Clean Water Services

CWS File Number

21-003135

Service Provider Letter

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

Jurisdiction:	Washington County	**Review Type:**	Tier 2 Analysis
Site Address / Location:	5900 SW Scholls Ferry Rd Portland, OR 97225	**SPL Issue Date:** **SPL Expiration Date:**	September 3, 2026 September 3, 2028

Applicant Information:		**Owner Information:**	
Name	LONNIE LISTER	Name	
Company	PORTLAND GOLF CLUB	Company	PORTLAND GOLF CLUB, INC
Address	5900 SW SCHOLLS FERRY RD	Address	5900 SW SCHOLLS FERRY RD
	PORTLAND OR 97225		PORTLAND OR 97225
Phone/Fax	(503) 292-2651	Phone/Fax	
E-mail:	llister@portlandgolfclub.com	E-mail:	

Tax lot ID	**Development Activity**
1S113CC04250	Irrigation Pond Dredging

Pre-Development Site Conditions:		**Post Development Site Conditions:**	
Sensitive Area Present:	[X] On-Site [X] Off-Site	Sensitive Area Present:	[X] On-Site [X] Off-Site
Vegetated Corridor Width:	50	Vegetated Corridor Width:	50
Vegetated Corridor Condition:	Degraded		

Enhancement of Remaining Vegetated Corridor Required: [X]

Square Footage to be enhanced: 75,459

Encroachments into Pre-Development Vegetated Corridor:

Type and location of Encroachment:	Square Footage:
No encroachments to Vegetated Corridor proposed	0

Mitigation Requirements:

Type/Location	Sq. Ft./Ratio/Cost
No mitigation required. Enhancement of 75,459 SF of Vegetated Corridor as indicated above	0

[X] Conditions Attached [X] Development Figures Attached (8) [X] Planting Plan Attached [ ] Geotech Report Required

This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.

In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 19-5, Chapter 3, as amended by R&O 19-22.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 19-5, Section 3.06.1, as amended by R&O 19-22 and per approved plans.
3. **Prior to any activity within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to any ground disturbing activities, an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.
7. Activities located within the 100-year floodplain shall comply with R&O 19-5, Section 5.10, as amended by R&O 19-22.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
10. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
11. For Vegetated Corridors up to 50 feet wide, the applicant shall enhance the entire Vegetated Corridor to meet or exceed good corridor condition as defined in R&O 19-5, Section 3.14.2, Table 3-3, as amended by R&O 19-22, as outlined on approved SPL Attachments 7 & 8.
12. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 19-5, Appendix A, as amended by R&O 19-22, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
13. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Pest Management Plan, 2019. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.
14. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Planting Requirements (R&0 19-5, Appendix A, as amended by R&O 19-22).
15. Maintenance and monitoring requirements shall comply with R&O 19-5, Section 2.12.2, as amended by R&O 19-22. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.

16. Performance assurances for the Vegetated Corridor shall comply with R&O 19-5, Section 2.07.2, Table 2-1 and Section 2.11, Table 2-2, as amended by R&O 19-22.
17. **Clean Water Services shall require an easement over the Sensitive Area and Vegetated Corridor conveying storm and surface water management to Clean Water Services or the City that would prevent the owner of the Vegetated Corridor from activities and uses inconsistent with the purpose of the corridor and any easements therein.**

FINAL PLANS

18. **Final construction plans shall include landscape plans.** In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
19. **A Maintenance Plan shall be included on final plans including methods, responsible party contact information, and dates** (minimum two times per year, by June 1 and September 30).
20. **Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor** (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
21. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and/or signage between the development and the outer limits of the Vegetated Corridors. **Fencing and/or signage details to be included in the final construction plans.**

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

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



Lindsey Obermiller
Environmental Plan Review

Attachments (8)



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

COLOR COPY

CWS FILE NO. 21-003135
Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By [signature] Date 09/03/2026
SPL ATTACHMENT 1 OF 8

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

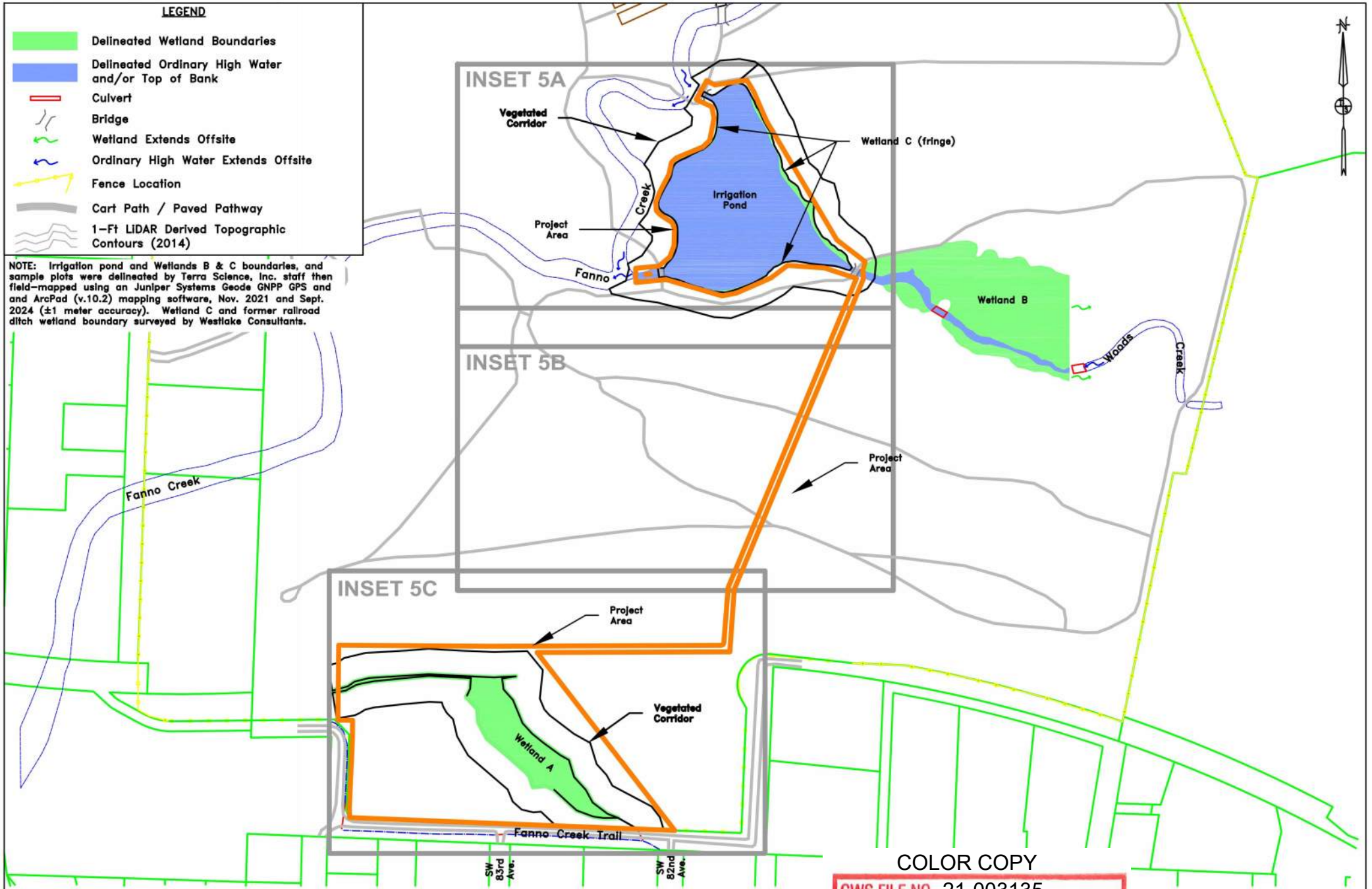
GRAPHIC SCALE
125' 0' 125' 250' 500'

CWS VEGETATED CORRIDOR ASSESSMENT AND HABITAT ENHANCEMENT REPORT FOR PORTLAND GOLF CLUB SOUTH PORTION OF TAX LOT 1700, T. 1S, R. 1W, Sec. 24 (BC) Portlalnd, Washington County, Oregon

October 2025 (Amended)

JUNE 21, 2021
AERIAL IMAGE

FIGURE 3



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

COLOR COPY

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Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By 20 Date 09/03/2026
SPL ATTACHMENT 2 OF 8

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

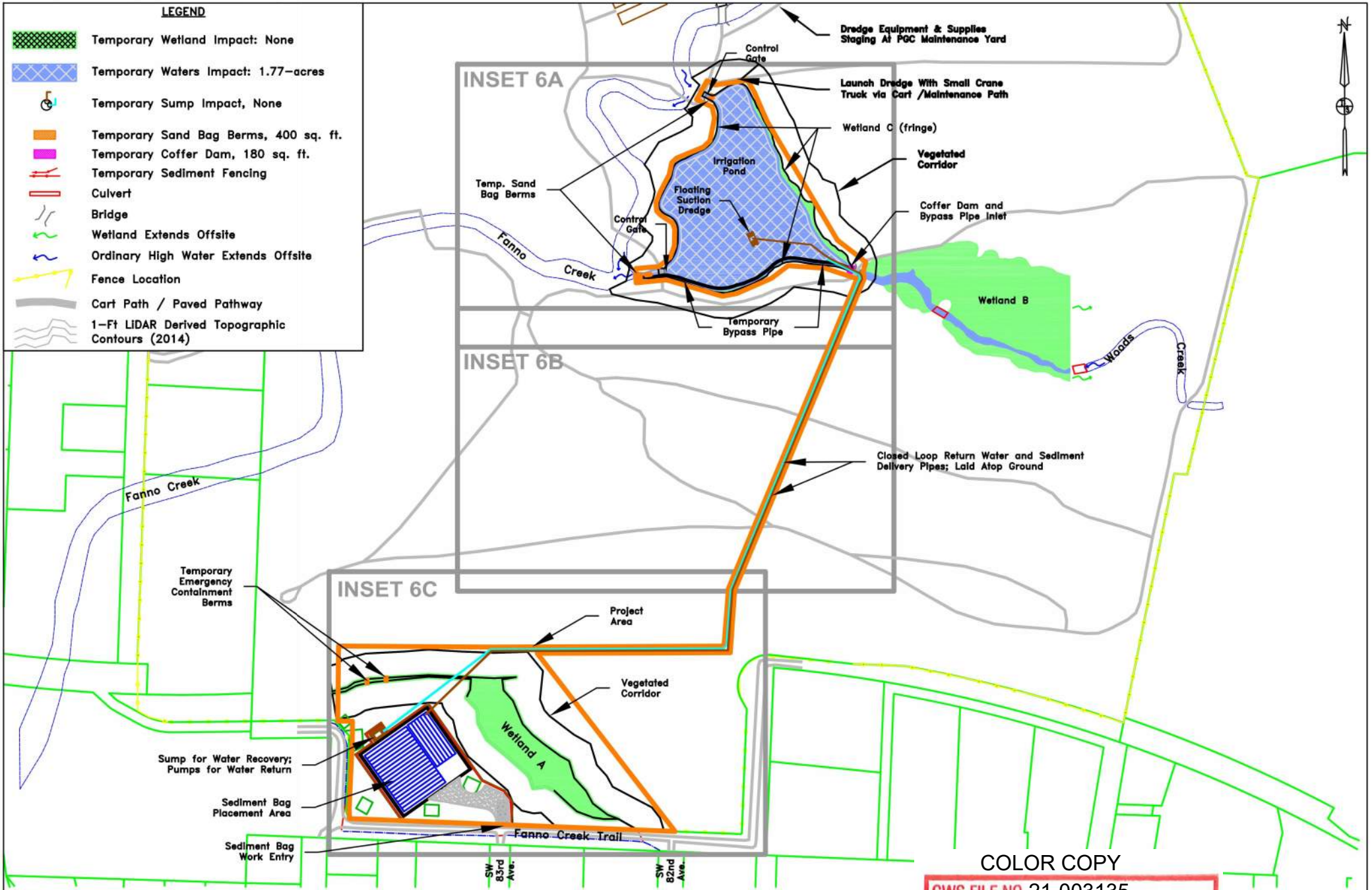
GRAPHIC SCALE
125' 0' 125' 250' 500'

CWS VEGETATED CORRIDOR ASSESSMENT AND HABITAT ENHANCEMENT REPORT FOR PORTLAND GOLF CLUB SOUTH PORTION OF TAX LOT 1700, T. 1S, R. 1W, Sec. 24 (BC) Portlaind, Washington County, Oregon

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EXISTING CONDITIONS INDEX MAP

FIGURE 4



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

COLOR COPY

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Clean Water Services
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SPL ATTACHMENT 3 OF 8

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

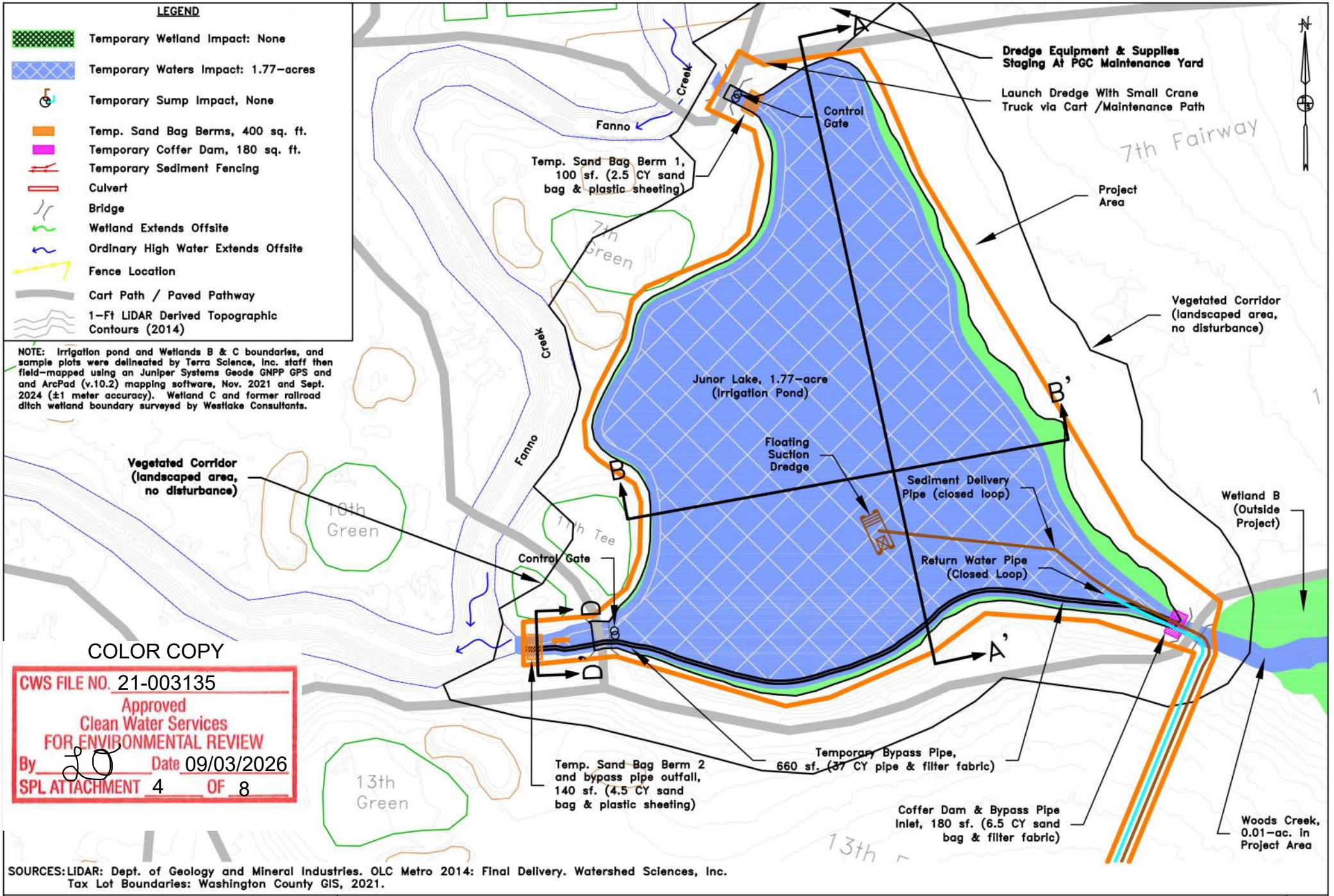
GRAPHIC SCALE
125' 0' 125' 250' 500'

CWS VEGETATED CORRIDOR ASSESSMENT AND HABITAT ENHANCEMENT REPORT FOR PORTLAND GOLF CLUB SOUTH PORTION OF TAX LOT 1700, T. 1S, R. 1W, Sec. 24 (BC)
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SITE PLAN INDEX MAP

FIGURE 5



COLOR COPY

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Approved
Clean Water Services
FOR ENVIRONMENTAL REVIEW
By JO Date 09/03/2026
SPL ATTACHMENT 4 OF 8

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

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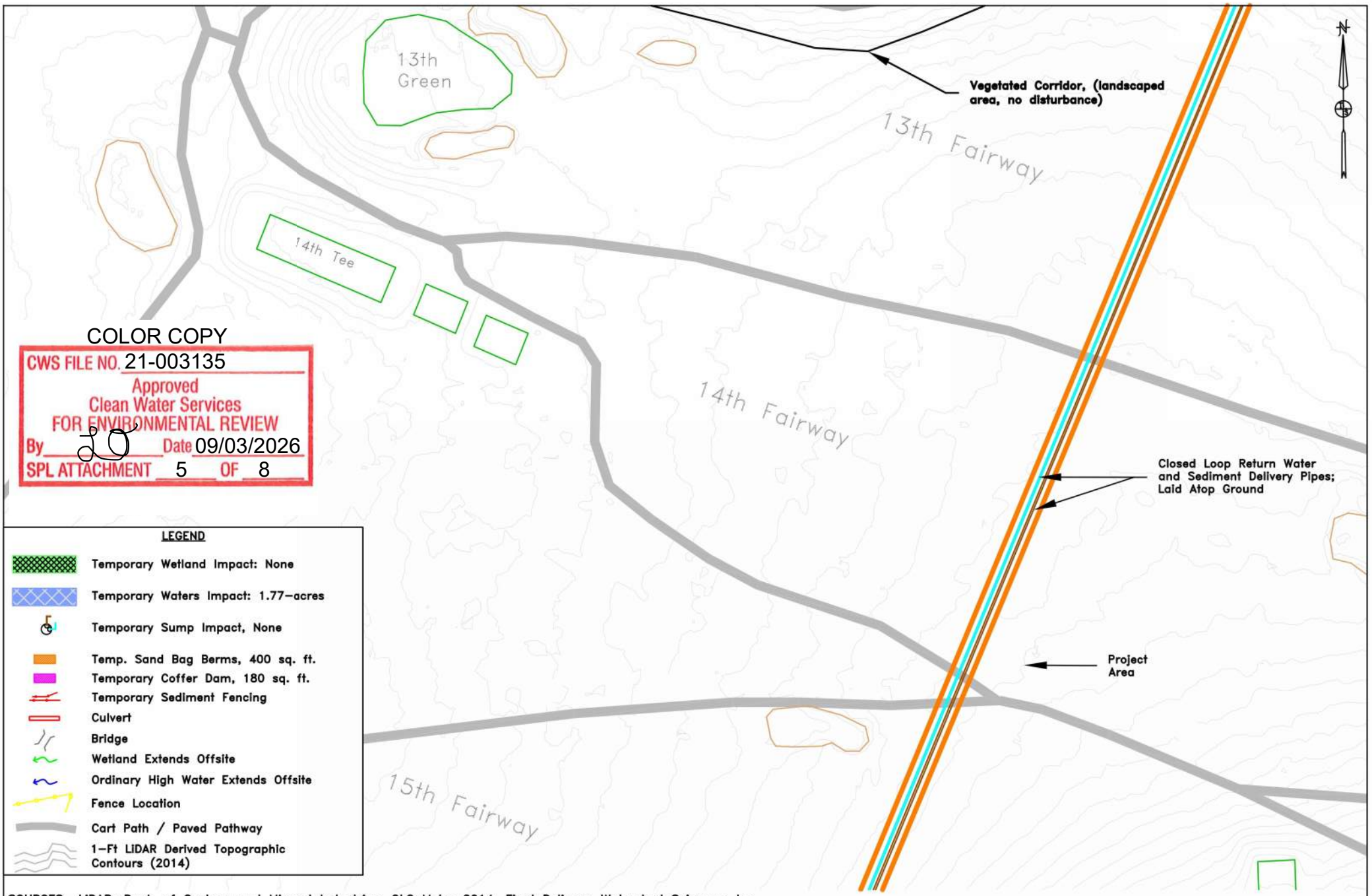
GRAPHIC SCALE
40' 0' 40' 80' 160'

CWS VEGETATED CORRIDOR ASSESSMENT AND HABITAT ENHANCEMENT REPORT FOR PORTLAND GOLF CLUB SOUTH PORTION OF TAX LOT 1700, T. 1S, R. 1W, Sec. 24 (BC)
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SITE PLAN
(SEDIMENT REMOVAL AREA)

INSET 5A



COLOR COPY

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SPL ATTACHMENT 5 OF 8

LEGEND

- Temporary Wetland Impact: None
- Temporary Waters Impact: 1.77–acres
- Temporary Sump Impact, None
- Temp. Sand Bag Berms, 400 sq. ft.
- Temporary Coffer Dam, 180 sq. ft.
- Temporary Sediment Fencing
- Culvert
- Bridge
- Wetland Extends Offsite
- Ordinary High Water Extends Offsite
- Fence Location
- Cart Path / Paved Pathway
- 1–Ft LIDAR Derived Topographic Contours (2014)

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

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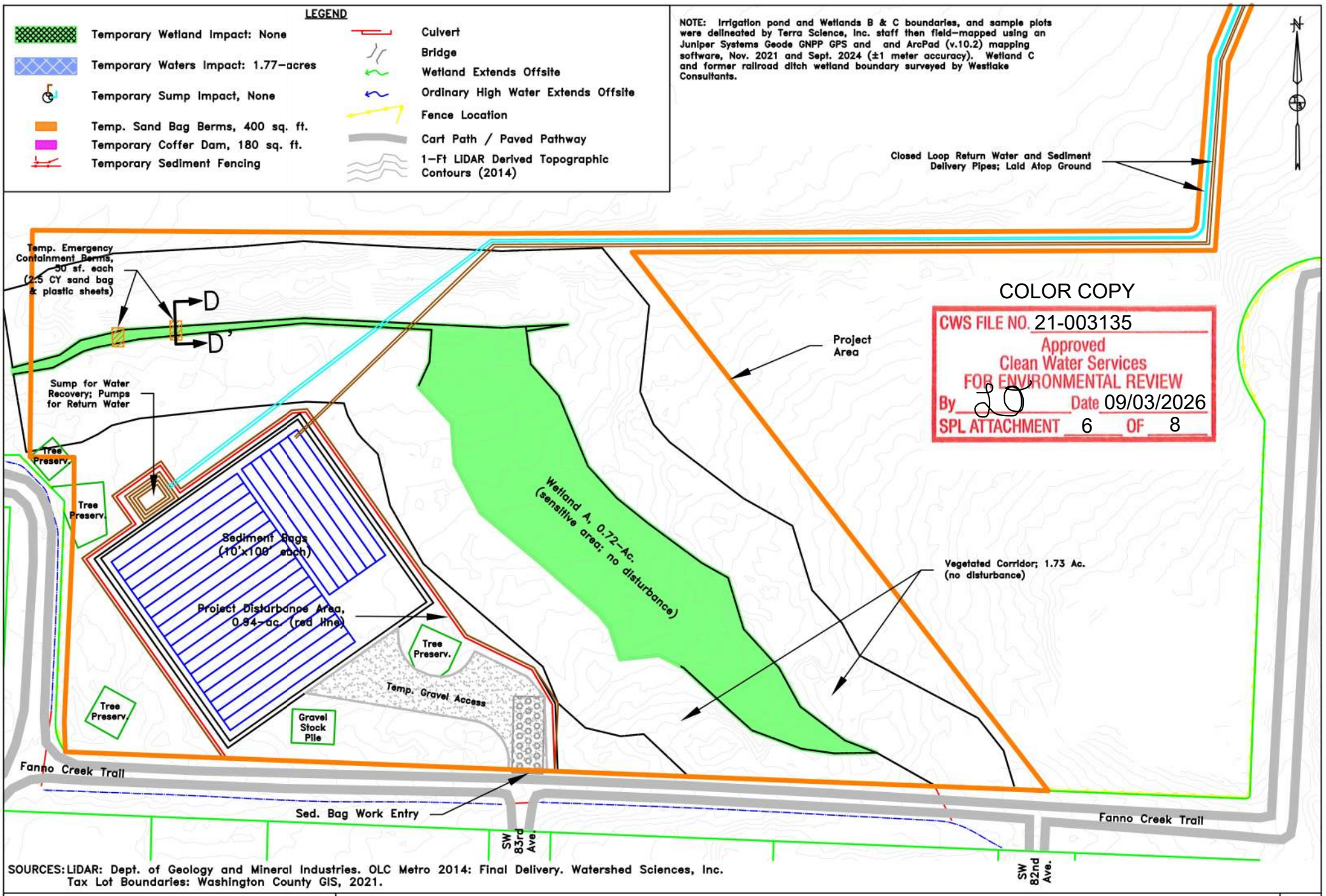
GRAPHIC SCALE
40' 0' 40' 80' 160'

CWS VEGETATED CORRIDOR ASSESSMENT AND HABITAT ENHANCEMENT REPORT FOR PORTLAND GOLF CLUB SOUTH
PORTION OF TAX LOT 1700, T. 1S, R. 1W, Sec. 24 (BC)
Portlalnd, Washington County, Oregon

October 2025 (Amended)

SITE PLAN
(FAIRWAYS 13, 14 & 15)

INSET 5B



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

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

GRAPHIC SCALE
40' 0' 40' 80' 160'

CWS VEGETATED CORRIDOR ASSESSMENT AND HABITAT ENHANCEMENT REPORT FOR PORTLAND GOLF CLUB SOUTH PORTION OF TAX LOT 1700, T. 1S, R. 1W, Sec. 24 (BC)
Portlaind, Washington County, Oregon

October 2025 (Amended)

SITE PLAN (SEDIMENT BAG PLACEMENT AREA)

INSET 5C

COLOR COPY

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FOR ENVIRONMENTAL REVIEW
By 20 Date 09/03/2026
SPL ATTACHMENT 7 OF 8

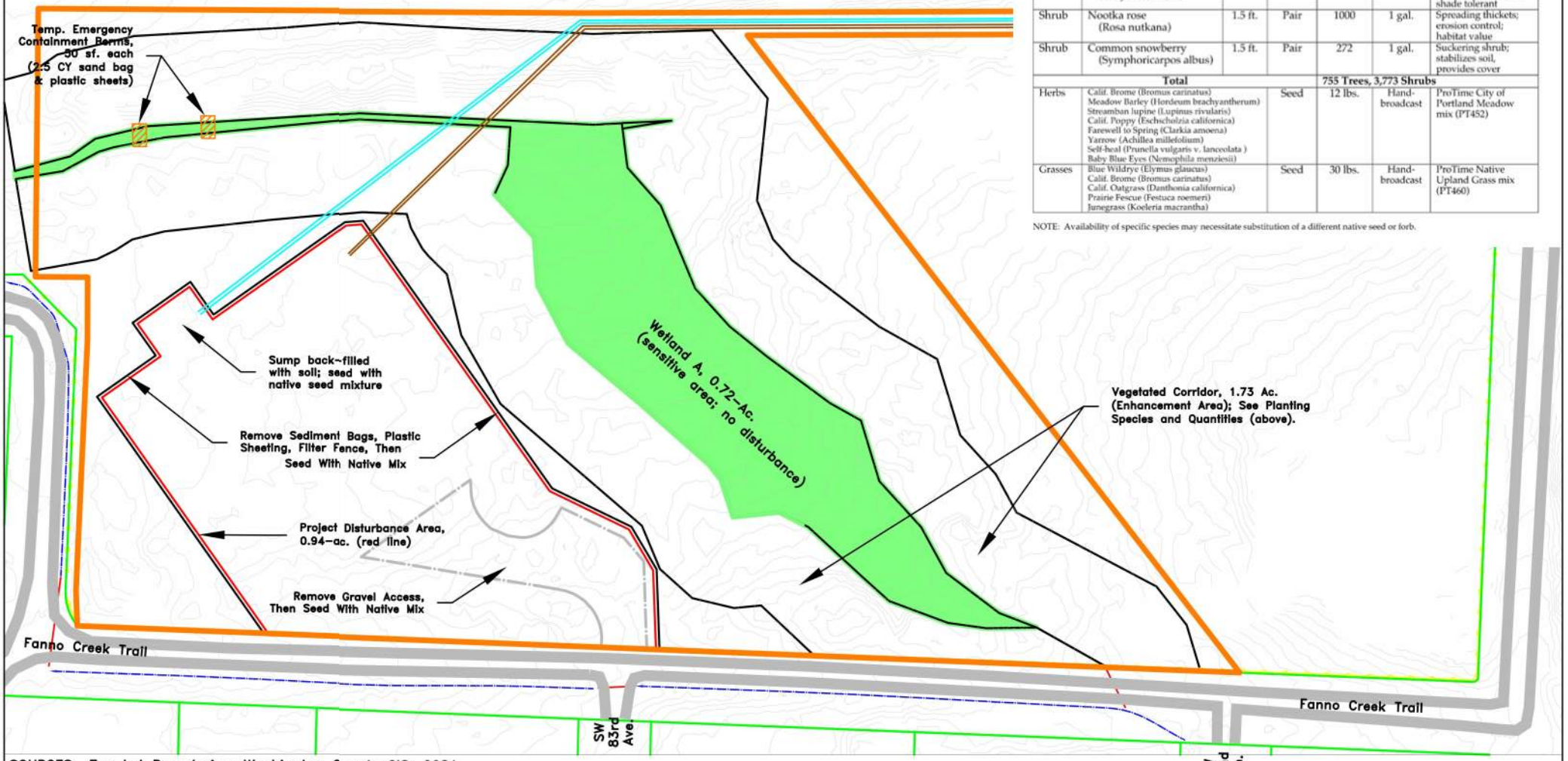
LEGEND

- Culvert
- Bridge
- Wetland Extends Offsite
- Ordinary High Water Extends Offsite
- Fence Location
- Cart Path / Paved Pathway
- 1-Ft LiDAR Derived Topographic Contours (2014)

Table 3. Enhancement plantings and quantities for 75,459 sq. ft. (1.73 ac.) vegetated corridor surrounding Wetland A.

Plant Type	Scientific Name (common name)	Min. Height	Spacing	Quantity	Stock Size	Notes
Tree	Bigleaf Maple (Acer macrophyllum)	2.5 ft.	Single	225	1 gal.	Large, fast-growing canopy tree; excellent shade
Tree	Red Alder (Alnus rubra)	2.5 ft.	Single	230	1 gal.	Nitrogen-fixing pioneer; prefers moist soils
Tree	Douglas-fir (Pseudotsuga menziesii)	2.5 ft.	Single	300	1 gal.	Upland species; drought-tolerant; good structure
Shrub	Black hawthorn (Crataegus douglasii)	1.5 ft.	Single	700	1 gal.	Upland species, drought tolerant, nut source
Shrub	Oceanspray (Holodiscus discolor)	1.5 ft.	Single	800	1 gal.	Drought tolerant; attracts pollinators
Shrub	Western hazelnut (Corylus cornuta)	1.5 ft.	Single	1000	1 gal.	Multi-stemmed; wildlife food source; shade tolerant
Shrub	Nootka rose (Rosa nutkana)	1.5 ft.	Pair	1000	1 gal.	Spreading thickets; erosion control; habitat value
Shrub	Common snowberry (Symphoricarpos albus)	1.5 ft.	Pair	272	1 gal.	Suckering shrub; stabilizes soil, provides cover
Total				**755 Trees, 3,773 Shrubs**		
Herbs	Calif. Brome (Bromus carinatus) Meadow Barley (Hordeum brachyantherum) Streamban lupine (Lupinus rivularis) Calif. Poppy (Eschscholzia californica) Farewell to Spring (Clarkia amoena) Yarrow (Achillea millefolium) Self-heal (Prunella vulgaris v. lanceolata) Baby Blue Eyes (Nemophila menziesii)		Seed	12 lbs.	Hand-broadcast	ProTime City of Portland Meadow mix (PT452)
Grasses	Blue Wildrye (Elymus glaucus) Calif. Brome (Bromus carinatus) Calif. Oatgrass (Danthonia californica) Prairie Fescue (Festuca roemeri) Junegrass (Koeleria macrantha)		Seed	30 lbs.	Hand-broadcast	ProTime Native Upland Grass mix (PT460)

NOTE: Availability of specific species may necessitate substitution of a different native seed or forb.



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

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

GRAPHIC SCALE
40' 0' 40' 80' 160'

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October 2025 (Amended)

VEGETATED CORRIDOR ENHANCMENT PLANTING PLAN

FIGURE 6

COLOR COPY

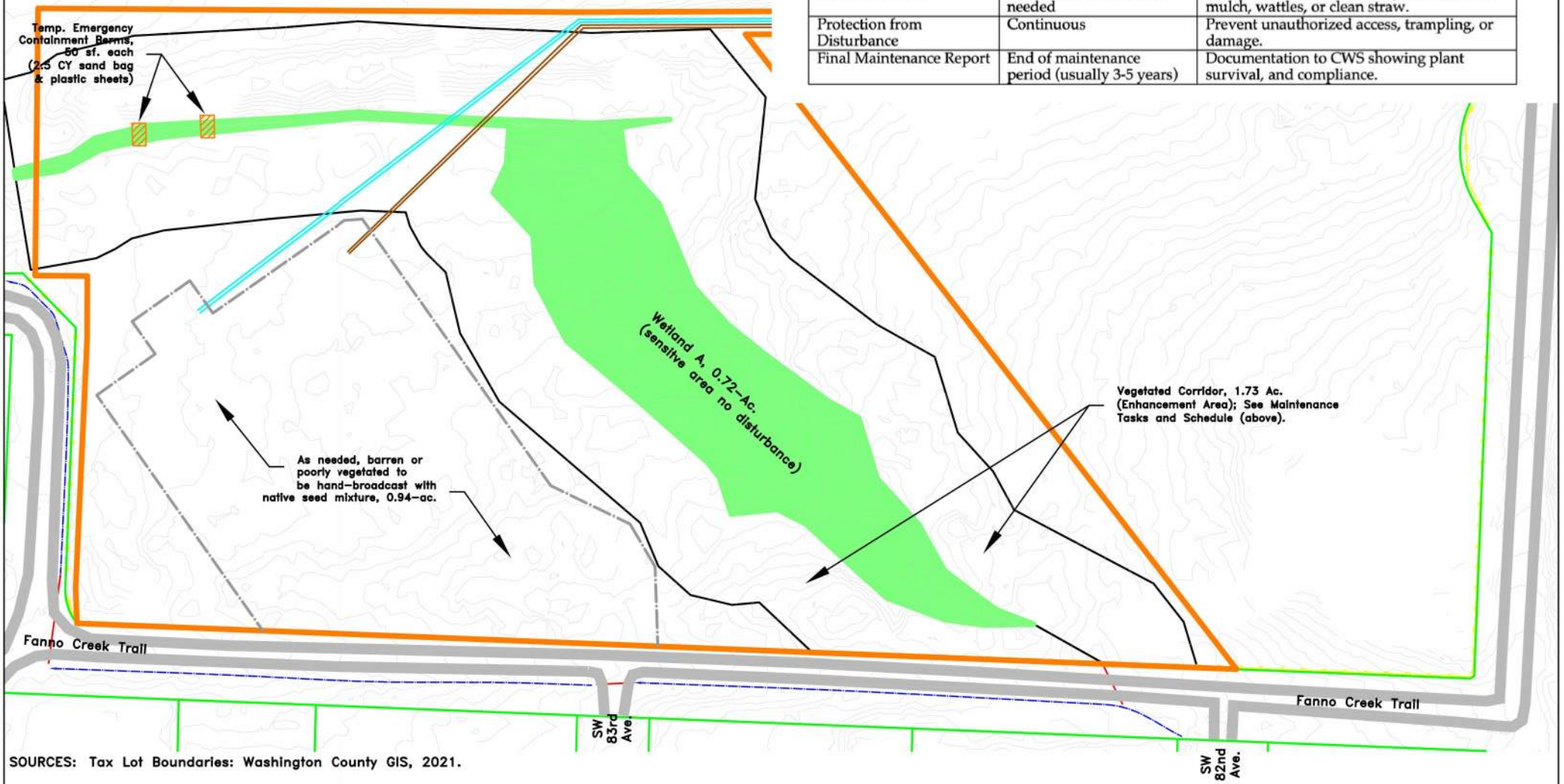
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SPL ATTACHMENT 8 OF 8

LEGEND

- Culvert
- Bridge
- Wetland Extends Offsite
- Ordinary High Water Extends Offsite
- Fence Location
- Cart Path / Paved Pathway
- 1-Ft LiDAR Derived Topographic Contours (2014)

Summary of Vegetated Corridor Maintenance and Reporting

Maintenance Activity	Frequency / Timing	Description / Notes
Irrigation	First 2 to 3 growing seasons (typically)	Supplemental watering to ensure plant establishment
Weed Control	Ongoing (monthly during growing season)	Removal/control of invasive/non-native species
Plant Replacement	Within first 3 years	Replace dead or unhealthy plants to achieve 80 percent survival rate.
Debris Removal	As needed (minimum annually)	Remove trash, fallen trees, and other debris
Inspection and Monitoring	At least twice per year	Document plant health, survival, erosion, and overall site condition
Erosion Control	Seed hand-broadcast as needed	If needed, use of soil stability BMPs, such as mulch, wattles, or clean straw.
Protection from Disturbance	Continuous	Prevent unauthorized access, trampling, or damage.
Final Maintenance Report	End of maintenance period (usually 3-5 years)	Documentation to CWS showing plant survival, and compliance.



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

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

GRAPHIC SCALE
40' 0' 40' 80' 160'

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October 2025 (Amended)

VEGETATED CORRIDOR ENHANCMENT MAINTENANCE PLAN

FIGURE 7