

TERRA SCIENCE, INC.

Soil, Water & Wetland Consultants

**VEGETATED CORRIDORS ASSESSMENT AND
HABITAT ENHANCMENT REPORT FOR SOUTH PORTION
OF TAX LOT 1700; T. 1S R. 1W, SEC. 24;
PORTLAND, WASHINGTON COUNTY, OREG.**

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

OCTOBER 2025 (Amended)

**VEGETATED CORRIDORS ASSESSMENT AND
HABITAT ENHANCEMENT REPORT FOR SOUTH PORTION
OF TAX LOT 1700; T. 1S R. 1W, SEC. 24;
PORTLAND, WASHINGTON COUNTY, OREG.**

Section A. Proposed Activity and Project Location

On behalf of Portland Golf Club (Owner), Terra Science, Inc. (TSI) prepared the following report to document the limits and assess habitat conditions of the existing Sensitive Areas and Vegetated Corridors within a project area (described below) per Clean Water Services (CWS) Environmental Review process. More specifically, the Applicant's proposed project is maintenance-related sediment removal from an irrigation pond and temporary sediment bag placement. The water storage capacity of the pond has decreased as sediments accumulated from offsite, upgradient lands (primarily Woods Creek watershed). Stored water in the pond (via active water rights) provides irrigation in late spring to early fall each year. The proposed activities are temporary, since they begin and conclude within one year, as well as do not involve construction of stormwater facilities, structures, impervious surfaces, or other forms of development. In accordance with Design and Construction Standards (R&O 19-5 as amended by R&O 19-22), CWS requires the verification and assessment of Sensitive Areas and their respective Vegetated Corridors in the project area.

Portland Golf Club is located at 5900 Scholls Ferry Road, Portland, Oregon. The project area is located near Raleigh Hills and Garden Home in unincorporated Washington County, Oregon (Figure 1, Appendix A). It is bordered by S.W. Scholls Ferry Road to the north, and S.W. 86th Avenue to the west. The project area is a small portion of Tax lot 1700 on Washington County Assessor's Map no. 1S 1W 24 (Figure 2). It is zoned for institutional use. The project area extends from an irrigation pond located in the south-center of the golf course to the south edge of the property (Figure 3). This south end will be used for sediment bag placement on vacant land bordered by the Fanno Creek multi-use trail. The middle segment of the project area is a 10-foot wide corridor that connects the irrigation pond to the sediment bag placement area. All slopes are less than 25 percent – mostly 2 to 10 percent slopes overall. The irrigation pond is situated within the 100-year floodplain, but the middle and southern segments of the project area are not in the flood zone. Topographic LiDAR contours indicate elevations range from 206 feet above mean sea level (msl) in the lowest parts of the project area at the outlet of the irrigation pond to 240 feet msl near the Fanno Creek multi-use trail. The irrigation pond portion of the project is situated at 45.472809 N, -122.760694 W, while the sediment bag placement area at 45.469980 N, -122.763087 W.

NOTE: This amended report incorporates two changes occurring after the October 09, 2025 report submittal. The first change is correction to the tree and shrub quantities shown on Table 3. The second change is the pipe alignment between Junor Lake (irrigation pond) and the temporary sediment bag placement area (west of Wetland A). Such changes do not affect the vegetated corridor or inventory of project impacts. No additional text or graphics changes.

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Section B. Determination of Sensitive Areas and Vegetated Corridors

Sensitive Areas -- Clean Water Services (CWS) regulations define Sensitive Areas to include creeks, rivers, springs, natural lakes, pond, in-stream impoundments, wetlands, and created wetlands. In contrast, sensitive areas do not include stormwater infrastructure, vegetated corridors, off-stream lakes, fire ponds, drainage ditches and similar features.

The project area is shown on Figures 4, 4A, 4B and 4C. In particular, there are two sensitive areas; namely an irrigation pond with emergent fringe (Wetland C) and an emergent wetland/outlet ditch (Wetland A). The irrigation pond receives water primarily from Woods Creek, and lesser from Fanno Creek (via gate valves). It is an excavated feature that historically was 4 to 8 feet deep. The 1.77-acre pond is encircled by a stone retaining wall and a narrow 0.13-acre wetland fringe. The pond is surrounded by mowed turf for two fairways, a tee box and a putting green. There is a cart path and some landscaping along the south side of the pond. The pond is also referred locally as Junor Lake (former benefactor to PGC).

The emergent wetland (Wetland A, 0.70-acre) in the south portion of the PGC property is fed by precipitation and urban stormwater runoff from the neighboring subdivision to the south. A former railroad ditch (0.02-acre) provides an outlet for Wetland A, and continues offsite to the west (terminates at low terrace adjacent to Fanno Creek). Vegetation within Wetland A consists mostly of wet-adapted non-native grasses and forbs, and it has somewhat forested fringe on the north, south and west side of the wetland. This wetland is flanked east and west by terraces that slope to the north and northwest. The area west of Wetland A will be utilized for sediment bag placement. A chain-link fence parallel to the Fanno Creek multi-use trail demarcates the south and west edges of the sediment bag placement area.

Vegetated Corridors -- CWS defines vegetated corridors as lands adjacent to sensitive areas that provide habitat, open space and water quality functions. The width of vegetated corridors varies depending upon site conditions. For example, lakes and ponds (aka non-vegetated waters) have a vegetated corridor of 50 feet from the water's edge or wetland fringe. Wetlands greater than 0.5-acre also have a 50-foot vegetated corridor. Given the size and connectivity of this irrigation pond, Wetland A and outlet ditch, the CWS vegetated corridor width is 50 feet (itemized below).

Table 1. Summary of Sensitive Areas, Vegetated Corridors, and Corridor Condition

Feature	Jurisdiction			Acreage	Condition
	DSL	USACE	CWS		
Wetland A (natural wetland)	√	√	√	0.70	n/a
Former Railroad Ditch (created, 950 sf.)	√	√	√	0.02	n/a
Irrigation pond (open water)	√	√	√	1.77	n/a
Wetland C (emergent fringe, 5457 sf.)	√	√	√	0.13	n/a
Sensitive Areas (Wetlands, Pond, Ditch) total area:				2.62	
Wetland A & Ditch Veg. Corridor (50-ft.)			√	1.73	Degraded
Wetland C Vegetated Corridor (50-ft)			√	1.70	Degraded
Vegetated Corridors total area:				3.48	

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Section C. Mapping Methodology

The wetlands were delineated using the 1987 Corps of Engineers Wetland Delineation Manual, and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0). The wetland boundaries for Wetland A and former railroad ditch were flagged with blue or orange ribbon. The delineation findings and mapping were accepted (concurrent) by U.S. Army Corps of Engineers and Oregon Department of State Lands (Appendix D).

Prior to field work, TSI uploaded georeferenced aerial photography (USDA NAIP imagery), 1-foot LiDAR-generated topographic contours (Oregon LiDAR Consortium 2014 survey flight), and tax lot boundaries (Washington County GIS) for the project vicinity to a field tablet running ArcPad (v10.2) mapping software that utilized a Juniper Systems Geode Global Navigation Satellite System (GNSS) receiver. Sensitive Area boundaries and sample plots were then mapped in the field with this unit. Additionally, slope measurements utilized the LiDAR topography and later field-checked using a clinometer and confirm slope breaks. The field-collected GPS/GNSS shape files were then exported to AutoCAD using ArcMap 10.2. TSI exported the field-collected files to AutoCAD LT drafting software for analysis, determining acreages and Vegetated Corridor offsets. All files were presented in the NAD 1983 / 2011 State Plane Oregon North basis of bearings. NOTE: For the Washington County grading plan, Westlake Consultants surveyed refreshed flagging around Wetland A and former railroad ditch. For this assessment report, the more-accurate Westlake Consultants mapping replaced previous TSI wetland mapping.

Based on the manufacturer's specifications for the GNSS unit's real-time accuracy settings, Sensitive Area boundaries and sample plots have sub-meter horizontal accuracy. Sensitive Area boundaries and sample plots were only collected when the GNSS unit achieved sub-meter accuracy. Slope breaks generated by LiDAR contours are accurate to 1- to 2-meters horizontally. Appendix A includes project figures showing the limits of the project area, Sensitive Areas, Vegetated Corridors, sample plot locations, LiDAR topography, and tax lot boundaries.

Section D. Description of Vegetated Corridors and Habitat Conditions

Vegetation in the north and middle segments of the project area consists of mowed turf grasses and formal landscaping (bark mulch, ornamental shrubs/trees). In contrast, the sediment bag placement area (at the south edge of the property) is mostly a dense thicket of non-native shrubs and small trees with scattered grassy areas. The placement area amounts to 40,915 sq. ft. (or 0.94-acre) – such area will be thinned and portions graded smooth for sediment bags.

Habitat Condition – CWS regulations categorize the vegetative and habitat condition as good, marginal or degraded. Good condition corridors have 80 percent native species ground cover and 50 percent canopy (areal) cover. Marginal condition corridors have 50 to 80 percent native species ground cover and 25 to 50 percent canopy cover. Lastly, degraded condition corridors have less than 50 percent native species ground cover and less than 25 percent canopy cover.

Each category is evaluated using sample plots similar to the vegetative sampling used for wetland delineation; however, 10-foot radius for herbaceous species and 30-foot radius for woody species. Spatial cover of plant species are visually estimated.

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TSI staff conducted the on-site field delineation for the Sensitive Areas (wetland delineation) on April 20, 2018 and November 3, 2021 and evaluated the Vegetated Corridors on November 03, 2021. Additional vegetated corridor analysis was completed on August 23 and September 29, 2024 for the ditch south of the former railroad berm (Wetland A outlet). The vegetated corridor limits were demarcated with standard reel tape, but later refined using AutoCAD for improved accuracy. No adjustment needed for the vegetated corridors, which have 2 to 14 percent slopes (desktop slope calculations using 1-foot LiDAR contours). Data collected during the field study included:

- Sensitive Area sample plot data and photographs for establishing the Sensitive Area boundaries (please refer to the Wetland Delineation Report for Portion of Tax Lot 1700, T. 1S, R. 1W, Sec. 24 (Terra Science, Inc., 2021).
- GPS mapping of Sensitive Area boundaries (see Mapping Methodology, below).
- Field-verification and location of slope measurements and breaks (<25% slope to ≥25% slope) observed in LiDAR topographic data.
- Vegetated Corridor sample plot data collection for the project area (Appendix B).
- Vegetated Corridor photographs (Appendix C).
- Wetland Delineation Report and DSL concurrence letter (Appendix D).

Wetland A Vegetated Corridor: This corridor is mostly unmanaged (20+ years fallow), with portions very brushy and/or dominated by invasive species. Tree canopy is dominated by red hawthorn (*Crataegus monogyna*) with several buckthorn cascara (*Frangula purshiana*) and red alder (*Alnus rubra*). The brushy understory contains thickets of Himalayan blackberry (*Rubus armeniacus*), hawthorn saplings, western hazel (*Corylus cornuta*), sweet cherry (*Prunus avium*), and wild rose (*Rosa* sp.). The herbaceous stratum consists mostly of bentgrass, velvetgrass (*Holcus lanatus*) and field horsetail (*Equisetum arvense*), plus lesser amounts of sword-fern (*Polystichum munitum*), piggyback plant (*Tolmiea menziesii*). This Vegetated Corridor is considered Degraded Condition due to low tree canopy cover (7 percent) and low native plant cover (36 percent); hence, the prescribed width is 50 feet.

Former Railroad Ditch Vegetated Corridor: This corridor surrounds an excavated ditch located on the south side of a former railroad berm (which also impounds Wetland A). The 950 sq. foot wetland ditch has 1 to 3 percent slopes, while adjacent vegetated corridor has mostly 2 to 3 percent slopes to the south. The berm on the north side of the ditch has 5 feet of 20% slopes, then 2 to 4 percent slope atop of the berm. This corridor has also remained fallow for 20+ years and it is very shaded by volunteer trees and shrubs. Specifically, the tree canopy consists of red hawthorn, sweet cherry, and bigleaf maple (*Acer macrophyllum*). This corridor has scattered paper birch (*Betula papyrifera*) and Oregon ash (*Fraxinus latifolia*). The brushy understory is dominated by Himalayan blackberry, hawthorn saplings, ash saplings, and western hazelnut. The dominant herbaceous species is invasive English ivy (*Helix hедера*) with scattered sword-fern, fringecup (*Telima grandiflora*), Canada thistle (*Cirsium arvense*), bentgrass, and trailing blackberry (*Rubus ursinus*). This Vegetated Corridor is also considered Degraded Condition due to low native plant cover (7 percent). The invasive species include red hawthorn, Canada thistle, English ivy and Himalayan blackberry. As per discussion with CWS staff, the vegetated corridor is 50 feet north and south of the former railroad ditch.

Irrigation Pond and Wetland C Vegetated Corridor: This vegetated corridor community surrounds the irrigation pond (outer edge defined by rock and cement retaining wall). This corridor has moderate slopes (7-20%) along the west and south edges and flat slopes to the east

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(7th and 11th Fairways). The south edge is landscaped with bark mulch and ornamental, plus partially treed 20 to 30 feet south of the pond. Where managed as a golfing surface, herb plants are predominantly bluegrass (*Poa* sp.) and ryegrass (*Lolium* sp.), and lesser amounts of English daisy (*Bellis perennis*) and self-heal (*Prunella vulgaris* var. *vulgaris*). The trees include Douglas fir (*Psuedotsuga menziesii*) and Scotch pine (*Pinus sylvestris*). The trees were planted many decades ago. This vegetated corridor is considered Degraded due to low tree canopy cover (7 percent) and low native plant cover (2 percent); hence, the prescribed width is 50 feet.

Section E. Impacts to CWS Sensitive Areas and Vegetated Corridors.

No impacts are proposed to the Wetland A and former railroad ditch Sensitive Areas nor associated Vegetated Corridors (Figures 5, 5A, 5B and 5C). In July 2024, PGC conducted brush trimming 10 to 15 feet adjacent to the perimeter fence. Such trimming was done for installation of fence fabric to increase privacy. Such work also allowed for minor maintenance that was difficult to assess due to blackberry brambles and thorny hawthorn shrubs. The brush trimming shredded the vegetation and scattered the wood material evenly. No ground disturbance occurred. On August 23, 2024, CWS inspected the brush trimming along the fence perimeter. No further action was specified.

The impact to the irrigation pond and associated emergent fringe (Wetland C) consists of sediment removal that has accumulated for several decades. The sediment removal results in improved water quality due to deeper water and greater aquatic habitat, as well as restored sediment trapping capability. Deeper water favors better fish habitat and restored sediment trapping capacity facilitates greater nutrient retention and lower in-stream turbidity. These benefits offset the sediment removal impacts; hence, the work within the sensitive area is considered self-mitigating (per communications with DSL and Corps).

No ground scarification or brush trimming will occur in the Vegetated Corridors associated with Wetland C. Since this Vegetated Corridor consists of mowed turf and landscaping, temporary activities like dredge mobilization involves only vehicles driven on fiberglass mats (to avoid damaging the turf). When complete, the floating dredging will be lifted out by a small crane truck and fiberglass mats removed. Table 2 on the following page summarizes the lack of permanent and temporary impacts, and determination of no mitigation.

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Table 2. Impacts and Mitigation to Sensitive Areas, Vegetated Corridors.

Feature	Proposed Impact	Proposed Mitigation
Wetland A (0.70-ac.)	None	None
Wetland A Vegetated Corridor	None	None. See Section F for habitat enhancement plantings
Former Railroad Ditch (950 sf.)	None	None
Former Railroad Ditch Vegetated Corridor	None	None
Wetland C (1.77-ac.)	1.77 ac.	Restored sediment trapping capacity and improved water quality result in self-mitigating rehabilitation.
Wetland A Vegetated Corridor	None	None – Dredge contractor will use of fiberglass mats and/or wood chips to avoid ground scarification.

Section F. Enhancement Plantings for Vegetated Corridor.

In accordance with CWS development code, the vegetated corridor must be enhanced with native tree and shrub plantings, which provide water quality functions for the wetland and waters (aka CWS sensitive areas). The size of the enhancement area must be equal to the disturbance zone (brush clearing, ground scarification, etc.), or the vegetated corridor area if smaller than the disturbance zone.

Figure 6 shows the enhancement zone surrounding Wetland A and Former railroad ditch. Tree and shrub plantings will be arranged to create a diverse environment that perpetuates natural colonization of native species and matures in a naturalistic pattern. Selected species will be naturally drought tolerant, although irrigation is typically needed to sustain new plantings for 2 to 3 years.

A qualified landscaper or golf course grounds crew will install all plantings. According to nursery specifications, careful planting and fertilization procedures will be employed to promote healthy root growth and plant survival. For example, all container stock will be installed by digging oversized holes, then adding organic fertilizer (according to nursery specifications to promote good plant establishment).

The number of tree and shrub plantings follows CWS guidelines. After removal of the sediment bags, planting efforts is scheduled between October 15 and November 15, when daily high temperatures and night low temperatures are moderate. All woody stock is recommended to have chew guard protection added (plastic sleeves or netting). An irrigation system is also recommend for the new plantings. Where bare ground is created for the plantings and irrigation system, a mixtures will be broadcast containing native upland and riparian grasses (Table 3). The seeding rates is estimated at 18 to 22 lbs. per acre (for entire seed mixture).

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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 roemerii) 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.

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Section G. Vegetated Corridor Maintenance, Repair and Monitoring.

As outlined on Table 4 (below) and Figure 7, regularly scheduled maintenance visits will be conducted by golf course grounds crew or their assignee. A noxious weed management program will be implemented for the 2-year monitoring period. Hand-weeding, mowing, or cutting may necessary once or twice per year to control invasive species such as reed canarygrass, blackberry, teasel and/or Canada thistle. Mowing or string trimming is recommended as a weed management tool to reduce the competitive effect of non-native weedy species. The use of herbicides is not anticipated.

Typical repairs are likely to include replacement plantings for dead plants or for plants damaged by wildlife (browse damage), re-seeding barren ground, and/or invasive weeds controls. Native tree and shrubs plantings will occur after each summer to replace sufficient numbers to achieve 80 percent survival rate. Repairs to planting areas will be completed before the onset of the following wet season. As appropriate, the golf course grounds crew or their assignee will specify the required corrective actions, such as barren ground seeding, prescription of replacement plantings (native trees and shrubs only).

Photo documentation will be conducted by the golf course ground crew or their assignee during early spring to evaluate the success of the planting project and identify corrective measures necessary to meet success criteria. A summary memo is recommended after each visit to document plant mortality and suggested species for dead plantings. Herbaceous cover can be assessed with photographs. An annual technical memo or report is recommended and should include maintenance recommendations and corrective actions needed to address dead plantings, removal of undesirable species and related matters. When the planting survival rate of 80 percent is met after a minimum of 2 years, then PGC (or assignee) will prepare a monitoring report for submittal and review by CWS.

Table 4. 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.

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Section H. Project Contacts

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LIMITATIONS OF THIS REPORT

This report does not define or specifically assess conditions beyond the identified assessment area (south portion of Tax Lots 1700, Washington County Assessor's Map Township 01 South, Range 01 West, Section 24) located in the Raleigh Hills portion of 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 agency 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 Lonnie Lister, 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.

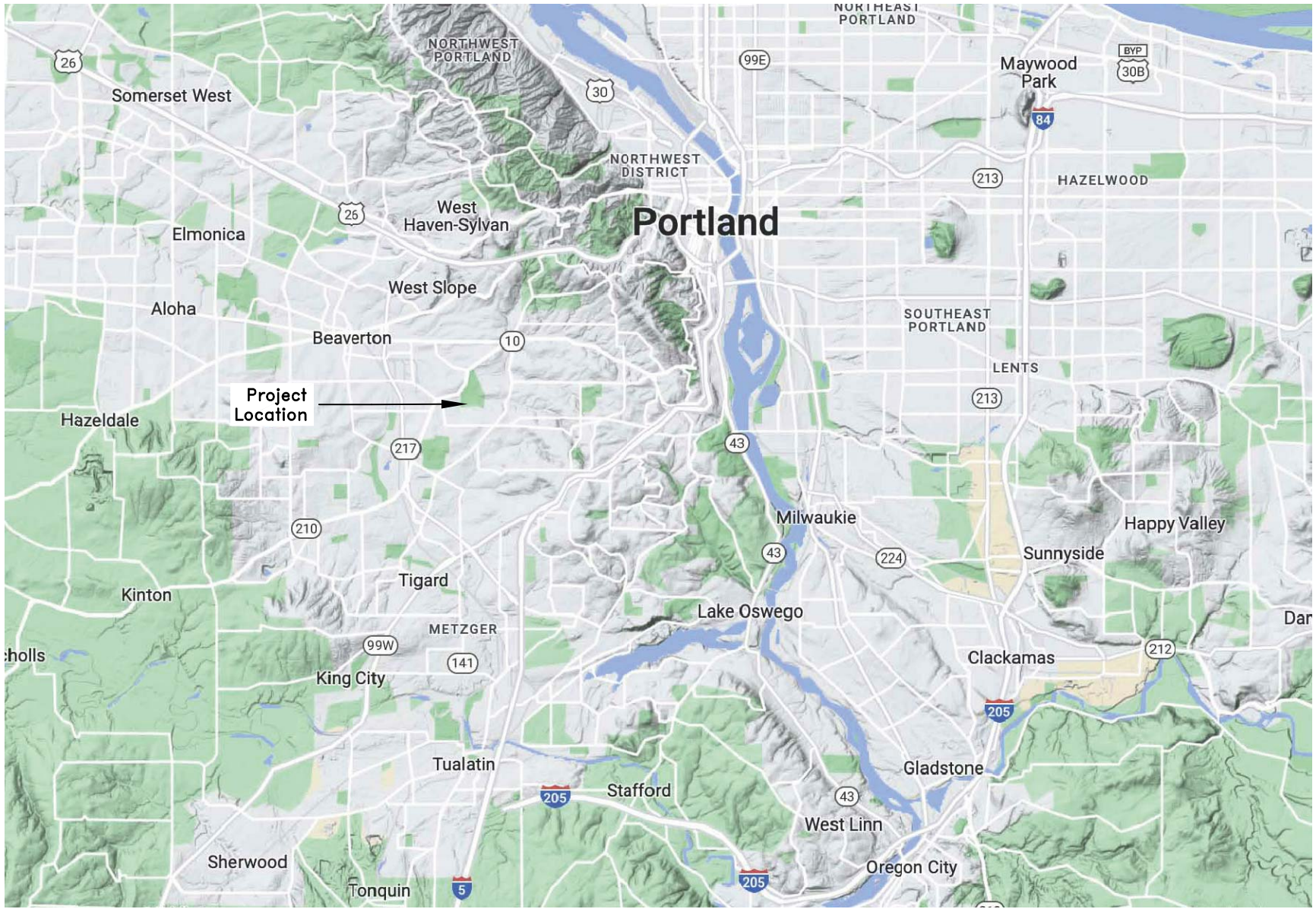
Respectfully submitted,



Phil Scoles
Soil and Water Scientist

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APPENDIX A
VEGETATIVE CORRIDORS
ASSESSMENT FIGURES

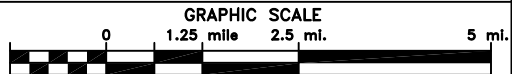


SOURCE: Google maps, downloaded December 2022.

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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)
Portland, Washington County, Oregon

VICINITY MAP



October 2025 (Updated)

FIGURE 1



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	8	9	10	11	12	7
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
B			A
BC	BD	AC	AD
CB	CA	DB	DA
C			D
CC	CD	DC	DD

Cancelled Taxlots For: 1S124
305,460, 1130, 1132, 1200, 1400, 180, 191, 102, 103, 104, 200, 201, 167, 190, 230A, 1522, 2301.

SCALE 1" = 400'

Assessment
CARTOGRAPHY
Taxation

PLOT DATE: December 11, 2015
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

PORTLAND
BEAVERTON
1S 1 24

1S 1 24

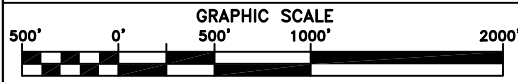


SOURCE: ORMAP website, Washington County Assessor's Map 1S 1 24, 2021. Available at: <<https://ormap.net/gis/index.html>>

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TAX LOT MAP
1S 1 24



October 2025 (Amended)

FIGURE 2



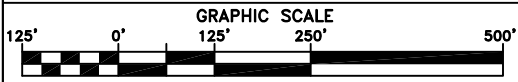
SOURCE: Google Earth, 2021. Available at: <<https://earth.google.com>>

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JUNE 21, 2021
AERIAL IMAGE

FIGURE 3

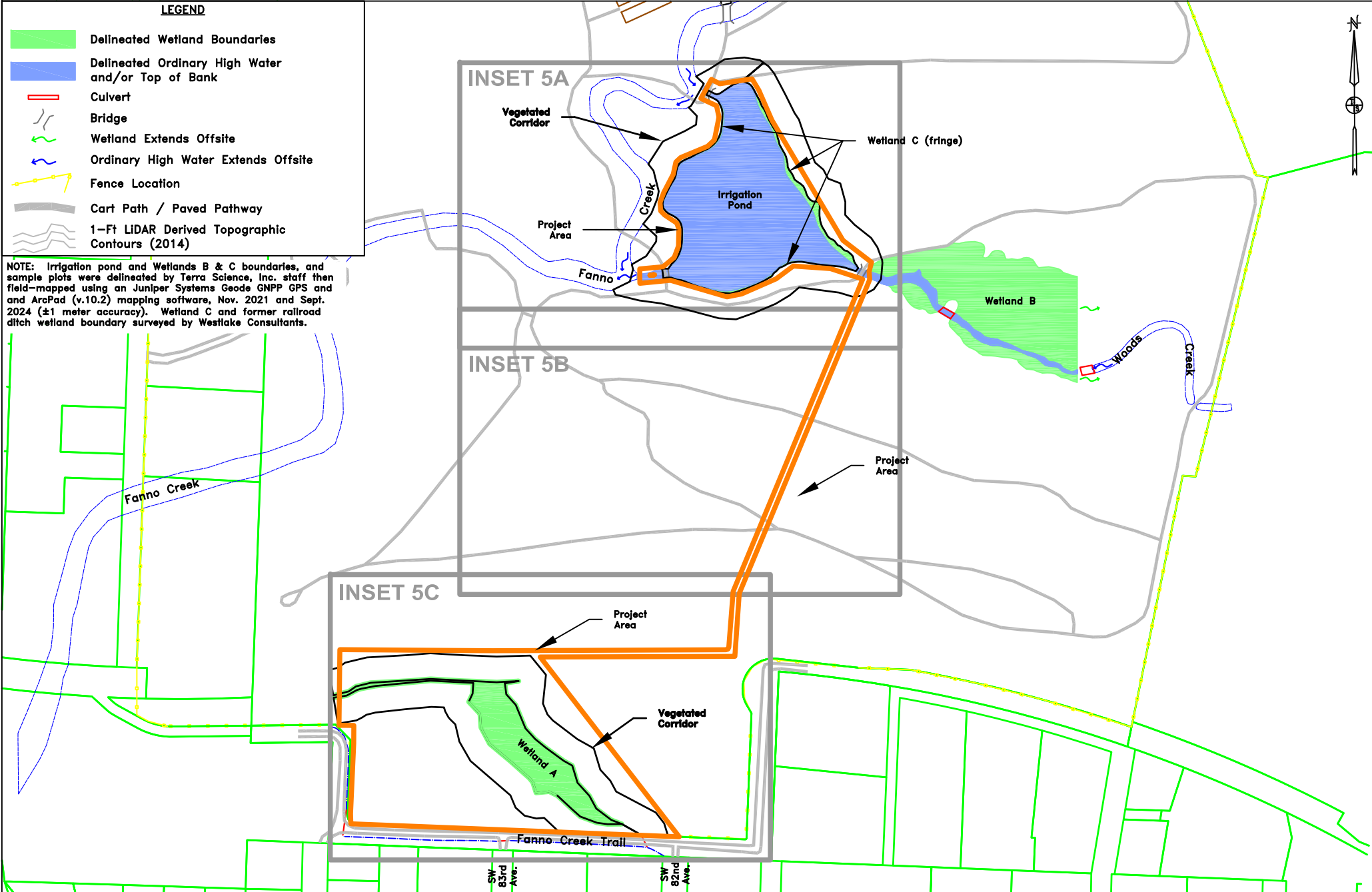


October 2025 (Amended)

LEGEND

- Delineated Wetland Boundaries
- Delineated Ordinary High Water and/or Top of Bank
- Culvert
- Bridge
- Wetland Extends Offsite
- Ordinary High Water Extends Offsite
- Fence Location
- Cart Path / Paved Pathway
- 1-Ft LIDAR Derived Topographic Contours (2014)

NOTE: Irrigation pond and Wetlands B & C boundaries, and sample plots were delineated by Terra Science, Inc. staff then field-mapped using a Juniper Systems Goode GNPP GPS and ArcPad (v.10.2) mapping software, Nov. 2021 and Sept. 2024 (±1 meter accuracy). Wetland C and former railroad ditch wetland boundary surveyed by Westlake Consultants.



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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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) Portland, Washington County, Oregon

EXISTING CONDITIONS INDEX MAP



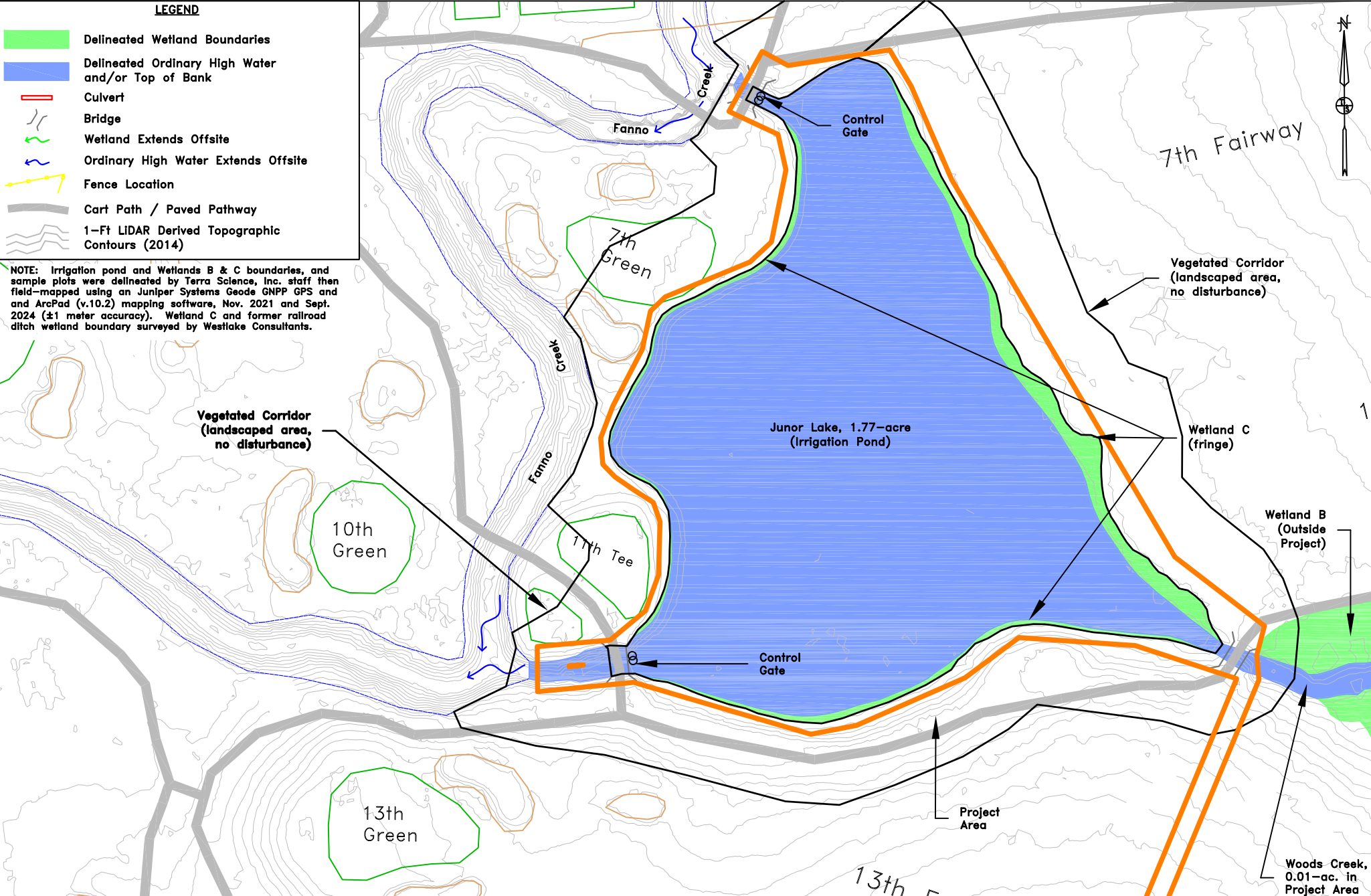
October 2025 (Amended)

FIGURE 4

LEGEND

- Delineated Wetland Boundaries
- Delineated Ordinary High Water and/or Top of Bank
- Culvert
- Bridge
- Wetland Extends Offsite
- Ordinary High Water Extends Offsite
- Fence Location
- Cart Path / Paved Pathway
- 1-Ft LIDAR Derived Topographic Contours (2014)

NOTE: Irrigation pond and Wetlands B & C boundaries, and sample plots were delineated by Terra Science, Inc. staff then field-mapped using an Juniper Systems Geode GNPP GPS and ArcPad (v.10.2) mapping software, Nov. 2021 and Sept. 2024 (±1 meter accuracy). Wetland C and former railroad ditch wetland boundary surveyed by Westlake Consultants.



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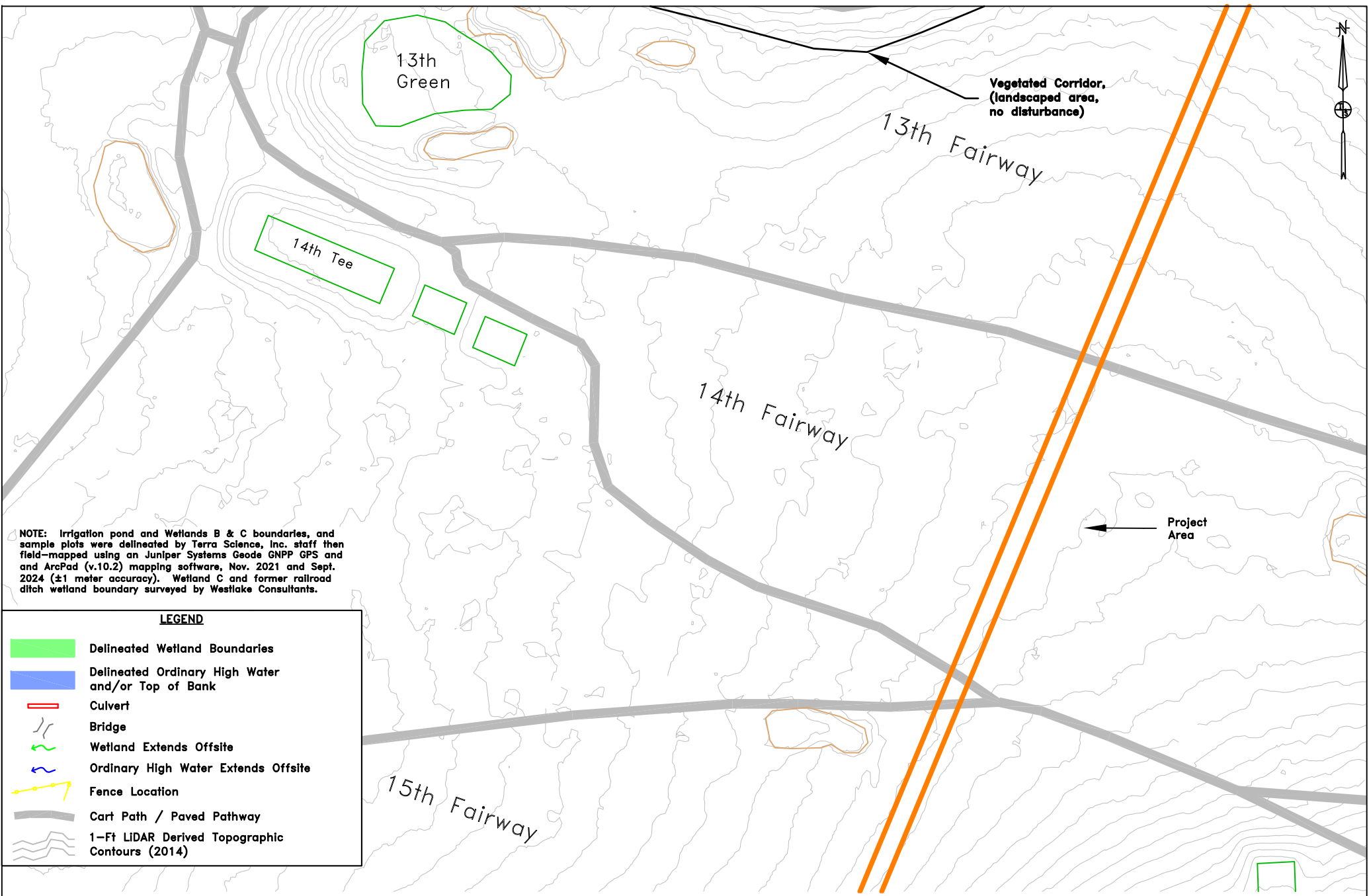
CWS VEGETATED CORRIDOR ASSESSMENT AND HABITAT ENHANCEMENT REPORT FOR PORTLAND GOLF CLUB SOUTH PORTION OF TAX LOT 1700, T. 1S, R. 1W, Sec. 24 (BC) Portland, Washington County, Oregon

EXISTING CONDITIONS
 (SEDIMENT REMOVAL AREA)

INSET 4A



October 2025 (Amended)



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LEGEND

- Delineated Wetland Boundaries
- Delineated Ordinary High Water and/or Top of Bank
- 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.
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 ENHANCEMENT REPORT FOR PORTLAND GOLF CLUB SOUTH
 PORTION OF TAX LOT 1700, T. 1S, R. 1W, Sec. 24 (BC)
 Portland, Washington County, Oregon

EXISTING CONDITIONS
 (FAIRWAYS 13, 14 & 15)



October 2025 (Amended)

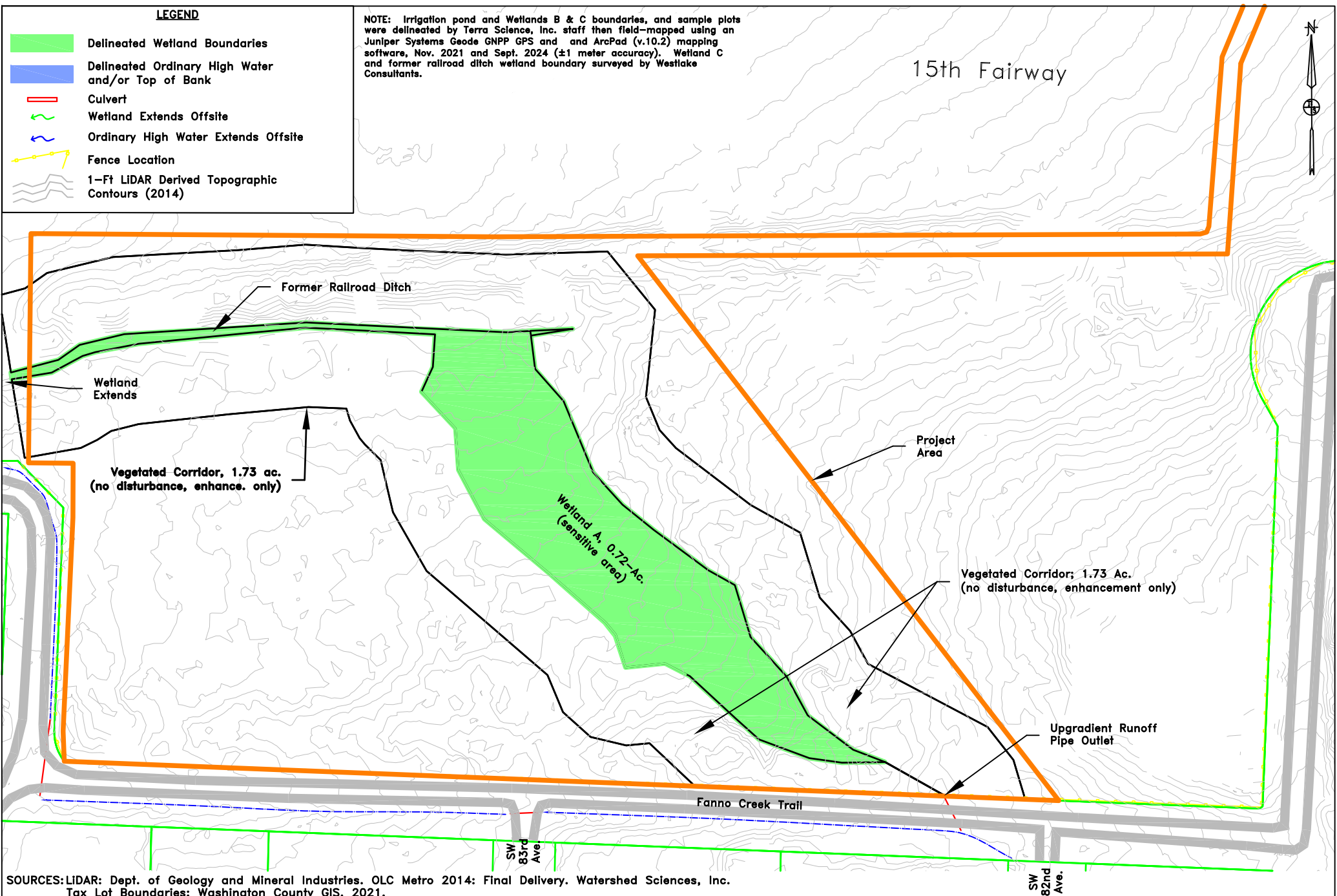
INSET 4B

LEGEND

- Delineated Wetland Boundaries
- Delineated Ordinary High Water and/or Top of Bank
- Culvert
- Wetland Extends Offsite
- Ordinary High Water Extends Offsite
- Fence Location
- 1-Ft LIDAR Derived Topographic Contours (2014)

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15th Fairway



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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
EXISTING CONDITIONS
(SEDIMENT PLACEMENT AREA)

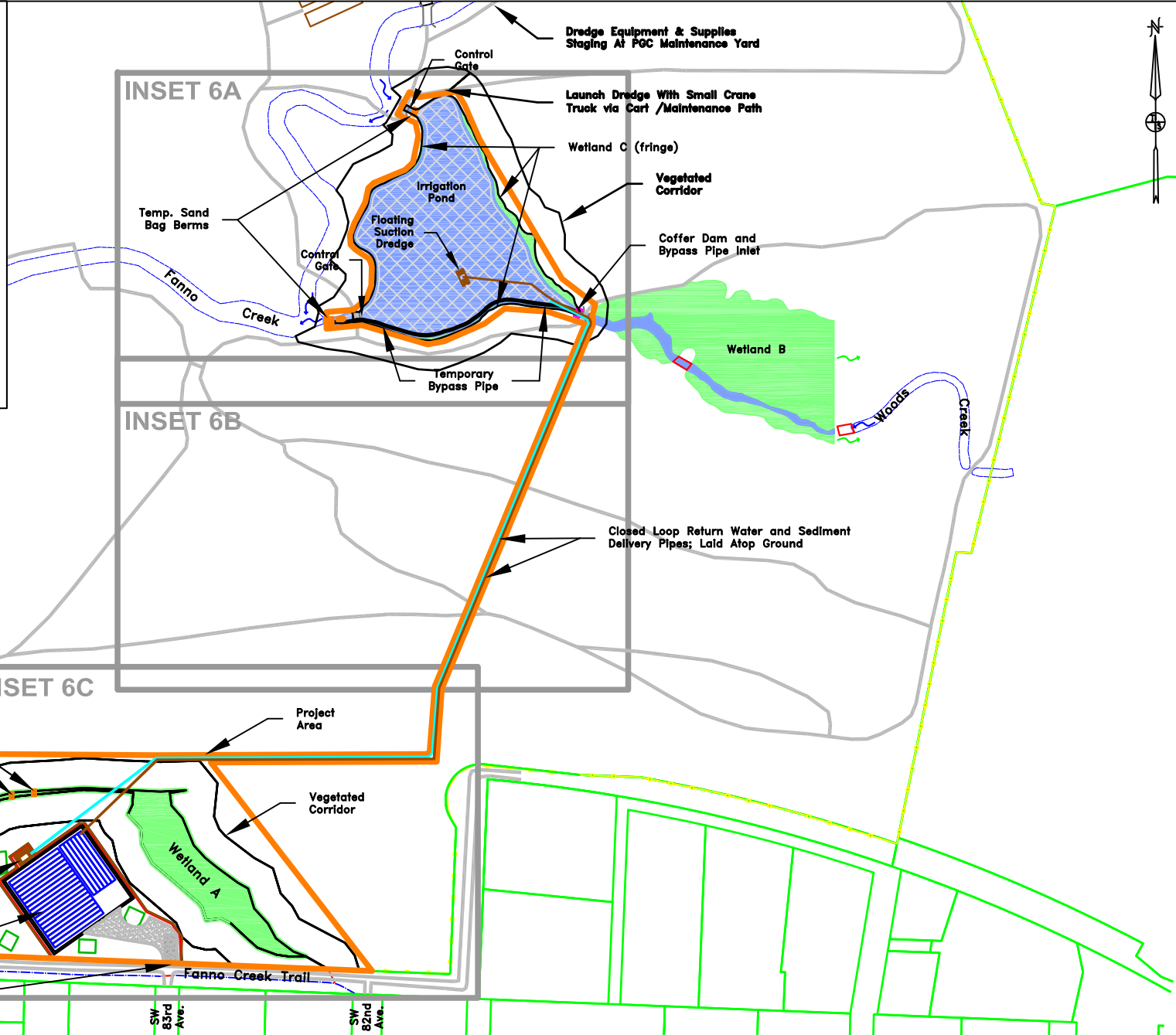


October 2025 (Amended)

INSET 4C

LEGEND

-  Temporary Wetland Impact: None
-  Temporary Waters Impact: 1.77-acres
-  Temporary Sump Impact, None
-  Temporary Sand Bag Berms, 400 sq. ft.
-  Temporary Cofferd 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.
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





SITE PLAN INDEX MAP



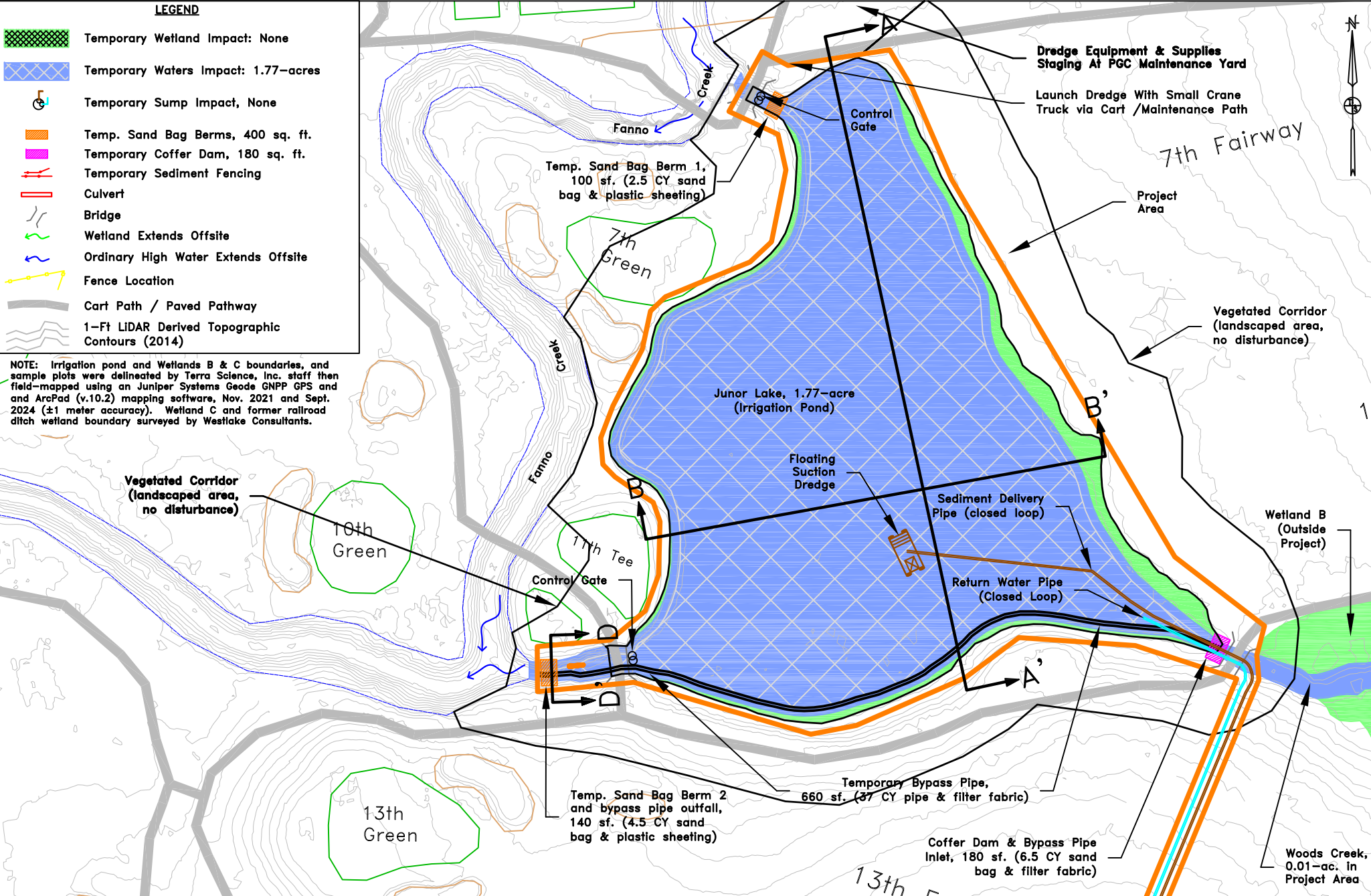
October 2025 (Amended)

FIGURE 5

LEGEND

-  Temporary Wetland Impact: None
-  Temporary Waters Impact: 1.77-acres
-  Temporary Sump Impact, None
-  Temp. Sand Bag Berms, 400 sq. ft.
-  Temporary Cofferd 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)

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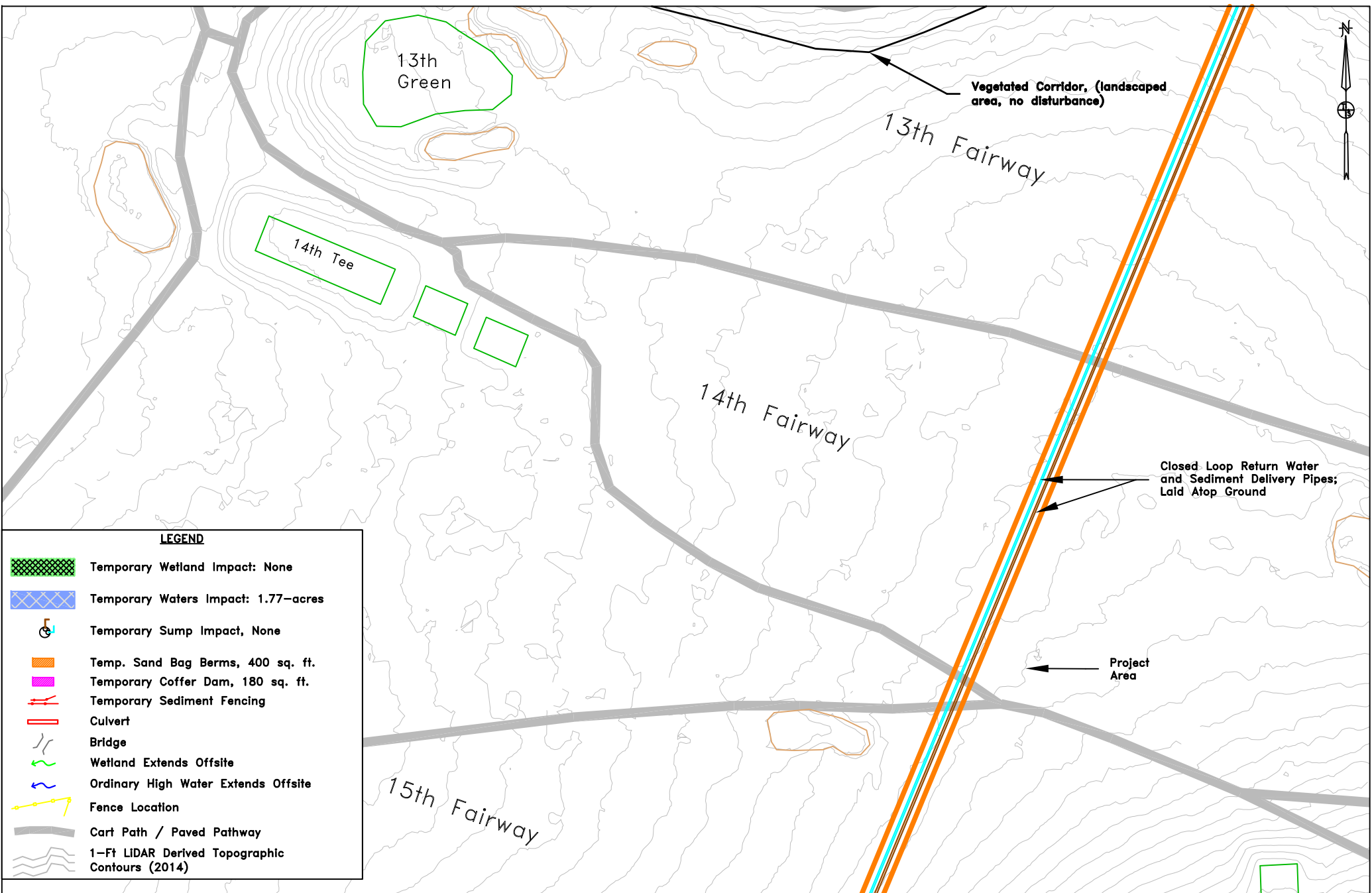
CWS VEGETATED CORRIDOR ASSESSMENT AND HABITAT ENHANCEMENT REPORT FOR PORTLAND GOLF CLUB SOUTH PORTION OF TAX LOT 1700, T. 1S, R. 1W, Sec. 24 (BC) Portland, Washington County, Oregon

SITE PLAN (SEDIMENT REMOVAL AREA)
















October 2025 (Amended)

INSET 5A



LEGEND

-  Temporary Wetland Impact: None
-  Temporary Waters Impact: 1.77-acres
-  Temporary Sump Impact, None
-  Temp. Sand Bag Berms, 400 sq. ft.
-  Temporary Cofferd 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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 ENHANCEMENT REPORT FOR PORTLAND GOLF CLUB SOUTH
 PORTION OF TAX LOT 1700, T. 1S, R. 1W, Sec. 24 (BC)
 Portland, Washington County, Oregon














SITE PLAN
 (FAIRWAYS 13, 14 & 15)

INSET 5B



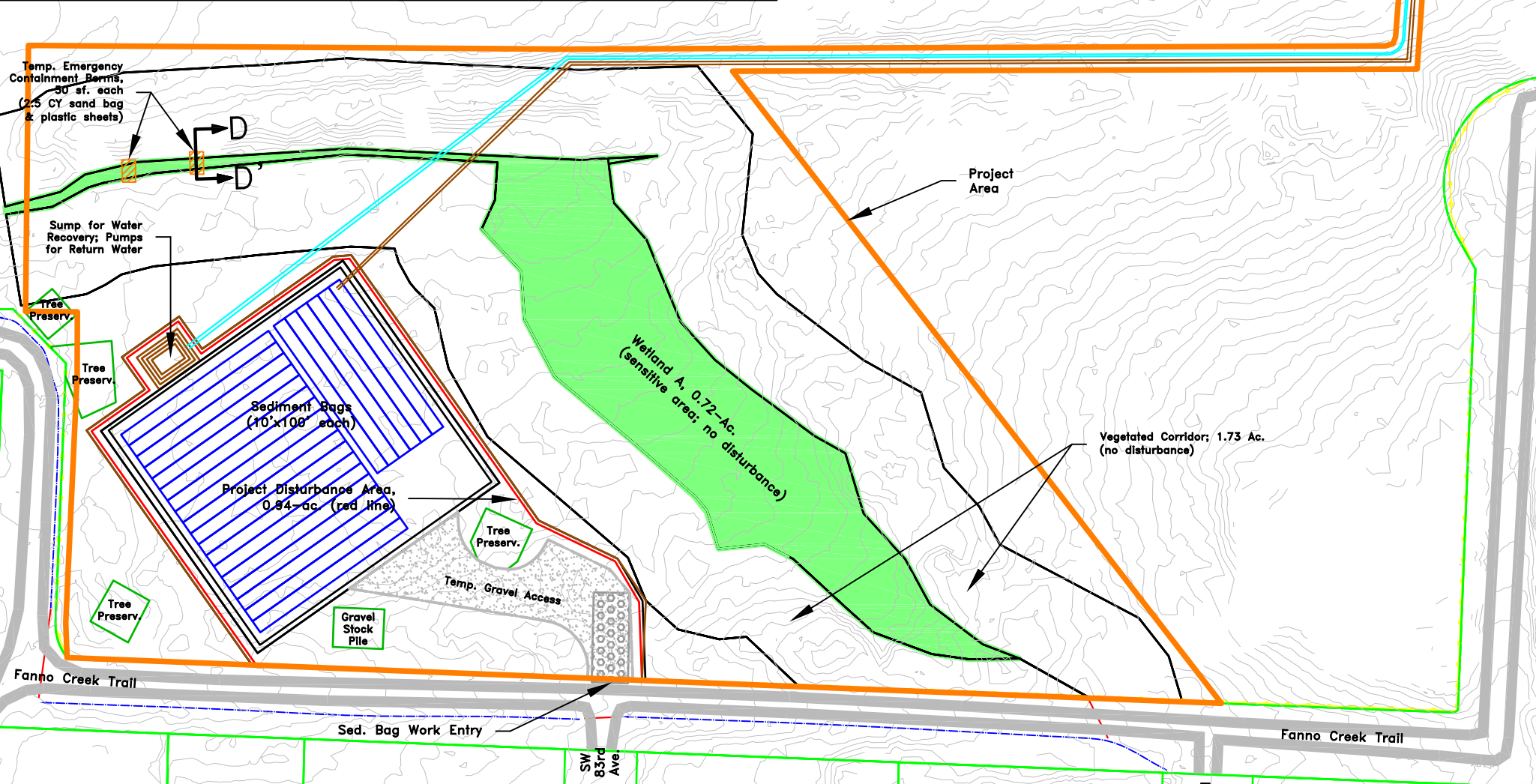
October 2025 (Amended)

LEGEND

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

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Closed Loop Return Water and Sediment Delivery Pipes; Laid Atop Ground



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) Portland, Washington County, Oregon

October 2025 (Amended)

SITE PLAN (SEDIMENT BAG PLACEMENT AREA)

INSET 5C

LEGEND

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

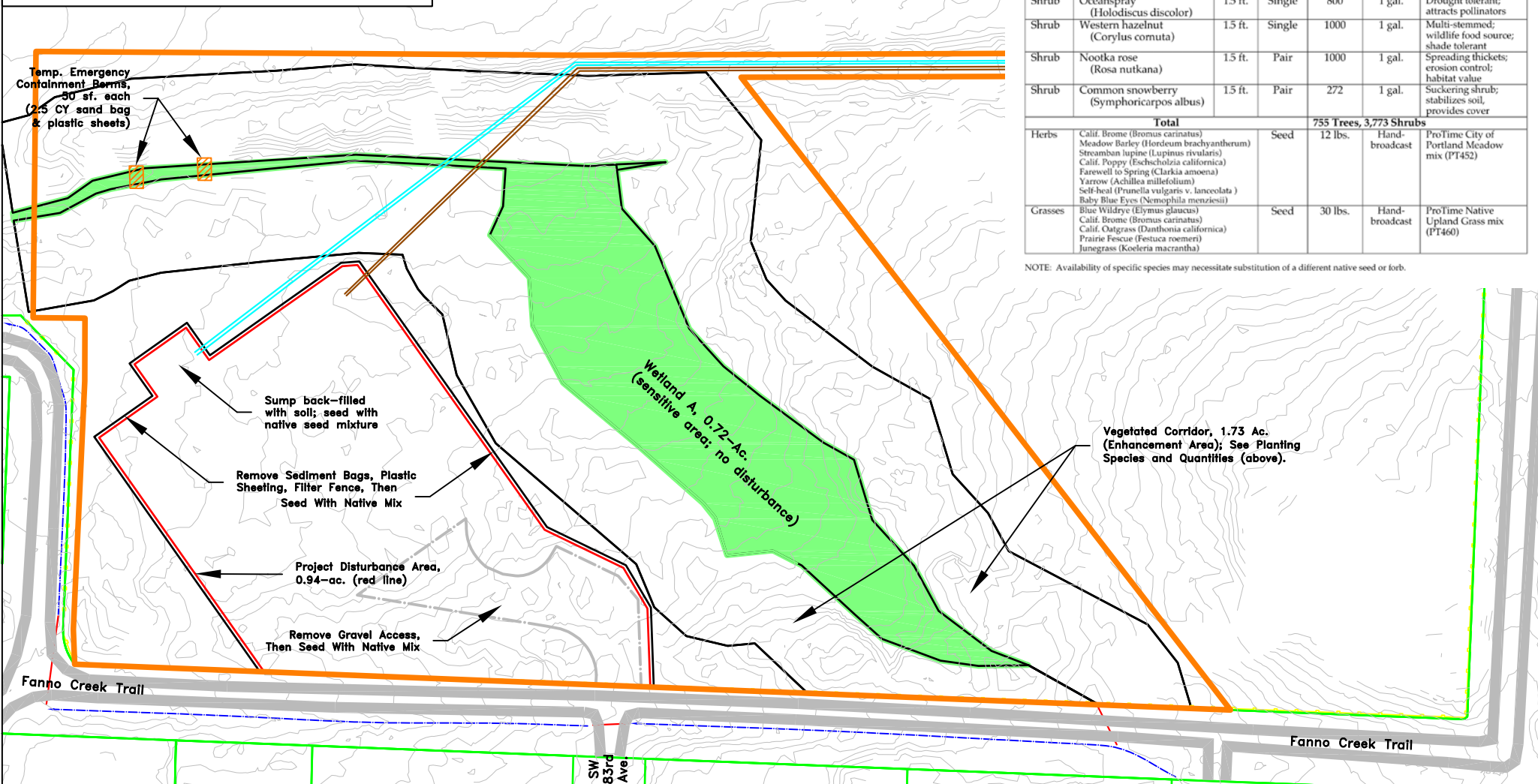


Table 3. Enhancement plantings and quantities for 75,459 sq. ft. (1.73 ac.) vegetated corridor surrounding Wetland A.

Plant Type	Scientific Name (common name)	Min. Height	Spacing	Quantity	Stock Size	Notes
Tree	Bigleaf Maple (<i>Acer macrophyllum</i>)	25 ft.	Single	225	1 gal.	Large, fast-growing canopy tree; excellent shade
Tree	Red Alder (<i>Alnus rubra</i>)	25 ft.	Single	230	1 gal.	Nitrogen-fixing pioneer; prefers moist soils
Tree	Douglas-fir (<i>Pseudotsuga menziesii</i>)	25 ft.	Single	300	1 gal.	Upland species; drought-tolerant; good structure
Shrub	Black hawthorn (<i>Crataegus douglasii</i>)	15 ft.	Single	700	1 gal.	Upland species, drought tolerant, nut source
Shrub	Oceanspray (<i>Holodiscus discolor</i>)	15 ft.	Single	800	1 gal.	Drought tolerant; attracts pollinators
Shrub	Western hazelnut (<i>Corylus comuta</i>)	15 ft.	Single	1000	1 gal.	Multi-stemmed; wildlife food source; shade tolerant
Shrub	Nootka rose (<i>Rosa nutkana</i>)	15 ft.	Pair	1000	1 gal.	Spreading thickets; erosion control; habitat value
Shrub	Common snowberry (<i>Symphoricarpos albus</i>)	15 ft.	Pair	272	1 gal.	Suckering shrub; stabilizes soil, provides cover
Total				755 Trees, 3,773 Shrubs		
Herbs	Calif. Brome (<i>Bromus carinatus</i>) Meadow Barley (<i>Hordeum brachyantherum</i>) Streambank lupine (<i>Lupinus rivularis</i>) Calif. Poppy (<i>Eschscholzia californica</i>) Farewell to Spring (<i>Clarkia amoena</i>) Yarrow (<i>Achillea millefolium</i>) Self-heal (<i>Prunella vulgaris</i> v. <i>lancoolata</i>) Baby Blue Eyes (<i>Nemophila menziesii</i>)		Seed	12 lbs.	Hand-broadcast	ProTime City of Portland Meadow mix (PT452)
Grasses	Blue Wildrye (<i>Elymus glaucus</i>) Calif. Brome (<i>Bromus carinatus</i>) Calif. Oatgrass (<i>Danthonia californica</i>) Prairie Fescue (<i>Festuca roemerii</i>) Junegrass (<i>Koeleria macrantha</i>)		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.

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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) Portland, Washington County, Oregon








VEGETATED CORRIDOR ENHANCEMENT PLANTING PLAN



October 2025 (Amended)

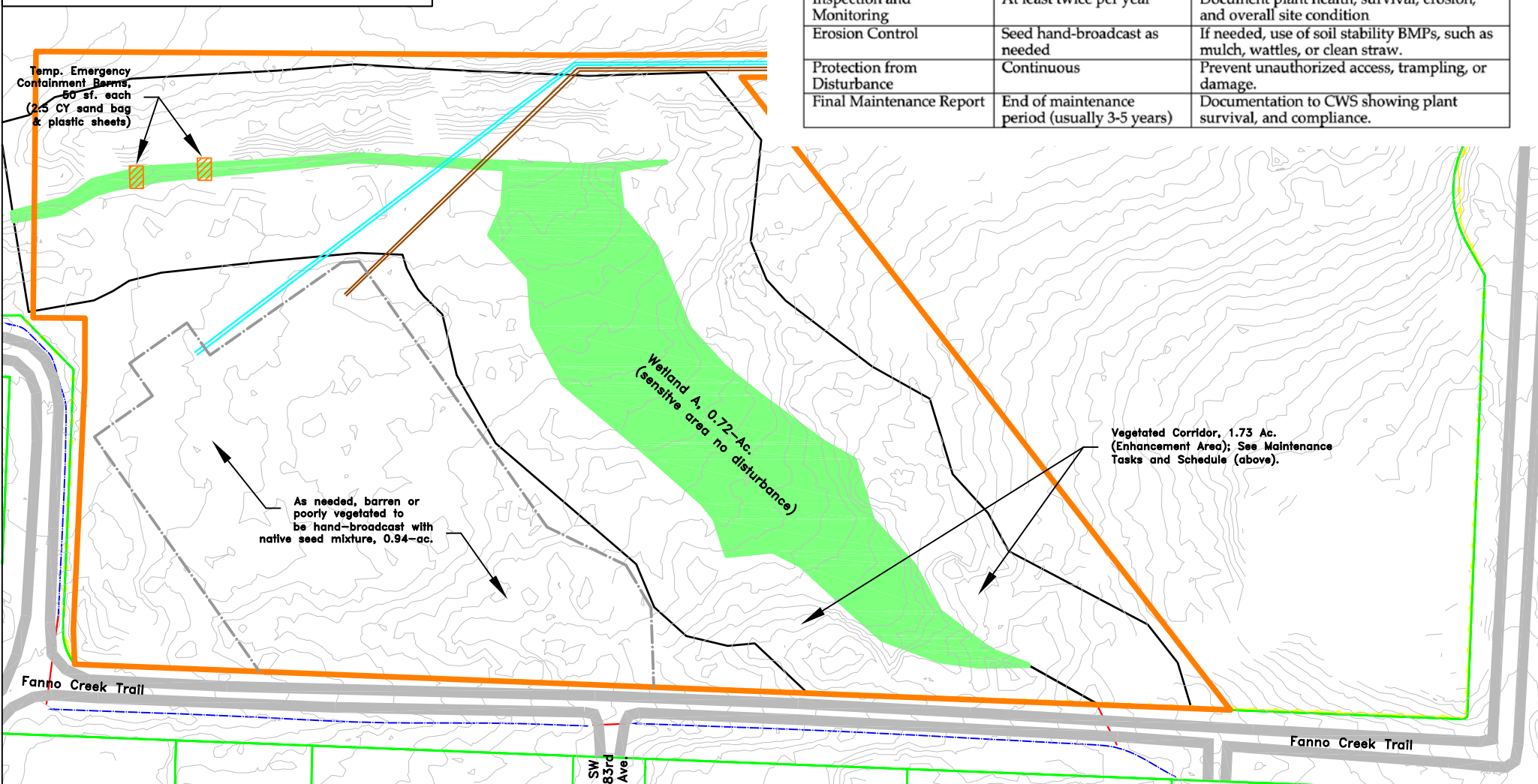
FIGURE 6

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.

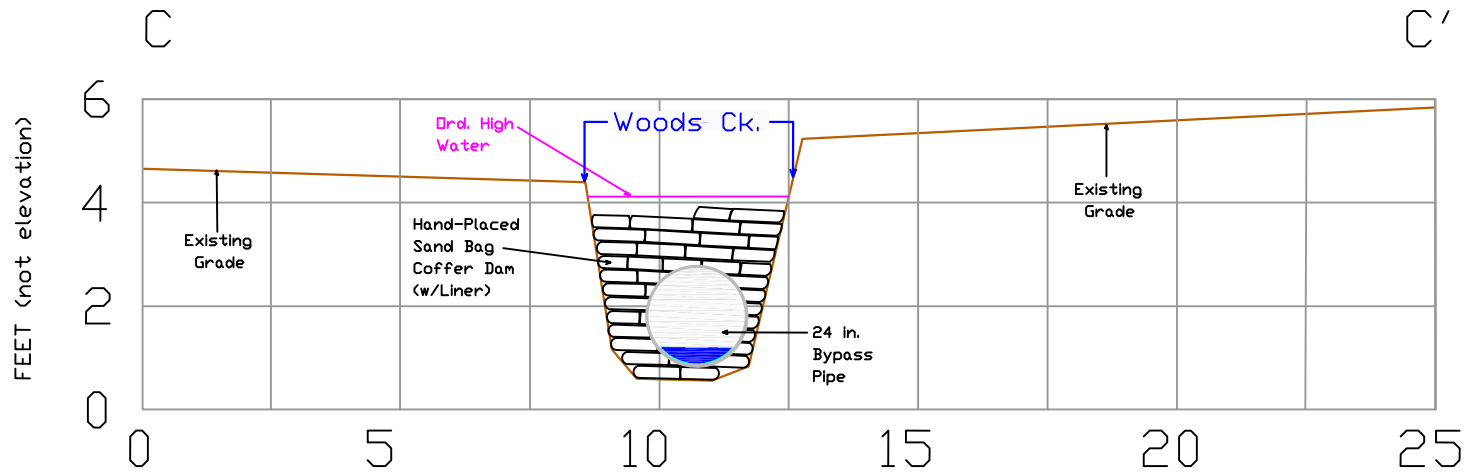
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VEGETATED CORRIDOR ENHANCEMENT MAINTENANCE PLAN

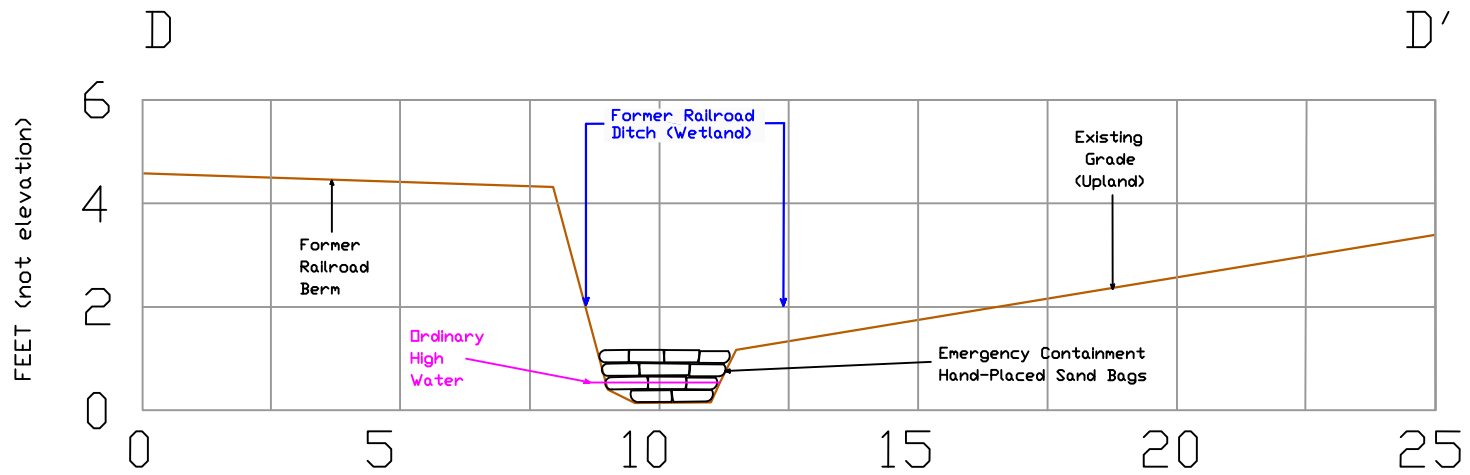


October 2025 (Amended)



TEMPORARY BYPASS PIPE/COFFER DAM, NOT FOR CONSTRUCTION

Horizontal Scale: 1 in. = 2 ft.



TEMP. EMERGENCY CONTAINMENT BERMS, NOT FOR CONSTRUCTION

Horizontal Scale: 1 in. = 2 ft.

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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)
Portland, Washington County, Oregon

WOODS CREEK SAND BAG COFFER DAM
AND RAILROAD DITCH TEMPORARY EMERGENCY
CONTAINMENT SAND BAG BERMS DETAIL

FIGURE 8



October 2025 (Updated)

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Vegetated Corridors Report for South Portion of TL 1700, T. 1S, R. 1W, Sec. 24
Portland Golf Club, Washington County, Oregon

APPENDIX B
VEGETATED CORRIDORS
DATA

Vegetated Corridors Report for South Portion of TL 1700, T. 1S, R. 1W, Sec. 24

Portland Golf Club, Washington County, Oregon

East & West of Wetland A Sample Plot Data ¹ & Results

	T1P2	T2P2	T3P2		Corridor Condition
Tree Stratum				Mean Areal Tree Cover	DEGRADED
<i>Crataegus monogyna</i>	15	2		20/3 = 7%	
<i>Frangula purshiana</i> *	3			(1% native cover)	
Shrub Stratum				Mean Areal Shrub Cover	
<i>Corylus cornuta</i> *	10	5		260/3 = 87% (10% native cover)	
<i>Crataegus monogyna</i>	10	2	50		
<i>Mahonia aquifolium</i> *			5		
<i>Prunus avium</i>	5				
<i>Rosa sp.</i> *	5				
<i>Rubus armeniacus</i>	50	93	15		
<i>Symphoricarpos albus</i> *			10		
Herb Stratum					
<i>Polystichum munitum</i> *	50	5	10	100/3 = 33% (23% native cover)	
<i>Tolmiea menziesii</i> *	5				
Woody Vine Stratum					
<i>Helix hibernica</i>			30		
Total Areal Cover	153	107	120	380/3 = 127%	
Total Native Areal Cover*	73	10	25	108/3 = 36%	
Relative Native Areal Cover				36/127 = 28%	

¹ Data collected in 2018 and 2021

* Native species.

South of Former Railroad Ditch East and West Sample Plots ² Data & Results

	VP3	VP4		Corridor Condition
Tree Stratum			Mean Areal Tree Cover	DEGRADED
<i>Acer macrophyllum</i>		5	82/2 = 41% (4% native cover)	
<i>Betula pendula</i>	5			
<i>Crataegus monogyna</i> (invasive)	30	25		
<i>Fraxinus latifolia</i> *		2		
<i>Prunus avium</i>	10	7		
Shrub Stratum			Mean Areal Shrub Cover	
<i>Corylus cornuta</i>	5		139/2 = 70% (3% native cover)	
<i>Crataegus monogyna</i> (invasive)	50	60		
<i>Rubus armeniacus</i> (invasive)	7	12		
Herb Stratum			Mean Herb+Vine Cover	
<i>Telima grandiflora</i>	3	5	150/2 = 75% (7% native cover)	
<i>Polystichum munitum</i>	3	2		
<i>Rubus ursinus</i>	2			
Woody Vine Stratum				
<i>Helix hedera</i> (invasive)	65	70		
Total Areal Cover	60	110	371/3 = 124%	
Total Native Areal Cover*	60	15	27/3 = 9%	
Relative Native Areal Cover			9/124 = 7%	

² Data collected Aug. 23 and Sept. 29, 2024

*Native species.

Vegetated Corridors Report for South Portion of TL 1700, T. 1S, R. 1W, Sec. 24

Portland Golf Club, Washington County, Oregon

Vegetated Corridor Surrounding Irrigation Pond and Wetland C³ Data & Results

	T4P2	T7P2	VP1		Corridor Condition
Tree Stratum				Mean Areal Tree Cover	DEGRADED
<i>Pinus sylvestris</i>			5	20/3 = 7%	
<i>Pseudotsuga menziesii</i> *			15*	(5% native cover)	
Shrub Stratum				Mean Areal Shrub Cover	
<i>Rhododendron sp.</i> (ornamental)	60			60/3 = 20%	
Herb Stratum				Mean Herb+Vine Cover	
<i>Bellis perennis</i>			5	290/3 = 97%	
<i>Lolium sp.</i>			15		
<i>Poa sp.</i>	90	97	75		
<i>Prunella vulgaris v. vulgaris</i>			5		
<i>Trifolium repens</i>		3*			
Woody Vine Stratum					
<i>None</i>					
Total Areal Cover	150	100	120	370/3 = 123%	
Total Native Areal Cover*	0	0	20	20/3 = 7%	
Relative Native Areal Cover				7/370 = 2%	

³ Data collected Nov. 03, 2021. VC5 = Upland sample plots T4-P2; VC6 = T7-P2; *Native species.

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Vegetated Corridors Report for South Portion of TL 1700, T. 1S, R. 1W, Sec. 24
Portland Golf Club, Washington County, Oregon

APPENDIX C
GROUND LEVEL COLOR PHOTOGRAPHS

Vegetated Corridors Report for South Portion of TL 1700, T. 1S, R. 1W, Sec. 24

Portland Golf Club, Washington County, Oregon

Sensitive Areas and Vegetated Corridors Photographs 1-3.



Photo 1 (above): View west at ditch along south side of former railroad berm. This feature amounts 950 sq. ft.



Photo 2 (above): View east at former railroad ditch. The ditch is heavily shaded, so herbaceous growth in channel is minimal.



Photo 3 (above): View east of ditch situated on south side of former railroad berm. Bottom of ditch has seasonal flow of only 1 to 2 inches deep. No channel scouring. Side slopes define wetland edge.

Vegetated Corridors Report for South Portion of TL 1700, T. 1S, R. 1W, Sec. 24

Portland Golf Club, Washington County, Oregon

Sensitive Areas and Vegetated Corridors Photographs 4-6.



Photo 4 (above): View south from ditch toward center of 50-foot vegetated corridor.



Photo 5 (above): View southwest from center of 50-foot vegetated corridor on south side of ditch.



Photo 6 (above): View west at 50-foot vegetated corridor on south side of ditch. The dominant vegetation is red hawthorn and English ivy. The understory has several sword-fern and Oregon ash saplings, as well as Himalayan blackberry. This corridor qualifies as degraded.

Vegetated Corridors Report for South Portion of TL 1700, T. 1S, R. 1W, Sec. 24

Portland Golf Club, Washington County, Oregon

Sensitive Areas and Vegetated Corridors Photographs 7-8.



Photo 7 (above): View north at lower (north) edge of Wetland A. The wetland is largely dominated by tall fescue, common velvetgrass, meadow foxtail, with lesser amounts of soft rush, Himalayan blackberry, fringed willowherb, and Canada thistle. Willows are present along the north and northwest edges of Wetland A, while red hawthorn is the predominant shrub-tree along the east, south and west edges.



Photo 8 (above): View north at upper (south) edge of Wetland A. Stormwater runoff from the south and rainfall are the primary hydrology source for the wetland. Wetland A slopes north by northwest and it is intercepted by a former railroad berm, which diverts runoff to the west and eventually discharges to a low terrace parallel to Fanno Creek (offsite about 0.25-mile).

Vegetated Corridors Report for South Portion of TL 1700, T. 1S, R. 1W, Sec. 24

Portland Golf Club, Washington County, Oregon

Sensitive Areas and Vegetated Corridors Photographs 9-11.



Photo 9 (above): View east toward Wetland A from outer edge of 50-foot vegetated corridor.



Photo 10 (above): View north, about halfway between Wetland A (west side) and 50-foot V.C.



Photo 11 (above): View southeast at 50-foot vegetated corridor west of Wetland A. This setback is dominated by red hawthorn saplings, plus scattered cherry, paper birch, hazelnut, and fruit trees. This Vegetated Corridor condition also qualifies as degraded due to invasive species and few native species.

Vegetated Corridors Report for South Portion of TL 1700, T. 1S, R. 1W, Sec. 24
Portland Golf Club, Washington County, Oregon

Sensitive Areas and Vegetated Corridors Photographs 12-13.



Photo 12 (above): View north along east edge of irrigation pond. Lacking native species and vertical habitat, this highly managed (mowed) vegetated corridor qualifies as degraded condition.



Photo 13 (above): View east at outlet of irrigation pond. The vegetated corridor in this vicinity is turf grass. The corridor on the south side of pond consists of planted rhododendrons (non-native) and planted Douglas-fir trees. This Vegetated Corridor condition also qualifies as degraded.

Vegetated Corridors Report for South Portion of TL 1700, T. 1S, R. 1W, Sec. 24
Portland Golf Club, Washington County, Oregon

APPENDIX D

**WETLAND DELINEATION
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:

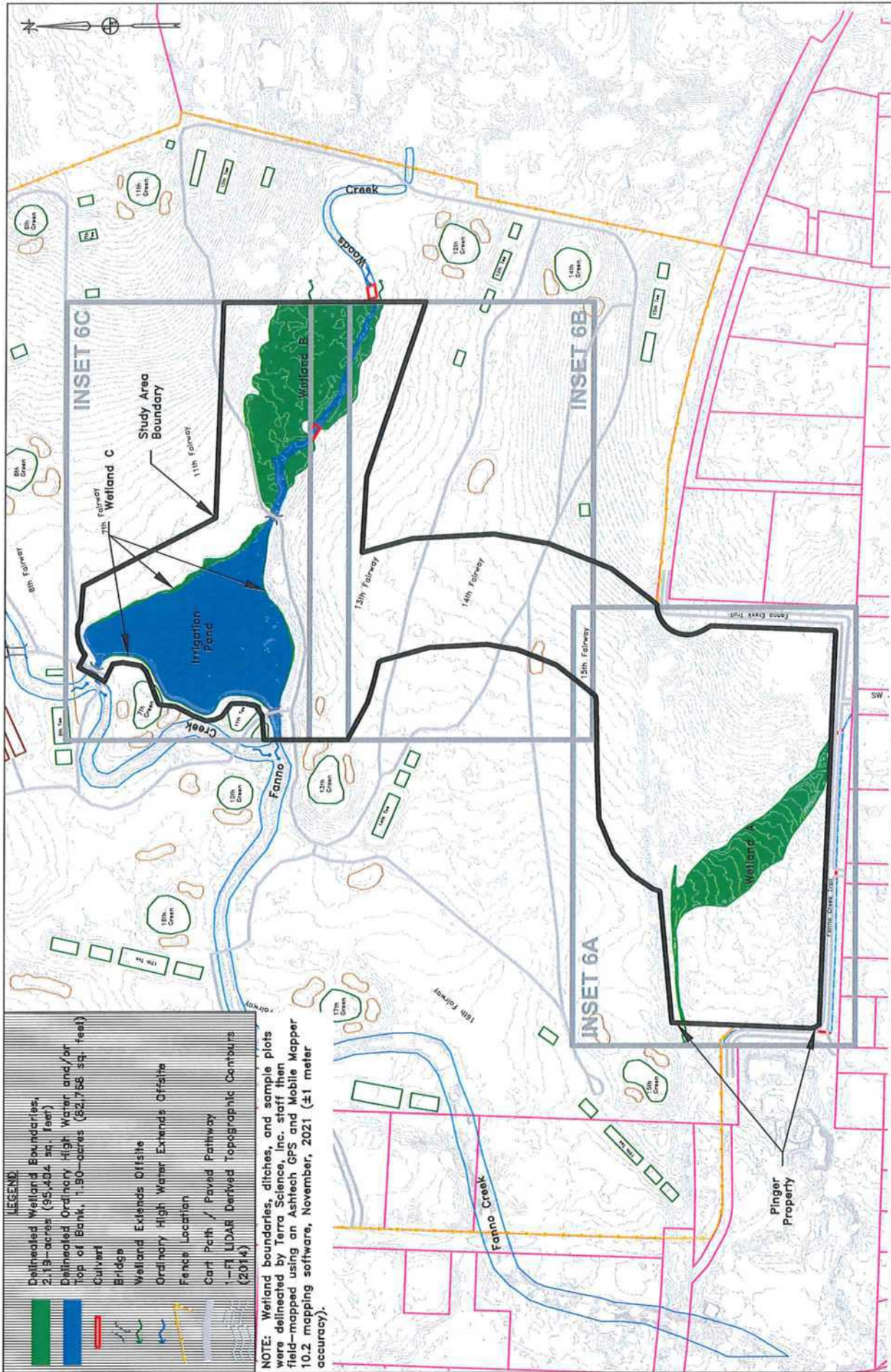
Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

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 # Mobile phone # (optional) E-mail:	(503) 292-2651 N/A N/A	
<input type="checkbox"/> Authorized Legal Agent, Name and Address (if different): N/A	Business phone # Mobile phone # (optional) E-mail:	N/A N/A 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: <u>[Signature]</u> 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	
	Tax Map #	Tax Lot(s)	
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 # Mobile phone # E-mail:	(503) 274-2100 N/A 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: <u>[Signature]</u> 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: CS	Fee Paid Date: ____ / ____ / ____	DSL WD #: 2021-0646	
Date Delineation Received: 11 / 19 / 2021	Scanned: <input type="checkbox"/> Electronic: <input checked="" type="checkbox"/>	DSL App. #: _____	

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



LEGEND

- Delineated Wetland Boundaries, 2.19-acres (95,404 sq. feet)
- Delineated Ordinary High Water and/or Top of Bank, 1.90-acres (82,768 sq. feet)
- Culvert
- Bridge
- Wetland Extends Offsite
- Ordinary High Water Extends Off-site
- Fence Location
- Cart Path / Paved Pathway
- 1-m LIDAR Derived Topographic Contours (2014)

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, 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.

WETLAND DELINEATION REPORT FOR
PORTION OF TAX LOT 1700
(T-15 R. 1W SEC. 24)
Washington County, Oregon

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



November 2021

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

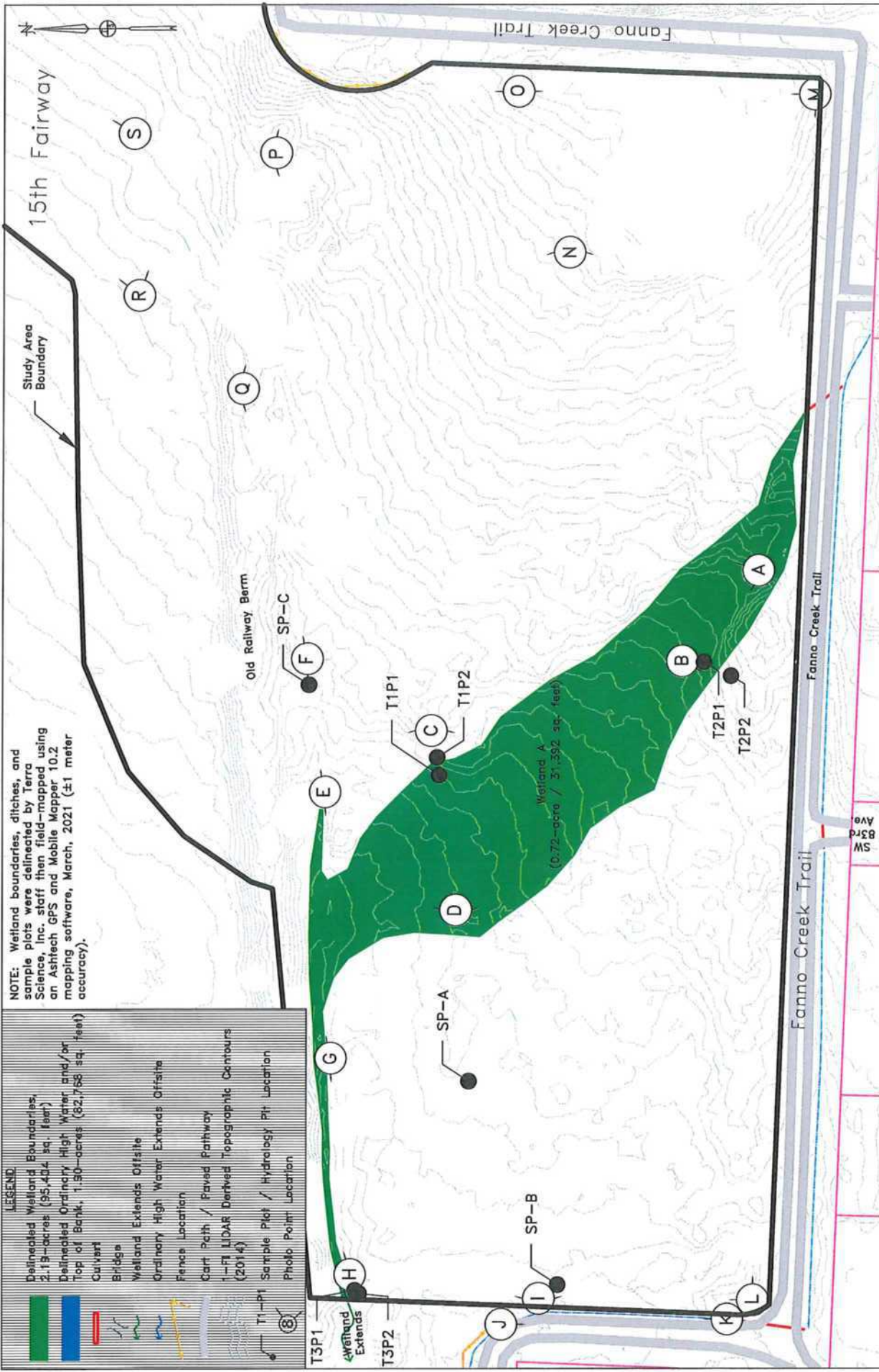
WETLAND DELINEATION REPORT FOR
PORTION OF TAX LOT 1700
(T.15 R. 1W SEC. 24)
Washington County, Oregon

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



November 2021

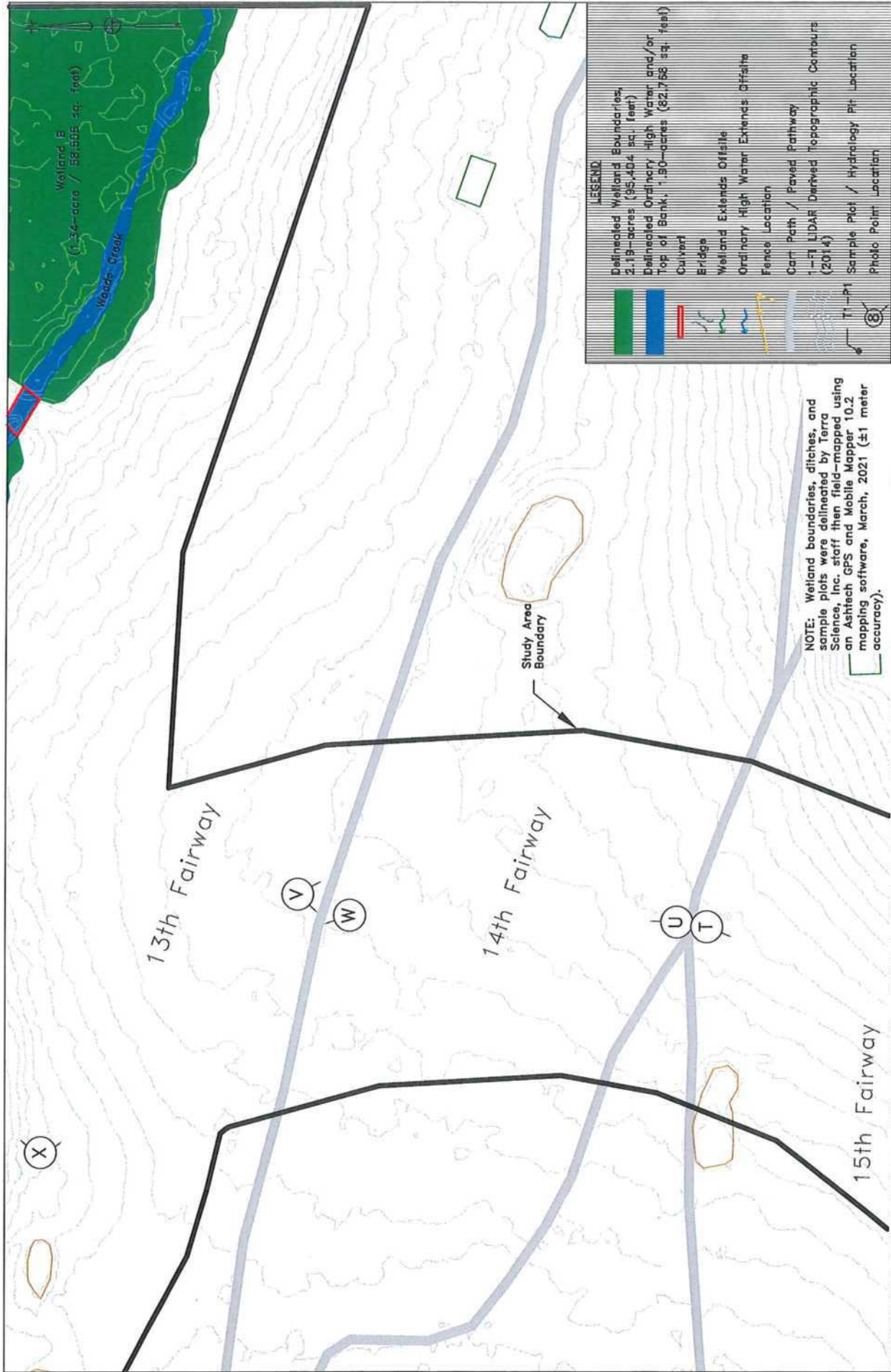
SOURCES: LIDAR: Dept. of Geology and Mineral Industries, OLC Metro 2014; Final Delivery; Watershed Sciences, Inc.
Tax Lot Boundaries: Washington County GIS, 2021.



LEGEND

- Delineated Wetland Boundaries, 2.19-acres (95,404 sq. feet)
- Delineated Ordinary High Water and/or Top of Bank, 1.90-acres (82,768 sq. feet)
- Curvert
- Bridges
- Wetland Extends Offsite
- Ordinary High Water Extends Offsite
- Fence Location
- Cart Path / Paved Pathway
- 1--PT LIDAR Derived Topographic Contours (2014)
- T1--PT Sample Plot / Hydrology Pt. Location
- Photo Point Location

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).



LEGEND

- Defuncted Wetland Boundaries, 2.19-acres (95,404 sq. feet)
- Defuncted Ordinary High Water and/or Top of Bank, 1.90-acres (82,768 sq. feet)
- Culvert
- Bridge
- Well and Extends Offsite
- Ordinary High Water Extends Offsite
- Fence Location
- Carri Path / Paved Pathway
- 1"-F1 LIDAR Derived Topographic Contours (2014)
- Sample Plot / Hydrology Pit Location
- Photo Point Location

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.

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

WETLAND DELINEATION REPORT FOR
PORTION OF TAX LOT 1700
(T.1S R. 1W SEC. 24)
Washington County, Oregon

INSET 6B
WETLAND DELINEATION MAP

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Approval Expires 1/12/2027

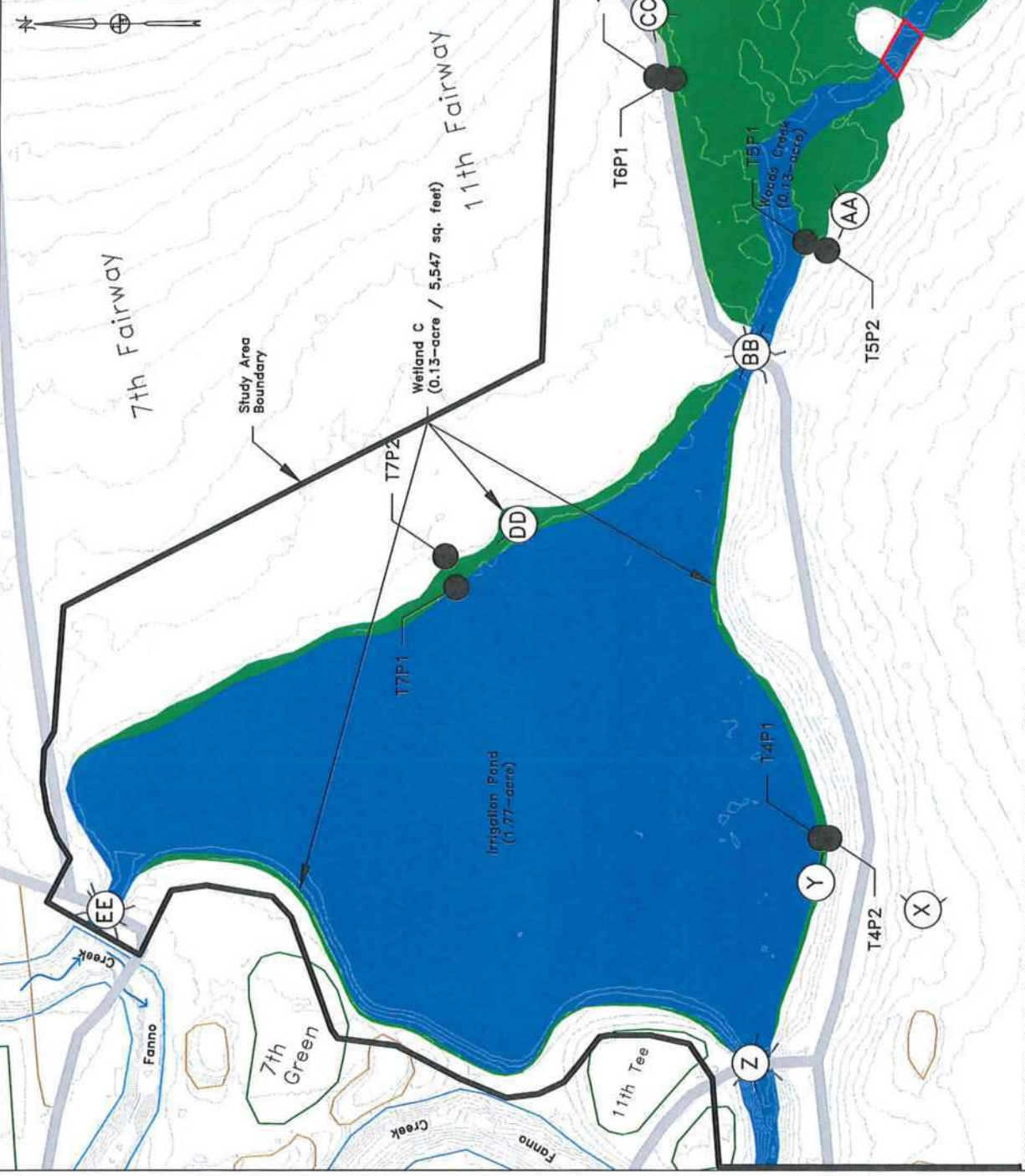
GRAPHIC SCALE
0' 40' 80' 120'

November 2021

LEGEND

- Delimited Wetland Boundaries, 2.19-acres (95,404 sq. feet)
- Delimited Ordinary High Water and/or Top of Bank, 1.30-acres (82,768 sq. feet)
- Culvert
- Bridge
- Wetland Extends Offsite
- Ordinary High Water Extends Offsite
- Fence Location
- Cart Path / Paved Pathway
- 1-7i LIDAR Derived Topographic Contours (2014)
- Sample Plot / Hydrology Pit Location
- Photo Point Location

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.

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

WETLAND DELINEATION REPORT FOR
PORTION OF TAX LOT 1700
(T.1S R. 1W SEC. 24)
Washington County, Oregon

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INSET 6C

WETLAND DELINEATION MAP

GRAPHIC SCALE
0' 40' 80' 160'

November 2021