraulics" by V. T. Chow, McGraw-Hill Book Company, Inc., 1988, is presumed to be the best available reference for maximum permissible velocity. "Hydraulic Engineering Circular No. 14," Hydraulic Design of Energy Dissipators for Culverts and Channels, published by the Federal Highway Administration, September 1983, is presumed to be the best available reference for the design of energy dissipators.

APPLICANT'S RESPONSE: The proposed maintenance activity will focus on removing sediment from the existing pond. Stream channels in the area will not be altered, and proposed activities will not alter existing velocity of flood flows in the area. Please see the attached Exhibit F for additional information and plans. This provision is satisfied.

421-7.11

That the environmental impact of the disturbance or alteration of riparian wildlife and vegetation has been minimized to the extent practicable as required by Section 422. Enhancement of riparian habitats through planting or other such improvements may be required to mitigate adverse effects. Significant features such as natural ponds, large trees and endangered vegetation within the flood area shall be protected when practicable.

APPLICANT'S RESPONSE: No permanent disturbance is proposed within the flood plain. Proposed temporary impacts and mitigation measures are discussed in the Applicant's responses to applicable provisions of **Section 422**.

422 – SIGNIFICANT NATURAL RESOURCES

422-2 Lands Subject to this Section

Those areas identified in the applicable community plan or the Rural/Natural Resource Plan Element as Significant Natural Resources and areas identified as Regionally Significant Fish & Wildlife Habitat on Metro's current Regionally Significant Fish & Wildlife Habitat Inventory Map.

APPLICANT'S RESPONSE: As per the Raleigh Hills-Garden Home Community Plan, the project site is located within areas of significant natural resources. A Significant Natural Resources Analysis of the proposed project area—including those mapped resources—has been completed by Terra Science, Inc. and is attached as Exhibit E. The analysis includes inventoried natural resources of the project analysis area, including Water Areas and Wetlands, Water-Related (Riparian) areas and Wildlife Habitat areas. The report identifies and summarizes these features, the proposed impact of the project, and the proposed mitigation measures. This provision is satisfied.

422-3 Criteria for Development

422-3.1

The required master plan and site analysis for a site which includes an identified natural resource shall:

- A. Identify the location of the natural resource(s), except in areas where a Goal 5 analysis has been completed and a program decision adopted pursuant to OAR 660, Division 23 (effective September 1, 1996);*
- B. Describe the treatment or proposed alteration, if any. Any alteration proposed pursuant to Section 422-3.1 B. shall be consistent with the program decision for the subject natural resource; and*
- C. Apply the design elements of the applicable Community Plan; or the applicable implementing strategies of the Rural/Natural Resource Plan Element, Policy 10, Implementing Strategy E which states:*

"Implement the recommendations of the Oregon Department of Fish and Wildlife Habitat Protection Plan for Washington County and to mitigate the effects of development in the Big Game Range within the EFU, EFC and AF-20 land use designations."

APPLICANT'S RESPONSE: An inventory of natural resources within the defined project analysis area was completed by Terra Science and is attached as Exhibit E. Proposed impacts and mitigation measures are addressed in the report and are to be carried out in compliance with the applicable requirements of *Section 422 of the Washington County Community Development Code*. No general design elements of the Raleigh Hills-Garden Home Community Plan not otherwise implemented by CDC standards are identified as applicable to this application. This provision is satisfied.

422-3.3

Development within a Riparian Corridor, Water Areas and Wetlands, and Water Areas and Wetlands and Fish and Wildlife Habitat:

A. No new or expanded alteration of the vegetation or terrain of the Riparian Corridor (as defined in Section 106) or a significant water area or wetland (as identified in the applicable Community Plan or the Rural/Natural Resource Plan) shall be allowed except for the following:

(...)

(5) Bank maintenance, restoration or stabilization, including riprapping for erosion control, of a river or other watercourse or body of water provided there is compliance with the requirements of Section 421-4.6. This use is not subject to Section 422-3.5 or Section 422-3.6.

(...)

APPLICANT'S RESPONSE: As provided under *422.3.3(5)*, above, this application proposes pond bank maintenance through sediment removal from the PGC irrigation pond; all applicable provisions of *Section 421-4.6* are addressed here and above. This provision is satisfied.

B. Where development or alteration of the riparian corridor is permitted under the above exceptions, the flood plain and drainage hazard area development criteria shall be followed.

APPLICANT'S RESPONSE: No development or alteration of the riparian corridor is proposed through this application. This provision is not applicable.

C. Fencing adjacent to stream buffers or other wildlife habitat areas shall be designed to allow the passage of wildlife. Designs must incorporate openings appropriately sized and spaced to accommodate passage of wildlife common to urban Washington County (common mammals needing access to streams in urban Washington County include but are not limited to: deer, beaver, coyote, muskrat, rabbit, raccoon and skunk).

APPLICANT'S RESPONSE: No fencing is proposed through this application. This provision is not applicable to the proposed project.

422-5 State and Federal Regulatory Guidelines

Development within a riparian corridor, Water Areas and Wetlands, or Water Areas and Wetlands and Fish and Wildlife Habitat, shall obtain all required local, state and federal permits.

APPLICANT'S RESPONSE: Concurrent with the submittal of this Flood Plain Alteration application to Washington County Planning, the Applicant has submitted a Joint Permit Application to the Oregon Department of State Lands and Army Corps of Engineers for the applicable removal-fill permits. Those applications are under review and approval is pending.

CONCLUSION

As demonstrated by this narrative and supporting documentation, this application for Flood Plain Alteration complies with the applicable provisions of the *Washington County Community Development Code*. The Applicant respectfully requests approval of this Type II Flood Plain Alteration Permit.

Exhibit A

Land Use Application Form



WASHINGTON COUNTY
 Dept. of Land Use & Transportation
 Planning and Development Services Division
 Current Planning
 155 N. 1st Avenue, #350-13
 Hillsboro, OR 97124
 Ph. (503) 846-8761 Fax (503) 846-2908
 http://www.co.washington.or.us

Development Application

PROCEDURE/CATEGORY TYPE: II

CPO: 3 COMMUNITY PLAN: Raleigh Hills - Garden Home

EXISTING LAND USE DISTRICTS:

INST

ASSESSOR MAP:	TAX LOT NUMBER(S):
<u>1S124</u>	<u>1700</u>

NOTE: Contiguous property under identical ownership will be reviewed as part of this application and may be subject to conditions of approval. List assessor map and tax lot numbers of all contiguous property under identical ownership:

SITE ADDRESS: 5900 SW Scholls Ferry Rd., Portland, OR 97225

SITE SIZE: Approx. 10 acres

Date of Pre-app. Conference: _____
Staff Member: _____
(Please attach copy of Pre-application notes)

EXISTING USE OF SITE: Golf Course / Irrigation Pond

PROPOSED DEVELOPMENT ACTION: Flood Plain Alteration: Sediment dredging for maintenance of a 1.77-acre irrigation pond on a portion of TL 1700.

We, the undersigned, hereby authorize the filing of this application and certify that the information contained in this application is complete and correct to the best of our knowledge. This also authorizes the designated Applicant's Representative (if applicable) to act on behalf of the Applicant for the processing of the request.

X
 OWNER CONTRACT PURCHASER _____ DATE _____
 Print Name: _____

X
 OWNER CONTRACT PURCHASER _____ DATE _____
 Print Name: _____

PLEASE NOTE:

- o This application must be signed by ALL the owners or ALL the Contract Purchasers of the subject property.
- o If this application is signed by the Contract Purchaser(s), the Contract Purchaser is also certifying that the Contract Vendor has been notified
- o The Applicant or a Representative should be present at all Public Hearings.
- o No approval will be effective until the appeal period has expired.
- o Corporations require proof of signature authority for that entity according to their Articles of Incorporation or as registered with the State of Oregon Corporation Division at <http://www.filinginoregon.com>

CASEFILE #: _____ (to be assigned by county)

APPLICANT:

COMPANY: Portland Golf Club
 CONTACT: Lonnie Lister, General Manager
 ADDRESS: 5900 SW Scholls Ferry Rd.
Portland, OR 97225
 PHONE: 503-292-2651
 FAX: _____
 E-MAIL ADDRESS: _____

APPLICANT'S REPRESENTATIVE: NOTE: The Applicant's Representative will be the primary contact for the County.

COMPANY: Westlake Consultants
 CONTACT: Ken Sandblast
 ADDRESS: 15115 SW Sequoia Parkway
Tigard, OR 97224
 PHONE: 503-684-0652
 FAX: _____
 E-MAIL ADDRESS: ksandblast@westlakeconsultants.com

OWNER(S): (attach additional sheets if needed)

NAME: Portland Golf Club / Lonnie Lister, General Manager
 ADDRESS: 5900 SW Scholls Ferry Rd.
Portland, OR 97225
 PHONE: 503-292-2651
 FAX: _____
 E-MAIL ADDRESS: _____

ALSO NOTIFY:

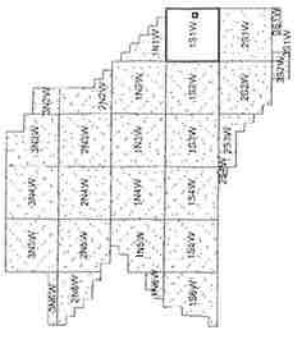
NAME: _____
 ADDRESS: _____
 PHONE: _____
 FAX: _____

X
 APPLICANT _____ DATE 12/16/22
 Print Name: Lonnie Lister

X
 APPLICANT _____ DATE _____
 Print Name: _____

Exhibit B

Washington County Tax Map



WASHINGTON COUNTY OREGON
SECTION 24 T1S R1W W.M.
SCALE 1" = 400'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	6	5	4	3	2	1
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

Cancelled Taxlots For: 1S124
300-500 1100 1102 1200 1400 100 101
102 200 201 100 1101 1200
1252 221



WASHINGTON COUNTY
ASSESSMENT
CARTOGRAPHY
TAXATION

PLOT DATE: 10/08/2019
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

This is a computer-generated map and should not be used for legal purposes. Please consult an appropriate map for the most current information.

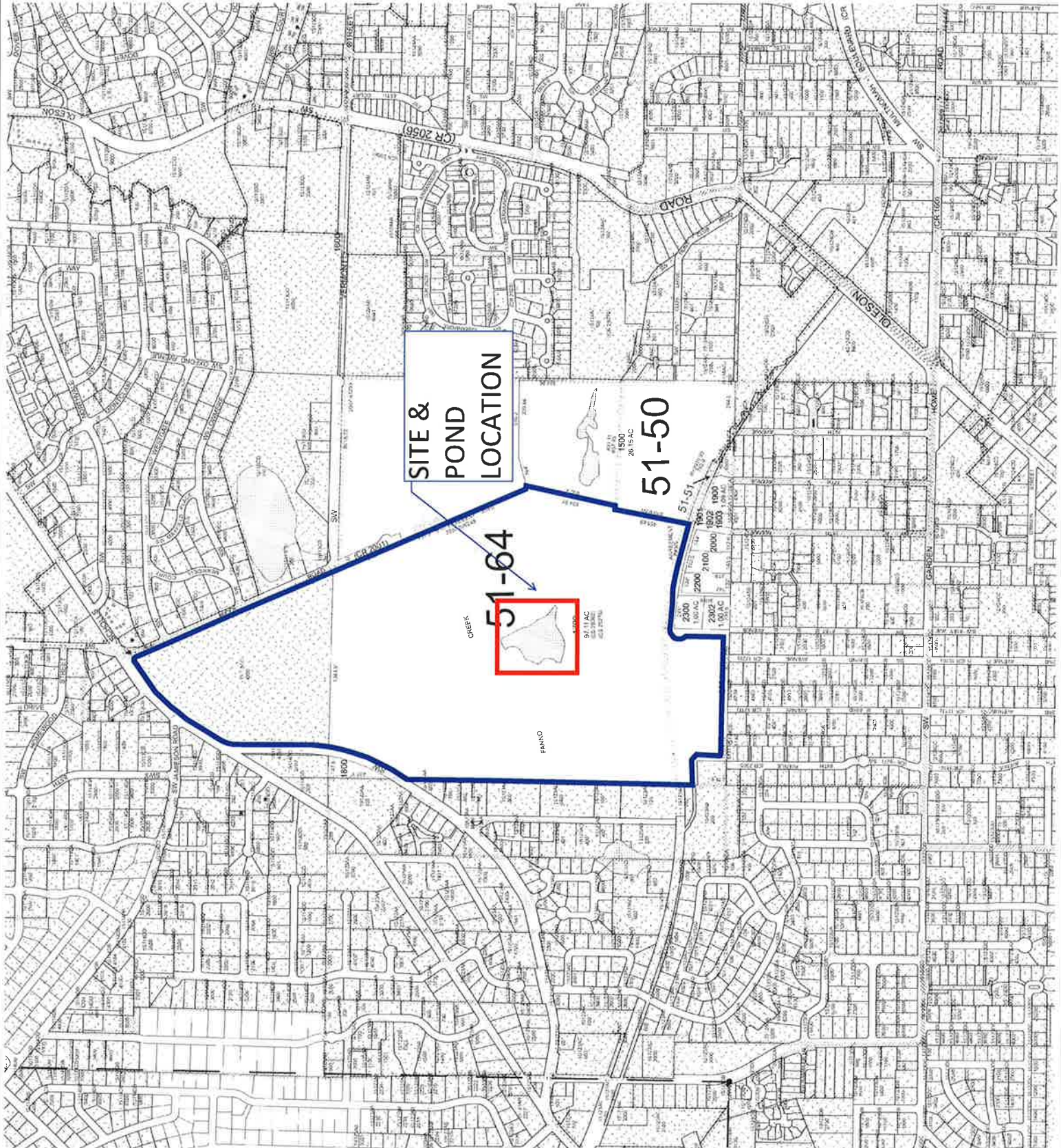


Exhibit C

Pre-Application Conference Summary



WASHINGTON COUNTY

Dept. of Land Use & Transportation
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Ph. (503) 846-8761 Fax (503) 846-2908
www.co.washington.or.us

**PRE-APPLICATION CONFERENCE
SUMMARY (URBAN)**

PREAPP# PREAPP21-0194
Date of Pre-app. October 26, 2021
Staff Member Sean Harrasser, CFM - Associate Planner

ATTENDEE:

Name: Erin M. Forbes & Michael C. Robinson (Schwabe Williamson & Wyatt)
E-mail: EForbes@SCHWABE.com & MRobinson@SCHWABE.com

PROPERTY DESCRIPTION

ASSESSOR MAP: 1S124 TAX LOT NUMBER(S): 000 1700

PROCEDURE/CATEGORY TYPE II

CPO: 3
Community Plan: Raleigh Hills - Garden Home
Land Use District(s): INST (Institutional District) R-5 (Residential 5 Units per Acre)

Site Size: 89.42 acres
Address: 5900 SW Scholls Ferry Road, Portland OR 97225
Location: Project is approximately 800 feet east of SW 86th Avenue along Fanno Creek

Proposed Development Action:

PROCESSING INFORMATION (Processing time from date of acceptance.) **+/- 30 day completeness review**

- Type I - Administrative Review; estimated processing time _____ days.
- Type II - Administrative Review; with Public Notice; est. processing time 120 days; County shall prepare Notice.
- Type III - Quasi-Judicial Review (Public hearing before County hearings Officer). County shall prepare Notice. Application submittal deadline is approximately 11 weeks prior to the hearing.

APPLICABLE REGULATIONS

Submit evidence of compliance with the following, using the format indicated (written or plans).

COMMUNITY PLAN

- General Design Elements Raleigh Hills - Garden Home: No General Design Element not otherwise implemented by CDC standards
- Sub-area Design Elements Sub-area #9: No General Design Element not otherwise implemented by CDC standards
- Area of Special Concern No. n/a
- Significant Natural Resource Open Space

COMMUNITY DEVELOPMENT CODE

Procedures (Article II)

- Neighborhood Meeting (§203-3) _____
- Other (§200) _____

Land Use Districts (Article III)

Narrative / Plans

- Introduction (§300) _____
- Applicable District (§302-381) 330 - INST District (Institutional District) & 302 - R-5 DISTRICT (Residential 5 Units per Acre)

Development Standards (Article IV)

- Master Planning (§404) 404-1 (Site Analysis) as applicable
- Site Plan 11x17 & reduced 8 1/2x11 & site plan submittal requirements (floodplain delineation) per 421-3.1(A), 421-3.1(D), and 421-3.2
- Off-Site Circ./Dev. Plan _____
- Open Space (§405) 405-1.3 & 405-1.4 as identified in the Site Analysis (404-1)
- Building Siting (§406) _____
- Landscape Design (§407) _____
- Neighborhood Circ. (§408) _____
- Private Streets (§409) _____
- Slopes & Grading (§410) Preliminary Grading Plans (Grading permit submittal for fill greater than 150 cubic yards placed outside of the mapped FEMA SFHA & SNR)
- Screening & Buffering (§411) _____

Development Standards (Article IV) (con't.)

- Parking & Loading (§413) _____
- Signs (§414) _____
- Lighting (§415) _____
- Utility Design (§416) _____
- Setbacks (§418) _____
- Height (§419) _____
- Solar Access (§427) _____
- Bicycle Parking (§429) _____
- Special Use Sections (§430) _____
- Transit Oriented Design (§431) _____
- Section _____
- Section _____

Variance (§435)

- Type III Variance (§435-4.1) _____
- Type II Hardship Relief (§435-5.3) _____

Flood Plain & Drainage Hazard Area (§421)

- FP/DHA Handout provided to Applicant
 - Flood Plain Elevation Request Form**
- Information prepared by a registered professional engineer
- Information described in FP/DHA Handout FPI21-0044 completed 11/18/2021 _____
 - (§421-1.2.A or 421-1.2.B) Delineation. _____
 - Section §421-5.19 (Bank maintenance, restoration or stabilization of a body of water inside an urban growth boundary) _____
 - Section 421-3 (Submittal Requirements) & 421-7 (Development Standards for all Type II Flood Plain Uses or Activities) _____
 - Description of Proposed alteration (if any) Dredging of Junor Lake and placement of fill outside of the FEMA SFHA _____

Significant Natural Resource (§422)

Significant Natural Resources on/within 100' of site:

- Water Areas & Wetlands Water-related Fish & Wildlife Habitat Upland/Wildlife Habitat
- Significant Natural Areas Metro Riparian Habitat, Class I/II

- Submittal Requirement (§422-3)
- Habitat Assessment per Habitat Assessment Guidelines
- Allowed uses (§422-4) 422-4.1(D) _____
- Tree preservation in Habitat Area (§422-5) _____
- Other _____

Public Facilities (§501)

- If increase of 40+ ADT: Completed Traffic Impact Statement – OR – Waiver to TIS
(Submit the Traffic Impact Statement Request as soon as possible, as there is at least an 8 week turnaround time.)
- (§501) _____
- Access Management Plan (§501-8.5.C) _____
- Sidewalks (§502) _____
- _____
- _____
- _____

Land Divisions & Property Line Adjustments (Article VI)

- Preliminary Plat (§605-2.3)
- Development Standards (§605-3)
- _____

SERVICE PROVIDER LETTERS FROM:

- * = Documentation no more than 90 days old.
- * Water District _____
- * Clean Water Services (Sewer) _____
- * Clean Water Services Surface Water _____
- * Fire District _____
- Washington County Sheriff _____
- Wash Co HHS Solid Waste/Recycling _____
- School District _____
- Tri-Met (info. filled out by applicant) _____
- Tualatin Hills Park & Recreation District _____
- City of Beaverton Development Coordination Statement if site is in Beaverton coordination area _____

OTHER REQUIRED INFORMATION:

- Development Application _____
- Development Review Valuation Sheet _____
- Neighborhood Meeting Materials _____
- Reduced Site Plan (8.5" x 11") _____
- Pre-Application Conference Summary _____
- Completed T.I.S. – OR- T.I.S. Wavier (if development is > 40 A.D.T.) _____
- Transportation Dev. Tax Estimate Form (for non-residential projects) _____
- Other FPI21-0044 ; delineated site plan (421) _____

PREVIOUS CASE FILES:

The following case files were previously processed on the subject site: L9800061-TREE
L0300486-FP (Wetland Enhancement), L0500476-FP (Modular)
L1900145-FP (Ped Bridge)

FEES:

Land Development Fees	Fee Amount
Flood Plain Alteration	\$ 3,384
	\$
	\$
Surcharges	
	\$
	\$
Engineering Deposit	\$
TOTAL	\$ 3,384

Note: Transportation Development Tax and Park Fee(s) (if required) are collected after preliminary approval

Required Washington County Tax Map(s)

(Obtain from Dept. of Assessment & Taxation in Room 130, or the Survey Division in Room 350 of the Public Services Building; or the County website. Provide **ONE copy** of each map listed.)

1S124 _____ 000 1700 _____

Total number of copies of a **complete** Land Use application required: Type II (8 copies)

Note: Three (3) copies of a land use application are sufficient for the initial completeness review (1st time submittal).

Reduced Site Plan for the Public Notice:

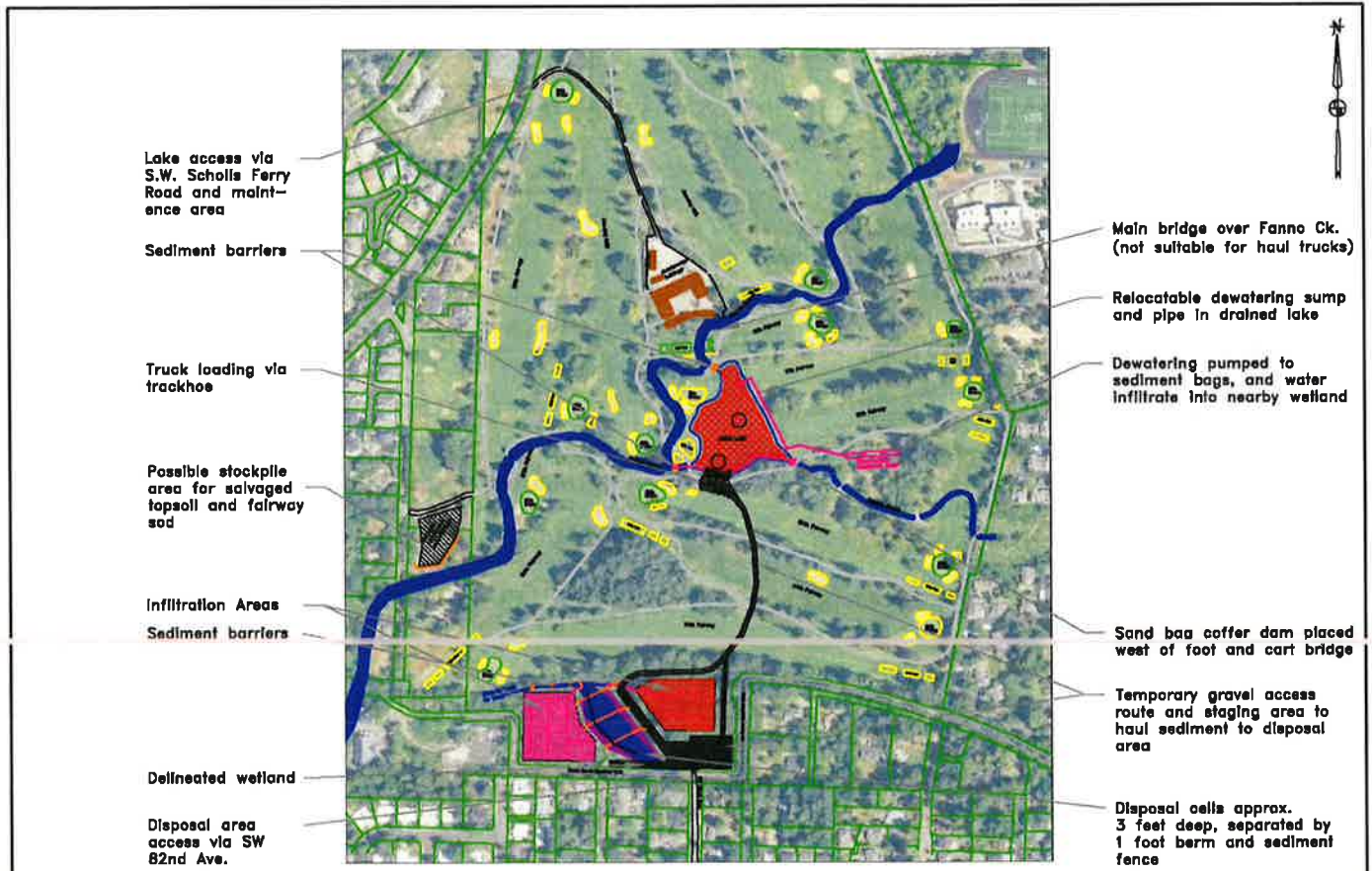
In addition to the full size site plans in the application packets, submit **one** reduced copy of the site plan (using an even scale 1"=100', 1"=200', 1"=400') on a piece of paper preferably 8½" x 11", but no larger than 11" x 17" for assistance in preparation of the Public Notice.

Adjacent County (if applicable):

Submit tax maps & ownership printouts for all properties within 500 feet of the site (and contiguous parcels), located within _____ County.

All materials must be folded and collated. • Incomplete applications WILL NOT be accepted.
 These notes are general in nature and are not intended to cover all of the issues that may surface in the review of an application. The information provided by the County is not binding, and it does not preclude the County from raising new issues or identifying additional requirements during the land use review process. Additional information may be required and it is the applicant's responsibility to provide the necessary information to process an application as required by Oregon State Law and Washington County ordinances and regulations.

OTHER NOTES:



SOURCE: National Oceanic and Atmospheric Administration (NOAA) LIDAR Contours and NAIP OSIP Aerial Photograph, 2019.

<p>Terra Science, Inc. Soil, Water, & Wetland Consultants</p> <p>GRAPHIC SCALE 0 225 450 900 1 inch = 450 feet</p>	<p>JOINT PERMIT APPLICATION FOR PORTLAND GOLF CLUB JUNIOR LAKE EXCAVATION TAX LOTS 1700, T. 1S, R. 1W, Sec. 24 (BC) Washington County, Oregon</p> <p>August 2021 (Second Draft)</p>	<p>SEDIMENT EXCAVATION PROJECT ELEMENTS (AERIAL IMAGERY)</p> <p>DRAFT</p>	<p>FIGURE 1</p>
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Exhibit D

Neighborhood Meeting Documentation

June 6, 2022

RESCHEDULED

Virtual Online Neighborhood Meeting Notice

RE: Portland Golf Club - Irrigation Pond Sediment Maintenance

Dear Property Owner/Resident,

Westlake Consultants is representing Portland Golf Club for a land use permit on their property located at 5900 SW Scholls Ferry Road Portland, OR, 97225, and being a combination of Tax Lot 1S1240001700 and Tax Lot 1S113CC04250, Vicinity map attached. This land use permit involves approximately 10 acres of the 120-acre golf course property.

Portland Golf Club will be submitting this permit for sediment maintenance of the existing irrigation pond located near the south-center of the property. In summary, this maintenance involves removal of sediment that has built up at the bottom of the pond through dredging, then dewatering the sediment on-site, and returning captured water back to the pond. This maintenance does not involve impacts to either Fanno Creek or Woods Creek.

Prior to applying to the Washington County Planning Department, we would like to take the opportunity to discuss this proposal in more detail. You are invited to attend a virtual meeting on:

~~Original Meeting Date June 21, 2022~~

RESCHEDULED to

Tuesday, June 28, 2022 @ 6:00 PM

Online Meeting & Call-in Details Provided in Attachment A of this Letter

The purpose of this VIRTUAL online meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to discuss issues for consideration before formal land use applications are submitted to the County. This VIRTUAL online meeting gives you the opportunity to share with us any information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with the Washington County development code.

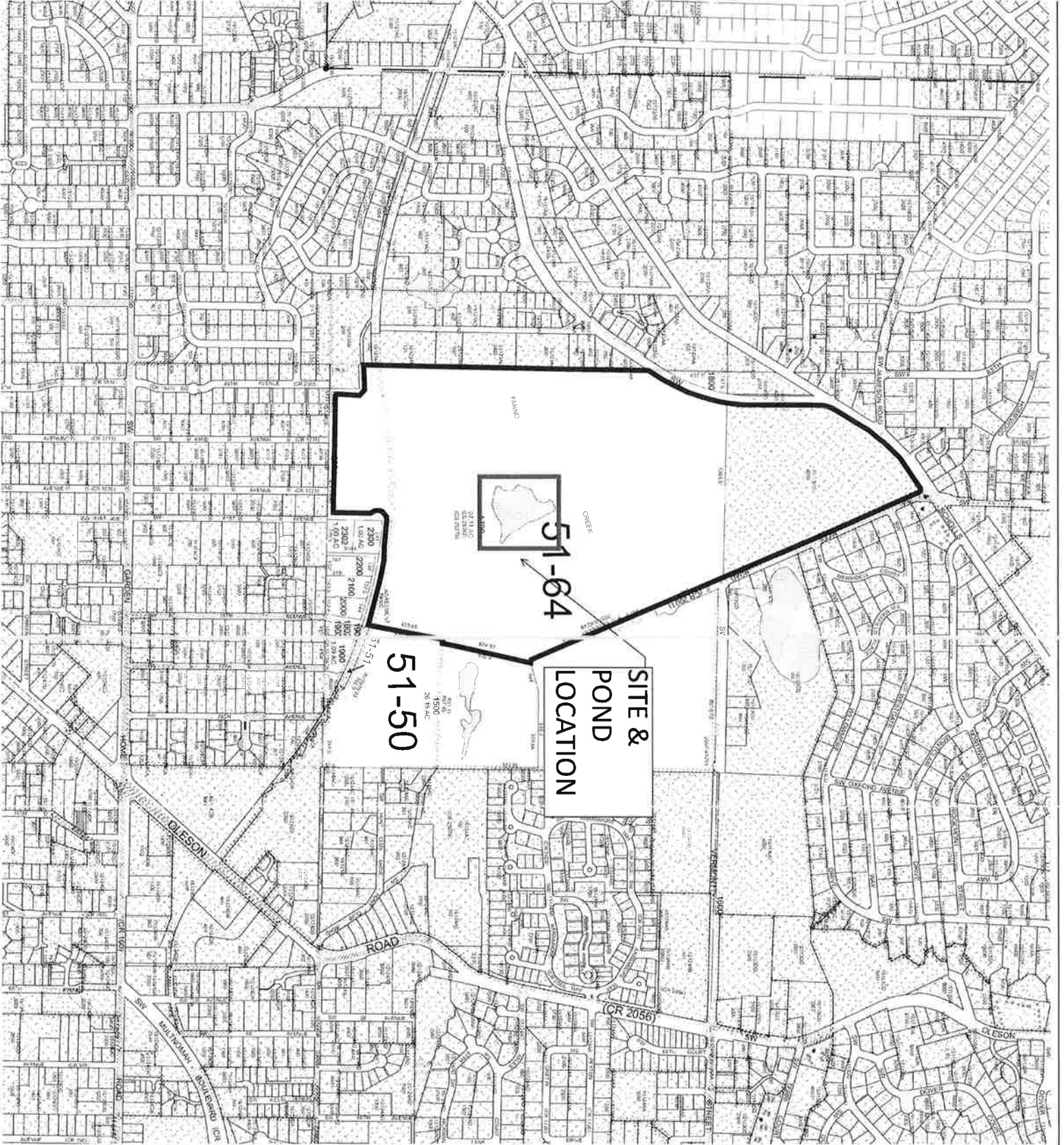
Please note this meeting will be an informational meeting on preliminary land use plans. These plans may be altered prior to submittal of the application to the County. Depending upon the type of formal land use application submitted, you may receive official notice from Washington County for you to participate with any formal written comments you may have.

We look forward to more specifically discussing the proposal with you. Please contact me at 503-684-0652 or ksandblast@westlakeconsultants.com if you have questions.

Sincerely,



Kenneth Sandblast, AICP
Director Planning Division



SITE & POND LOCATION

WASHINGTON COUNTY OREGON
SECTION 241TS R1W W.M.
SCALE 1" = 400'

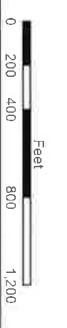


FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.washington.or.us

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36
37	38	39	40	41	42
43	44	45	46	47	48
49	50	51	52	53	54
55	56	57	58	59	60

Cancelled Taxlots For: 1S124
200-000-1100-1102, 200-1400-100-101, 100-000-100-200, 201-100-100-200, 100-000-100-200

BB	BA	AB	AA
BB	BA	AB	AA
BC	BD	AD	AO
CB	CA	BA	OA
CC	CD	DC	DO



ASSESSMENT CARTOGRAPHY

FOR ASSESSMENT PURPOSES ONLY FOR OTHER USE

PLAT DATE: 10/9/2019

Attachment A

VIRTUAL Land Use Meeting Information **Portland Golf Club - Irrigation Pond Sediment Maintenance** **Tuesday June 28, 2022 6:00pm Start**

BEFORE Meeting Date

PLEASE SUBMIT your written questions/comments in advance - all input received up to and through 5:00PM on June 27, 2022 will be addressed during virtual meeting Q&A.

Submit input via email to: ksandblast@westlakeconsultants.com

Or by USPS to mailing address: *Westlake Consultants*
Attn: Ken Sandblast
15115 SW Sequoia Pkwy, #150
Tigard, OR 97224

PLEASE PRE-REGISTER for meeting (by 1:00PM on June 27, 2022) to make virtual meeting access as problem free as possible. There are two options to attend this Virtual meeting: either (i) online with internet access or (ii) by telephone with "listen-only" call-in.

Register for Online/Mobile: Visit www.westlakeconsultants.com/meeting

Register for Phone Call-In: **Call Westlake Office 503-684-0652**
Weekdays between 8AM and 5PM

To view the materials being presented please visit: www.westlakeconsultants.com/meeting.

ON Meeting Date

Online/Mobile: *If Pre-Registered:* Use WebLink Provided in Registration Email

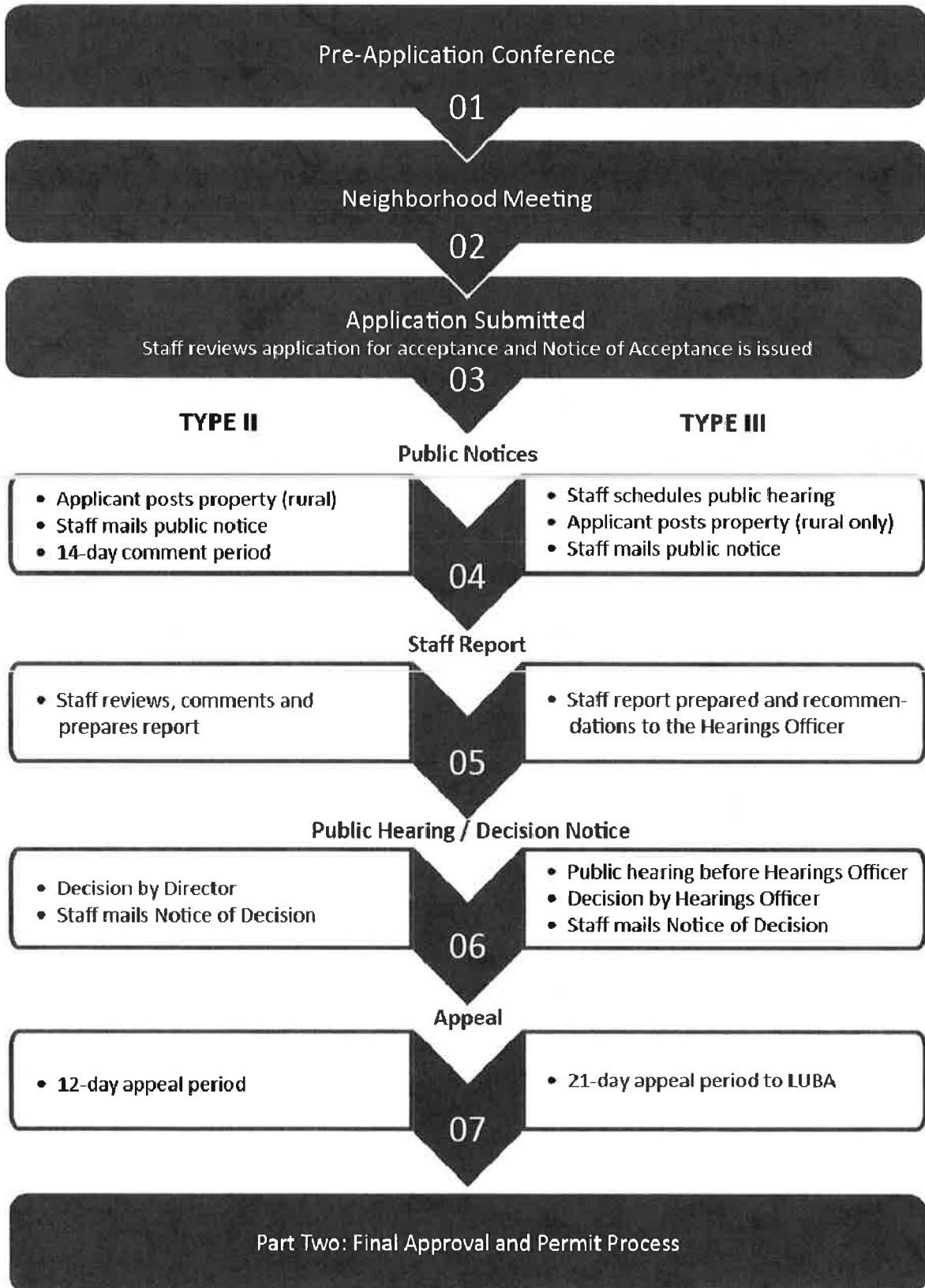
If Not Pre-Registered: Visit www.westlakeconsultants.com/meeting

Audio Only-Phone Access: Use Phone # and Pin # provided to you
When you called Westlake to register.

To register: Call Westlake Office 503-684-0652 by 4 pm on the day of the meeting.

Washington County Department of Land Use & Transportation

Summary of Type II & Type III Land Development Application Process (Attachment C)



Welcome to a Neighborhood Review Meeting (Attachment B)

The citizens of Washington County have an individual and a collective responsibility to assure that neighborhoods are developed in a manner that is consistent with Washington County's Community Development Code (CDC). Before submitting certain land use development applications* to Washington County for review, the applicant must meet with neighbors who live near the proposed development, as required by Washington County's CDC. This meeting has been scheduled by, and will be conducted by, the applicant. The applicant is sometimes the property owner but can be the property owner's representative, such as the architectural or engineering firm, builder or developer.

It must be recognized that the applicant has a right to develop or change the property involved in accordance with the CDC, the Community Plan and any previous Conditions of Approval for an approved development application. After submission, a copy of your Community Plan or the development application may be obtained from Washington County's Department of Land Use & Transportation (DLUT) for a nominal fee. Community Plans and the Community Development can be viewed on the County's website.

Community Plans: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/index.cfm

Community Development Code: www.co.Washington.or.us/DevCode

MEETING PURPOSE: The purpose of a neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the Community Participation Organization (CPO) to consider the proposed application and to discuss issues/concerns before the development application is submitted to the County. This meeting gives everyone the opportunity to share with the applicant any special information about the property involved and to express all concerns about the proposed development. The applicant is required to take notes during this meeting and to provide a record of comments and their answers, which will be turned into the County as part of the development application. The meeting may be tape-recorded in order to assist an applicant with note taking, but the formal meeting minutes are required to be documented in written form, including meeting date/time, names/addresses of attendees and verbal/written comments received.

MEETING GOAL: The goal of a neighborhood meeting is to inform and encourage citizen involvement early in the development process so that the resultant development application may be more responsive to neighborhood concerns.

WHAT'S NEXT? Neighbors and others requesting notification will have opportunities, after a development application has been submitted, to express their ideas and concerns either during a public comment period or a public hearing (see Attachment C for details on Type II and Type III processes). Notification of public input/review time periods are sent to property owners with property within 500 feet of an urban development (1000 feet for rural) and as a courtesy to those registered on the sign-in sheet at the neighborhood meeting. Progress of the submitted application will be reported in the CPO Newsletters or individuals can request to be included on the notification list by contacting Current Planning at 503-846-8761, faxing your request to 503-846-2908, or email lutdev@co.washington.or.us. You can also visit the **Projects Under Review** webpage at <http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/Projects/projectsunderreview.cfm>

The development application submitted to the County may differ from the one presented at this meeting. The CPO leaders receive a copy of the complete land use development application initially proposed (including detailed drawings and descriptions) and can share that information upon request. CPO leaders' contact information is listed in the CPO newsletters. If there are serious concerns, it is necessary to be involved at each stage of the development since changes are a natural part of the development process.

To receive a copy of the County's recommendation and staff report for the application and/or the Notice of Decision and staff report for the application, you will need to become a party of record to the application. To become a party of record for a Type II application (administrative decision without a public hearing), submit a written request during the public comment period for the application. To become a party of record for a Type III application (decision requiring a public hearing) submit a written request after the notice of the hearing has been mailed and prior to the public hearing date. The Notice of Decision will be mailed to all those within the Public Notice boundary.

You are strongly discouraged from writing or calling DLUT immediately after this Neighborhood Meeting. The County will be unaware of this proposal until the development application has been submitted, at which time a case file number and staff person will be assigned. Once the application is deemed complete, notices will be sent to neighboring properties (within 500' urban and 1,000' rural) and the area CPO. Submit comments after receipt of the notice from the County and include the case file number. The DLUT Staff Report, written prior to the final Conditions of Approval, will respond to all written comments received during the comment period.

Individuals who live in, or have a business in Washington County are members of the county's Community Participation Organization (CPO) program. To receive a free monthly CPO newsletter for your area, contact the CPO Office and request to receive either an electronic or paper newsletter. Consider signing up for the electronic copy which saves the CPO program funds. Subscribers will receive one monthly email informing that the CPO newsletter is posted online.

Individuals who prefer to receive a paper copy of the CPO newsletter can give their name and address to the CPO representative at this meeting, if one is present, or call the CPO offices at 503-846-6288, or sign-up online at <http://www.co.washington.or.us/cao/cpo/> .

* Refer to Washington County Community Development Code section 203-3

APPLICANT NOTE:

Upon completion, submit this form with your Current Planning development application
Attachment E

**NEIGHBORHOOD MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) ss
County of Washington)

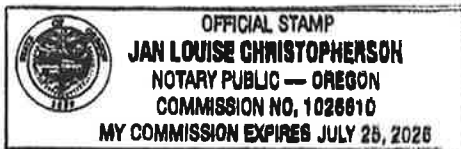
I, Julia Glisson, being duly sworn, depose and say that on the 6th
day of June, 2022 I caused to have mailed to each of the persons on the attached
list a notice of a meeting to discuss a proposed development at 5900 SW Scholls Ferry Rd.,
Portland, OR 97225, a copy of which notice so mailed is attached hereto and made a part
hereof.

I further state that said notices were enclosed in envelopes plainly addressed to said persons and were
deposited on the date indicated above in the United States Post Office with postage prepaid thereon.

Julia Glisson
Signature

12-19-22
Date

Subscribed and sworn to, or affirmed, before me this 19th day of December, 2022.



Jan C...
Notary Public for the State of Oregon
County of Washington

My Commission expires: 7-25-26

APPLICANT NOTE:

Upon completion, submit this form with your Current Planning development application
Attachment E

NEIGHBORHOOD MEETING AFFIDAVIT OF POSTING NOTICE

Name of Applicant Portland Golf Club

Subject Property: Tax Lot(s) 1700 Tax Map(s) 1S124

Address or General Location: 5900 SW Scholls Ferry Rd., Portland, OR 97225

I, Julia Glisson, do swear or affirm that I am (represent) the party initiating
interest in a proposed Irrigation Pond Sediment Maintenance
affecting the land located at 5900 SW Scholls Ferry Rd., Portland, OR 97225,
and that pursuant to R&O No. 2006-20, did on the 6th day of June, 2022
personally post the notice indicating that the site may be proposed for a Irrigation Pond Maintenance/
Flood Plain Alteration application.

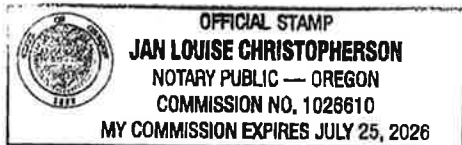
The sign was posted at Frontage / Entrance at 5900 SW Scholls Ferry Rd.
(Location of sign on property)

Photos attached showing approximate sign notice location. (check if attached)

This 19 day of December, 2022

Julia Glisson
Signature

Subscribed and sworn to, or affirmed, before me this 19th day of December, 2022.



Jan Cer
Notary Public for the State of Oregon
County of Washington

My Commission expires: 7-25-26

1S123AD06300
88TH AVENUE LLC
BY FARRAR, CONSTANCE
FIVE CENTERPOINTE DR STE 240
LAKE OSWEGO, OR 97035

1S113CC00600
ABRAMOVITZ LIVING TRUST
BY ABRAMOVITZ, JAY & JANICE L TRS
8005 SW WESTGATE WAY
PORTLAND, OR 97225

1S113CC02300
ALBIN, SHERRIE TRUST
7935 SW WILLOWMERE DR
PORTLAND, OR 97225

1S124CB05134
AMIR, DAVID AND
BROWNSTEIN, JOIS
7150 SW 84TH AVE
PORTLAND, OR 97223

1S123AA00600
ARENZ, THOMAS J & KELLY M
PO BOX 25366
WEST SLOPE STATION
PORTLAND, OR 97298

1S123AA07400
ATKINSON, JAMES J & FLORENCE
6280 SW RICHEY LN
PORTLAND, OR 97223

1S123DA00309
BAKER, ROCHELLE L
8590 SW BOHMANN PARKWAY
PORTLAND, OR 97223

1S124CB04300
BARRETT, PATRICK & PAULINE LONG TRUST
7035 SW 83RD AVE
PORTLAND, OR 97223

SDBEAVERTON
BEAV S.D.- R. McCracken, Demographer
16550 SW MERLO ROAD
BEAVERTON, OR 97006

1S123AD01006
BECVAR, ZORA J
8889 SW BECKER DR
PORTLAND, OR 97223

1S124CB05132
BENAFEL, KATHLEEN Y
MORTON, JOHN MARK
7060 SW 84TH AVE
PORTLAND, OR 97223

1S124CB05128
BENBERG, TERESA L
7110 SW 84TH AVE
PORTLAND, OR 97223

1S123AD00402
BENSCHING, KATHERINE L
STOCK, ANN V
BY STOCK, LEON
PORTLAND, OR 97223

1S123DA00109
BERG, DAVID M & CYNTHIA A
8625 SW BOHMANN PKWY
PORTLAND, OR 97223

1S123DA00312
BERKE, CAROLE L
8605 SW BOHMANN PKWY
PORTLAND, OR 97223

1S114DA03300
BERNEY- LEACH TRUST
BY BERNEY, BERTRAM W &
LEACH, ELIZABETH A TRS
PORTLAND, OR 97225

1S123AA00700
BETTENDORF, JON & TIFFANI
11150 SW ALLEN BLVD
BEAVERTON, OR 97005

1S123AD04100
BETTINELLI, JEFFREY & CHRISTINE
REVOCABLE TRUST
PO BOX 865
WILSONVILLE, OR 97070

1S113CB00700
BHASKER, NARJALA & SHANDA MARIE
5365 SW LAURELWOOD AVE
PORTLAND, OR 97225

1S113CB01400
BIGGI, JOHN S & LAURA L
PO BOX 1698
BEAVERTON, OR 97075

1S123DA00336
BILLINGSLEY, ROBERT W & MICHELLE L
8505 SW BOHMANN PKWY
PORTLAND, OR 97223

1S113CC01100
BIRD, COURTNEY VIRGINIA & PIYAKORN SINTU
5650 SW NICOL RD
PORTLAND, OR 97225

1S123AA08600
BIRKLAND, WENDELL R & KRISTI L REVOCABLE
LIVING TRUST
6432 SW RANGE TER
PORTLAND, OR 97223

1S123AD04000
BOGGS, ROBERT
GRAY, SHARI
6558 SW 88TH AVE
PORTLAND, OR 97223

1S113CC00800
BOND, ALEXANDRA GABRIELLE & KYAN BLAIR
8115 SW WESTGATE WAY
PORTLAND, OR 97225

1S114DD03702
BOWMAN, CHIHARU CATHERINE
BOWMAN, JEREMY J
5745 SW OLD SCHOLLS FERRY RD
PORTLAND, OR 97225

1S123AD03800
BREDESON, BRIAN A & CANDICE
6526 SW 88TH AVE
PORTLAND, OR 97223

1S124CB02500
BRENNAN, STEPHEN J & BONNIE L
6300 SW NICOL RD
PORTLAND, OR 97223

1S113CA90022
BRYANT, LAURIE E FAMILY TRUST
5406 SW SCHOLLS FERRY RD
PORTLAND, OR 97225

1S113CA02400
BULLDOG PROPERTY LLC
5555 SW MERRIDEL CT
PORTLAND, OR 97225

1S123AA08000
BURNHAM, RICHARD E & KAREN L
6538 SW RANGE TER
PORTLAND, OR 97223

1S1240002100
CALL, GERALD W & ELDONA R
6975 SW 78TH AVE
PORTLAND, OR 97223

1S123DA00332
CAMPBELL, DEREK
SMITH-CAMPBELL, KYLA
8500 SW CECILIA TER
PORTLAND, OR 97223

1S124CB05127
CANALES, ANTHONY O
JUSTICE, KRISTIN M
7130 SW 84TH AVE
PORTLAND, OR 97223

1S113CC03800
CHANG, RENEE
7940 SW WILLOWMERE DR
PORTLAND, OR 97225

1S113CA01100
CHEEK, RONALD L & MONIQUE A
11000 SW GAARDE ST UNIT 1
PORTLAND, OR 97224

1S113CB02300
CIESLINSKI FAMILY REVOCABLE TRUST
BY CIESLINSKI, WILLIAM R & JACKIE L TRS
8322 SW HOMEWOOD ST
PORTLAND, OR 97225

BEAVERTON
CITY OF BEAVERTON - COMMUNITY DEV
PO BOX 4755
BEAVERTON, OR 97076

1S113CC02200
CLARK, BRITTNEY M
7975 SW WILLOMERE DR
PORTLAND, OR 97225

1S114DD00300
CLARK, STEPHEN A & TIFFANY D
5970 SW OLD SCHOLLS FERRY RD
PORTLAND, OR 97225

1S123AA06500
CLEVINGER, THOMAS R & BECKY K
8612 SW FAIRRIDGE WAY
PORTLAND, OR 97223

1S124CB05129
COGGESHALL, JENNIFER 2016 TRUST
7090 SW 84TH AVE
PORTLAND, OR 97223

1S123AA07300
COLEMAN, JOHN F JR
8676 SW FAIRRIDGE WAY
PORTLAND, OR 97223

1S124CB05115
COLEMAN, STEPHEN M & DOREEN A
7185 SW 84TH AVE
PORTLAND, OR 97223

WASHCOMM
COMMUNICATIONS - (Attn: Melissa De Lyser)
155 N 1ST AVE, STE 250, MS # 16
HILLSBORO, OR 97124

1S114DD00201
COUNTRY CLUB VILLA LLC
735 SW 83RD AVE
PORTLAND, OR 97225

1S113CB04300
COX, GRACE G TRUST
COX, THOMAS P CREDIT SHELTER TRUST
5436 SW CHAMPION PL
PORTLAND, OR 97225

CPOPROGRAM
CPO COORDINATORS MS # 20
155 N 1ST AVE, STE 370
HILLSBORO, OR 97124

CPO3
CPO3
8630 SW CECILIA TER
TIGARD, OR 97223

1S124CB02700
CRAWFORD, CAROLYN
7115 SW 82ND AVE
PORTLAND, OR 97223

1S113CB01001
CRAWFORD, RONALD N & BARBARA J
6075 SW CHESTNUT AVE
BEAVERTON, OR 97005

1S123AA01901
CRINO, RAY D
6315 SW RICHEY LANE
PORTLAND, OR 97223

1S114DA03400
CRISP FAMILY TRUST
BY CRISP, IAN J & AMIE F
5535 SW 85TH AVE
PORTLAND, OR 97225

1S113CB01000
CROLL, ERIC RAYMOND & JENNIFER ANNE
5575 SW SCHOLLS FERRY RD
PORTLAND, OR 97225

1S123AA06600
CROWE FAMILY TRUST
BY CROWE, AUSTIN W JR & CAROL A
8620 SW FAIR RIDGE WAY
PORTLAND, OR 97223

1S123AD01008
CULE, MICHELLE C & ROBERT M
8863 SW BECKER DR
PORTLAND, OR 97223

1S113CC01800
CUNDARI FAMILY TRUST
5555 SW MERRIDELL CT
PORTLAND, OR 97225

1S123AA06700
CURL, DARIEN J
DAVERSA, ANTHONY P
8628 SW FAIR RIDGE WAY
PORTLAND, OR 97223

1S113CB04500
DAHLBERG, KENNETH J & KATHLEEN C
5451 SW CHAMPION PL
PORTLAND, OR 97225

1S123AD01007
DAVIS, HOWARD B & LINDA A
8875 SW BECKER DR
PORTLAND, OR 97223

1S123DA00338
DEGAGNE, JACQUELINE M
8485 SW CECILIA TER
PORTLAND, OR 97223

1S124CB05700
DESOUZA, ELIZABETH & NEIL TRUST
8027 SW RALEIGH CT
PORTLAND, OR 97223

1S124CA04301
DIMOND, MICHAEL C & ZOE ANN
7030 SW 78TH AVE
PORTLAND, OR 97223

1S123DA00337
DORMAN, MELISSA ANN REV LIVING TRUST
8535 SW BOHMANN PKWY
PORTLAND, OR 97223

1S123AA08300
DOUGHERTY, SCOTT & MARIAN
6481 SW RANGE TER
PORTLAND, OR 97223

1S124CA10100
DOWNING REVOCABLE TRUST
BY DOWNING, CAROLE MARIE TR
7102 SW 78TH AVE
PORTLAND, OR 97223

1S124CA04304
DOYLE, KIM J
7015 SW 77TH AVE
PORTLAND, OR 97223

1S114DD04001
DRAKE & LYNN LLC
16252 BLUFF RD
SANDY, OR 97055

1S113CC01700
DUNNAVILLE, CHRISTOPHER
8110 SW WESTGATE WAY
PORTLAND, OR 97225

1S113CB03900
EARGLE, PATRICIA N REV LIVING TRUST
5482 SW CHAMPION PL
PORTLAND, OR 97225

1S124CB04501
ECKERSTROM FAMILY TRUST
BY BREGANTE, LISA, LINDSAY & JAIME TRS
5516 SAN ARDO WAY
SANTA BARBARA, CA 93111

1S113CB02400
EDELSON, ANDREA
8302 SW HOMEWOOD ST
PORTLAND, OR 97225

1S114DD03800
EINEN, MALI ANNE REVOCABLE LIVING TRUST
7049 SE 35TH AVE
PORTLAND, OR 97202

1S123AD06100
EISEMAN, RONALD C & REBECCA T
6629 SW 88TH AVE
PORTLAND, OR 97223

1S113CB01200
EMS, RONALD D
8411 SW JAMIESON RD
PORTLAND, OR 97225

1S124CB05600
EY, FREDERICK S REVOCABLE LIVING TRUST
8038 SW RALEIGH CT
PORTLAND, OR 97223

1S123AA07600
FAIRVIEW RIDGE HOMEOWNERS
ASSOCIATION
PO BOX 25444
PORTLAND, OR 97225

1S124CB05300
FLOBERG, MATTHEW R & DANIELLE M
8092 SW RALEIGH CT
PORTLAND, OR 97223

1S114DD00108
FOLLEN, STUART LEAVY & MARGARET
ELIZABETH REV LIVING TRUST
8500 SW JAMIESON RD
PORTLAND, OR 97225

1S124CB05900
FRASER, RHETT G & HEIDI S
8071 SW RALEIGH CT
PORTLAND, OR 97223

1S1240002000
FREDRICKSON, JAN V
6995 SW 78TH AVE
PORTLAND, OR 97223

1S124CB04500
FREngle, DOUGLAS V REVOCABLE TRUST
FREngle, KARLA D REVOCABLE TRUST
260 NE TREENA ST
HILLSBORO, OR 97124

1S113CB01100
GERUNG, HENRY
FOE, LIANY
12487 NW HIBBARD DR
PORTLAND, OR 97229

1S123AD04200
GIRARD JOINT TRUST
BY GIRARD, WILLIAM C JR & PATRICIA G TRS
PO BOX 322
LAUDERDALE, MS 39335

1S1240002200
GOSSETT, PATRICIA J AND
GOSSETT, LANE E
6945 SW 78TH
PORTLAND, OR 97223

1S124CB05130
GOTTFRIED, JEFFRY L TRUST
7040 SW 84TH AVE
PORTLAND, OR 97223

1S123AD01021
GREEN, BRADFORD A & JUDITH C
8886 SW BECKER DR
PORTLAND, OR 97223

1S1240001900
GUGLIELMANA, MARK R
BARLOW, JULIANA N
7000 SW 78TH AVE
PORTLAND, OR 97223

1S113CA04400
GURNEY, DAVID J
SZIJ, DORINE
7970 SW NORTHVALE WAY
PORTLAND, OR 97225

1S113CB04600
HAMPTON PLACE OWNERS ASSN
BY LARRY BROWN INC
PO BOX 25444
PORTLAND, OR 97298

1S113CA90032
HARRINGTON, HENN
5404 SW SCHOLLS FERRY RD
PORTLAND, OR 97225

1S124CB05111
HERMAN, PAUL N TRUST
BY HERMAN, PAUL N &
HERMAN, ANNE S TRS
PORTLAND, OR 97223

1S123AA07900
HEUSER, PETER E
HATTON, NIKKI
6512 SW RANGE TER
PORTLAND, OR 97223

1S123AA08500
HIBBARD, JAMES D & JANET W FAMILY TRUST
6400 SW RANGE TER
PORTLAND, OR 97223

1S114DD05600
HOLDEN, ROBERT S & JAMIE M
5903 SW OLD SCHOLLS FERRY RD
PORTLAND, OR 97225

1S123AA06400
HORIKAWA, MASAHIRO
6190 SW RICHEY LN
PORTLAND, OR 97223

1S123AA00100
HUMBERSTON, ANN MARIE TRUST
6050 SW OLD SCHOLLS FERRY RD
PORTLAND, OR 97223

1S124CA08700
INSCORE, BETTY
7107 SW 78TH AVE
PORTLAND, OR 97223

1S113CB01300
IONESCU, LUCIAN & ALINA G
5550 SW 85TH AVE
PORTLAND, OR 97225

1S123AD05800
JACOBS, NANCY & MARK A
6578 SW 88TH PL
PORTLAND, OR 97223

1S113CB00500
JAMES, GREGORY
FARRENS, KATHERINE
5305 SW LAURELWOOD AVE
PORTLAND, OR 97225

1S124CB02400
JAMESON, SHELIA M
7025 SW 82ND AVE
PORTLAND, OR 97223

1S114DD05000
JOHANSEN, STEVEN & LENORE
8590 SW LAUREL LEAF LN
PORTLAND, OR 97225

1S123AD01022
JOHNSON, PATRICIA L REV LIVING TRUST
8866 SW BECKER DR
PORTLAND, OR 97223

1S113CC01900
JONES, W&S FAMILY TRUST
BY JONES, WILLIAM J III &
JONES, SUSAN MAXWELL TRS
PORTLAND, OR 97225

1S123DA00310
JOO, YOUNG SEOK & JEE HAE
8565 SW BOHMANN PARKWAY
PORTLAND, OR 97223

1S113CC04100
JUNKIN, JOHN M
STOUDER, NANCY E
8060 SW WILLOWMERE DR
PORTLAND, OR 97225

1S113CC01300
JURRENS, CANDACE
MASHEK, JACOB L
5760 SW NICOL RD
PORTLAND, OR 97225

1S113CC02100
KABESHITA, YUTAKA & TOMO
5640 SW MERRIDELL CT
PORTLAND, OR 97225

1S123AA01100
KEETON FAMILY TRUST
BY KEETON, MICHAEL BRENT & WENDY R TRS
6350 SW RICHEY LN
PORTLAND, OR 97223

1S123AA06900
KELLEY, CAROL A REVOCABLE TRUST
KELLEY, EUGENE O REVOCABLE TRUST
8644 SW FAIRRIDGE WAY
PORTLAND, OR 97223

1S124CA06500
KELLY, DEBORAH JEAN
7010 SW 77TH AVE
PORTLAND, OR 97223

1S123AA06800
KHOZEIN, TODD & NASIM JAHANSHAH
8636 SW FAIRRIDGE WAY
PORTLAND, OR 97223

1S123AA08200
KIDD, CHRISTOPHER WALKER
6507 SW RANGE TER
PORTLAND, OR 97223

1S113CB01500
KIRKER, ERIC & NICOLE
5450 SW 85TH AVE
PORTLAND, OR 97225

1S123AD03900
KOKESH, ARLENE J TRUST
6542 SW 88TH AVE
PORTLAND, OR 97223

1S123AA01800
KOWSUN, YVONNE REN'EE
6415 SW RICHEY LN
PORTLAND, OR 97223

1S123AA00201
KUNI, JULIE
6045 SW OLD SCHOLLS FERRY RD
PORTLAND, OR 97223

1S123AD06600
LABROUSSE, TERRY & MARIJO
6785 SW 86TH AVE
PORTLAND, OR 97223

1S123AD00300
LABROUSSE, TERRY L/MARIJO
6785 SW 86TH
PORTLAND, OR 97223

1S113CB04200
LAMANNA FAMILY TRUST
5448 SW CHAMPION PL
PORTLAND, OR 97225

1S123AA00200
LEAMY, DAVID WILSON TRUST AGREEMENT
LEAMY, JANET HOPMANN TRUST AGREEMENT
6025 SW OLD SCHOLLS FERRY RD
PORTLAND, OR 97223

1S113CC02000
LEVINGS, JOHN AV & KIM A
5600 SW MERRIDELL CT
PORTLAND, OR 97225

WASHCO
LUT DIRECTOR (in c/o Anne Elvers)
155 N 1ST AVENUE, #350-13
HILLSBORO, OR 97124

1S113CB04100
MAGNUSEN, DONALD W & VERONICA S
5460 SW CHAMPION PL
PORTLAND, OR 97225

1S113CB03800
MATTSON JOINT TRUST
BY MATTSON, THOMAS A & DEBRA A TRS
5494 SW CHAMPION PL
PORTLAND, OR 97225

1S123DA00335
MCEACHERN, KATHRYN MARIE
MCEACHERN, CASEY MALCOLM
8475 SW BOHMANN PKWY
PORTLAND, OR 97223

1S124CB05400
MCGINTY, MARY ELLEN
MCGINTY, DANIEL M
8074 SW RALEIGH CT
PORTLAND, OR 97223

1S113CC01400
MILLER, ANNIE E & CASEY J
5675 SW MERRIDELL CT
PORTLAND, OR 97225

1S123AA08100
MILLER, STEPHEN VAL & KASEY L
6533 SW RANGE TER
PORTLAND, OR 97223

1S113CC00900
LAW, ROBERT M 2018 TRUST
12655 SW NORTH DAKOTA ST
TIGARD, OR 97223

1S113CB04000
LEITGEB, BRIAN & NANCY
5472 SW CHAMPION PL
PORTLAND, OR 97225

1S123DA00333
LILLY, MICHAEL J & JEANETTE M
8490 SW CECILIA TER
PORTLAND, OR 97223

1S123AA00802
LYONS, HAROLD E SETTLEMENT TRUST I, THE
BY CHERYL MORGAN & ROBERT LYONS TRS
PO BOX 23176
TIGARD, OR 97223

1S1240002300
MANNING, JOHN & JULIE LIVING TRUST
PLEASANT, JAMES S
PLEASANT, DEBORAH KAYE ET AL
DALLAS, TX 75230

1S123DA00334
MCCONNELL, HELEN L
8480 SW CECILIA TER
PORTLAND, OR 97223

1S123AD04600
MCENTIRE, TERESA J
6654 SW 88TH AVE
PORTLAND, OR 97223

1S123AA08400
MENDEZ, LUIS JOSE & HEIKE
6455 SW RANGE TER
PORTLAND, OR 97223

1S124CB05500
MILLER, HUNTLEY J
HEDGES, EMILY R
8056 SW RALEIGH CT
PORTLAND, OR 97223

1S123AA00400
MITCHELL, EUGENE W & CYNTHIA M
6210 SW RICHEY LN
PORTLAND, OR 97223

1S124CB05800
LAYTON, MICHEAL R
LAYTON, APRIL L BENNETT
8049 SW RALEIGH CT
PORTLAND, OR 97223

1S114DD04000
LEVAN, BARRY E
8420 SW JAMIESON RD
PORTLAND, OR 97225

1S124CB02001
LURTZ, KIRSTIN ELYSE
7130 SW 82ND AVE
PORTLAND, OR 97223

1S114DD00104
MACLEOD, DON & MARIA TRUST
8550 SW JAMIESON RD
PORTLAND, OR 97225

1S124CA08100
MANSBERGER, STEVEN L TRUST
MANSBERGER, HEATHER K TRUST
4051 SW TUNNELWOOD ST
PORTLAND, OR 97221

1S123AA07500
MCCOWN, MARION H MARITAL TRUST
10275 SW TAYLOR ST
PORTLAND, OR 97225

1S113CC01000
MCGEHEE, CHRISTOPHER J & KRISTINE
KEPPINGER, ANGELINA L
8120 SW WESTGATE WAY
PORTLAND, OR 97225

1S123AA08700
MERCER, DAVID W
6464 SW RANGE TER
PORTLAND, OR 97223

1S113CB00802
MILLER, SHANE
MILLER-IBARRA, NELIDA
5395 SW LAURELWOOD AVE
PORTLAND, OR 97225

1S124CB04200
MITCHELL, JEREM J & AMY E
7034 SW 83RD AVE
PORTLAND, OR 97223

1S124CA04600
MOLLET, CEDRIC
7889 SW BIRDSHILL CT
PORTLAND, OR 97223

1S1240001903
MORE, SHARLEE L & AMEY S
7004 SW 78TH AVE
PORTLAND, OR 97223

1S124CB05126
NARENDRA/DAVARE REVOCABLE TRUST
BY NARENDRA, SIVA GURUSAMI &
DAVARE, MONIKA ASHOK TRS
PORTLAND, OR 97223

1S124CB05113
NICKELL, PAUL C
MEAD, WAVELL L
7115 SW 84TH AVE
PORTLAND, OR 97223

1S123AD01010
NOVO, MARIO R & LIZZA M
8835 SW BECKER DR
PORTLAND, OR 97223

1S113CD00350
OREGON EPISCOPAL SCHOOL
6300 SW NICOL RD
PORTLAND, OR 97223

1S124CB02000
PACELLA, JOHN & MARIE LIVING TRUST
7240 SW 82ND AVE
PORTLAND, OR 97223

1S114DD03700
PATTON, MATTHEW & CATHERINE TRUST
BY PATTON, ROBERT W CO-TR
816 TIMBERLAND
LAKE OSWEGO, OR 97034

1S123AD01024
PERCICH, CATHERINE EDWARDS TRUST
8818 SW BECKER DR
PORTLAND, OR 97223

1S1240002302
PLEASANT, CHRISTOPHER M
6980 SW 81ST AVE
PORTLAND, OR 97223

1S124CA08300
MOLLETT, CEDRIC
MOLLET, ANGELA
7889 SW BIRDSHILL CT
PORTLAND, OR 97223

1S114DD00502
MORISSETTE, DONALD W
4230 GALEWOOD ST #100
LAKE OSWEGO, OR 97035

1S114DD00101
NGUYEN FAMILY TRUST
BY NGUYEN, KENDRA E &
NGUYEN, NIXON A TRS
PORTLAND, OR 97225

1S124CA06400
NISKA, RICHARD & NANCY REVOCABLE LIVING
3330 SW RIDGEWOOD AVE
PORTLAND, OR 97225

1S114DD00500
OLD SCHOLLS FERRY FAMILY LLC
4230 GALEWOOD ST, STE 100
LAKE OSWEGO, OR 97035

1S113CC01600
OREGON RHOADES FAMILY TRUST
5585 SW MERRIDELL CT
PORTLAND, OR 97225

1S124CB02300
PARKER, EUGENIA H REVOC LIVING TRUST
7020 SW 82ND AVE
PORTLAND, OR 97223

1S113CB01101
PEDERSEN, BROOKE
8409 SW JAMIESON RD
PORTLAND, OR 97225

1S113CA04850
PIERSALL, CARL MARK
PIERSALL, VICKI AIMI
2627 SW HAMILTON CT
PORTLAND, OR 97239

1S114DD05700
PLETT, MATTHEW & MELISSA
5921 SW OLD SCHOLLS FERRY RD
PORTLAND, OR 97225

1S1240001902
MORE, SHARLEE L & AMEY S
RICE, BERNARD J & CAROLE ANN
GUGLIELMANA, MARK R ET AL
PORTLAND, OR 97223

1S123AD00400
MUIR, LUCINDA A
STOCK, LEON M TRUST
6575 SW 86TH AVE
PORTLAND, OR 97223

1S124CB02600
NICHOLS, MATTHEW & RACHEL
7075 SW 82ND AVE
PORTLAND, OR 97223

1S124CA08200
NOKES, ANTHONY E
NOKES, AMY G
7882 SW BIRDSHILL CT
PORTLAND, OR 97223

1S124CB05133
OLSON, CRAIG W &
IGO, SEAN T
7070 SW 84TH AVE
PORTLAND, OR 97223

1S123AA01300
O'SULLIVAN, KELLY H
6390 SW RICHEY LN
PORTLAND, OR 97223

1S124CB04400
PATER FAMILY TRUST
7065 SW 83RD AVE
PORTLAND, OR 97223

1S123AA01400
PEIZNER, DAVID S & HEATHER J
6420 SW RICHEY LN
PORTLAND, OR 97223

1S113CA04501
PLATT, BARBARA H TRUST
BY PLATT, BARBARA H &
SILVER, DAVID S TRS
PORTLAND, OR 97225

1S114DD04200
POPP, STEPHEN J
PO BOX 2305
LAKE OSWEGO, OR 97035

1S113CC04250
PORTLAND GOLF CLUB
5900 SW SCHOLLS FERRY RD
PORTLAND, OR 97225

1S123AD00200
PORTLAND, CITY OF
BUREAU OF ENVIRONMENTAL SERVICES
1120 SW 5TH AVE
PORTLAND, OR 97204

1S113CA90062
POWELL, JANE R REVOCABLE TRUST
BY POWELL, JANE R TR
8030 SW NORTHVALE WAY
PORTLAND, OR 97225

1S124CB05112
PRESS, STEPHEN R
7045 SW 84TH
PORTLAND, OR 97223

1S123AD04300
PRICHARD, CHARLES W & MARION L
6606 SW 88TH AVE
PORTLAND, OR 97223

1S1240001500
PRIME ALOMA LLC
BY PRIME RESIDENTIAL
600 MONTGOMERY ST STE 1700
SAN FRANCISCO, CA 94111

1S124CB05135
PROSKUS, RAYMOND J &
SHARON E
7160 SW 84TH AVE
PORTLAND, OR 97223

1S114DD00103
PURNOMO, ARLEHNE
8530 SW JAMIESON RD
PORTLAND, OR 97225

1S113CA01000
RALEIGH HILLS PATIO APARTMENTS I LLC &
RALEIGH HILLS PATIO APARTMENTS II LLC
BY ROGER & BEVERLY RUSS
LOPEZ ISLAND, WA 98261

WDRALEIGH
RALEIGH HILLS WATER DISTRICT
PO BOX 337
BEAVERTON, OR 97075

1S1240001901
RICE, BERNARD J & CAROLE ANN
6940 SW 78TH AVE
PORTLAND, OR 97223

1S124CA04303
RIGG, MARJORIE E
7045 SW 77TH AVE
PORTLAND, OR 97223

1S124CB00400
ROGERS, THOMAS J
7220 SW 81ST AVE
PORTLAND, OR 97223

1S113CC01500
ROOS, STEPHEN D & KATHLEEN A
5635 SW MERRIDELL CT
PORTLAND, OR 97225

1S113CA90021
ROSE, JILL P
5408 SW SCHOLLS FERRY RD, UNIT 2A
PORTLAND, OR 97225

1S123AA00801
ROUSSEVE, KRISTIN LYNN & MARK STEVEN
6370 SW 86TH AVE
PORTLAND, OR 97223

1S124CB04101
SABEN, CHARLES L
7070 SW 83RD AVE
PORTLAND, OR 97223

1S124CA04400
SAGE FAMILY REVOCABLE TRUST
BY SAGE, PATRICIA L TRS
7025 SW 78TH AVE
PORTLAND, OR 97223

1S114DD00106
SAKUMA, DWIGHT & MARGARET
8510 SW JAMIESON RD
PORTLAND, OR 97225

1S123AD06500
SALAZAR, ALEX & MELISSA
6561 SW 86TH AVE
PORTLAND, OR 97223

1S123AD04400
SALVO, CHRISTOPHER & BRITTANY
6622 SW 88TH AVE
PORTLAND, OR 97223

1S113CB04400
SAMIEE LIVING TRUST
BY SAMIEE, PARVIZ & MAUDIE ANN TRS
2418 13TH ST SE
SALEM, OR 97302

1S113CC00700
SANTTI, PATRICIA WINTERS
8105 SW WESTGATE WAY
PORTLAND, OR 97225

1S113CA90052
SAXON, JOHN S
8032 SW NORTHVALE WAY
PORTLAND, OR 97225

1S113CB00804
SAYRE, LEWIS & DEBRA
5415 SW LAURELWOOD AVE
PORTLAND, OR 97225

1S113CB00805
SAYRE, LEWIS & DEBRA
PO BOX 3110
SALEM, OR 97302

1S123DA00311
SEGERHOLT, JENNIFER MAY & MATTIAS ANDERS
8588 SW BOHMANN PKWY
PORTLAND, OR 97223

1S124CB02200
SHAW FAMILY TRUST
BY SHAW, SCOTT N & MARGARET E TRS
7060 SW 82ND AVE
PORTLAND, OR 97223

1S124CB00201
SHIRILLA, GEORGIA L
7060 SW 81ST AVE
PORTLAND, OR 97223

1S124CA09900
SHORES, HEATHER C & JACOB J
7088 SW 78TH AVE
PORTLAND, OR 97223

1S123AA07000
SIRCY, MARCIA E
8652 SW FAIRRIDGE WAY
PORTLAND, OR 97223

1S124CB05131
SMITH, DOUGLAS
HARVEY, SARA
7020 SW 84TH AVE
PORTLAND, OR 97223

1S123AD01009
STRICKLAND, SUSAN M LIV TRUST
BY STRICKLAND, SUSAN M TR
3928 SE OGDEN ST
PORTLAND, OR 97202

1S113CC04000
THOMPSON, ROY B
15938 SW QUARRY #B-6
LAKE OSWEGO, OR 97035

FDTVFR
T-V FIRE & RESCUE
11945 SW 70TH AV
TIGARD, OR 97223

1S123DA00108
VISTA BROOK ASSOCIATION
BY HARRIS, BYRON
7656 SW 90TH PL
PORTLAND, OR 97223

1S123AD04800
WARD, CHRIS
INTLEKOFER, RENEE
514 RIALTO AVE
VENICE, CA 90291

1S123AD04500
WERNER, ROBIN LAVERNE & TRENT JOSEPH
6638 SW 88TH AVE
PORTLAND, OR 97223

1S124CA08800
WILLIAMS, DENISE &
THOMPSON, BRIAN G
7095 SW 78TH AVE
PORTLAND, OR 97225

1S123AD01023
WOLFSTONE, JEFFREY C & LYNN A
8830 SW BECKER DR
PORTLAND, OR 97223

1S124CB02800
SKINNER FAMILY REVOCABLE LIVING TRUST
BY SKINNER, ROBERT EDWARD &
SKINNER, SUSAN TERESE TRS
PORTLAND, OR 97223

1S124CB00100
SPARKS, HEATHER & DANIEL
7030 SW 81ST AVE
PORTLAND, OR 97223

1S123AA07200
SWENSEN, BARBARA
FRANCIS, SAYDA
8668 SW FAIR RIDGE WAY
PORTLAND, OR 97223

1S113CA90042
TILTON, KATHERINE
5402 SW SCHOLLS FERRY RD
PORTLAND, OR 97225

1S123AA07100
URBAN, KURT S & JUANITA F
8660 SW FAIRRIDGE WAY
PORTLAND, OR 97223

1S113CA90012
WALKER, MACKENZIE ROSE
16750 SE KENS CT
MILWAUKIE, OR 97267

1S113CC03900
WATERS, PHILIP DEAN &
LOUIE, JEANNIE
7980 SW WILLOWMERE DR
PORTLAND, OR 97225

1S124CB05114
WHITE, DON E
7145 SW 84TH AVE
PORTLAND, OR 97223

1S124CB04000
WINKLER, JAMES
ULMER, JENNIFER
7160 SW 83RD AVE
PORTLAND, OR 97223

1S113CC01200
YAMANAKA FAMILY TRUST
BY YAMANAKA, MASATOSHI & SUSAN TRS
5700 SW NICOL RD
PORTLAND, OR 97225

1S114DD03900
SMITH FAMILY TRUST
BY SMITH, REX C & JULIE B TR
5705 SW SCHOLLS FERRY RD
PORTLAND, OR 97225

1S123AD06200
SPEKTOR, MICHAEL & MIRA
6613 SW 88TH AVE
PORTLAND, OR 97223

1S124CA10000
THEISEN, JOHN
XU, PEIFEN
7071 SW 77TH AVE
PORTLAND, OR 97223

1S123AD00800
TUALATIN HILLS PARK & RECREATION DIST
15707 SW WALKER RD
BEAVERTON, OR 97006

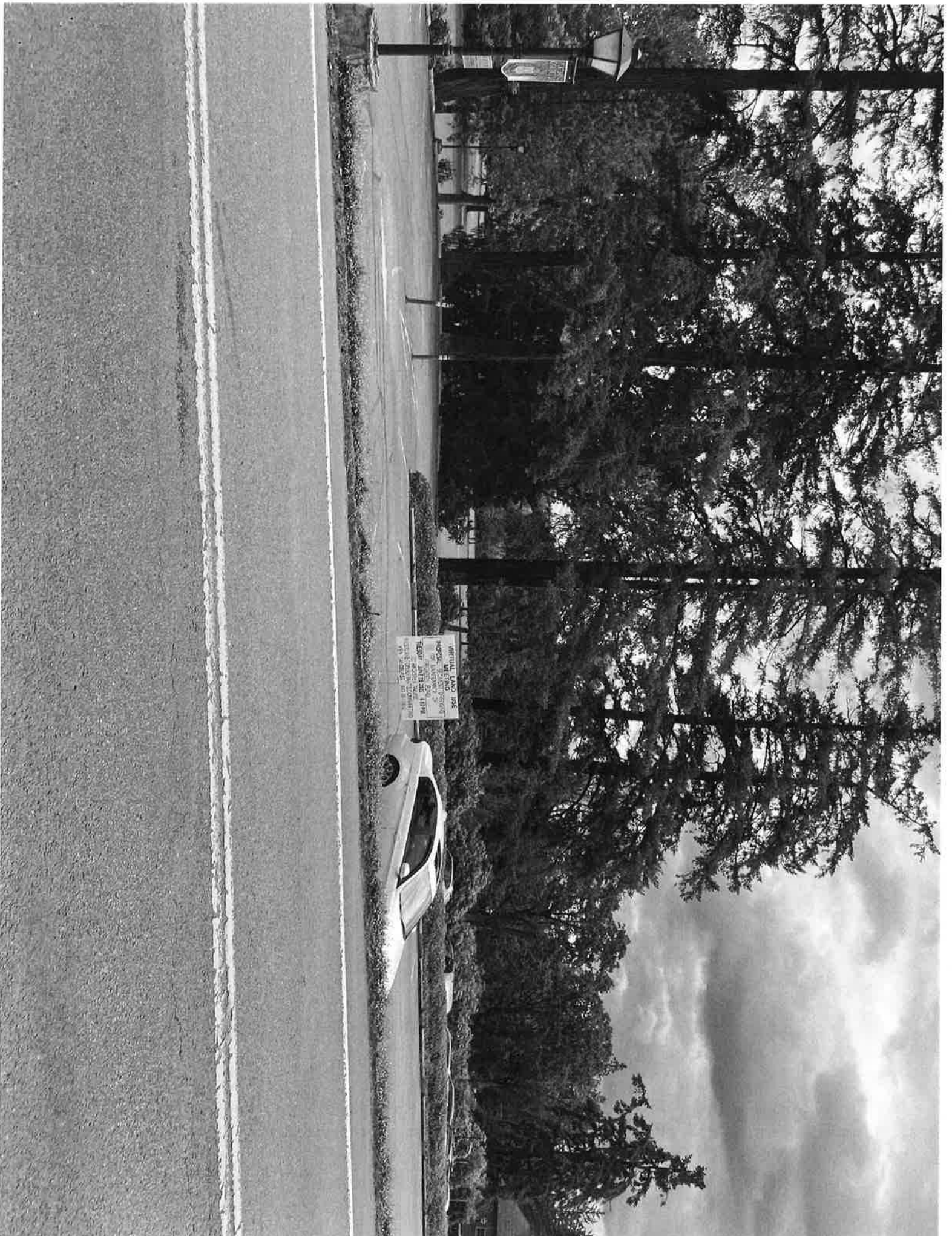
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VAZEEN, MOJGAN
267 HICKORY HEIGHTS AVE
LAS VEGAS, NV 89148

1S124CB00200
WALKER, SUSAN ALEXIS
7100 SW 81ST AVE
PORTLAND, OR 97223

1S124CA04302
WEBER, MICHAEL & BRIDGET REVOCABLE TRUST
7060 SW 78TH AVE
PORTLAND, OR 97223

1S113CA90011
WIBBELS, CHRISTINA
5410 SW SCHOLLS FERRY RD
PORTLAND, OR 97225

1S123AD04700
WOLF, ROBERT L & ELIZABETH RYAN
6670 SW 88TH AVE
PORTLAND, OR 97223



OFFICIAL LAND USE
RESIDENTIAL
SINGLE-FAMILY
LIVING
MINIMUM LOT AREA 10,000 SQ. FT.
MINIMUM FRONT YARD SETBACK 25 FT.
MINIMUM SIDE YARD SETBACK 5 FT.
MINIMUM REAR YARD SETBACK 5 FT.

VIRTUAL LAND USE
MEETING DREDGING
OF
SEDIMENT MAINTENANCE
FOR POND 6:00 P.M.
IRIGATION
JUNE 28, 2022
ONLINE MEETING
REGISTER ONLINE
REGULATORY 503-693-1063
TUESDAY
TO CONSIDER
WESTLAKE SANDBLAST
KEN



Portland Golf Club Irrigation Pond Maintenance Project
 Registration List for Online MS Teams Neighborhood Meeting
 June 28, 2022

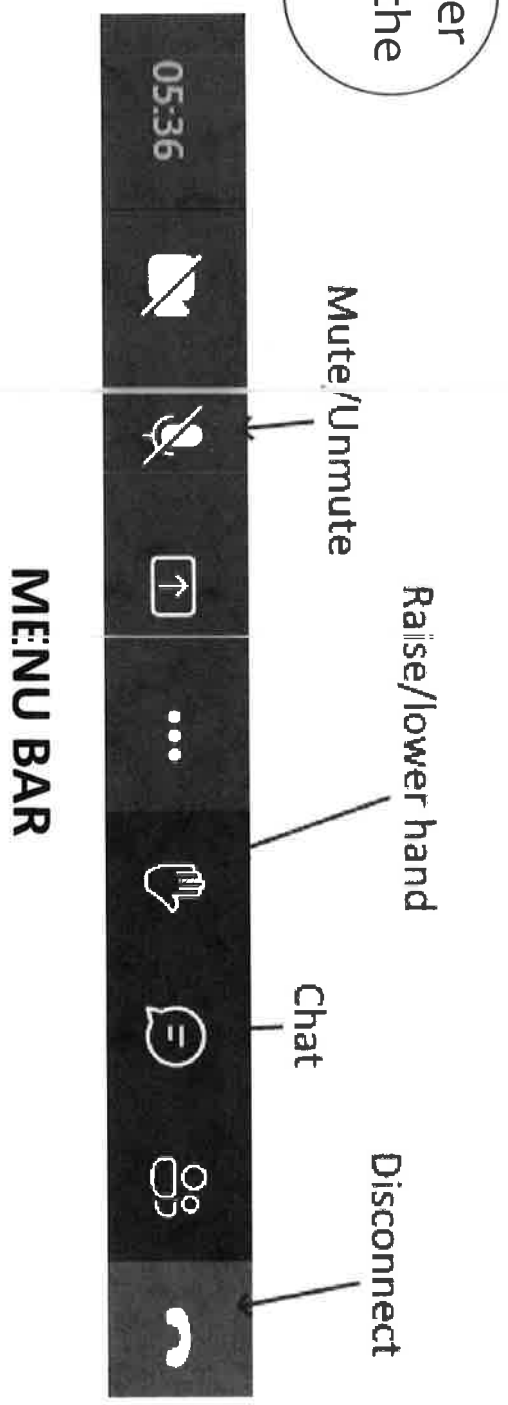
Registration first name	Registration last name	Registration email	Address	City	State	ZIP/post code	Phone
Kirstin	Lurtz	kelesq@msn.com	7130 SW 82nd Ave	Portland	OR	97223	
Michael	Lilly	Mlilly@mac.com	8490 SW Cecilia Ter.	Portland	OR	97223	503-752-2515
Jennifer	Ulmer	julmer04@gmail.com	7160 sw 83rd ave	portland	OR	97223	
Christopher	Pleasant	christopher.pleasant@gmail.com	6980 SW 81st Ave	Portland	OR	97223	
Westlake	Test - 06/10 @ 7:56	mdrider@gmail.com	123 sesame st	tigard	OR	97124	
Sue	Skinner	skinner_sue@msn.com	7245 SW 82nd Ave	Portland	OR	97223	
John	Parcelia	m_parc43@yahoo.com	7240 SW 82nd Ave	Portland	OR	97223	
Eugenia	Parker	Parkerpu@aol.com	7020 SW 82 Avenue	Portland	Or	97223	9718045906
Amy	Gibbs	markm.gibbs@gmail.com	7400 SW 82nd Ave	Portland	OR	97223	
Mark	Gibbs	mark@ovs.com	7400 SW 82nd Ave	Portland	OR	97223	
Cary	Allen	carlyeallen@gmail.com	3531 Skye RD	Washougal	WA	98671	
Tracy	Andrews	tracymieixia@yahoo.com	8335 SW Godwin Ct	Portland	OR	97223	
Susan	Mates	smates@gmail.com	8945 NW Oak Street	Portland	OR	97229	
Seth	Alford	setha45@gmail.com	8915 SW Rosewood Way	Portland	OR	97225	
Sherry	Stratton	sherrystratton7@gmail.com	7350 SW 78th Avenue	Portland	OR	97223	5035770798
Emily	Vonada	ebvonada@gmail.com	7370 SW 83rd Avenue	Portland	OR	97223	
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Sheila	Jameson	sheilajameson@comcast.net	7025 SW 82nd Ave.,	Portland	OR	97223	508-539-6415
Hunter	Antonelli	huntera1257@gmail.com	10915 SW Hall Blvd	Tigard	Oregon	97223	5034430447
Bob and Sharon	Cram	tscream@comcast.net	7335 SW 82nd Ave	Portland	OR	97223	9717246599
Cathy	Spofford	csdof1@gmail.com	6130 SW Nevada Ct	Portland	Oregon	97219	5039702305
Amy	Eshleman	eshle.manamy2477@gmail.com	7300 SW 86th Ave	Portland	Oregon	97223	5037808832
Scott	Shaw	scotthormanshaw@yahoo.com	7060 sw 82nd ave	Portland	OR	97223	9712266460
Paul	Herman	phjdx@comcast.net	7025 SW 84th Ave	Portland	OR	97223	5037020432
Mark	Morton	Mmortondd@gmail.com	7060 SW 84th Ave	Portland	Oregon	97223	
Lonnie	Lister	llister@portlandgolfclub.com	5900 SW Scholls Ferry	Portland	Oregon	97225	5203602826
Bruce	Barbarasch	b.barbarasch@thprd.org	6220 SW 112th Ave	Beaverton	OR	97008	

Welcome to the Portland Golf Club Neighborhood Meeting

Using MS Teams to participate during Q&A:

- Please “Raise Your Hand” to be recognized during Q&A portion of meeting
- Once recognized, please “Unmute” yourself to ask your question
- Questions can also be sent using “Chat” at any point during the meeting

Hover your mouse over your screen to make the menu bar appear



Portland Golf Club

Irrigation Pond Maintenance

5900 SW Scholls Ferry
Road

Virtual Neighborhood Meeting
Tuesday, June 28, 2022
6:00pm



Planning | Engineering | Surveying

Agenda Virtual Neighborhood Meeting

Tuesday June 28, 2022
Online & Audio Call-In Meeting

Meeting called by: Portland Golf Club

Facilitator: Ken Sandblast – Westlake Consultants, Inc.

Agenda topics

- 5 Minutes Introductions
- 10 Minutes Land Use & Zoning
- 10 Minutes Site Plan & Scope Summary
- 15 Minutes Question and Answer

Project Contacts:

Westlake Consultants
Ken Sandblast
15115 SW Sequoia Pkwy
Tigard, OR 97224
ksandblast@westlakeconsultants.com
503-684-0652

Virtual Neighborhood Meeting
Portland Golf Club
5900 SW Scholls Ferry Road
Tuesday June 28, 2022 6 p.m.

Sign-in Sheet

Name	Address	Phone	E-mail

Portland Golf Club – Irrigation Pond Maintenance
5900 SW Scholls Ferry Road

VIRTUAL NEIGHBORHOOD MEETING
Tuesday, June 28, 2022 6:00pm

VICINITY and SITE

Portland Golf Club – Irrigation Pond Maintenance
5900 SW Scholls Ferry Road

Vicinity Map

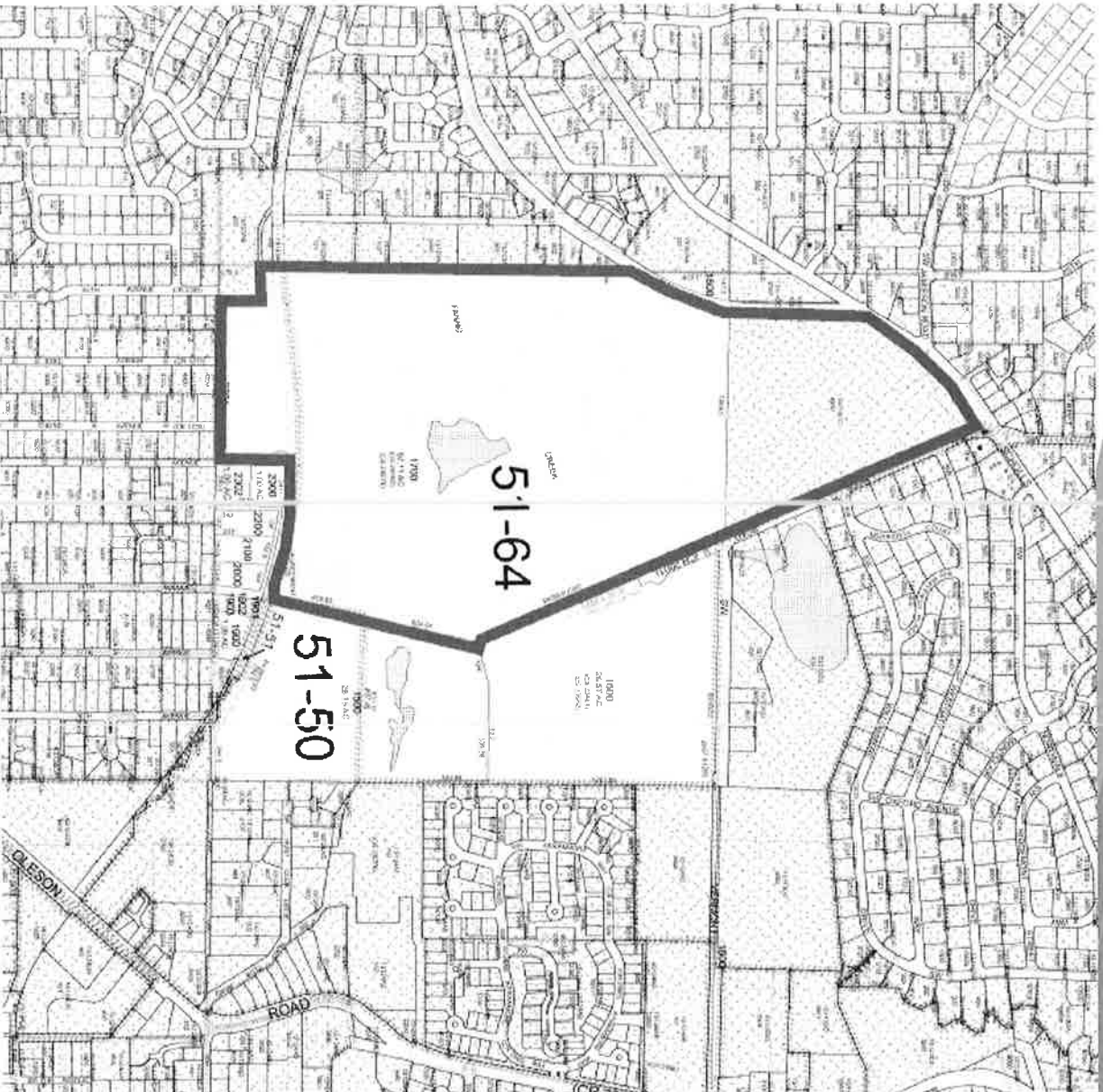
VIRTUAL NEIGHBORHOOD MEETING
Tuesday, June 28, 2022 6:00pm



Portland Golf Club – Irrigation Pond Maintenance
5900 SW Scholls Ferry Road

Tax Map of Property

VIRTUAL NEIGHBORHOOD MEETING
Tuesday, June 28, 2022 6:00pm



Portland Golf Club – Irrigation Pond Maintenance
5900 SW Scholls Ferry Road

VIRTUAL NEIGHBORHOOD MEETING
Tuesday, June 28, 2022 6:00pm

EXISTING CONDITIONS

Portland Golf Club – Irrigation Pond Maintenance
5900 SW Scholls Ferry Road

Aerial Photograph

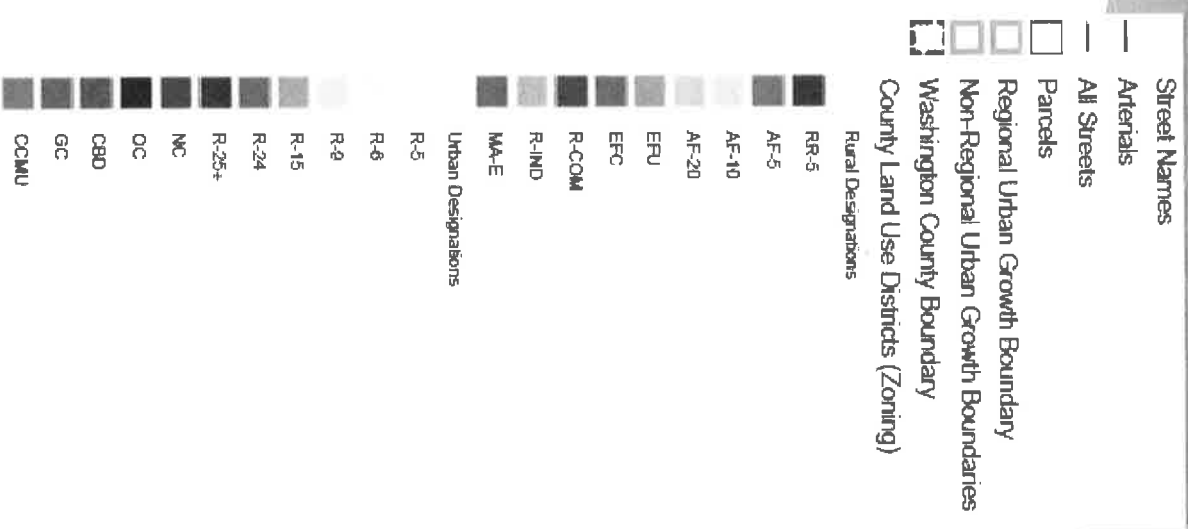
VIRTUAL NEIGHBORHOOD MEETING
Tuesday, June 28, 2022 6:00pm



Existing Conditions



Zoning Map



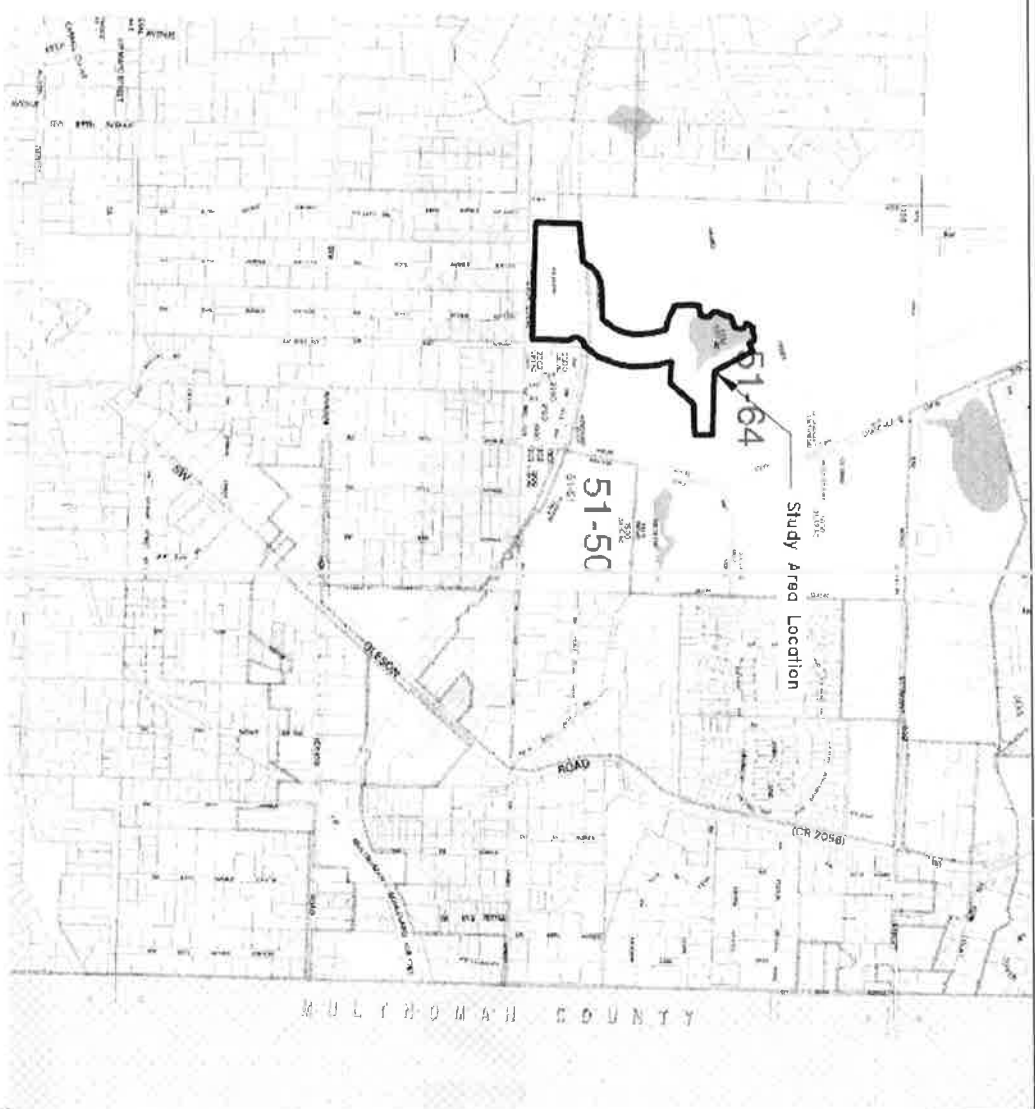
Portland Golf Club – Irrigation Pond Maintenance
5900 SW Scholls Ferry Road

VIRTUAL NEIGHBORHOOD MEETING
Tuesday, June 28, 2022 6:00pm

PROJECT PLAN

Phil Scoles
Terrascience

Site Map



SOURCE: ORMAP website, Washington County Assessor's Map 15 1 24, 2021. Available at: <https://ormap.net/gis/index.html>

Terra Science, Inc.
Soil, Water, & Wetland Consultants

WETLAND DELINEATION REPORT FOR
PORTION OF TAX LOT 170C
(T.1S R. 1W SEC. 24)
Washington County, Oregon

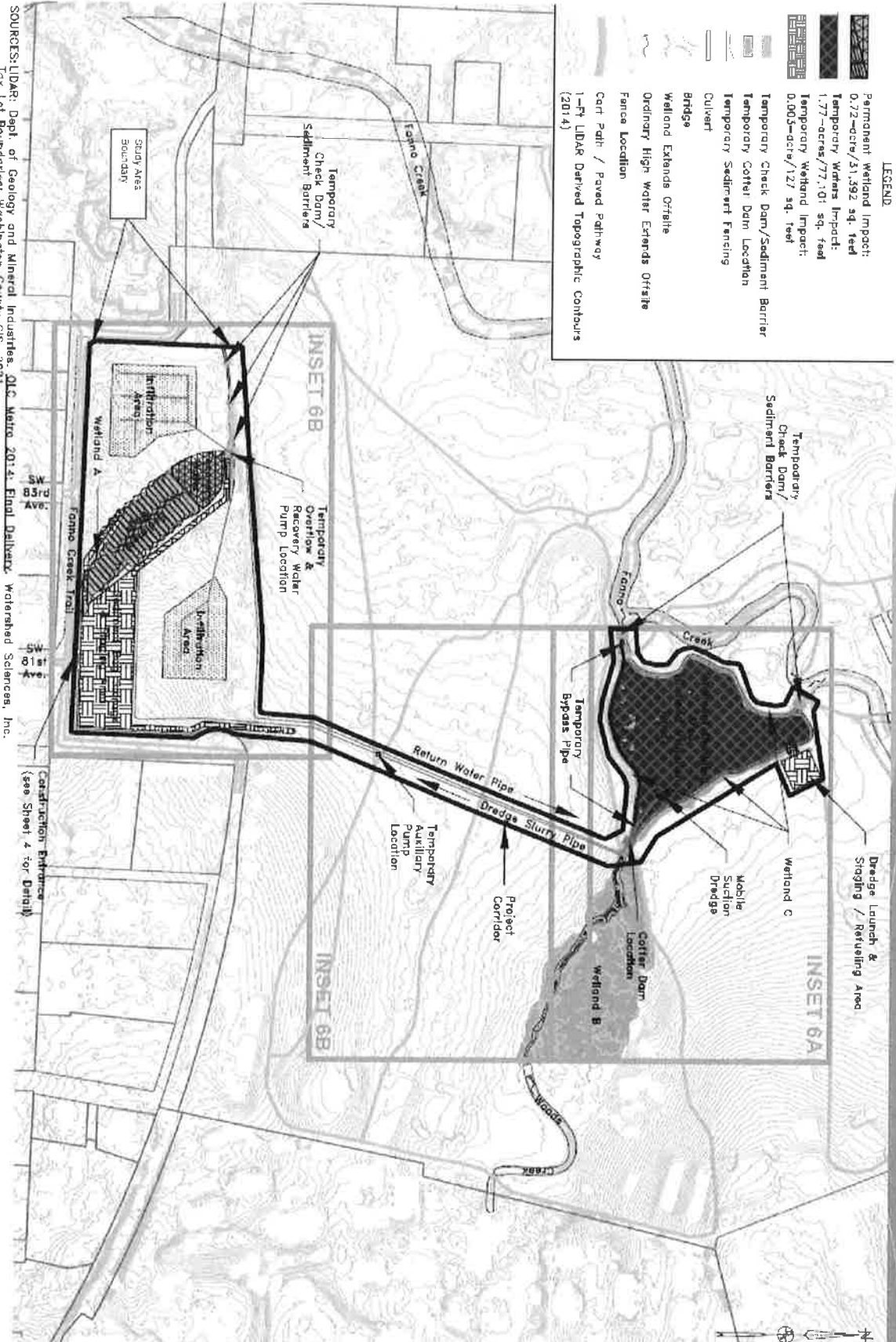


November 2021

Project Plan

LEGEND

	Permanent Wetland Impact: 0.72-acres/31,392 sq. feet
	Temporary Wetland Impact: 1.77-acres/777,101 sq. feet
	Temporary Wetland Impact: 0.003-acres/127 sq. feet
	Temporary Check Dam/Sediment Barrier
	Temporary Cofferdam Location
	Temporary Sediment Fencing
	Culvert
	Bridge
	Welland Extends Offsite
	Ordinary High Water Extends Offsite
	Fence Location
	Cort Path / Paved Pathway
	1-Ft LIDAR Derived Topographic Contours (2014)



SOURCES: LIDAR: Dept. of Geology and Mineral Industries, OIG, Metro, 2014; Final Delivery, Watershed Sciences, Inc.
Tax Lot Boundaries: Washington County GIS, 2021.

Terra Science, Inc.
Soil, Water, & Wetland Consultants



JOINT PERMIT APPLICATION FOR PORTLAND GOLF CLUB
IRRIGATION POND MAINTENANCE -- SEDIMENT REMOVAL
Portion of TAX LOT 1700, T. 1S, R. 1W, Sec. 24 (BC)
Washington County, Oregon

March 2022

DRAFT

SITE PLAN
INDEX MAP

FIGURE 6

Portland Golf Club – Irrigation Pond Maintenance
5900 SW Scholls Ferry Road

VIRTUAL NEIGHBORHOOD MEETING
Tuesday, June 28, 2022 6:00pm

Q & A

For any questions or input you may have that was not addressed at tonight's meeting,
email or call:

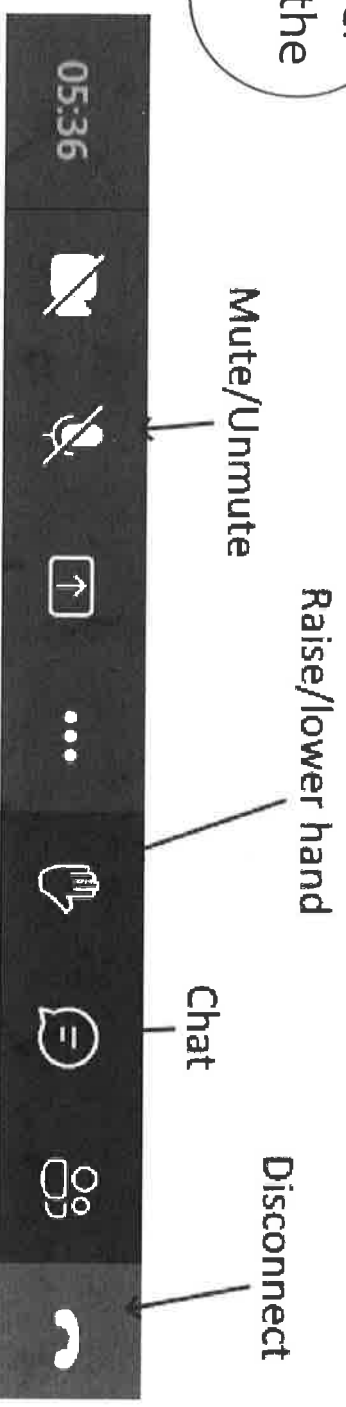
Ken Sandblast
Westlake Consultants
ksandblast@westlakeconsultants.com
503-684-0652

Welcome to the Portland Golf Club Neighborhood Meeting

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Hover your mouse over your screen to make the menu bar appear



MENU BAR

APPLICANT NOTE:

Upon completion, submit this form with your Current Planning development application
Attachment E

NEIGHBORHOOD MEETING

**AFFIDAVIT OF MAILING MEETING NOTES
TO THE COMMUNITY PARTICIPATION ORGANIZATION (CPO)**

STATE OF OREGON)
) ss
County of Washington)

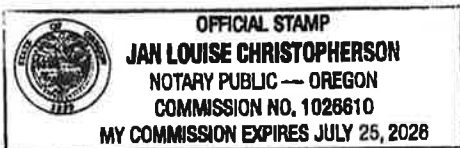
I, Julia Glisson, being duly sworn, depose and say that on the 11th
day of July, 20 22 I caused to have mailed to CPO 3 the meeting notes
for the neighborhood meeting held on the 28th day of June, 20 22
to discuss a proposed development at 5900 SW Scholls Ferry Rd., Portland, OR 97225,
a copy of the meeting notes so mailed is attached hereto and made a part hereof.

I further state that said meeting notes were enclosed in envelopes plainly addressed to CPO 3
and were deposited on the date indicated above in the United States Post Office with postage prepaid
thereon.

Julia Glisson
Signature

12-19-22
Date

Subscribed and sworn to, or affirmed, before me this 19th day of December, 2022.



Janice
Notary Public for the State of Oregon
County of Washington

My Commission expires: 7-25-26

**Portland Golf Club
Irrigation Pond Sediment Maintenance Project
Neighborhood Meeting Notes**

Meeting Date/Time: Tuesday, June 28, 2022, from 6 p.m. to 8:20 p.m.

Meeting Format: On-line MS Teams meeting with audio-only option; Participants enabled to ask questions throughout the meeting.

Project Team Presenters:

Ken Sandblast, Westlake Consultants (Land Use Planning)

Phil Scoles, Terra Science (Wetlands Consultant)

Ty Wyman, Dunn Carney LLP (Land Use Attorney)

The following meeting notes summarize responses to questions asked throughout the meeting, as well as questions submitted prior to the meeting via email (see attached copies of emails) and by phone. In some cases, Project Team members also addressed questions and provided information directly to neighbors who called prior to the meeting.

The Project Team met prior to the June 28th Neighborhood Meeting to discuss all questions received prior to the meeting. Presentations and responses provided by Team members during the meeting were prepared with those questions in mind. In addition, neighbors in attendance at the 2+ hour meeting were provided opportunities to ask questions throughout the meeting.

The Project Team shared exhibits throughout the presentation, including:

- Vicinity Map
- Tax Map showing the bounds of the PGC property and location of the Irrigation Pond
- Aerial Photo of the PGC Property and Pond
- Existing Conditions Map, showing contours of the site
- Zoning Map of the site and vicinity
- Site Map of the Project area
- Project Plan (Draft)

(Copies of all exhibits are attached.)

Ken Sandblast, Westlake Consultants, Inc.

Westlake Consultants, Inc. is preparing the project's Land Use Application, which will be submitted to Washington County for land use approval of the proposed project. Ken Sandblast, Westlake's Director of Planning, provided an overview of the land use approval process. Washington County Community Development Code requirements must be addressed through the land use application for the project.

The neighborhood meeting was scheduled to provide an opportunity for input from neighbors. During his presentation, Ken highlighted some aspects of the project and general site characteristics that are relevant to the land use application:

- The primary source of water to the pond is from the east: Woods Creek. Fanno Creek, along with well water, are secondary water sources in summer months.
- No offsite activities are associated with the project proposal.
- Temporary pipes laid atop the ground will be used for transfer of dredged material to the storage location.
- Site encompasses approximately 10 acres of gently-contoured terrain.
- The Golf Course is zoned Institutional; The Pinger property is zoned R-5 (as is surrounding area.)
- A Significant Natural Resources Overlay (SNRO) exists, including Fanno Creek and the pond. A SNRO evaluation report will be done as part of the submittal to Washington County. A joint permit application for wetland impacts will be submitted to Army Corps of Engineers (ACE) and the Oregon Department of State Lands (ODSL).
- The two permits for this proposal to Washington County are: A Floodplain Development Permit and the Associated Significant Natural Resources Overlay Delineation. These applications are the reason for the neighborhood meeting.
- Procedures for the land use applications include a public comment period, application review, issuance of staff report and finally, issuance of decision.
- Environmental reviews are required through separate instrument but are not a part of the Washington County Land Use Approval Criteria.

Land Use Questions:

Q: Will the Pinger property be rezoned?

No, the Pinger property will remain R-5. No rezoning is proposed through this project.

Q: Is this meeting only regarding the two land use permits going to be submitted to Washington County?

Correct, additional Environmental State and Federal permits will be submitted concurrently with the Washington County Application.

Q: Are there any additional permits needed for the Pinger Property?

No, there are no additional permits required for the different zoning designations.

Phil Scoles, Terra Science, Inc.

Terra Science is a Soil, Water & Wetlands consulting firm working with the Portland Golf Club to prepare the environmental plans and applications required for the approval of the proposed dredging project. Phil's presentation is summarized below:

- Applications for dredging and wetland impacts will be submitted to both the Army Corps of Engineers (ACE) and the Oregon Department of State Lands (ODSL); they will likely have different timelines.
- After submitting applications, there will be separate 30-day public comment periods to identify issues and concerns. The agencies will review the comments, then the wetland consultant will provide answers and responses.

- Permits must satisfy all ACE and ODSL requirements in accordance with their administrative rules.
- The timeframe for the application/review process is 9 – 14 months.
- We are intending to carry out the project during May/June, hopefully avoiding the heaviest rain season.
- The project set-up will take about 1 week, which will involve excavators and dump trucks. During the 6-8 week period for the dredging process, the contractor will only need standard pickup trucks for crew and materials. The decommissioning will take approximately 1 week using similar excavators and dump trucks.
- Vehicles will access the site from 81st Street, across the Fanno Creek Trail.
- The dredging process will remove 5500 cubic yards of sediment (when removed, it restores about 2 acre-feet of allowable water storage).
- The Golf Course will not be permitted to “deepen” the pond—only remove accumulated sediment.
- The sediment will be pumped through a 6-inch flexible pipe across the fairway to the area of disposal; recycled water will be returned to the pond. The sediment is mostly silt, with some clay and very little sand.
- The Pinger property has moderate slope, fir trees and 0.7-acre wetland that slopes southeast to northwest (impounded by old electric railroad berm).
- Alternative sites for placing the dredging spoils were considered, but not practicable (not just cost, but also logistics, difficulty and site limitations).
- The chosen option was to fill the wetland, and thereby preserve trees and have a smaller footprint. The wetland has mostly invasive and non-native plants and as such is considered to be of “lower value.”
- The proposed filter bags would trap approximately 98% of the sediment. They are 10-15' wide and 40-50' long. Estimate is 30 to 40 bags will be needed.
- Prior to placing filter bags, grading in the wetland is needed to remove the topsoil and create a smooth surface. The topsoil will be temporarily stockpiled and covered, then placed on the filled filter bags when the dredging is done; the drain water from the bags will be recycled and/or infiltrated. There will be no overflow to Woods Creek or Fanno Creek.

In addition to addressing many of the questions provided prior to the meeting through his presentation (summarized above), Phil responded to the following questions from meeting participants:

Dredging Project Questions

Q: What happens to the stormwater?

Stormwater is coming into the wetlands from 81st street and other nearby streets, heading to the west. There is a containment berm at the north end of the wetlands that overflow to a 5'-wide ditch. The ditch terminates at the Fanno Creek floodplain. We will be placing several temporary “check” dams to prevent recycled water from overflowing to Fanno Creek floodplain. During the project, stormwater will be piped around the work area. Afterwards, the pipe may be made permanent, or it could be replaced with a created swale through the Pinger Property.

Q: The gate is at 82nd. Stormwater quantity is high; concerned about the water backing up if the wetland is filled.

The ODSL and ACE require that projects not make any conditions worse—this would pertain to stormwater. The project will coordinate with Washington County public works.

Q: Has chemical testing been done on the sediment?

Testing that has been done on particle analysis and heavy metals.

There will be additional testing done for organic chemical compounds, such as fertilizers and pesticides (exact analyses to be determined by ACE).

Q: Removing the dredge is the best alternative. Why not de-water on site and remove the dirt?

An alternatives analysis was conducted. Draining the bags will take about one year. There would be approximately 500 dump truck loads needed to haul the dredge to another location (Sherwood would likely be the closest place.) The costs would be very high and there is a potential problem of having too much mud fall from the dump trucks.

The plan is to put dirt on top of the bags and re-vegetate.

Q: The sanitary sewer line under Fanno Creek Trail has had multiple failures. How would that be prevented?

Steel plates or other methods could be used to prevent truck traffic from damaging underground pipes. Damages would be avoided by coordinating with Washington County public works and Clean Water Services.

Q: Will there be Fanno Creek Trail closures?

Trail closures will occur; they will be short-term (such as 10 minutes) to move equipment in and out and for delivery of supplies.

Q: What studies of stormwater flow from 81st -86th have been done?

A stormwater analysis has not been completed; This will be done by an engineer and will be required for the OSDL and ACE permit applications.

Q: What are the hours of operation?

We expect operations would occur during a typical 8-hour workday, not on weekends. The County will likely specify the work hours that we will follow.

Q: What is the decibel level of the pumping?

The pump will be 1500 feet from the bag storage area on the Pinger Property, and 20 feet lower in elevation. We can get the decibel specifications of the pump. There will be a separate pump to take water back to the pond: it will be a submersible pump (below water, so, it is much quieter). There will also be a back-up sump pump, in the event of failure.

The project has no connection to Fanno Creek; there will be no overflow.

The primary water coming into the pond is from Woods Creek.

We will use coffer dams to bypass the creek to prevent overflow into the dredge area.

Q: What about the use of polymers?

The dredged materials will be 85% water, 15% solids. Sometimes polymers are used to get more solid sediment into each bag. We are not sure whether the regulatory authorities would allow the use of polymers. This will be determined during the ODSL and ACE permitting process.

Q: Is the PGC re-organizing the greens?

Our work is not related to the PGC's regular on-site maintenance.

Q: Will there be chemical testing—will results be shared?

We are required to prove that the chemical composition doesn't rise to certain limits. ACE will give instructions on what is tested. The submitted application doesn't include the testing or results; ACE provides information on what's needed during their 30-day review, after which any required testing will be conducted.

Q: What are the specifications of the bags that will be used?

The specifications of the bags will be provided in the applications. The bags are made from sediment fencing material—a permeable, tight-weave material. It is an inert material.

Q: Will any trees need to be removed?

A tree inventory has been done (note: this is a correction). The dredge pipe won't require the removal of large native trees. Some small, non-native trees and some shrubs may need clearing to create work areas, ingress/egress, and topsoil stockpile storage.

Q: Will there be survey work done for the animal habitat? Will there be any odor?

The topsoil will be stripped and stockpiled, so there will be disturbance to animal habitat in the filter bag storage area. The disturbance area amounts to less than one-quarter of the Pinger Property. The filter bags will be covered with tarps as soon as they are filled to prevent odor. Other abatement measures can also be taken. As mentioned, when complete, the salvaged topsoils would be placed atop the filter bags and grass/forb species broadcast to have a meadow-like condition.

From: [Ken Sandblast](#)
To: [Blake Schimke](#); [Julia Glisson](#)
Subject: FW: Location/Visibility of rubber storage bladders.
Date: Tuesday, June 28, 2022 8:30:33 AM

FYI.....

-----Original Message-----

From: scott n. shaw <scottnormanshaw@yahoo.com>
Sent: Monday, June 27, 2022 1:19 PM
To: Ken Sandblast <KSandblast@westlakeconsultants.com>
Subject: Location/Visibility of rubber storage bladders.

How many feet from paved trail will the rubber bladders be placed? Will they be visible when walking the trail?
Are there plans to camouflage their presence? If not why not?

From: [Ken Sandblast](#)
To: [Julia Glisson](#); [Blake Schimke](#)
Subject: FW: Portland Golf Club information meeting for Irrigation Pond Sediment Maintenance.
Date: Tuesday, June 28, 2022 5:11:28 PM

From: Michael Lilly <mjlilly@mac.com>
Sent: Saturday, June 4, 2022 4:40 PM
To: Land Use <landuse@westlakeconsultants.com>; Ken Sandblast <KSandblast@westlakeconsultants.com>
Cc: Ty Wyman <twyman@dunncarney.com>; Stan Houseman <housemanquality@yahoo.com>
Subject: Portland Golf Club information meeting for Irrigation Pond Sediment Maintenance.

To: Westlake Consultants

From: Michael Lilly
8490 SW Cecilia Terrace
Portland, OR 97223
503-752-2515
mjlilly@mac.com

June 4, 2022

Re: Questions and comments for Portland Golf Club information meeting for Irrigation Pond Sediment Maintenance.

Thank you for this opportunity to provide questions and comments.

Comment:

I am concerned about the effect, if any, that this project might have on the volume and rate of the flow of water in Fanno Creek during the summers. As you may know, in recent years as Fanno Creek flows through the Golf Club property in the mid-summer, its flow is typically reduced down to about the volume that would flow through a standard garden hose. I want to be sure that this project will not make that situation worse, and I hope that this review by the County will lead to improving the summertime flow in the creek. I am also concerned about the possibility of silty dredge spoils entering Fanno Creek.

Questions:

1. Can you confirm that the "Irrigation Pond" to which you refer is the Junior Lake Reservoir authorized in Oregon Water Resources Permit to Construct a Reservoir R-11264 dated December 17, 1990, Application R-70184, Certificate 68630 and confirmed in a Certificate issued October 23, 1995?
2. Has the Watermaster requested the installation of devices to measure the incoming flows and the outgoing flows from the Junior Lake Reservoir as authorized in the Junior Lake Reservoir Permit? If so, can you please provide a copy of the requests?
3. Have devices been installed and used to measure the incoming flows and outgoing flows from the Junior

Lake Reservoir? If so can you please provide a copy of the measured flows for the calendar years 2021, 2020, 2019, and 2018?

4. Is there any intention to appropriate water from Fanno Creek, after April 30 and before October 1 of any given year, and place it in the Junior Lake Reservoir ?

5. Is there any intention to release water from the Junior Lake Reservoir into Fanno Creek during the dry summer months?

6. During which months is the sediment dredging of the Junior Lake Reservoir to take place?

7. Can you please explain what steps are being taken to prevent dredged sediment from overflowing into Fanno Creek during the Irrigation Pond Sediment Maintenance?

8. Can you provide please records of the Portland Golf Club's use and appropriation of water from Fanno Creek and Hunt Club Creek after April 30 and before October 1 for the years 2021, 2020, 2019, and 2018?

9. Has Fanno Creek been lined for portions of its length as it passes through the Portland Golf Club, and if so, what impact has that had on the amount of water flowing in Fanno Creek down stream from the Portland Golf Club during the summer months?

Thank you for your attention.

Michael Lilly

Michael Lilly
Cell Phone: 503-752-2515
KK7BHV

From: [Ken Sandblast](#)
To: [Blake Schimke](#); [Julia Glisson](#)
Subject: FW: Portland Golf Club- Pond Project
Date: Tuesday, June 28, 2022 5:12:11 PM

From: BRUCE BARBARASCH <b.barbarasch@thprd.org>
Sent: Monday, June 27, 2022 4:41 PM
To: Ken Sandblast <KSandblast@westlakeconsultants.com>
Subject: Portland Golf Club- Pond Project

Dear Mr. Sandblast-

I am the Nature & Trails Manager for Tualatin Hills Park & Recreation District. We own the trail on the south edge of the Portland Golf Club, pond maintenance project.

I recently reviewed Figure 6 in your virtual meeting packet for the project and saw a note that said "Construction Entrance" near SW 81st Ave. Are you proposing to use a portion of the Fanno Creek Trail for vehicle access?

-Bruce

Bruce Barbarasch (*he, him, his*)

Nature & Trails Manager

Tualatin Hills Park & Recreation District

6220 SW 112th Ave, Suite 100, Beaverton, OR 97008

www.thprd.org

C: 971.409.8506

DISCLAIMER: This email is a public record of the Tualatin Hills Park & Recreation District and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to the State Retention Schedule.

From: [Ken Sandblast](#)
To: [Blake Schimke](#); [Julia Glisson](#)
Subject: FW: Portland golf course
Date: Tuesday, June 28, 2022 5:11:53 PM

FYI.....

From: parkereu@aol.com <parkereu@aol.com>
Sent: Friday, June 24, 2022 3:15 PM
To: Ken Sandblast <KSandblast@westlakeconsultants.com>
Subject: Portland golf course

The golf course is presently moving dirt and chopping down trees. Has this project already been approved? If so why are we here?

Why does the sludge have to be placed in the wetland rather than someplace else on your property or someplace else.

In your application to the state department of lands you indicated chemical tests were conducted on the sludge. Will you share those test results? Will you apply with the state again?

From what I've read there will need to be some excavation of the land prior to sludge bagging. What do you plan on doing?

Do you still plan to remove 5300 cubic yards of sludge? Do you have to inject polymers? What are the polymers used?

What is the name of the company that produces the bags? What are the bags dimensions? When you are filling the bags and sucking the water out how will you contain spillage? After the water is removed will the bag be separated from the sludge?

Have you done a project like this before? Do you have pictures of that project? Do you have a street level picture or sketch of what it will look like.

Eugenia Parker

Sent from the all new AOL app for iOS

From: [Ken Sandblast](#)
To: [Julia Glisson](#); [Blake Schimke](#)
Subject: FW: Questions for June 28th Neighborhood Meeting on Portland Golf Club Project
Date: Tuesday, June 28, 2022 8:30:20 AM

FYI.....

From: Cary Allen <caryleeallen@gmail.com>
Sent: Monday, June 27, 2022 10:50 AM
To: Ken Sandblast <KSandblast@westlakeconsultants.com>
Subject: Questions for June 28th Neighborhood Meeting on Portland Golf Club Project

Dear Mr. Sandblast,

Please include the following in the answers to questions on the project at the Meeting tomorrow.

1. The Club concedes in its Joint Application to the Corps and DSL (now expired) that the wetlands and non-wetland waters are under the jurisdiction of those two enforcement agencies (see, e.g., JARPA at p. 7). The responsible enforcement officer at DSL also confirmed to me that those state waters are under its jurisdiction. The approval timeline of applications for removal/fills in such waters generally take several months, and there are no open applications to those agencies at this time. Given those facts, what is a realistic timeline for this project?
2. Does the Portland Golf Club intend to intentionally criminally violate the federal Clean Water Act and Oregon laws governing removal/fills in state waters by proceeding without the necessary permits from the Corps and DSL?

Thank you very much,

Cary Allen

Cary Allen
Law Office of Cary Allen LLC
3531 Skye Road
Washougal, WA 98671
Ph. 971.506.0049
Fax (503) 734-2085

From: [Ken Sandblast](#)
To: [Blake Schimke](#); [Julia Glisson](#)
Subject: FW: questions re virtual PGC meeting
Date: Tuesday, June 28, 2022 8:42:11 AM

FYI.....

-----Original Message-----

From: Paul Herman <phpdx@comcast.net>
Sent: Monday, June 27, 2022 4:31 PM
To: Ken Sandblast <KSandblast@westlakeconsultants.com>
Subject: questions re virtual PGC meeting

Mr. Sandblast: Thank you for the opportunity to meet and ask questions.

- 1)Has the area between 82nd and the pond been surveyed for animal habitat? What will be done to protect or relocate those animals?
- 2)Since there are no legal requirements for handling material in an area that is not designated a Significant Natural Area, how will you be handling the material in that area?
- 3)Have the water and sediment already been tested for toxicity and VOCs? Will testing occur (and continue) during the project? After project completion, will testing of the sediment continue over time, and for how long a duration?
- 4)Are you planning to treat the sediment (sanitation, pest control, odor remediation, etc) during and/or after the project?
- 5)What is the anticipated project duration, and hours of operation?
- 6)What are the noise impacts of the dredging and other aspects of the project?

Looking forward to the meeting. Thanks, again, for the opportunity.
Paul Herman

From: [Ken Sandblast](#)
To: [Ty K. Wyman](#); [Mitchell Hornecker](#); [Phil Scoles](#)
Subject: Fwd: Questions for Public Meeting on Portland Golf Club Irrigation Pond Sediment Maintenance
Date: Wednesday, June 22, 2022 8:29:23 AM

All,

Fyi....forwarding below for your review in advance of our Friday project call.

This is email #4 with list of questions.

Thanks.

Ken

Begin forwarded message:

From: Christopher Pleasant <christopher.pleasant@gmail.com>
Date: June 22, 2022 at 08:11:17 PDT
To: Ken Sandblast <KSandblast@westlakeconsultants.com>
Cc: Christopher Pleasant <christopher.pleasant@gmail.com>
Subject: Questions for Public Meeting on Portland Golf Club Irrigation Pond Sediment Maintenance

Hi Kenneth,

For the record, my name is Chris Pleasant and I live at 6980 SW 81st Ave Portland OR 97223. As requested in your notice about the Portland Golf Club's (PGC) Irrigation Pond Sediment Maintenance I am providing my questions in advance of the neighborhood meeting on June 28, 2022. My hope is these questions become part of the record and will be turned into Washington County when the PGC submits their development application.

1. Has PGC performed Irrigation Pond Sediment Maintenance in the past.? If the PGC has performed Irritation Pond Sediment Maintenance in the past please describe what was done? Is what the PGC is proposing currently, different from what was done previously?
2. Can the PGC describe the regulatory oversight at the County, State and Federal levels that the PGC will need to comply with to be able to obtain a land use permit to perform Irrigation Pond Sediment Maintenance? Are there County Ordinances, Oregon Administrative Rules and Federal Guidelines PGC needs to follow?
3. Is the PCG proposing to leave the removed pond sediment from Junor Pond on the PGC's property? If the answer is yes, please describe what considerations or factors the PGC considered when deciding to leave the removed sediment from Junor Pond on the PGC property?
4. Has the PGC determined if any trees or vegetation will need to be removed

to accommodate the removed sediment from Junor Pond on the PGC's property? If the answer is yes, please describe what the PGC is proposing to alter?

Thanks,
Chris Pleasant

From: [Ken Sandblast](#)
To: kelesq@msn.com
Subject: RE: PGC project meeting
Date: Monday, June 20, 2022 10:23:49 AM
Attachments: [image001.png](#)

Hi Kirstin,

Thank you for your below email and questions – confirming receipt.
Appreciate you providing in advance so we have time to review in advance of meeting on 6/28.

Regards,

Ken

Kenneth Sandblast AICP | Principal | Director Planning Division



Westlake Consultants, Inc.

15115 SW Sequoia Parkway | Suite 150 | Tigard, OR 97224

503.684.0652 p 503.624.0157 f

ksandblast@westlakeconsultants.com

www.westlakeconsultants.com

From: Land Use <landuse@westlakeconsultants.com>

Sent: Sunday, June 19, 2022 9:54 AM

To: Ken Sandblast <KSandblast@westlakeconsultants.com>; Blake Schimke <bschimke@westlakeconsultants.com>; Julia Glisson <jglisson@westlakeconsultants.com>

Subject: FW: PGC project meeting

From: Kirstin Lurtz <kelesq@msn.com>

Sent: Sunday, June 19, 2022 4:53:52 PM (UTC+00:00) Monrovia, Reykjavik

To: Land Use <landuse@westlakeconsultants.com>

Subject: PGC project meeting

Here are my questions for the upcoming neighborhood meeting. I noticed that you have reserved 15 minutes for questions - given how many neighbors you gave notice to, that amount of time seems obviously inadequate.

How much sediment will be dredged from the irrigation pond?

Is the piping system temporary or permanent?

How big/what are the dimensions of the sediment bags?

Where will the sediment bags be filled and what sort of machinery does that process entail? How long will the filling process take? How loud is that machinery and what steps will you take to lessen the noise?

How much excavation is planned for the wetland that you want to fill? Where will the excavated dirt go?

How much of the existing vegetation will be removed from the areas marked as infiltration areas on the project map? If the water is being pumped back to the pond, why are infiltration areas necessary?

How will you get the required machinery to the wetland site - where is the access point?

Will you share the results of the pond sediment chemical testing with the neighbors? If not, why not?

How long will the pump run to get the sediment to the wetland and to send the water back to the pond, both in terms of hours per day and days to completion? How loud is the pump? What steps will you take to lessen the noise?

What facts/evidence do you have that support your statement, "This maintenance does not involve impacts to either Fanno Creek or Woods Creek"?

When do you plan to start the excavation?

Will any part of the walking path be closed during the project? If so, which part and how long will it be closed?

What is the plan for managing the storm water that currently drains from SW 81st through 86th Streets into the project area?

From: [Ken Sandblast](#)
To: [Sue Skinner](#)
Subject: RE: questions for virtual community meeting Portland Golf Club
Date: Monday, June 20, 2022 10:24:31 AM
Attachments: [image001.png](#)

Hi Sue,

Thank you for your below email and questions – confirming receipt.
Appreciate you providing in advance so we have time to review in advance of meeting on 6/28.

Regards,

Ken



Kenneth Sandblast AICP | Principal | Director Planning Division
Westlake Consultants, Inc.
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ksandblast@westlakeconsultants.com
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From: Sue Skinner <skinner_sue@msn.com>
Sent: Sunday, June 19, 2022 4:29 PM
To: Ken Sandblast <KSandblast@westlakeconsultants.com>
Subject: questions for virtual community meeting Portland Golf Club

what has testing of the dredge tailings of the lake shown?

why not just haul dredge tailings off site instead of depositing it over a wetland?

why is the dredge tailings specifically planned to be on top of a wetland?

when specifically are you planning on filing an application with either the County or DSL for this project?

what is PGC doing right now on their property (excavation already taking place "around" the Pinger Property?)

how long do you anticipate this project taking?

when would you like to start it?

what is PGC long term plan for this land?

what sort of clearing do you need to do for this project? Specifically, the tall trees, what is the plan for them?

what are your plans for construction traffic on 82nd Ave?

can you provide photos of what you anticipate the Pinger Property will look like once you clear it and then also what it will look like when you are done?

Can you estimate how many bags you are planning to put on the property right on top of the wetland?

how do you think it will alter the flood plain and water flow in the area when you destroy the wetland?

Is the PGC and Schwabe willing to sit down with concerned citizens in the area to try and find a compromise for this project?

thank you

Sue Skinner

7245 SW 82nd Ave

From: [Ken Sandblast](#)
To: [Sue Skinner](#)
Subject: Re: Virtual Online Neighborhood Meeting Notice: Portland Golf Club
Date: Friday, June 3, 2022 9:44:53 PM

Good Evening Sue,

Thank you for your email following up on your call this morning to my office.

Fyi.....Based on your observation about the one line in the title on Attachment A that was unintentionally not updated to reflect the PGC project, the neighborhood meeting is being rescheduled from 6/21 to 6/28. My office will be mailing out a complete renote on Monday AM reflecting this minor correction and rescheduled meeting date of 6/28.

The information contained in the mailing you received is the content required by WA County.

Enjoy your weekend.

Ken Sandblast

On Jun 3, 2022, at 21:28, Sue Skinner <skinner_sue@msn.com> wrote:

Mr. Sandblast:

I am writing in response to the letter I received in the mail yesterday, announcing a virtual neighborhood meeting to take place. I have several frustrations:

1. the letter sent was confusing. It says it is regarding the Portland Golf Club project, but **Attachment A** states that the meeting to take place June 21 is regarding **Norwood Apartments--Plan Map Amendment & Annexation**. Which begs the question---do you have 2 projects going on and you mixed up the meeting? Or is this the correct meeting time and the wrong header? I am likely not the only one who is confused by this
2. the letter is very vague and contains subjective language which is not fact-based: "pond sediment maintenance" and "maintenance does not involve impacts to either Fanno Creek or Woods Creek." Also, you are not planning to dredge solely what has "built up". . . you are planning to dredge it even deeper than it was before. I would appreciate it if the language used in the letter was not your opinion so much as fact
3. you did not include the map or any details at all of what you are planning on doing, so how can attendees be prepared? I know for a fact you have

created a map with drawings for pipelines and staging areas etc. . . why didn't you include those in the mailing? If you truly want this to be an informed meeting and you want us to be prepared, please share information with us freely rather than being vague

I request that you re send the letter with the correct headers, using fact-based language, and including your drawings which you have already shared with the County.

Sue Skinner
7245 SW 82nd Ave

Sent from Outlook

Exhibit E

Significant Natural Resources Analysis

**SIGNIFICANT NATURAL RESOURCES ANALYSIS
FOR PORTION OF TAX LOT 1700, T. 1S R. 1W Sec. 24
WASHINGTON COUNTY, OREGON**

Prepared for

PORTLAND GOLF CLUB
5900 S.W. Scholls Ferry Road
Portland, OR 97225

Prepared by

TERRA SCIENCE, INC.
4710 S.W. Kelly Avenue, Suite 100
Portland, Oregon 97239

TSI Project No. 2017-0916

December 2022

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**SIGNIFICANT NATURAL RESOURCES ANALYSIS
FOR PORTION OF TAX LOT 1700, T. 1S R. 1W Sec. 24
WASHINGTON COUNTY, OREGON**

Section A. Introduction and Project Location

On behalf of Portland Golf Club (Owner), Terra Science, Inc. (TSI) prepared the following report to document inventoried Significant Natural Resources for a sediment removal and placement project at Portland Golf Club (PGC). The PGC property is located at 5900 S.W. Scholls Ferry Road, Portland, Oregon (Figure 1, Appendix A); however, the sediment removal / placement would occur in the south-center of the property where the irrigation pond is located. This vicinity is unincorporated Raleigh Hills and Garden Home portion of Washington County, Oregon. The project is a subset of a much larger Tax lot 1700 on Washington County Assessor's Map no. 1S 1W 24 (Township 1 South, Range 01 West, Section 24, Figure 2). The centroid of the analysis area is approximately 45.471435° N and -122.760355° W.

The sediment removal from the irrigation pond would utilize a floating dredge to remove the accumulated sediment. The dredge slurry would be pumped into geofabric sediment bags for disposal. Over the past 40 years, sediments have decreased water quality in the pond due to shallower water depth (hence warmer temperatures). The water storage capacity of the pond has also decreased as sediments have accumulated in the pond. The sediment originated from the Woods Creek watershed (to the east and southeast), rather than adjacent Fanno Creek (to the northeast). Irrigation water is drawn from the pond in spring, summer and fall months to irrigate golf course tee boxes, fairways, greens, and landscaping.

The vicinity of the irrigation pond, as well as other components of the sediment removal / placement project, has several inventoried natural resource features (as per Section 422 of Washington County code), namely creeks, wetlands, riparian area, and wildlife habitat. Figure 3 shows the approximate configuration of these habitats; however, such mapping is refined by this analysis herein. The placement of sediment within geofabric bags in the southernmost portion of PGC property does not have any inventoried natural resources.

Section B. Analysis Area Features and Proposed Activity

The analysis area encompasses the proposed work area, including staging areas, travel corridors and temporary facilities. As such, the analysis area includes portions of golf course fairways, greens, tee boxes, and roughs. The focal point of the project is an irrigation pond in the north end of the analysis area where sediment dredging would occur. The pond is surrounded by fairways, tee boxes, a putting green and open space that mostly slope toward the pond. Dredged sediments would be pumped in a temporary pipe across several fairways and an open space to a disposal location. Vegetation in the analysis area is mostly mowed grasses and landscaping (bark mulch and ornamental shrubs), however, there are treed areas with or without significant understory. Some of the inventoried treed area is a former electric railroad berm. Topographic LiDAR contours indicate elevations range from 206 feet above mean sea level (msl) in the lowest parts of the analysis area at the outlet of the irrigation pond to 260 feet above MSL (Appendix A, Figure 7). The vicinity of the irrigation pond is situated within the 100-year FEMA floodplain, while the sediment disposal area is outside of the 100-year floodplain.

Significant Natural Resource Analysis for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
Portland, Washington County, Oregon

Section C. Washington Co. Sec. 422 Inventoried Significant Natural Resources.

For Goal 5 planning, Washington County inventoried natural resources in unincorporated urban areas (such as Raleigh Hills and Garden Home vicinity). This inventory is approximate and intended to be delineated on a project-by-project basis. For PGC analysis area, the County identified the following natural resource resources: Fanno Creek, Woods Creek, wetlands, riparian areas, and wildlife habitat. The following paragraphs characterize each of these inventoried resources within the analysis area.

The creeks, irrigation pond and wetlands within the analysis area were formally delineated in April 2018 and November 2021 by Terra Science staff. Except for Wetland A (sediment disposal area), all of these delineated features are inventoried natural resources (blue polygons on Figure 3). The delineation work involved evaluating the geomorphic settings, identifying plants, and describing soils and hydrology conditions. Seven paired-plot transects and three solitary sample plots were established to best represent existing conditions within the study area and confirm the placement of the jurisdictional boundaries (wetlands and/or waters). Most trees, shrubs, and herbaceous vegetation species were identifiable, growing, and considered sufficient in identifying hydrophytic or non-hydrophytic vegetation presence. Plant species were assigned an indicator status as per State of Oregon 2018 Wetland Plant List and evaluated using the 50 / 20 rule for hydrophytic dominance determinations. Soils were evaluated at each sample location using a tape measure and a tile spade to examine the upper portion of the soil profile (generally 16 to 20 inches). Soil profiles were correlated for hydric soil characteristics utilizing the NRCS Field Indicators of Hydric Soils in the United States (Version 8.2). Presence or absence of wetland hydrology indicators was also documented. All field observations were recorded on regional data sheets and wetland boundary mapped using a Juniper Systems Geode Global Navigation Satellite System (GNSS) receiver and Mesa3 tablet running ESRI's ArcPad (v10.2). The wetland delineation report is included as Appendix C.

Fanno Creek – This is a perennial creek that dissects the PGC property from northeast to southwest. The creek is incised five to ten feet deep. In places, the channel is concrete-lined to prevent further incision and erosion. The creek is outside of the sediment removal work area, but it is connected to the irrigation pond via a small flume with a gate valve. The gate valve primarily serves to raise water levels in the pond, but it is closed several times each year during winter storm events to prevent sediment-laden water from Fanno Creek from entering the irrigation pond. It is considered Waters of the United States and State of Oregon. Although Fanno Creek is situated outside of the project area, it has been delineated using LiDAR contours. No alteration or other disturbance would occur to Fanno Creek for this project.

Irrigation Pond – This feature is situated in the north part of the analysis area, just northeast of the confluence of Fanno and Woods Creeks. It is an open water, perennial pond that was excavated about 100 years ago. The irrigation pond is fed by precipitation and upgradient flow from Woods Creek. Fanno Creek contributes very little water to the pond, since such water has higher concentration of sediment. A gate valve is located in a flume (connecting the irrigation pond to Fanno Creek) is often closed to prevent water intake from Fanno Creek. In the southwest corner of the pond, another gate valve controls the outflow of Woods Creek. Both gate valves are used together to raise the water level in the irrigation pond. The edge of the pond is largely unvegetated, albeit a small amount of submerged plants growing in the pond sediment. The perimeter of the pond is a vertical rock and concrete retaining wall that extends 1 to 2 feet above the typical pond surface elevation. The depth of the pond ranges from 2 feet to

Significant Natural Resource Analysis for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
Portland, Washington County, Oregon

approximately 7 feet below adjacent land surfaces. The accumulated sediments in the pond are 1 to 4.5 feet thick. This feature was delineated using LiDAR contours, due to abrupt topographic change at the retaining wall.

Irrigation Pond Fringe Wetland – A narrow fringe of wetland surrounds the irrigation pond.

This narrow feature is situated at the edge of the retaining wall that forms the pond edge (area that is inundated). This narrow fringe wetland consists of either turf grasses or shrub landscaping. The dominant turf grasses are bluegrass (Poa sp., FAC estimated) and ryegrass (Lolium sp., FAC), while the shrubs are rhododendron plantings (Rhododendron macrophyllum, FACU) as vegetation. Vegetation outside the wetland boundary was essentially the same as within. The soils in this vicinity are mapped as Huberly silt loam (listed as hydric); however, the upper part consists of very dark grayish brown to dark gray sandy loam fill material with distinct to prominent redoximorphic features. Hydric soil indicators observed include sandy redox (S5 in old fill material) and redox dark surface (F6). Precipitation and irrigation are the primary hydrology source for these wetlands. This fringe becomes dry in summer months, but periods of sustained irrigation (e.g. heat waves) may result in near-surface saturation.

Woods Creek – This perennial feature flows east to west and it intercepts the irrigation pond. Only 35 feet of Woods Creek (earthen channel) occurs in the analysis area. The creek departs the pond at the southwest corner, then merges with Fanno Creek about 200 feet to the west. Woods Creek originates near S.W. Taylors Ferry Road and receives runoff from a mixture of suburban and forested lands. The creek flow is strongly influenced by offsite impervious surfaces and the creek has become 2 to 4 feet incised due to flashy flows. The south bank of the creek is several feet higher than the north bank. Soils for the creek vicinity are mapped as hydric Huberly silt loam (listed as hydric). The wetland delineation field investigation confirmed presence of hydric soil characteristics in the upper part of the soil. While the creekbed is mostly unvegetated, the side slopes support creeping buttercup (Ranunculus repens, FAC), creeping bentgrass (Agrostis stolonifera, FAC) and ladyfern (Athyrium filix-femina, FAC).

Wetland Swale North of Woods Creek – A gently sloping wetland swale parallels Woods Creek and it is contiguous with the north bank. Only 150 sq. feet of this wetland occurs within the analysis area. The primary hydrology source is rainfall and groundwater perched atop more clayey sediments; thus, it becomes seasonally dry in late spring of most years. The low portion of the wetland is occasionally flooded by Woods Creek. Soils within the wetland swale are mapped as hydric Huberly silt loam and the field investigation confirmed the presence of three hydric soil indicators (depleted matrix, F3; redox dark surface, F6; and depleted below dark surface, A11). This wetland supports Oregon ash (Fraxinus latifolia, FACW), creeping buttercup (Ranunculus repens, FAC), creeping bentgrass (Agrostis stolonifera, FAC), and bluegrass (Poa sp., FAC estimated). In contrast, the adjacent upland is ryegrass (Lolium sp., FAC estimated) with lesser amounts of English daisy (Bellis perennis, UPL) and self-heal (Prunella vulgaris, FACU). For the wetland delineation report, this feature was labeled as “Wetland B”.

Significant Natural Resource Analysis for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
Portland, Washington County, Oregon

Riparian (Water-Related) Areas – These areas are typically linear features that are parallel to lakes, ponds, rivers, creeks, springs and wetlands (light blue polygons on Figure 3). They are often an transitional habitats between upland and wetland or waters. These areas usually support a mixture of plant species growing in the neighboring wetter and drier habitats – more often trees and shrubs that occur in the wetter habitat. Riparian areas provide important wildlife habitat for wetland- and water-dependent animal species, especially small mammals, amphibians, and birds. In particular, riparian habitats often provide critical shelter or refugia for animal feeding in shallow water or protection from predator species hunting open water areas. For the PGC analysis area, the riparian areas are mostly altered by landscaping, brush trimming, and presence of invasive or non-native species, as itemized in the subsequent paragraphs.

Irrigation Pond Riparian Area – The entire perimeter of the irrigation pond consists of landscaping, as well as a stone-faceted retaining wall. The retaining wall is four to five feet tall (about half underwater) that is a vertical barrier for amphibians and small mammals. In particular, the east, west and north sides of the irrigation pond are mowed lawn (fairways, tee boxes, putting green and rough turf). The tee boxes and green areas are mowed every few days, if not more frequently. The fairway and rough turf are mowed a least weekly and twice per week during spring and summer months. Such mowed area provide little or no shelter or protection due to lack of shrubs and trees; however, fresh-cut grass can provide a minor food source for wildfowl and some songbirds. During business hours, these mowed areas get regularly visited by golfers and maintenance staff. The riparian area along the south side of the irrigation pond consists of planted trees, large Douglas-fir trees, and a paved path for golf carts and pedestrian golfers. The understory is primary rhododendron shrubs, plus chipped bark or other wood mulch. While such area has a manicured appearance, it does provide an incidental amount of shelter or protection habitat. That is, waterbirds and songbirds can travel back and forth between the pond and landscaped trees/shrub for feeding and watering.

Fanno Creek Riparian Area – While this area is not within the project, it is sufficiently close to the irrigation pond that it overlaps with the pond's riparian area. Such overlap occurs where the irrigation pond connects to Fanno Creek via a small flume with a gate valve. Fanno Creek channel and flume are cement-lined, so aquatic habitat is severely limited. This vicinity is similar mowed lawn, with several planted trees and landscaping shrubs. Such area also includes two paved paths for golf carts and pedestrian golfers. This vicinity receives a higher degree of visitors due to intersecting cart paths and adjacent tee box and green. Wildlife use in the overlapping riparian area is incidental, since it lacks suitable habitat for shelter, protection, feeding and migration.

Woods Creek Riparian Area – The portion of Woods Creek within the analysis area is small and consists only of 35 feet of earthen channel, then a culvert before the creek becomes part of the irrigation pond. This small segment of creek is moderately incised (about 4 feet deep) and narrow (about 12 feet across). The riparian area on the south side of the creek is mowed lawn. Such area has several moderate size birch trees that abut the tree grove immediately south of the irrigation pond. The north side of the creek is a shrub and forest complex of Oregon ash (Fraxinus latifolia, FACW), Himalayan blackberry (Rubus armeniacus, FACU), reed canarygrass (Phalaris arundinacea, FACW), field horsetail (Equisetum arvense, FAC), and other non-native grasses. While small (since it is the east edge of the analysis area), this area has moderate habitat values due to vertical structure, shaded influence over the creek, shelter and possible nesting habitat, and potential

Significant Natural Resource Analysis for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
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opportunity for ingress/egress to Woods Creek for amphibians and small mammals. While the moderate habitat occurs mostly on the north side of the creek, the mowed south side provides low habitat since this vicinity has less visual screening. This vicinity has fewer visitors than around the irrigation pond.

Wildlife Habitat – The analysis area includes several inventoried wildlife habitat resources (lime green polygons on Figure 3). These resources are relatively obvious on aerial imagery, such as Google Earth and NAIP aerial photos. While the County mapping of these inventoried resources is approximate, the project maps show more accurate locations using the aerial images.

Fairways 13, 14 and 15 Wildlife Habitat – These inventoried wildlife habitats include small groves and rows of Douglas-fir trees with Hogan cedar, cherry and bigleaf maple trees. Understory growth consists of landscape shrubs (such as rhododendron), smaller trees, and leaf-litter (duff). The groves and rows are surrounded by mowed lawn (golf fairways) and/or abut riparian (water-related) areas. Such areas have moderate habitat due to mature trees and proximity to nearby creeks, wetlands and ponds. Since the understory conditions is maintained for retrieving golf balls, it generally lacks habitat for small mammals. Similarly, the lack of old stumps, logs and fallen branches reasons that amphibian habitat is incidental to none. In contrast, the mature trees have numerous nesting platforms, and branch supports for songbirds, owls, and potentially small predatory birds. Such vertical structure also provides perching and rearing habitat for resident and migrating birds. Potential habitat for nocturnal mammals is generally low due to surrounding land as mowed lawn and generally close proximity to more desirable habitat for such animals.

Former Electric Railroad Wildlife Habitat – This habitat mapping follows the alignment of a berm built for a former electric railroad. Within the analysis area, the berm is about 6 feet high and 15 feet wide at the top. Side slopes are somewhat steep, such as 4H:1V; however, the berm is fully vegetated with bigleaf maple, cherry, alder and Douglas-fir trees. On the north side of the berm, it contains several large Hogan cedars, more bigleaf maples, and Douglas-fir. The understory vegetation is periodically trimmed (to allow retrieving golf balls), but has patches of western hazelnut, oceanspray (Holodiscus discolor, FACU), Himalayan blackberry, English ivy (Hedera helix, FACU), and mixed grasses and forbs. Overall, the trees have formed a mostly-shaded condition along the former railroad berm, consequently this has moderate habitat for small mammals, deer, songbirds, and raptors. Residential neighbors have observed rabbits, raccoons, opossum, coyotes, deer, owls, songbirds, and raptors in the vicinity of this inventoried resource (likely traveling between areas to the east and west having dense understory, more prevalent food sources, and/or water availability). The vertical structure is diverse such that nesting and perching opportunities are numerous in this habitat. Such connectivity also provides migration corridors to the east and west; thus, it is more desirable habitat for small mammals, nocturnal species, and deer.

Significant Natural Resource Analysis for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
Portland, Washington County, Oregon

Section D. Sec. 422 Impacts to Inventoried and other Significant Natural Resources.

Permanent and Temporary Impacts to Natural Resources – The removal of the accumulated sediment from the bottom of the irrigation pond is a semi-permanent impact; however, such removal results in a beneficial condition where the pond is deeper. Deeper water stays cooler in summer months and increased storage capacity for waterborne sediment from Woods Creek watershed. During the dredging process, water in the irrigation pond is cycled to disposal area, recovered and returned to irrigation. Thus, any turbidity associated with the dredge process remains in a closed loop – no discharge of turbid water would occur. As such, the sediment removal is considered a self-mitigated impact to the irrigation pond. The placement of the sediment in geofabric bags not impact an inventoried natural resource.

Table 1. Summary of Impacts and Mitigation to Inventoried Natural Resources.

Feature	Proposed Impact	Proposed Mitigation
Irrigation Pond, 1.77 ac. (impounded creek)	Permanent -- Sediment removal by dredging	Self-mitigating due to improved water quality and sediment storage.
Wetland C, 0.13-ac. (irrigation pond fringe)	Temporary -- Vehicle disturbance, no fill	If compacted, then soil decompact and plant community amended with appropriate plantings and/or seeding.
Irrigation Pond Riparian (water-related area)	Temporary – Vehicle disturbance, pipe placement atop land.	Recontour (smooth) disturbed ground, reseed disturbed ground. Plant native shrubs if any damaged or removed.
Woods Creek, 360 sq. ft. (perennial creek)	Temporary -- Sandbag (coffer) dam installation	Remove sandbags. Reseed disturbed ground and plant native willows if suitable.
Wetland B, 125 sq. ft. (adjacent to Woods Ck)	Temporary – Possible ground disturbance during sandbag dam installation.	Recontour (smooth) disturbed ground, reseed disturbed ground and plant native willows if suitable.
Woods Creek Riparian (water-related area)	Temporary – Vehicle disturbance, pipe placement atop land.	Reseed disturbed ground and plant native shrubs if any damaged or removed.
Upland Wildlife Habitat (approx. 0.96-ac., incl. overlap with riparian)	Temporary – Vehicle disturbance, pipe placement atop land.	Reseed disturbed ground and plant native shrubs if any damaged or removed.

The sediment removal/placement project would have mostly small and temporary impacts to the natural resources. The project would temporarily place a sandbag (coffer) dam at the Woods Creek culvert to divert flow around the irrigation pond during dredging. The placement of sandbags involves laying them atop plastic sheeting and orienting the sandbags to have a pyramid shape to direct flow into a bypass culvert. The sandbags are placed by hand to carefully position them and to avoid any damage to the adjacent creek banks. The bypass pipe is temporarily anchored to the soil behind the retaining wall. When dredging is complete, the sandbags are removed by hand and hauled away. No adverse impacts for this temporary installation.

Significant Natural Resource Analysis for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
Portland, Washington County, Oregon

Another temporary impact is the placement of dredge water delivery pipe and return water pipe through the Riparian (water-related) and Wildlife habitats. These PVC pipes would be 4- to 6-inch diameter that are laid atop the ground surface. The pipes would be temporarily secured from movement with 2-inch by 16-inch wooden stakes hand-hammered into the ground and turf. As needed, the pipes would be routed to avoid removing trees, and placing in areas dominated by Himalayan blackberry, English holly, field horsetail and non-native grasses. Native shrubs and saplings would be avoided where ever possible. The pipes would be installed prior to dredging and removed when the sediment disposal is completed. The piping would be removed and hauled to the PGC maintenance yard, where it can be re-used for undetermined future maintenance projects. Any ground disturbance would be seeded with a native grass and forb mixture suitable for riparian and upland conditions. Native trees and shrubs, separated 15 feet apart would be planted where any native shrubs or saplings damaged by the pipe installation.

LIMITATIONS OF THIS REPORT

This report does not define or specifically assess conditions beyond the identified analysis area (portion of Tax Lot 1700, Washington County Assessor's Map Township 01 South, Range 01 West, Section 24) located in unincorporated Washington County, Oregon. This report makes no claim or conclusions about those conditions beyond the specified delineation footprint.

The data presented in this report were collected, analyzed and interpreted using standards of skill, care, and diligence ordinarily provided by the qualified professionals of Terra Science, Inc. The report findings are based on incidental information from the property owner, the observations of the project team, and the limitations of the methodologies identified in this report. The report findings and their significance should not be extrapolated beyond the immediate study area.

Terra Science, Inc. shall not be liable beyond the fees paid for its services for errors and omissions. This report was generated for the express use of Portland Golf Club and their designates. These parties shall not interpret the report findings or conclusions any differently than stated without prior discussion with or consent from Terra Science, Inc.

Respectfully submitted,



Phil Scoles
Soil and Water Scientist

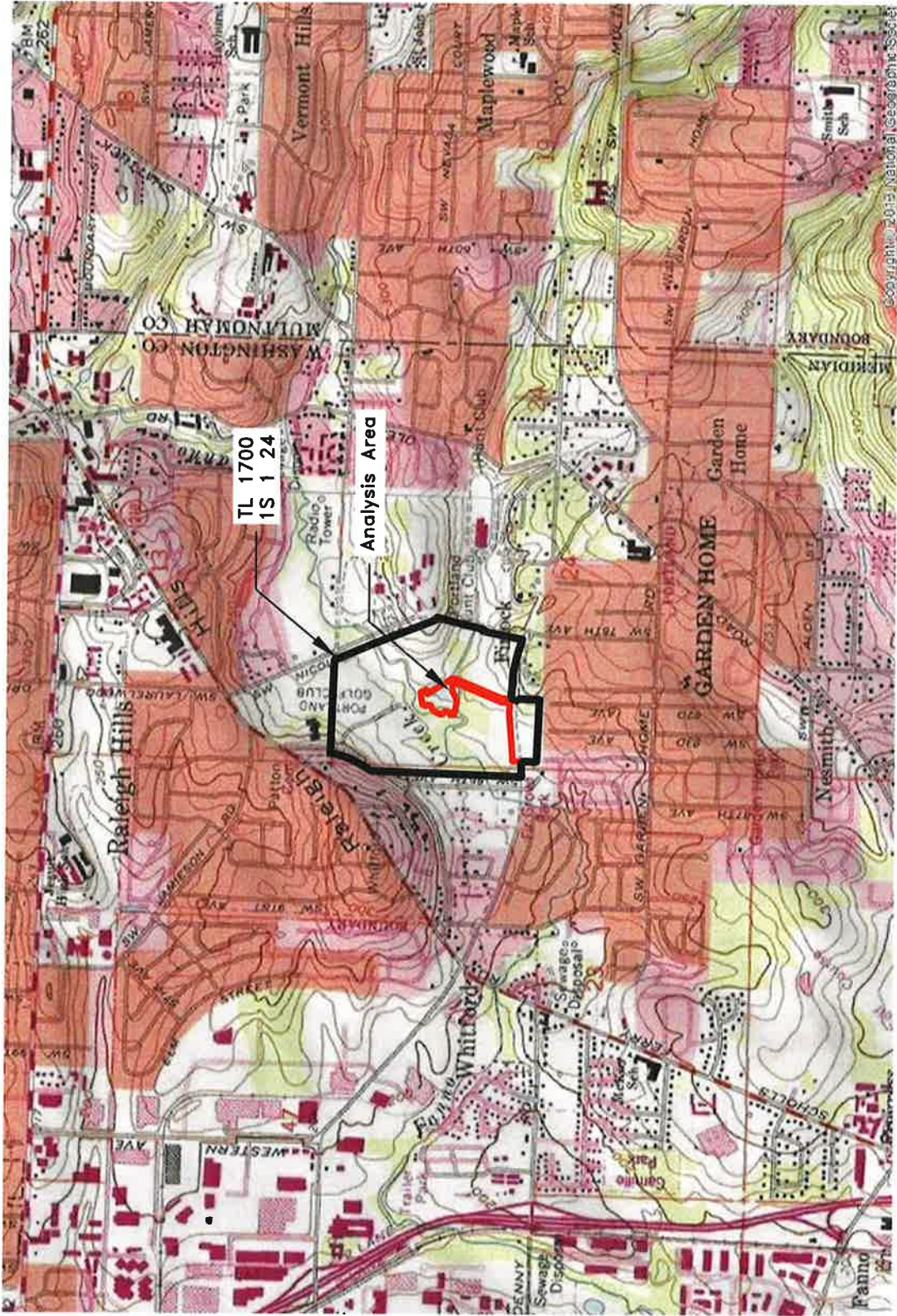
Significant Natl. Res. & Veg. Corridors Report for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
Portland, Washington County, Oregon

APPENDIX A
SIGNIFICANT NATURAL RESOURCE
ANALYSIS FIGURES



FIGURE 1

VICINITY
MAP



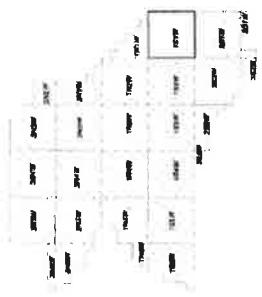
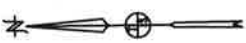
SOURCE: U.S. Department of the Interior, U.S. Geological Survey, The National Map Viewer, 2021. Available at: <<https://apps.nationalmap.gov/viewer/>>

WASHINGTON COUNTY SECTION 422 SIGNIFICANT NATURAL RESOURCE
ANALYSIS FOR PORTION OF TAX LOT 1700 (T.1S R. 1W SEC. 24)
Portland, Washington County, Oregon

Terra Science, Inc.
Soil, Water, & Wetland Consultants



December 2022



WASHINGTON COUNTY OREGON
SECTION 24, T1S R1W W.M.
SCALE 1" = 400'

36	31	32	33	34	35	36	37
1	5	6	7	8	9	10	11
12	13	14	15	16	17	18	19
20	21	22	23	24	25	26	27
28	29	30	31	32	33	34	35
36	37	38	39	40	41	42	43

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.oregon.gov/assessor

BB	BA	AB	AA
B	B	A	A
BC	BD	AC	AD
CB	CA	CB	DA
C	C	D	D
CC	CD	DC	DD

Cancelled Taxlots For: 1S124
T1S R1W W.M. SECTION 24
TAX LOT 1700 (T.1S R. 1W SEC. 24)
15S124

SCALE 1" = 400'



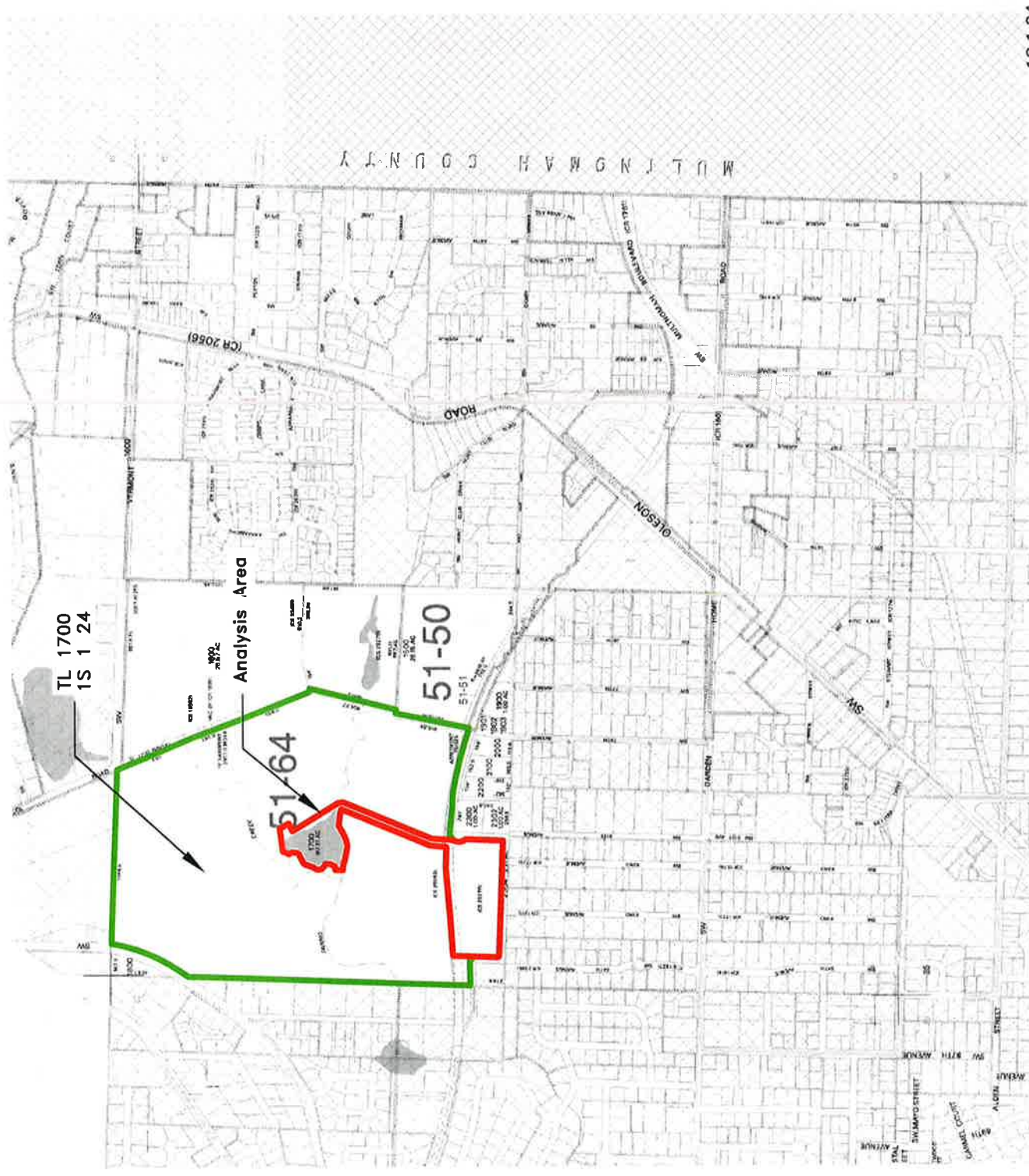
PLOT DATE: December 11, 2015
FOR ASSESSMENT PURPOSES
ONLY FOR OTHER USE

Map users should understand that this map is provided as a service to the public and is not intended to be used for legal purposes. Please contact the assessor's office for the most current map version.

PORTLAND
BEAVERTON
1S 1 24

FIGURE 2

WASHINGTON COUNTY
TAX ASSESSOR MAP
No. 1S-1-24



1S 1 24

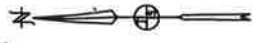
SOURCE: ORMAP website, Washington County Assessor's Map no. 1S 1 24, 2021. Available at: <https://ormap.net/gis/index.html>

WASHINGTON COUNTY SECTION 422 SIGNIFICANT NATURAL RESOURCE
ANALYSIS FOR PORTION OF TAX LOT 1700 (T.1S R. 1W SEC. 24)
Portland, Washington County, Oregon

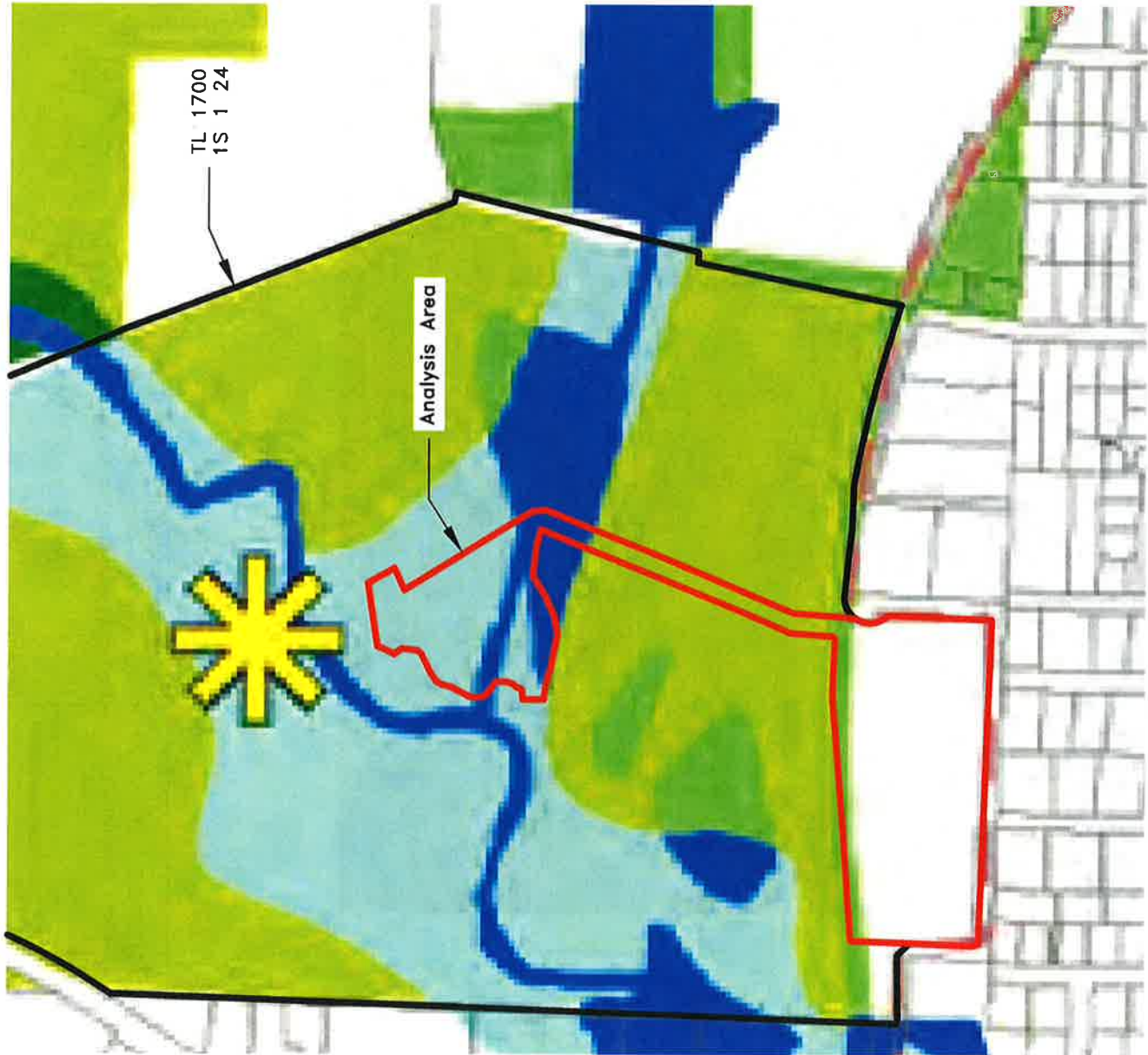
Terra Science, Inc.
Soil, Water, & Wetland Consultants



December 2022

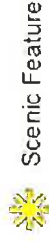


Significant Natural and Cultural Resources



P Park Deficient Area

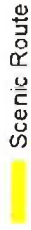
Scenic Resources



Scenic Feature

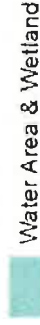


Scenic View



Scenic Route

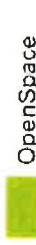
Significant Natural Resources



Water Area & Wetland



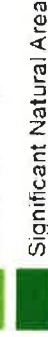
Water Area & Wetland and Fish and Wildlife Habitat



OpenSpace



Wildlife Habitat



Significant Natural Area

SOURCE: Washington County, Oregon Planning Department website, 2022 Available at: <<https://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/community-plans.cfm>>

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Soil, Water, & Wetland Consultants

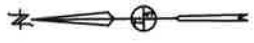


WASHINGTON COUNTY SECTION 422 SIGNIFICANT NATURAL RESOURCE ANALYSIS FOR PORTION OF TAX LOT 1700 (T.1S R. 1W SEC. 24)
Portland, Washington County, Oregon

December 2022

FIGURE 3

WASHINGTON COUNTY
INVENTORIED SIGNIFICANT
NATURAL RESOURCES MAP



SOURCE: Google Earth, 2021. Available at: <<https://earth.google.com>>

Terra Science, Inc.
Soil, Water, & Wetland Consultants

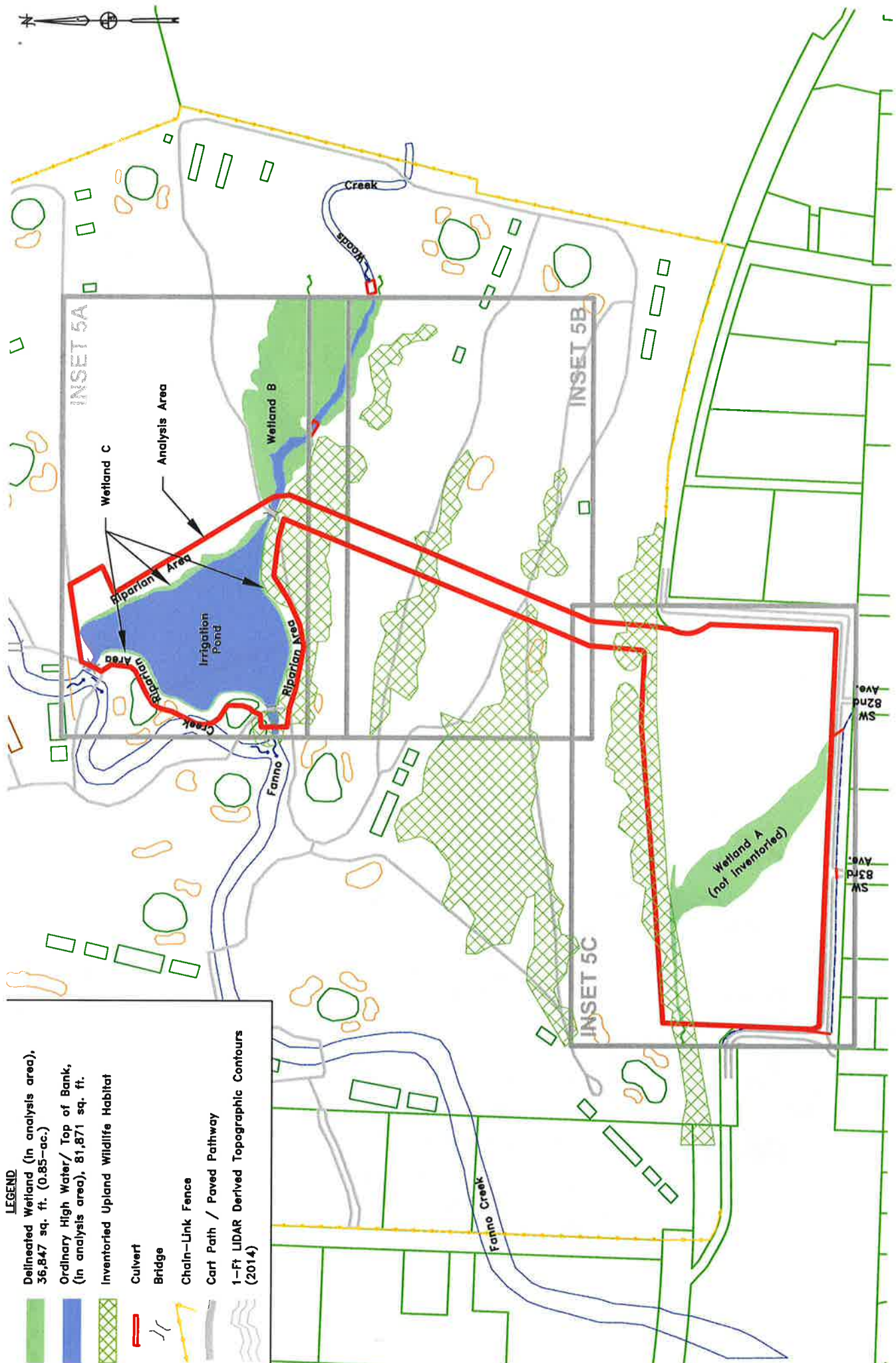


December 2022

WASHINGTON COUNTY SECTION 422 SIGNIFICANT NATURAL RESOURCE
ANALYSIS FOR PORTION OF TAX LOT 1700 (T.15 R. 1W SEC. 24)
Portland, Washington County, Oregon

JUNE 21, 2021
GOOGLE EARTH
AERIAL IMAGE

FIGURE 4



LEGEND

- Delineated Wetland (In analysis area), 36,847 sq. ft. (0.85-ac.)
- Ordinary High Water/ Top of Bank, (In analysis area), 81,871 sq. ft.
- Inventoried Upland Wildlife Habitat
- Culvert
- Bridge
- Chain-Link Fence
- Cart Path / Paved Pathway
- 1-Ft LIDAR Derived Topographic Contours (2014)

FIGURE 5

INVENTORIED WATER RESOURCES, RIPARIAN (WATER-RELATED), AND UPLAND WILDLIFE HABITAT INDEX MAP

WASHINGTON COUNTY SECTION 422 SIGNIFICANT NATURAL RESOURCE ANALYSIS FOR PORTION OF TAX LOT 1700 (T.1S R. 1W SEC. 24) Portland, Washington County, Oregon

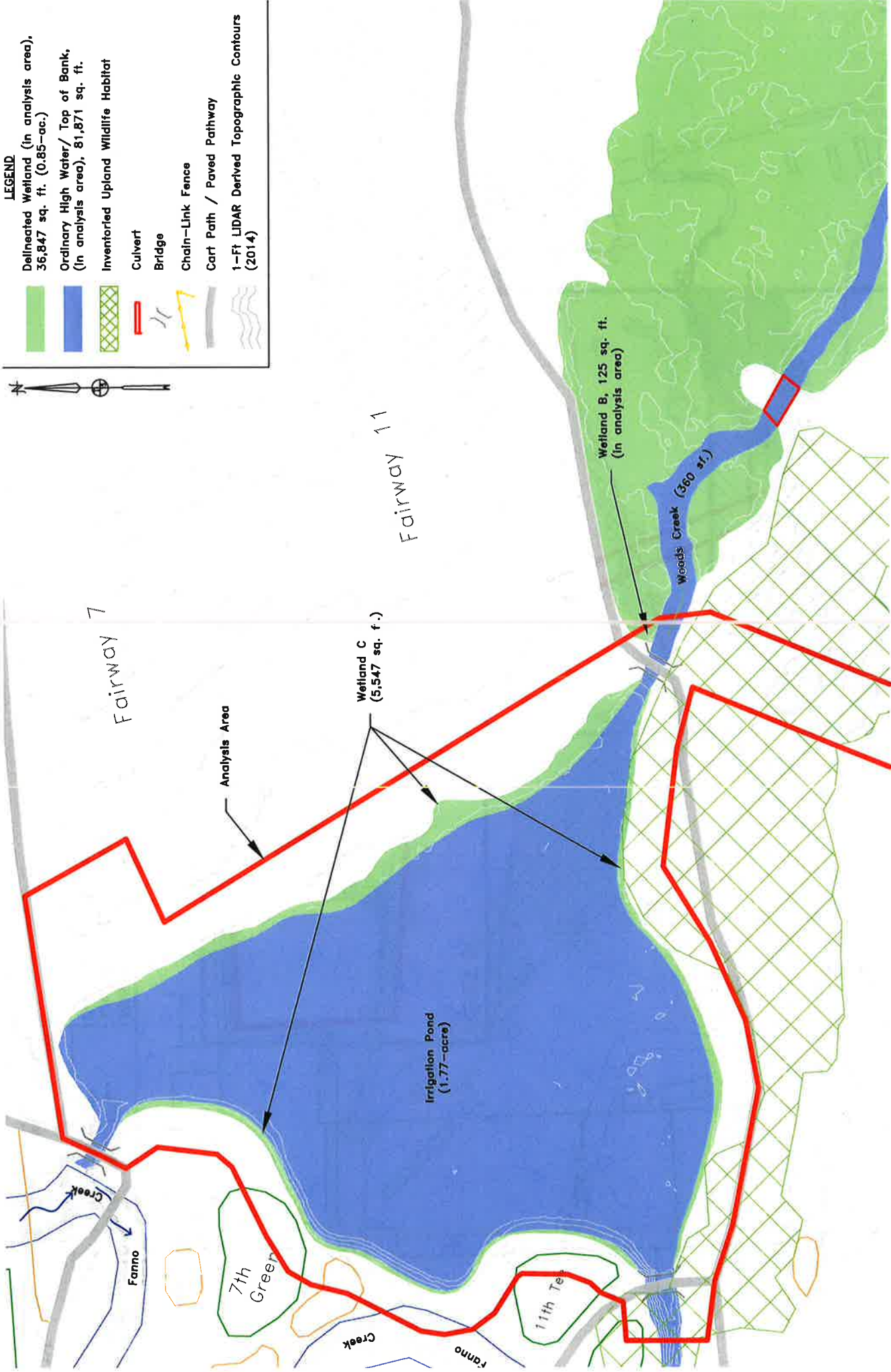
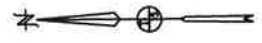
Terra Science, Inc.
Soil, Water, & Wetland Consultants

GRAPHIC SCALE
0' 125' 250' 500'

December 2022

LEGEND

- Delineated Wetland (in analysis area), 36,847 sq. ft. (0.85-ac.)
- Ordinary High Water/ Top of Bank, (in analysis area), 81,871 sq. ft.
- Inventoried Upland Wildlife Habitat
- Culvert
- Bridge
- Chain-Link Fence
- Cart Path / Paved Pathway
- 1-Ft LIDAR Derived Topographic Contours (2014)



INSET 5A

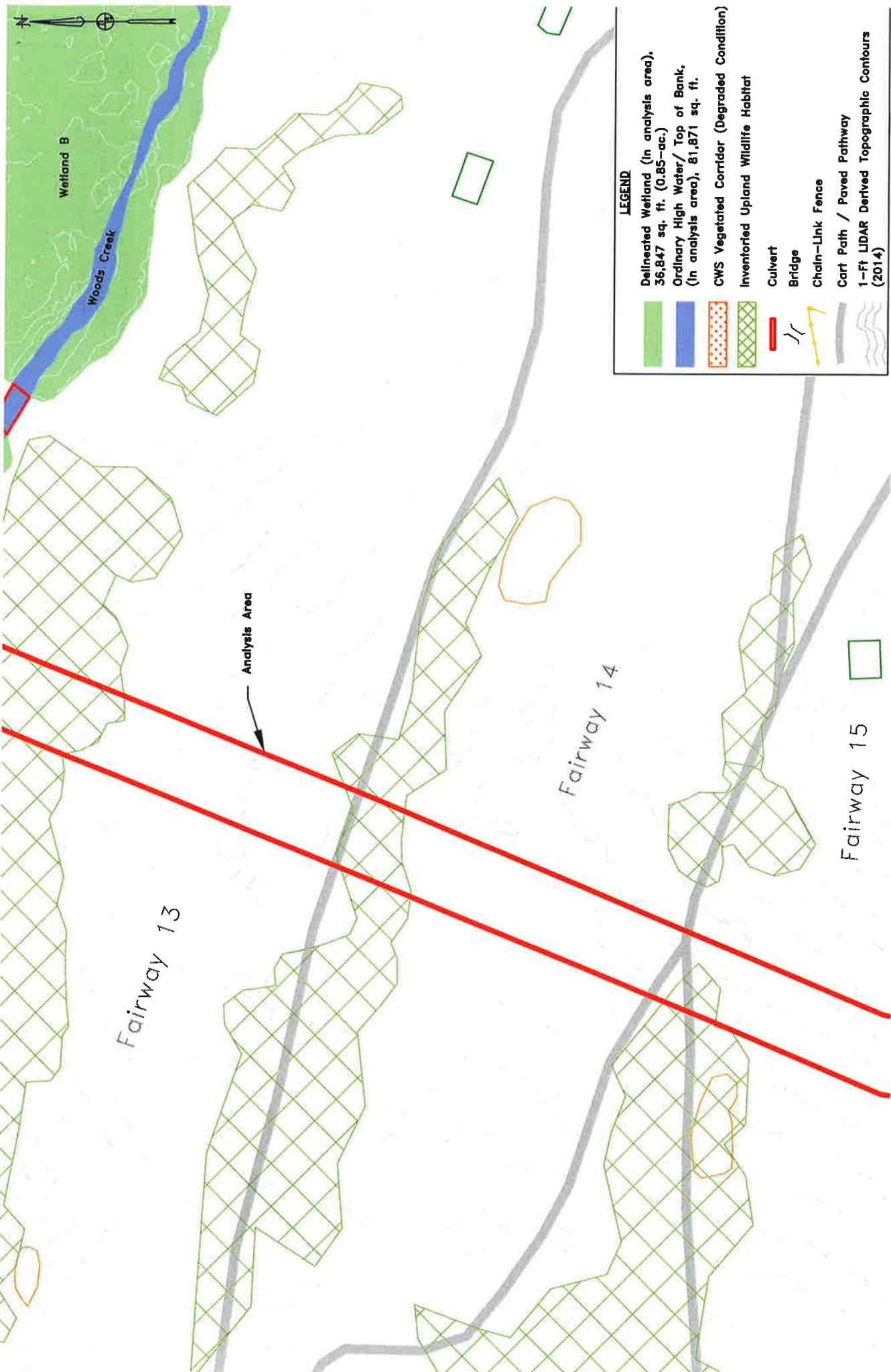
INVENTORIED WATER RESOURCES,
 RIPARIAN (WATER-RELATED), AND
 UPLAND WILDLIFE HABITAT MAP

WASHINGTON COUNTY SECTION 422 SIGNIFICANT NATURAL RESOURCE
 ANALYSIS FOR PORTION OF TAX LOT 1700 (T.1S R. 1W SEC. 24)
 Portland, Washington County, Oregon

Terra Science, Inc.
 Soil, Water, & Wetland Consultants



December 2022



LEGEND

- Delineated Wetland (in analysis area), 36,847 sq. ft. (0.85-ac.)
- Ordinary High Water/ Top of Bank, (in analysis area), 81,871 sq. ft.
- CWS Vegetated Corridor (Degraded Condition)
- Invertebrate Upland Wildlife Habitat
- Culvert
- Bridge
- Chain-Link Fence
- Cart Path / Paved Pathway
- 1-Ft LIDAR Derived Topographic Contours (2014)

Terra Science, Inc.
 Soil, Water, & Wetland Consultants











WASHINGTON COUNTY SECTION 422 SIGNIFICANT NATURAL RESOURCE ANALYSIS FOR PORTION OF TAX LOT 1700 (T.1S R. 1W SEC. 24)
 Portland, Washington County, Oregon

INSET 5B

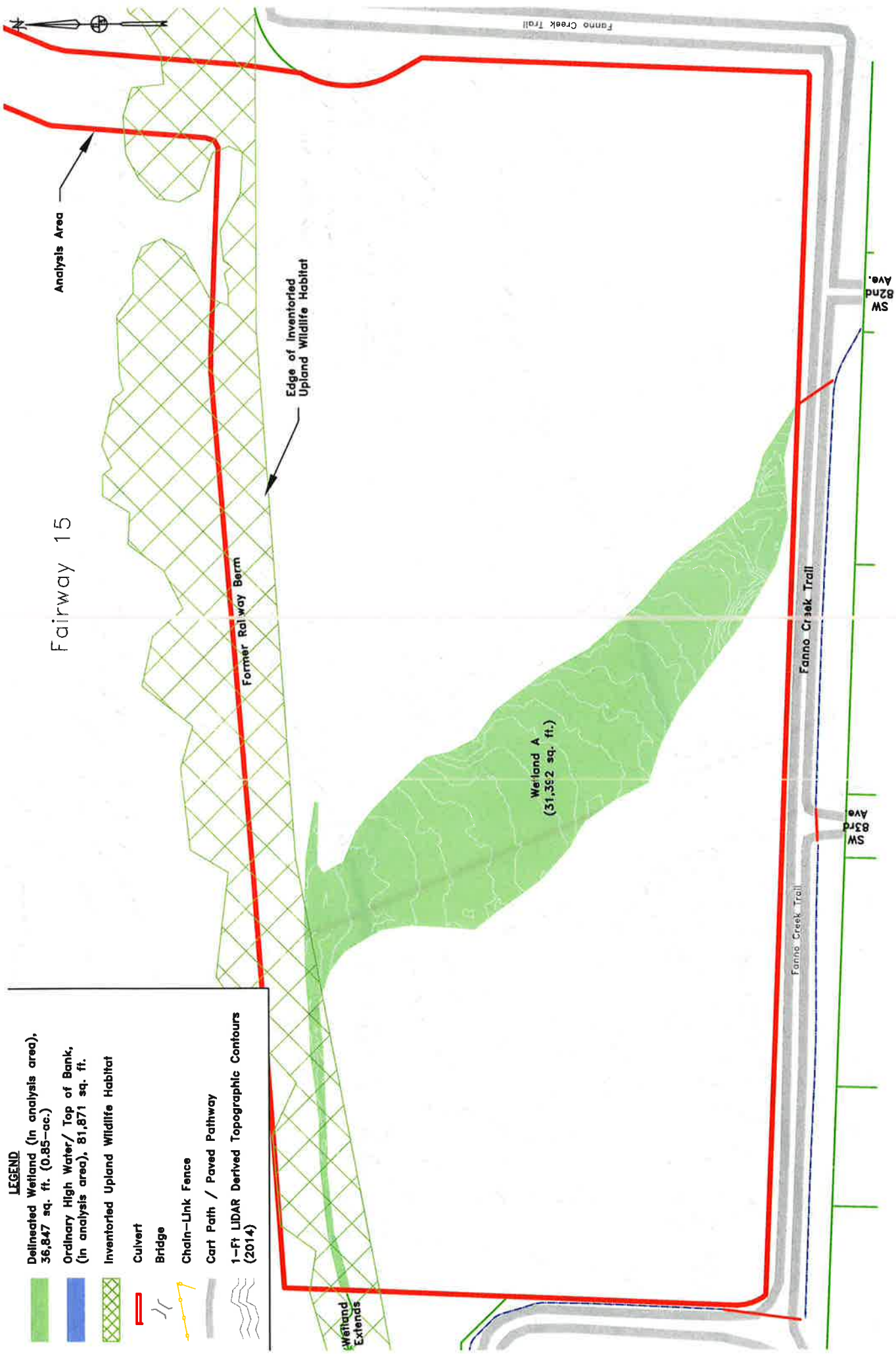
INVENTORIED WATER RESOURCES, RIPARIAN (WATER-RELATED), AND UPLAND WILDLIFE HABITAT MAP

December 2022

LEGEND

-  Delineated Wetland (in analysis area), 36,847 sq. ft. (0.85-ac.)
-  Ordinary High Water/ Top of Bank, (in analysis area), 81,871 sq. ft.
-  Inventoried Upland Wildlife Habitat
-  Culvert
-  Bridge
-  Chain-Link Fence
-  Cart Path / Paved Pathway
-  1-Ft LIDAR Derived Topographic Contours (2014)

Fairway 15



INSET 5C

INVENTORIED WATER RESOURCES,
RIPARIAN (WATER-RELATED), AND
UPLAND WILDLIFE HABITAT MAP

WASHINGTON COUNTY SECTION 422 SIGNIFICANT NATURAL RESOURCE
ANALYSIS FOR PORTION OF TAX LOT 1700 (T.1S R. 1W SEC. 24)
Portland, Washington County, Oregon

Terra Science, Inc.
Soil, Water, & Wetland Consultants

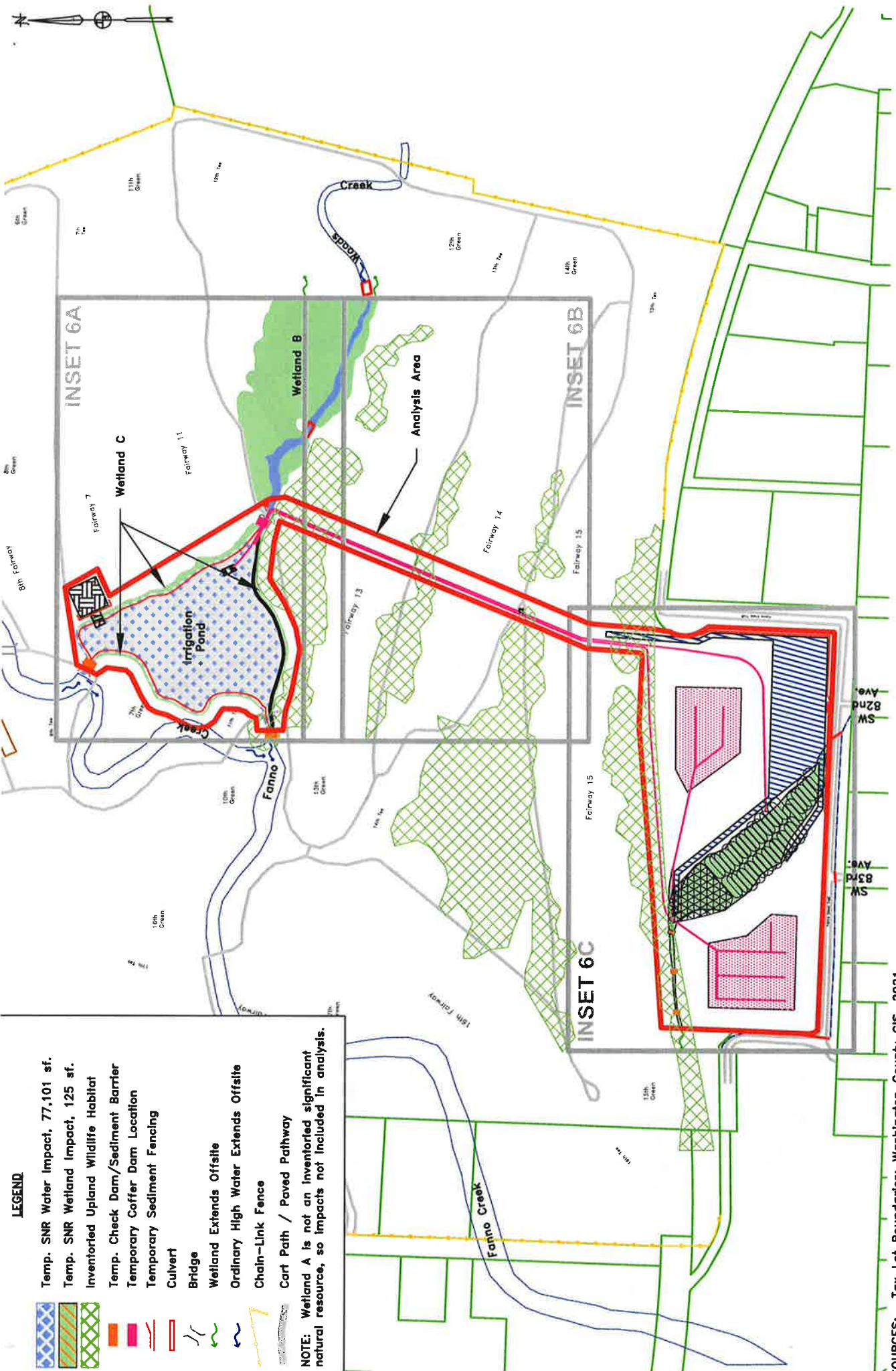
GRAPHIC SCALE
0' 40' 80' 160'

December 2022

LEGEND

-  Temp. SNR Water Impact, 77,101 sf.
-  Temp. SNR Wetland Impact, 125 sf.
-  Invented Upland Wildlife Habitat
-  Temp. Check Dam/Sediment Barrier
-  Temporary Cofferd Dam Location
-  Temporary Sediment Fencing
-  Culvert
-  Bridge
-  Wetland Extends Offsite
-  Ordinary High Water Extends Offsite
-  Chain-Link Fence
-  Cart Path / Paved Pathway

NOTE: Wetland A is not an inventoried significant natural resource, so impacts not included in analysis.



SOURCES: Tax Lot Boundaries: Washington County GIS, 2021.

Terra Science, Inc.
Soil, Water, & Wetland Consultants














WASHINGTON COUNTY SECTION 422 SIGNIFICANT NATURAL RESOURCE ANALYSIS FOR PORTION OF TAX LOT 1700 (T.1S R. 1W SEC. 24)
Portland, Washington County, Oregon

PROPOSED PERMANENT AND TEMPORARY IMPACTS TO INVENTORIED NATURAL RESOURCES INDEX MAP

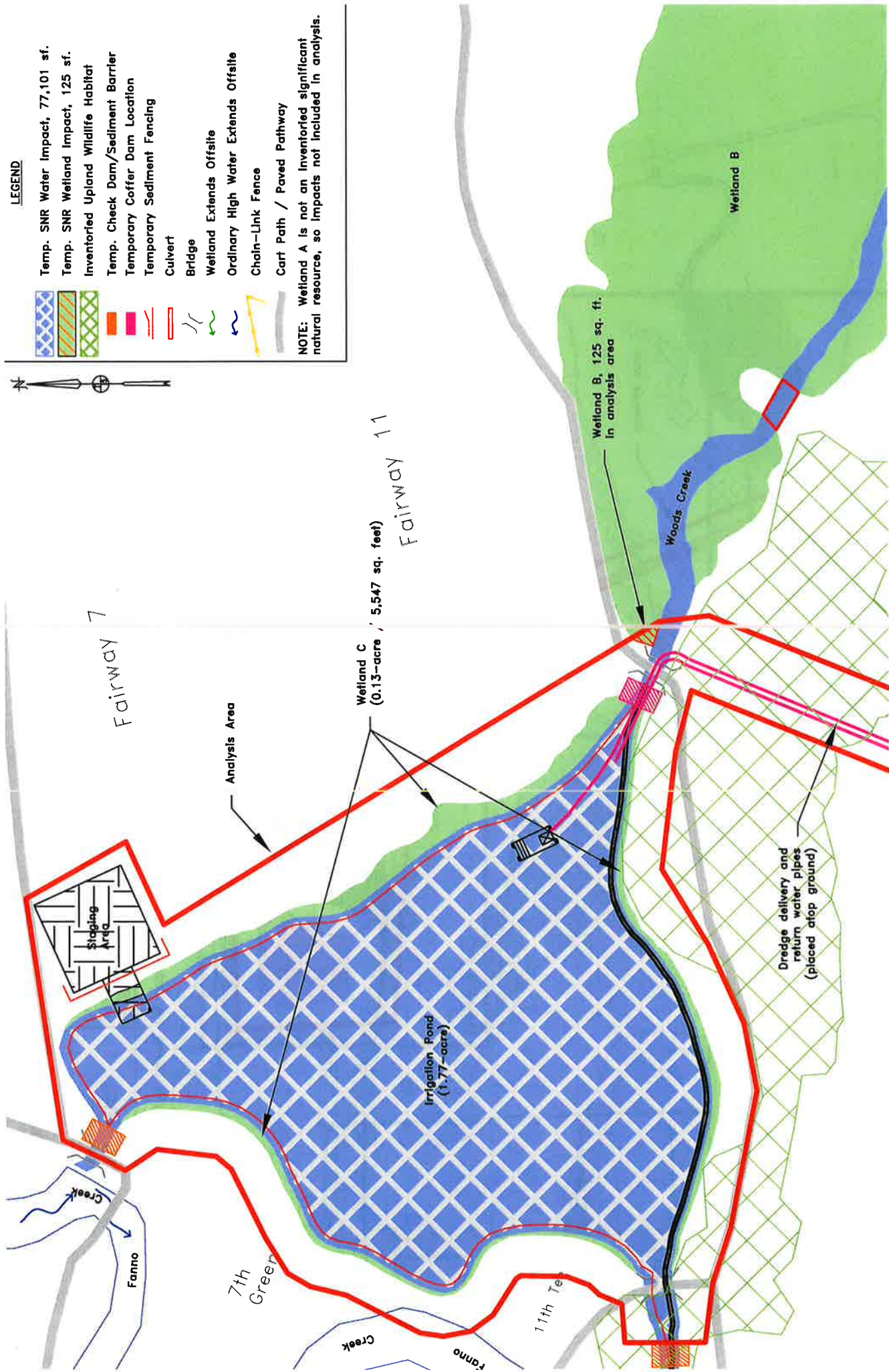
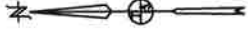
FIGURE 6

December 2022

LEGEND

-  Temp. SNR Water Impact, 77,101 sf.
-  Temp. SNR Wetland Impact, 125 sf.
-  Inverted Upland Wildlife Habitat
-  Temp. Check Dam/Sediment Barrier
-  Temporary Cofferdam Location
-  Temporary Sediment Fencing
-  Culvert
-  Bridge
-  Wetland Extends Offsite
-  Ordinary High Water Extends Offsite
-  Chain-Link Fence
-  Cart Path / Paved Pathway

NOTE: Wetland A is not an inventoried significant natural resource, so impacts not included in analysis.



SOURCES: Tax Lot Boundaries: Washington County GIS, 2021.

Terra Science, Inc.
Soil, Water, & Wetland Consultants

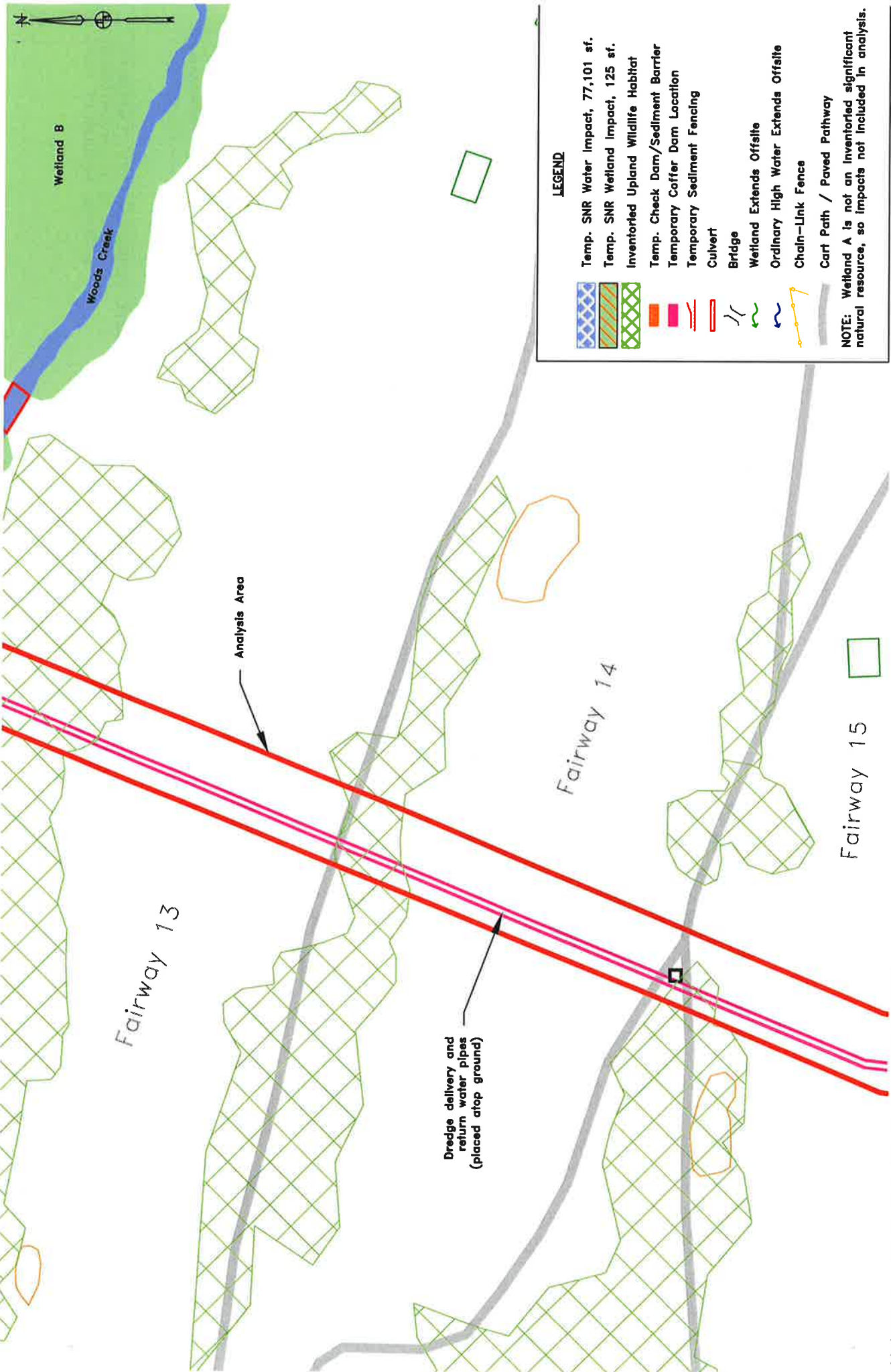


December 2022

WASHINGTON COUNTY SECTION 422 SIGNIFICANT NATURAL RESOURCE ANALYSIS FOR PORTION OF TAX LOT 1700 (T.1S R. 1W SEC. 24) Portland, Washington County, Oregon

PROPOSED PERMANENT AND TEMPORARY IMPACTS TO INVENTORIED NATURAL RESOURCES MAP

INSET 6A



LEGEND

- Temp. SNR Water Impact, 77,101 sf.
- Temp. SNR Wetland Impact, 125 sf.
- Inventoried Upland Wildlife Habitat
- Temp. Check Dam/Sediment Barrier
- Temporary Cofferd Dam Location
- Temporary Sediment Fencing
- Culvert
- Bridge
- Wetland Extends Offsite
- Ordinary High Water Extends Offsite
- Chain-Link Fence
- Cart Path / Paved Pathway

NOTE: Wetland A is not an inventoried significant natural resource, so impacts not included in analysis.

SOURCES: Tax Lot Boundaries: Washington County GIS, 2021.

Terra Science, Inc.
Soil, Water, & Wetland Consultants

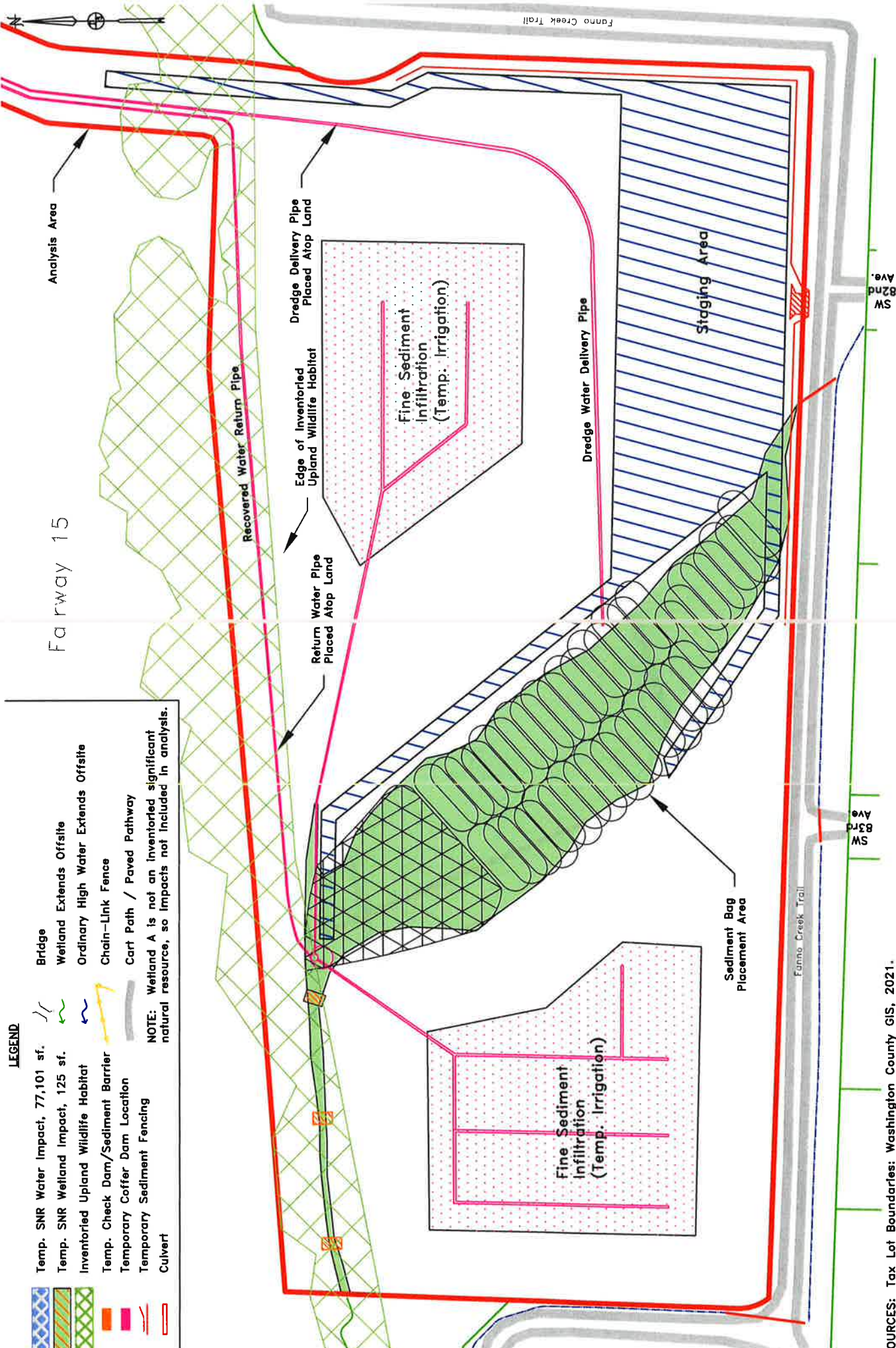


WASHINGTON COUNTY SECTION 422 SIGNIFICANT NATURAL RESOURCE ANALYSIS FOR PORTION OF TAX LOT 1700 (T.1S R. 1W SEC. 24)
Portland, Washington County, Oregon

PROPOSED PERMANENT AND TEMPORARY IMPACTS TO INVENTORIED NATURAL RESOURCES MAP

December 2022

INSET 6B



WASHINGTON COUNTY SECTION 422 SIGNIFICANT NATURAL RESOURCE ANALYSIS FOR PORTION OF TAX LOT 1700 (T.15 R. 1W SEC. 24) Portland, Washington County, Oregon

PROPOSED PERMANENT AND TEMPORARY IMPACTS TO INVENTORIED NATURAL RESOURCES MAP

SOURCES: Tax Lot Boundaries: Washington County GIS, 2021.

Terra Science, Inc.
Soil, Water, & Wetland Consultants



December 2022

**Significant Natl. Res. & Veg. Corridors Report for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
Portland, Washington County, Oregon**

APPENDIX B

GROUND LEVEL COLOR PHOTOGRAPHS

**Significant Natl. Res. & Veg. Corridors Report for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
Portland, Washington County, Oregon**



Photo 1 (above): Southeast to south facing view of the irrigation pond (aka Section 422 Water Resource) taken from the northwest corner of pond. A wetland fringe (also Water Resource) is present along the edge of pond. The Water-Related (riparian) for the pond is mowed turf that lacks significant natural resource attributes due to ongoing lawn and landscaping maintenance.



Photo 2 (above): North facing view of the irrigation pond and wetland fringe (aka Wetland C, between shovel and pond). The riparian (water-related) area next to the pond is limited to mowed turf (non-native grasses).

**Significant Natl. Res. & Veg. Corridors Report for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
Portland, Washington County, Oregon**



Photo 3 (above): Southwest facing view of Wetland B, left of shovel (aka Water Resource). The riparian associated begins at the red shovel and extends to the cart part next to Fairway no. 11. The majority of the riparian area is mowed turf grasses.

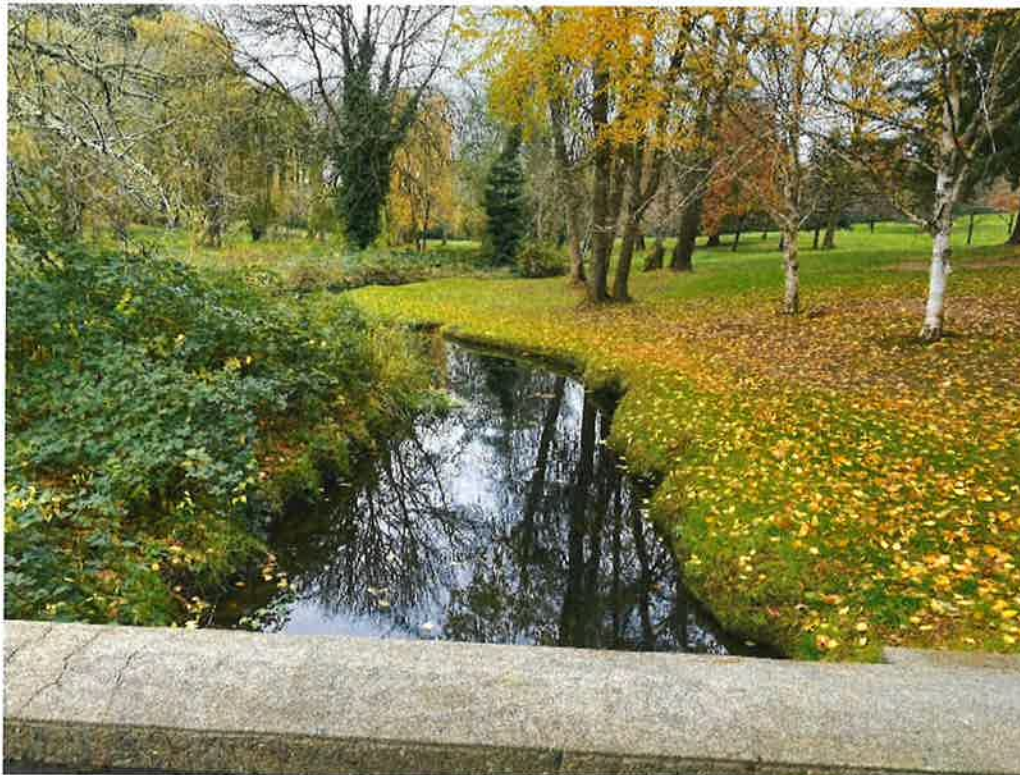


Photo 4 (above): East facing view of Woods Creek (aka Water Resource), which includes wetland flanking both sides of creek (albeit overgrown by blackberries and mowed turf). The riparian (water-related) area to the right includes the planted birch trees but does not extend into mowed section of Fairway no. 13. The left (north) side riparian area consists of invasive blackberries and reed canarygrass, plus a few native Oregon ash trees, and field horsetail.

Significant Natl. Res. & Veg. Corridors Report for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
Portland, Washington County, Oregon



Photo 5 (above): East facing view of the irrigation pond (aka Water Resource), with submerged wetland fringe (not visible, at base of retaining wall). The south edge of the pond (above the stone/concrete retaining wall) consists mostly of landscaping (rhododendron shrubs). Such land has low tree canopy cover. The trees in the far right part of photo are inventoried as upland wildlife habitat.

Significant Natl. Res. & Veg. Corridors Report for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
Portland, Washington County, Oregon

APPENDIX C
WETLAND DELINEATION REPORT AND
DSL CONCURRENCE LETTER



Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

January 12, 2022

Portland Golf Club
Attn: Lonnie Lister, General Manager
5900 SW Scholls Ferry Road
Portland, OR 97225

Kate Brown
Governor

Shemia Fagan
Secretary of State

Re: **WD # 2021-0646 Approved**
Wetland Delineation Report for Irrigation Pond Maintenance
Washington County; T1S R1W S24B TL1700 (Portion)
City of Beaverton Local Wetlands Inventory Wetland WO-3

Tobias Read
State Treasurer

Dear Lonnie Lister:

The Department of State Lands has reviewed the wetland delineation report prepared by Terra Science, Inc. for the site referenced above. Please note that the study area includes only a portion of the tax lot described above (see the attached maps). Based upon the information presented in the report, we concur with the wetland and waterway boundaries as mapped in Figure 6, 6A, 6B and 6C of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the study area, 3 wetlands (Wetland A, B and C, totaling approximately 2.19 acres), Woods Creek, and a pond (Irrigation Pond) were identified. The wetlands, creek and pond are 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). In addition, Fanno Creek, an essential salmonid stream with a managed connection to the irrigation pond, is located just outside the study area boundary. Fill or removal of any amount of material below Fanno Creek's OHWL may require a state permit.

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, other state agencies 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 Chris Stevenson, PWS, the Jurisdiction Coordinator for Washington County at (503) 986-5246.

Sincerely,



Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Jason Clinch, Terra Science, Inc.
Washington County Planning Department
Danielle Erb, Corps of Engineers
Michael De Blasi, DSL

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

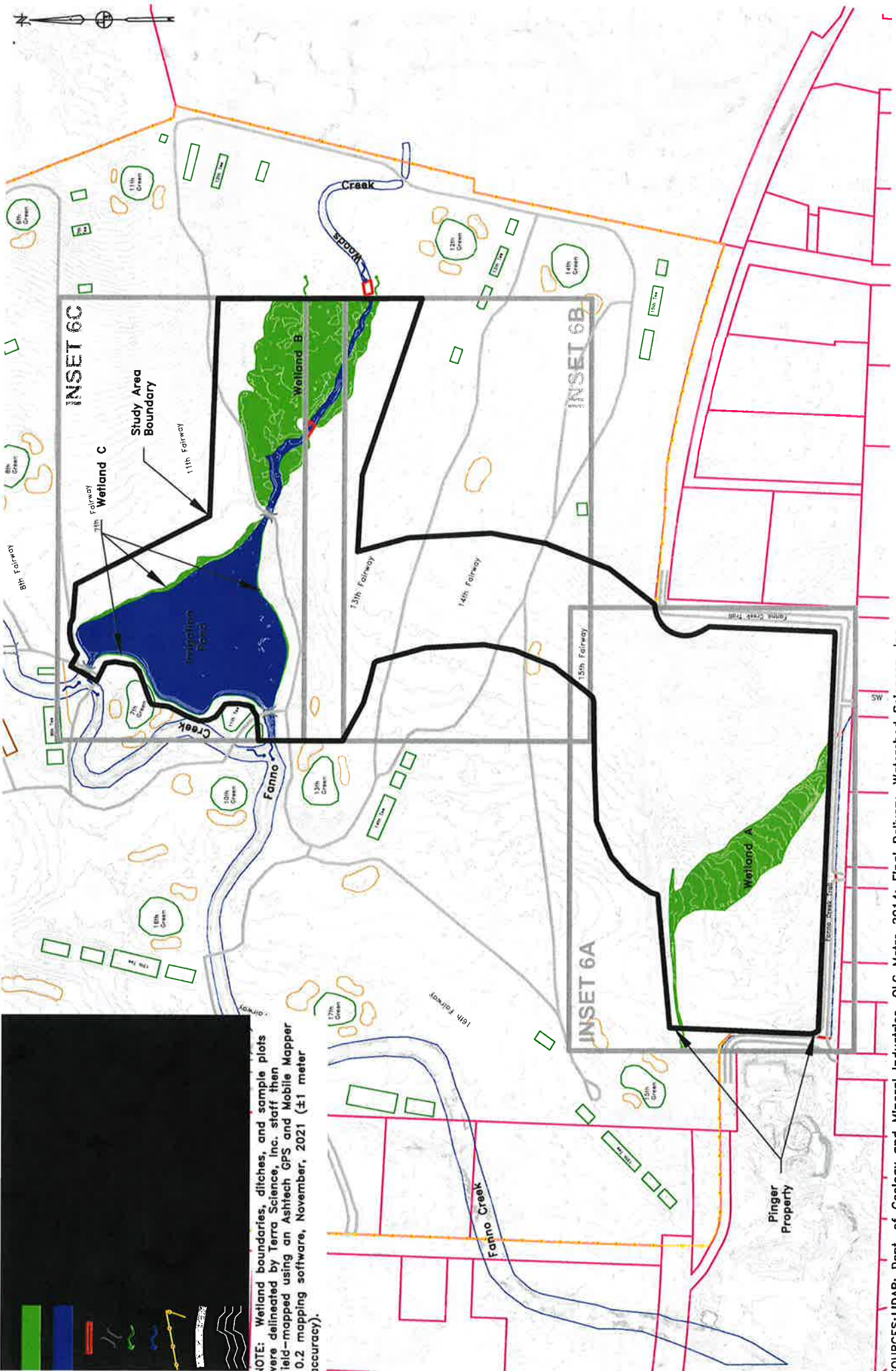
Fully completed and signed report cover forms and applicable fees are required before report review timelines are initiated by the Department of State Lands. Make checks payable to the Oregon Department of State Lands. To pay fees by credit card, go online at: <https://apps.oregon.gov/DSL/EPS/program?key=4>.

Attach this completed and signed form to the front of an unbound report or include a hard copy with a digital version (single PDF file of the report cover form and report, minimum 300 dpi resolution) and submit to:

Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

A single PDF of the completed cover form and report may be e-mailed to: Wetland_Delineation@dsl.state.or.us. For submittal of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your ftp or other file sharing website.

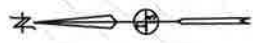
Contact and Authorization Information			
<input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address: Portland Golf Club Attn: Lonnie Lister, General Manager 5900 S.W. Scholls Ferry Road Portland, OR 97225	Business phone # (503) 292-2651 Mobile phone # (optional) N/A E-mail: N/A		
<input type="checkbox"/> Authorized Legal Agent, Name and Address (if different): N/A	Business phone # N/A Mobile phone # (optional) N/A E-mail: N/A		
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact. Typed/Printed Name: <u>Lonnie Lister</u> Signature: _____ Date: <u>11/17/2021</u> Special instructions regarding site access: <u>Please contact wetland consultant prior to entering site.</u>			
Project and Site Information			
Project Name: Portland Golf Club	Latitude: 45.471435°N	Longitude: -122.760355°W	
Proposed Use: Irrigation Pond Maintenance	Tax Map # 1S 1W 24	Tax Lot(s) Portion of 1700	
Project Street Address (or other descriptive location): 5900 S.W. Scholls Ferry Rd	Township 1S Range 1W Section 24 QQ B	Township Range Section QQ	
City: Portland County: Washington	Waterway: Fanno Creek River Mile: Unknown	USGS / NWI Quad(s): Beaverton, OR	
Wetland Delineation Information			
Wetland Consultant Name, Firm and Address: Terra Science, Inc., Attn: Jason Clinch 4710 S.W. Kelly Avenue, Suite 100 Portland, Oregon 97239	Phone # (503) 274-2100 Mobile phone # N/A E-mail: jason@terrascience.com		
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: _____ Date: 11-19-2021			
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent			
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Study Area size: ±17.43 acres Total Wetland Acreage: 2.19 acres			
Check Box Applicable Boxes Below			
<input type="checkbox"/> R-F permit application submitted	<input checked="" type="checkbox"/> Fee payment submitted \$ 475		
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Fee (\$100) for resubmittal of rejected report		
<input type="checkbox"/> EFSC/ODOE Proj. Mgr:	<input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee)		
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	DSL #: _____ Expiration date: _____		
<input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL #:	<input checked="" type="checkbox"/> LWI shows wetlands or waters on parcel		
	Wetland ID code: Multiple ID codes		
For Office Use Only			
DSL Reviewer: <u>CS</u> Fee Paid Date: ____/____/____	DSL WD #: <u>2021-0646</u>		
Date Delineation Received: <u>11 / 19 / 2021</u> Scanned: <input type="checkbox"/> Electronic: <input checked="" type="checkbox"/>	DSL App. #: _____		



NOTE: Wetland boundaries, ditches, and sample plots were delineated by Terra Science, Inc. staff then field-mapped using an Ashtech GPS and Mobile Mapper 0.2 mapping software, November, 2021 (± 1 meter accuracy).

SOURCES: LIDAR: Dept. of Geology and Mineral Industries, OLC Metro 2014; Final Delivery. Watershed Sciences, Inc. Tax Lot Boundaries: Washington County GIS, 2021.

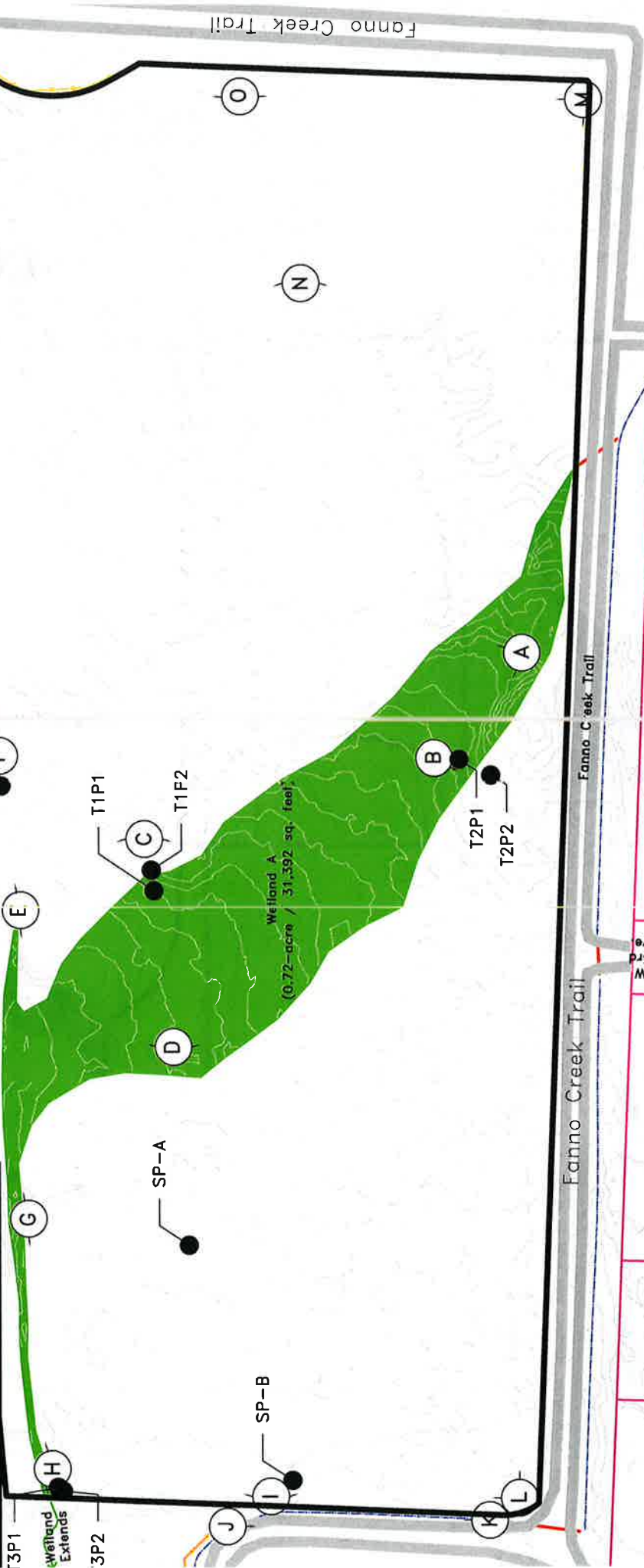
DSL WD # 2021-0646
 Approval Issued 1/12/2022
 Approval Expires 1/12/2027



15th Fairway

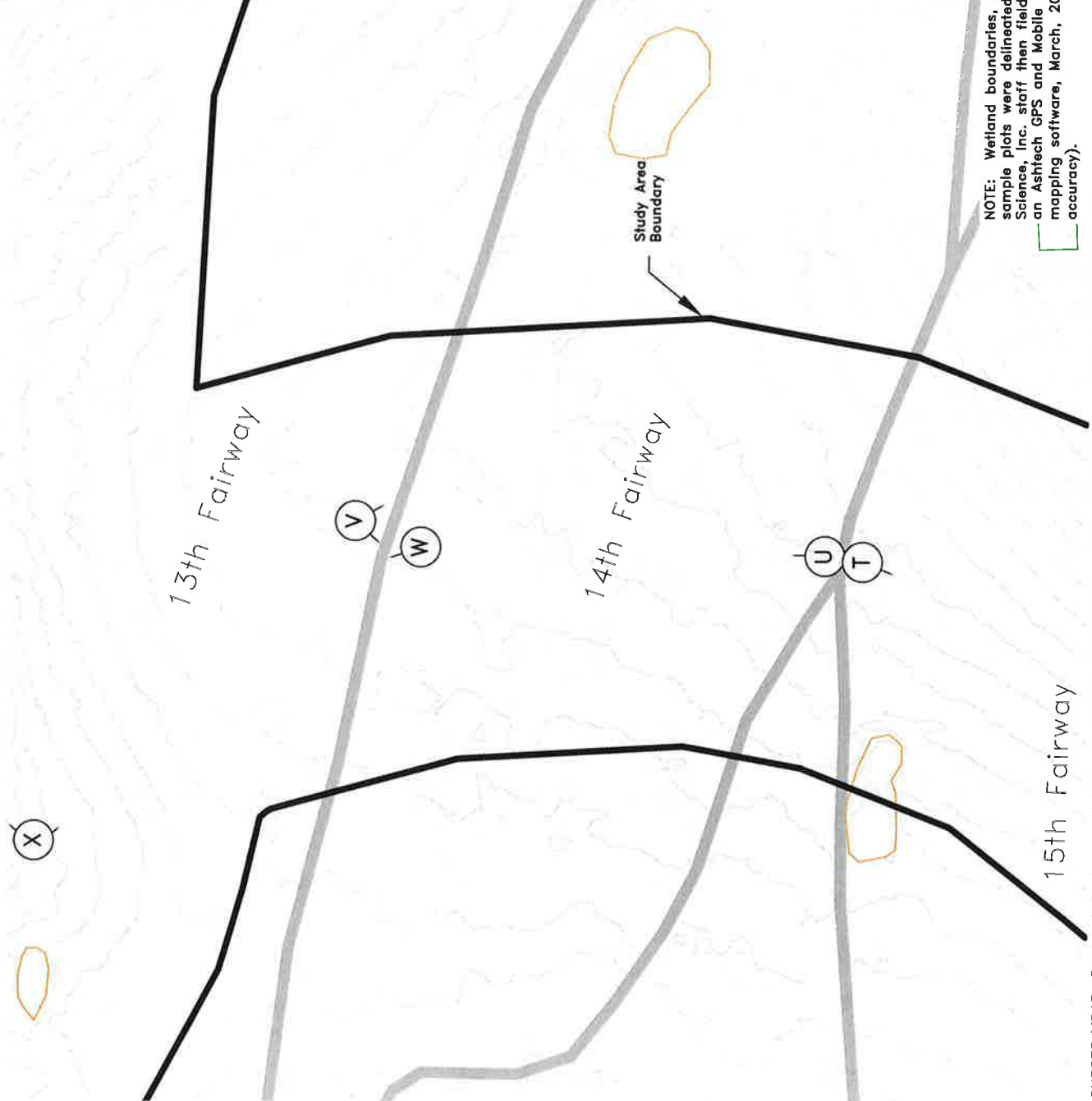
Study Area Boundary

NOTE: Wetland boundaries, ditches, and sample plots were delineated by Terra Science, Inc. staff then field-mapped using an Ashtech GPS and Mobile Mapper 10.2 mapping software, March, 2021 (±1 meter accuracy).



SOURCES: LIDAR: Dept. of Geology and Mineral Industries. QLC Metro 2014: Final Delivery. Watershed Sciences, Inc. Tax Lot Boundaries: Washington County GIS, 2021.

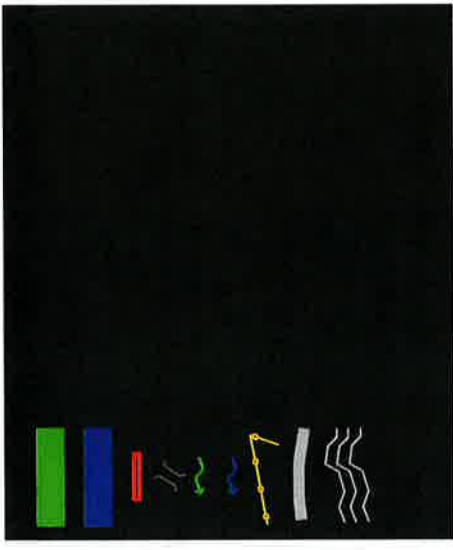
DSL WD # 2021-0646
Approval Issued 1/12/2022
Approval Expires 1/12/2027



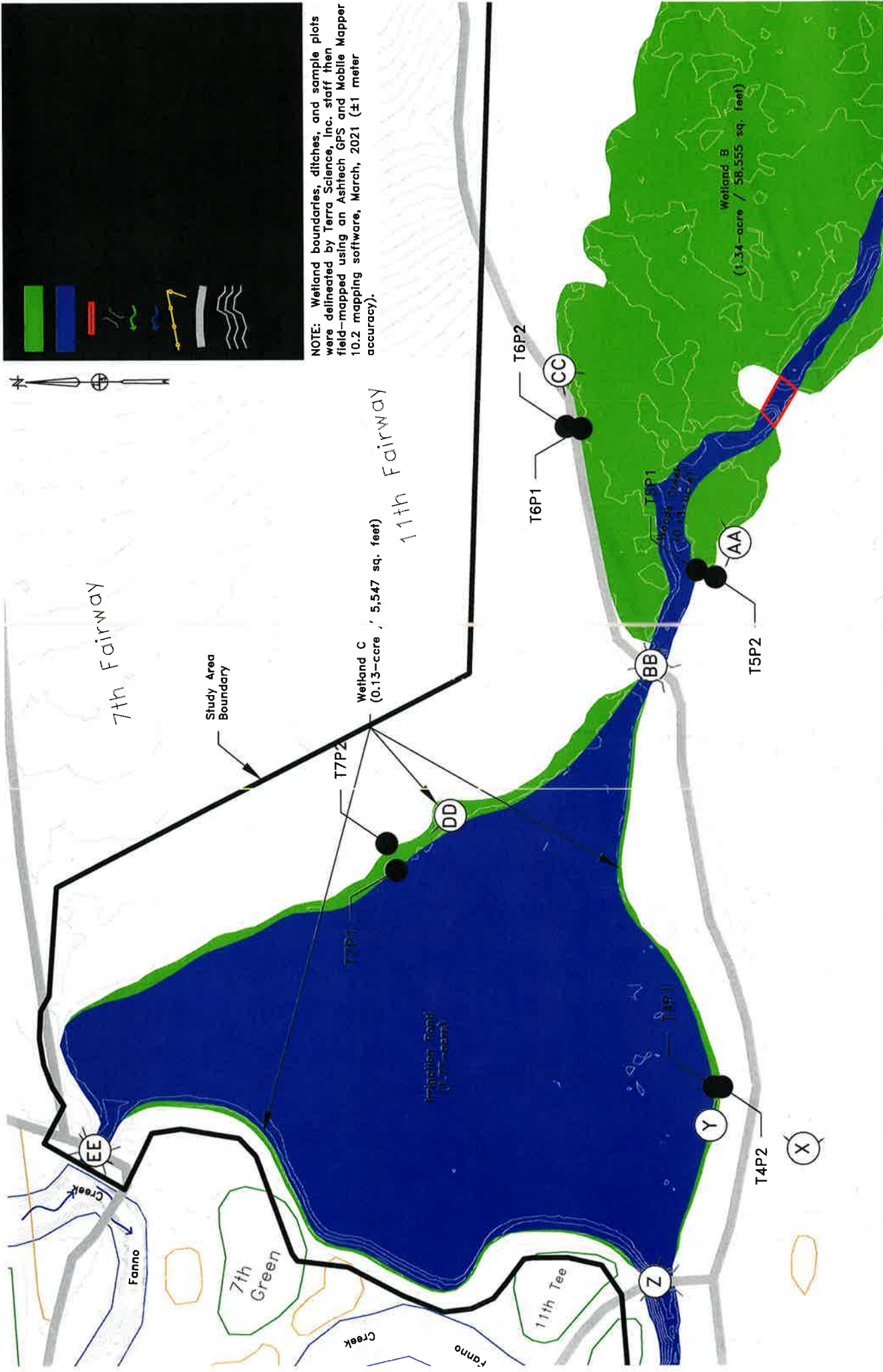
NOTE: Wetland boundaries, ditches, and sample plots were delineated by Terra Science, Inc. staff then field-mapped using an Ashtech GPS and Mobile Mapper 10.2 mapping software, March, 2021 (± 1 meter accuracy).

SOURCES: LIDAR: Dept. of Geology and Mineral Industries, QLC Metro 2014; Final Delivery. Watershed Sciences, Inc. Tax Lot Boundaries: Washington County GIS, 2021.

DSL WD # 2021-0646
 Approval Issued 1/12/2022
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NOTE: Wetland boundaries, ditches, and sample plots were delineated by Terra Science, Inc. staff then field-mapped using an Ashtech GPS and Mobile Mapper 10.2 mapping software, March, 2021 (± 1 meter accuracy).



SOURCES: LIDAR: Dept. of Geology and Mineral Industries. OLC Metro 2014: Final Delivery. Watershed Sciences, Inc. Tax Lot Boundaries: Washington County GIS, 2021.

DSL WD # 2021-0646
 Approval Issued 1/12/2022
 Approval Expires 1/12/2027

Significant Natl. Res. & Veg. Corridors Report for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
Portland, Washington County, Oregon

APPENDIX D
LITERATURE CITATIONS

Significant Natl. Res. & Veg. Corridors Report for Portion of Tax Lot 1700, T. 1S R. 1W Sec. 24
Portland, Washington County, Oregon

Autodesk, Inc. 2020. AutoCAD LT 2020.

Federal Geographic Data Committee, Vegetation Subcommittee. 2019. United States National Vegetation Classification. United States National Vegetation Classification Database, V2.03. Accessed at: <https://usnvc.org>.

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James S. Kagan, Rachel L. Brunner, and John A. Christy. 2019. Classification of the Native Vegetation of Oregon. Oregon Biodiversity Information Center, Portland, OR, USA. 109 pp.

Metro. 2020. Metro Data Resource Center's MetroMap. Online GIS Application. Available at: <https://gis.oregonmetro.gov/metromap/>.

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U. S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey, 2020. Accessed at: <https://websoilsurvey.sc.egov.usda.gov/>.

U. S. Geological Survey. 2020. National Map.

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Washington County Department of Land Use and Transportation Planning and Development Services Division. 2016. Washington County Comprehensive Plan, Cedar Hills – Cedar Mill Community Plan, Significant Natural and Cultural Resources mapping.

Washington County, Oregon. 2020. Community Development Code, Article IV – Development Standards / 422 – Significant Natural Resources. Available at: https://library.municode.com/or/washington_county/codes/community_development_code?nodeId=ARTIVDEST_422SINARE

Exhibit F

Westlake Consultants, Inc. -- Engineering Memo

FLOODPLAIN ALTERATION DEVELOPMENT PERMIT PGC IRRIGATION POND MAINTENANCE

TO: Sean Harrasser - Washington County Planning

FROM: Jeff Hinton, PE Senior Project Manager

DATE: December 20, 2022

RE: Floodplain Alteration Development Permit
Portland Golf Course Irrigation Pond Maintenance - 5900 SW Scholls Ferry Road
CDC Section 421-3 Submittal Requirements & Section 421-7 Development Standards

This Floodplain Development Permit is for maintenance of the existing irrigation pond located within the Portland Golf Club golf course, which is located at 5900 SW Scholls Ferry Road Portland, OR 97225. The proposed project consists of maintenance dredging of accumulated sediments within the irrigation pond. The sediment will be dredged and pumped to an area where it can be captured in a series of sediment dewatering bags. After going through the sediment bags the water will then be sent to two onsite infiltration areas to remove fine sediment before being pumped back into the pond. The pond will always have water in it while this operation is happening. To create the area for the sediment bags, the project will be permanently filling an existing wetland which is located outside of the mapped floodplain boundary. Please reference the attached Floodplain and Site Plan for further illustration.

Section 421-3

Per Washington County's Section 421-3 Submittal Requirements, *in addition to the requirements of Sections 203-4 and 410, an application for a flood plain or drainage hazard area alteration shall contain the following information for the area proposed to be disturbed which shall be prepared by a registered civil engineer. This information may be submitted with or be made part of a site plan or grading plan for the proposed development.* Westlake Consultants has prepared a Floodplain and Site Plan, Grading Plan, Grading Sections, and an Earthwork Plan as reference to Section 421-3 Submittal Requirements and are attached with this document.

An existing topographic surface of the surrounding irrigation pond site was surveyed and performed by GeoTerra on August 10th, 2021. This surface was then sent to Westlake Consultants. In addition, a previously performed traditional field survey of the irrigation pond was done by Westlake Consultants in August 2019. Both surfaces were combined to produce the existing topography. As a result of the combined surface, existing and proposed topographic information within the boundaries of the flood area utilize a contour interval of one (1) foot and are demonstrated as such within the Floodplain and Site and Grading Plan.

Section 421-7

As a part of this Type II flood plain application, this project does not add any fill to the mapped flood plain and only involves removal of sediment from the irrigation pond within the flood plain. In addition, no grading or sediment removal will occur within the floodway area. As a result, the proposed operations will have no known negative impacts to the existing flood plain elevations as demonstrated within the FEMA mapping. As such, a hydrologic and hydraulic analysis (that follows standard engineering practice by a registered civil engineer) was deemed unnecessary and was not performed. For further information regarding sediment removal within the flood plain of the pond please reference the attached Grading Plan and Earthwork Plan.

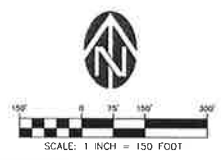
Based on project scope, existing site features, general site observations, and the above provided information, it is my engineering opinion that the Irrigation Pond Sediment Removal Project satisfies the submittal requirements set forth in section 421-3 and the applicable development standards of Section 421-7 of the Washington Community Development Code.





LEGEND

(dashed line)	EXISTING CONTOUR - 1' INTERVAL
(solid line)	EXISTING CONTOUR - 5' INTERVAL
(thick black line)	FANNING/WOODS CREEK CHANNEL
(light blue shaded area)	100-YR FLOODPLAIN (PER FEMA FIRM MAP)
(orange shaded area)	FLOODWAY AREA (PER FEMA FIRM MAP)
(red dashed line)	TEMPORARY SEDIMENT FENCING
(black dashed line)	BRIDGE
(black solid line)	CART PATH/PAVED PATHWAY



- GENERAL NOTES:**
1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A COMBINATION OF FIELD SURVEY THAT WAS PERFORMED BY WESTLAKE CONSULTANTS INC. (WCI) ON AUGUST 12TH, 2019 AND AN EXISTING TOPOGRAPHIC SURFACE OF THE SURROUNDING JUNIOR LAKE SITE THAT WAS SURVEYED BY GEOTERRA ON AUGUST 10TH, 2021 AND PROVIDED TO WESTLAKE CONSULTANTS.
 2. CONTOURS SHOWN REPRESENT THE CURRENT BOTTOM OF POND (TOP OF SILT) AT THE TIME OF SURVEY.
 3. SILT DEPTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
 4. FLOODWAY AND 100-YR FLOODPLAIN INFORMATION IS BASED ON AVAILABLE FEMA GIS DATA.

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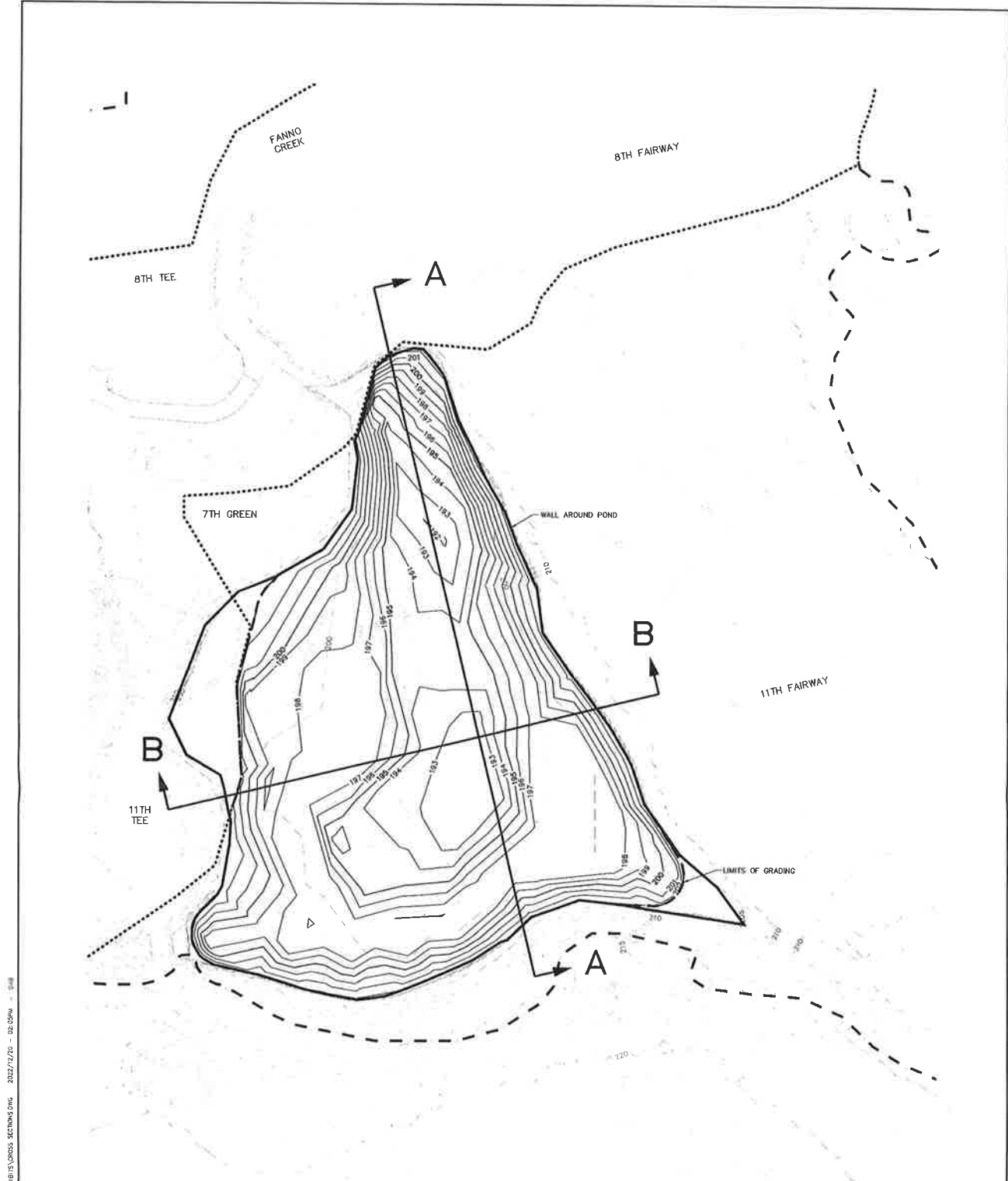
DATE	2022-12-20
REVISION	0
DRAWN BY	DAB
CHECKED BY	JMH
JOB NO.	2093-002

PORTLAND GOLF CLUB
 5900 SW SCHOLLS FERRY RD
 PORTLAND, OR 97225
FLOODPLAIN AND SITE PLAN



WESTLAKE
CONSULTANTS

Planning | Engineering | Surveying



DRAWING NAME: J:\2019-002\219A_ENGINEERING\3_040\KIMBERLY\2022-12-19 GRADING SITE PLAN AND CROSS-SECTION LAYOUTS\CROSS SECTIONS.DWG 2022/12/20 - 02:59AM - 504

LEGEND	
	PROPOSED CONTOUR - 1' INTERVAL
	PROPOSED CONTOUR - 5' INTERVAL
	EXISTING CONTOUR - 1' INTERVAL
	EXISTING CONTOUR - 5' INTERVAL
	100-YR FLOODPLAIN (PER FEMA FIRM MAP)
	FLOODWAY AREA (PER FEMA FIRM MAP)
	EXISTING RETAINING WALL/LAKE LIMITS
	PROPOSED GRADING LIMITS

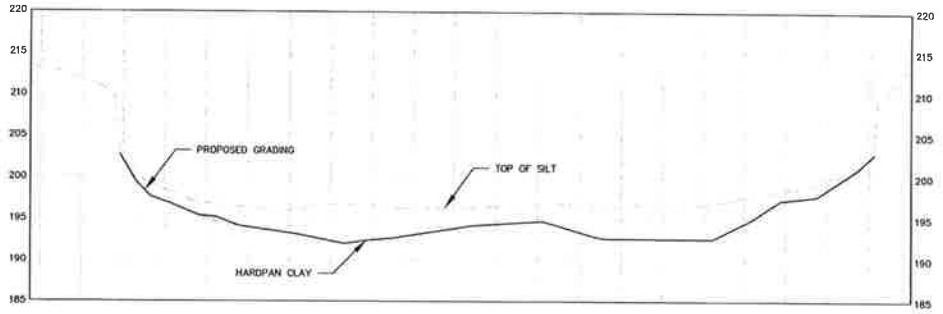


- GENERAL NOTES:**
1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A COMBINATION OF FIELD SURVEY THAT WAS PERFORMED BY WESTLAKE CONSULTANTS INC. (WCI) ON AUGUST 12TH, 2019 AND AN EXISTING TOPOGRAPHIC SURFACE OF THE SURROUNDING KANOS LAKE SITE THAT WAS SURVEYED BY GEOTERRA ON AUGUST 10TH, 2021 AND PROVIDED TO WESTLAKE CONSULTANTS.
 2. CONTOURS SHOWN REPRESENT THE CURRENT BOTTOM OF POND (TOP OF SILT) AT THE TIME OF SURVEY.
 3. SILT DEPTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
 4. FLOODWAY AND 100-YR FLOODPLAIN INFORMATION IS BASED ON AVAILABLE FEMA GIS DATA.

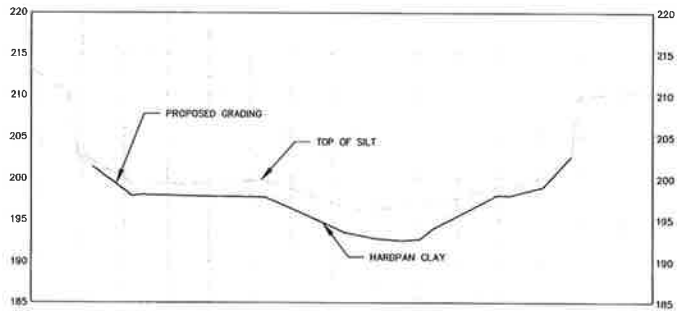
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REVISION	0
DRAWN BY	DAB
CHECKED BY	JMH
JOB NO.	2093-002

PORTLAND GOLF CLUB
 5900 SW SCHOLLS FERRY RD
 PORTLAND, OR 97225
GRADING PLAN





CROSS SECTION A
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=7.5'



CROSS SECTION B
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=7.5'

LEGEND

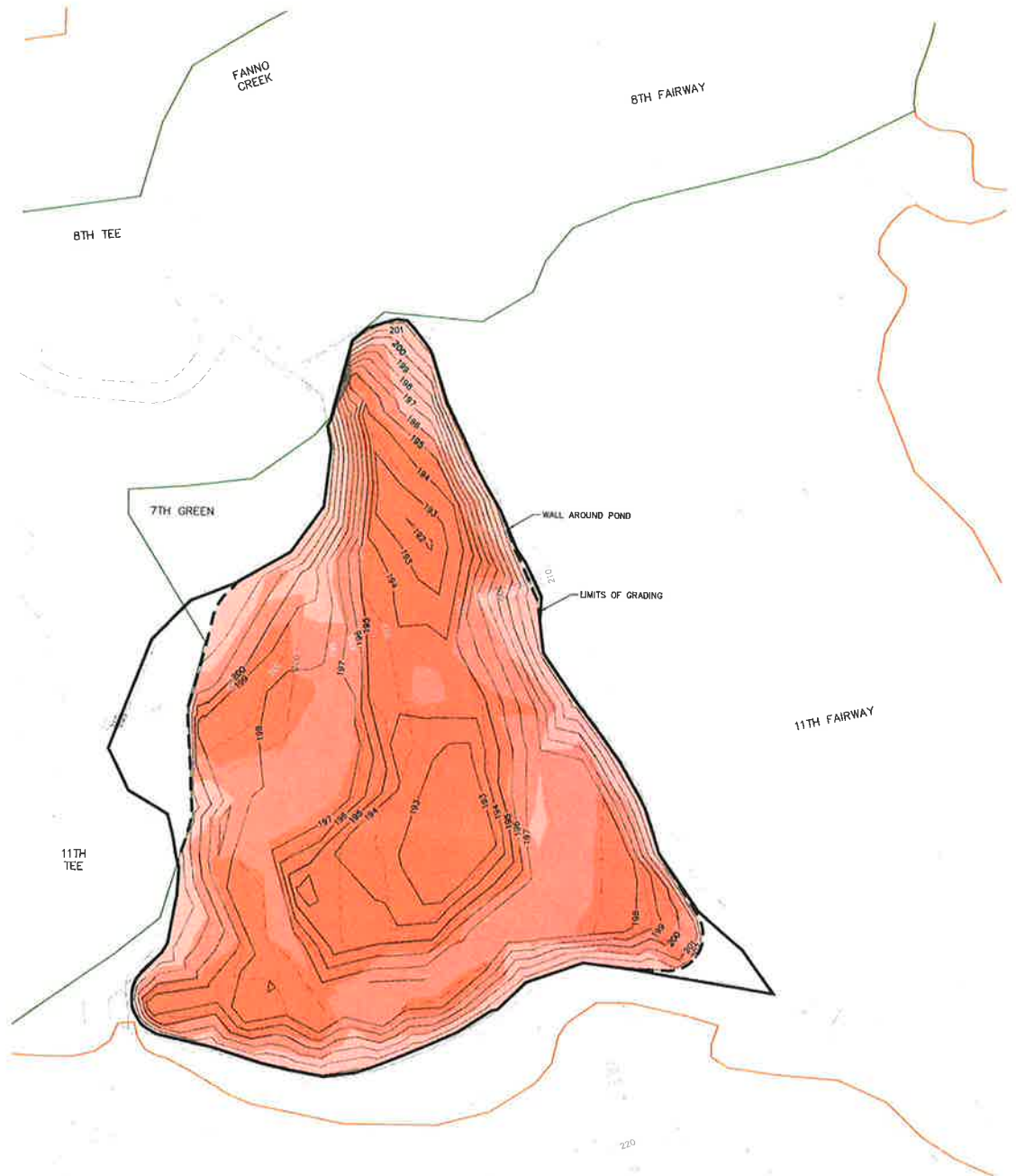
	HARDPAN CLAY
	TOP OF SILT
	PROPOSED GRADING

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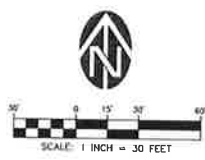
DATE	2022-12-20
REVISION	0
DRAWN BY	DAB
CHECKED BY	JMH
JOB NO.	2093-002

PORTLAND GOLF CLUB
 5900 SW SCHOLLS FERRY RD
 PORTLAND, OR 97225
GRADING SECTIONS





LEGEND	
	201 PROPOSED CONTOUR - 1' INTERVAL
	200 PROPOSED CONTOUR - 5' INTERVAL
	EXISTING CONTOUR - 1' INTERVAL
	200 EXISTING CONTOUR - 5' INTERVAL
	100-YR FLOODPLAIN (PER FEMA FIRM MAP)
	FLOODWAY AREA (PER FEMA FIRM MAP)
	PROPOSED GRADING LIMITS
	CUT OF 2+ FEET
	CUT OF 2 FEET TO 1 FEET
	CUT OF 1 FEET UP



CONCEPT EARTHWORK
 RAW CUT = 4780 CY
 RAW FILL = 0 CY
 TOTAL = CUT OF 4780 CY
 (SEE NOTE 4)
 MAX CUT = ±5'
 MAX FILL = 0'

- GENERAL NOTES:**
1. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A COMBINATION OF FIELD SURVEY THAT WAS PERFORMED BY WESTLAKE CONSULTANTS INC. (WCI) ON AUGUST 12TH, 2019 AND AN EXISTING TOPOGRAPHIC SURFACE OF THE SURROUNDING JUNIOR LAKE SITE THAT WAS SURVEYED BY GEOTERRA ON AUGUST 10TH, 2021 AND PROVIDED TO WESTLAKE CONSULTANTS.
 2. CONTOURS SHOWN REPRESENT THE CURRENT BOTTOM OF POND (TOP OF SILT) AT THE TIME OF SURVEY.
 3. SILT DEPTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
 4. EARTHWORK QUANTITIES ARE APPROXIMATE IN NATURE AND DO NOT ACCOUNT FOR FOUNDATION/UTILITY SPILLS, SOIL BULKING OR SHRINKAGE AND OTHER INCIDENTAL EARTHWORK QUANTITIES. AN EARTHWORK CONTRACTOR SHOULD CONFIRM QUANTITIES DURING BIDDING PROCESS.

DRAWING NO. 2093-002 DATE 12/20/22 PROJECT PORTLAND GOLF CLUB EARTHWORK PLAN

DATE	2022-12-20
REVISION	0
DRAWN BY	DAB
CHECKED BY	JMH
JOB NO.	2093-002

PORTLAND GOLF CLUB
 5900 SW SCHOLLS FERRY RD
 PORTLAND, OR 97225
 EARTHWORK PLAN



