Oregon
Tina Kotek, Governor

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State Land Board

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Governor

Tobias Read
Secretary of State

Elizabeth Steiner
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BEFORE THE DIRECTOR OF THE DEPARTMENT OF STATE LANDS OF THE STATE OF OREGON

In the Matter of Removal-Fill Permit Application 63610 By Portland Golf Club) Proposed Permit Decision and Order;) Notice of Right to a Hearing

Short and Plain Statement of the Permitting Decision: The permit application is approved because the Department of State Lands (DSL or the Department) has determined that, when carried out in compliance with all terms and conditions outlined in the permit, the proposed removal-fill activity is consistent with the protection, conservation, and best use of the water resources of this state and will not unreasonably interfere with the paramount policy of this state to preserve the use of its waters for navigation, fishing, and recreation. *See* ORS 196.825.

I. Applicable Law:

a. ORS Chapter 196 governs removal fill permits in Oregon. The Department administers Oregon's Removal-Fill Law, Oregon Revised Statutes (ORS) 196.795 to ORS 196.990, which protects the state's wetlands and waterways. *See* ORS 196.805. Unless an exception applies, a person may not remove material from waters of this state or fill waters of this state without a permit from DSL. ORS 196.810. Waters of this state include the all-natural waterways, tidal and non-tidal bays, intermittent streams, constantly flowing streams, lakes, wetlands, the Pacific Ocean that is in the boundaries of this state, and other water bodies. ORS 196.800; Oregon Administrative Rule (OAR) 141-085-0515; OAR 141-093-0100.

b. Specifically, the statutes that govern removal-fill permits in Oregon, including the permit application at issue in this case, generally include the following:

ORS 196.795 (Administration of State Removal or Fill Permits; General Permits);
ORS 196.800 (Definitions);
ORS 196.805 (Policy);
ORS 196.810 (Removal from Bed or Banks of Waters; Permits; Exceptions);
ORS 196.812 (Removal of Large Woody Debris);
ORS 196.815 (Permit Applications; Fees);
ORS 196.816 (Removal of Materials for Purpose of Maintaining Drainage and Protecting Agricultural Land);
ORS 196.817 (Removal or Fill General Permits);
ORS 196.818 (Wetland Delineation Reports; Fees);
ORS 196.820 (Smith Lake, Bybee Lake Prohibition);
ORS 196.825 (Permit Criteria; Consultation with Other Agencies);
ORS 196.830 (Estuarine Resource Replacement; Other Permit Conditions);
ORS 196.835 (Issuance of Permits; Procedure);
ORS 196.845(Investigations and Surveys of Location); and
ORS 196.850 (Waiver of Permit Requirement; Notice; Review).

The full text of these statutes may be viewed online at: https://www.oregonlegislature.gov/bills_laws/ors/ors196.html.

The full text of these statutes may also be inspected in person during normal business hours at:
Oregon Department of State Lands
775 Summer St NE STE 100
Salem, OR 97301.

c. OAR Chapter 141, Division 85 implement the above statutory scheme and govern removal-fill permits in Oregon. The rules that govern removal-fill permits in Oregon, including the permit application at issue in this case, generally include the following:

Div. 85 Removal-Fill Authorizations:
OAR 141-085-0500 (General);
OAR 141-085-0506 (Policy);
OAR 141-085-0510 (Definitions);
OAR 141-085-0515 (Removal-Fill Jurisdiction by Type of Water);
OAR 141-085-0520 (Removal-Fill Jurisdiction by Volume of Material);
OAR 141-085-0525 (Measuring and Calculating Volume of Removal and Fill);
OAR 141-085-0530 (Exemptions for Certain Activities and Structures);
OAR 141-085-0534 (Exemptions for Certain Voluntary Habitat Restoration Activities):
OAR 141-085-0535 (Exemptions Specific to Agricultural Activities);
OAR 141-085-0540 (Types of Authorizations);
OAR 141-085-0545 (Fees; Amounts and Disposition);
OAR 141-085-0550 (Application Requirements for Individual Permits);
OAR 141-085-0555 (Individual Removal-Fill Permit Application Review Process);
OAR 141-085-0560 (Public Review Process for Individual Removal - Fill Permit Applications);
OAR 141-085-0565 (Department Determinations and Considerations in Evaluating Individual Permit Applications);
OAR 141-085-0575 (Permit Appeals);
OAR 141-085-0580 (Discovery in Contested Cases);
OAR 141-085-0585 (Permit Conditions, Permit Expiration Dates and Permit Transfer);
OAR 141-085-0590 (Renewal and Extension of Individual Removal-Fill Permits);
OAR 141-085-0595 (Permit Requirements and Interagency Coordination for Department of Environmental Quality Approved Remedial Action, Corrections Facilities, Solid Waste Land Fills and Energy Facilities);
OAR 141-085-0665 (Expedited Process for Industrial or Traded Sector Sites);
OAR 141-085-0676 (Emergency Authorizations);
OAR 141-085-0680 (Compensatory Mitigation (CM); Applicability and Principal Objectives);
OAR 141-085-0685 (Functions and Values Assessment);
OAR 141-085-0690 (Eligibility Requirements for CM);
OAR 141-085-0692 (Mitigation Accounting);
OAR 141-085-0694 (Special Requirement for CM);
OAR 141-085-0695 (Administrative Protection of CM Sites);
OAR 141-085-0700 (Financial Security for CM Sites);
OAR 141-085-0705 (Requirements for CM Plans);
OAR 141-085-0710 (Monitoring Requirements for CWM);
OAR 141-085-0715 (Mitigation for Temporary Impacts);
OAR 141-085-0720 (Mitigation Banking Purpose, Applicability and Policies);

OAR 141-085-0725 (Process for Establishing Mitigation Banks);
OAR 141-085-0730 (Establishment of Mitigation Credits);
OAR 141-085-0735 (Release, Use and Sale of Mitigation Credits);
OAR 141-085-0740 (Authorization for Mitigation Banks);
OAR 141-085-0745 (In-Lieu Fee Mitigation);
OAR 141-085-0750 (Payments to and Expenditures from the Oregon Removal-Fill Mitigation Fund);
OAR 141-085-0755 (Advance Mitigation); and
OAR 141-085-0768 (Advance Aquatic Resource Plans).

The full text of these rules may be viewed online at:
https://secure.sos.state.or.us/oard/viewSingleRule.action?ruleVrsnRsn=15700.

The full text of these rules may also be inspected in person during normal business hours at:
Oregon Department of State Lands
775 Summer St NE STE 100
Salem, OR 97301.

II. **Findings of Fact and Findings of Ultimate Fact**:

1. The Department received a complete, written application from applicant on September 3, 2025 for the proposed removal-fill activity consisting of dredging approximately 5300 cubic yards of sediment with a floating dredge from the 1.77-acre Junor Lake and pumping it into sediment bags, through a 1600' pipeline. The sediment consists primarily of silt, sand, clay, golf balls and organic debris. The sediment bag placement location is 0.80-acre upland (plus 0.15-acre staging and access) located west of Wetland A, a sloping, emergent swale (0.70-acre) .
2. The Department circulated the complete application for 30-day public comment period December 11, 2025 to January 10, 2025 to parties including, affected local, state and federal agencies, affected tribal governments, adjacent landowners, and other parties requesting notification.
3. Public comments were received from 100 commentors and forwarded to applicant on January 17, 2025. Applicant was invited to respond to comments identified as relevant to the Removal-Fill Law. The nature of those comments included better alternatives, filling of wetland, flooding from that wetland loss, loss of habitat, pollutants in the sediment, lack of a public benefit, and disturbance to neighbors and trail users during the activity.
4. The applicant provided satisfactory response to comments on January 17, 2025 and October 1, 2025.
5. Based on all the information in the agency file in this matter, including the complete application, comments received, applicant response to comments, and the agency's own investigations, the Department concludes as to the determinations in ORS 196.825(1) and (4), OAR 141-085-0565(3), and OAR 141-093-0115:

    a. The project described in the permit application and as conditioned in the proposed permit, is consistent with the protection, conservation, and best use of the water resources of this state as specified in ORS 196.600 to 196.905;

    b. The project described in the permit application and as conditioned in the proposed permit would not interfere with the paramount policy of this state to preserve the use of its waters for navigation, fishing, and public recreation.

6. Based on all the information in the agency file in this matter, including the complete application, comments received, applicant response to comments, and the agency's own investigations, the Department concludes, as to the considerations in ORS 196.825(3), OAR 141-085-0565(4), OAR 141-093-0115.

    a. There is not an identified public need for the proposed fill or removal and social, economic, or other public benefits likely to result from the proposed fill or removal. There is a benefit to removal of the sediment from the lake that contains golf balls and pollutants and disposed in an approved waste facility.

    b. There is not an identified economic cost to the public if the proposed fill or removal is not accomplished.

    c. The application describes six alternatives to the project for which the fill or removal is proposed. There are no practicable alternatives with lesser impact to waters of this state.

    d. The application describes zero alternative sites for the proposed removal or fill because the lake is an existing waterbody and the material will be disposed of offsite. There are no practicable alternative sites with lesser impact to waters of this state.

    e. The proposed project conforms to sound policies of conservation because adverse effects to the aquatic resources have been reduced to the extent practicable and the proposed permit contains operating conditions for best management practices to further minimize adverse effects. The sediment drainage will be collected and reused in the dredging activity. No interference with public health and safety was identified in the application evaluation and public review processes.

    f. There is not a conflict with existing public uses of the affected waters or adjacent land uses identified in the application evaluation and public review processes.

    g. The proposed permit is conditioned on future local approval as described in the application's Land Use Compatibility Statement. Other permits may be required beyond what is in the Land Use Compatibility Statement.

    h. The proposed fill and removal is not for streambank protection.

    i. No permanent adverse effects to aquatic resources are expected, therefore, compensatory mitigation is not required.

III. **Conclusions of Law:**

Based on the factors laid out in ORS Chapter 196 and OAR Chapter 141, Division 85, including ORS 196.825, OAR 141-085-0565, and OAR 141-093-0115, DSL should approve the permit application as conditioned in the proposed permit.

IV. **Proposed Order:**

The Department proposes approving the permit application with conditions and based on the factors laid out in ORS Chapter 196 and OAR Chapter 141, Division 85, including ORS 196.825, OAR 141-085-0565 and OAR 141-093-0130.

As described below, you have the right to request a hearing within 21 days. Prior to the expiration of the 21-day period, this proposed permit decision is not the final agency order on the matter, and the permittee should be aware that the decision could be changed prior to the expiration of the 21-day appeal period—either because the permittee requests a contested case hearing, or as otherwise allowed under the removal fill law. A permittee who begins work under a permit prior to issuance of a final order does so with acceptance of this risk.

V. **Hearing:**

You are entitled to request a hearing based on this Proposed Order as provided by the Oregon Administrative Procedures Act (ORS chapter 183) and the administrative rules implementing the Administrative Procedures Act, OAR Chapter 137, Division 3. *See* ORS 196.825(7); OAR 141-001-0005; OAR 141-001-0010; OAR 141-085-0575; OAR 141-093-0130.

If you want a hearing, you must file a written request for a hearing with the Department no later than 21 calendar days from the date of the permit decision. *See* ORS 196.825(7); OAR 141-085-0575; OAR 141-093-0130. If you are a corporation, partnership, limited liability company, unincorporated association, trust, or government body, you must either have an attorney licensed to practice law in Oregon submit a request for a contested case hearing on your behalf or ratify your hearing request within 28 days. See OAR 137-003-0550.

The Department has determined that due to the complexity of removal-fill permitting, a general denial of the matters or a general objection to all permit conditions in the request for a contested case proceeding does not provide sufficient information for a fair and efficient contested case and a more specific request is warranted. OAR 141-085-0575. All requests for a contested case proceeding under this section shall include a specific list of issues for the contested case proceeding. OAR 141-085-0575. The requester may amend their request to include additional issues or clarify existing issues within 15 days of the date that the case is referred to the Office of Administrative Hearings. OAR 141-085-0575.

You may mail a request for a hearing to:

Department of State Lands
Aquatic Resource Management Program
775 Summer Street NE STE 100
Salem, OR 97301.

If you request a hearing, you will be notified of the time and the place of the hearing. *See* OAR 137-003-0525. You may be represented by legal counsel at the hearing. ORS 183.417; OAR 137-003-0550. Corporations, partnerships, limited liability companies, unincorporated associations, trusts and government bodies must be represented by an attorney except as provided in OAR 137-003-0555 or as otherwise authorized by law. OAR 137-003-0550. Legal aid organizations may be able to represent you if you have limited financial resources. You will be given information on the procedures, right of representation, and other rights of parties

relating to the substance and conduct of the hearing before commencement of the hearing. *See* ORS 183.413.

VI. **Jurisdiction and Authority to Hold a Hearing:**

The Department has jurisdiction over the issuance of removal-fill permits pursuant to ORS Chapter 196, and specifically, ORS 196.810. A permit decision constitutes an order in a contested case. *See* ORS 183.310(2)(a); ORS 196.825(7). If timely requested, a hearing is held as laid out in ORS 183.411 to ORS 183. 471, OAR Chapter 137, Division 3, ORS Chapter 196, and OAR Chapter 141, Division 85. ORS 196.825(7).

VII. **Final Order and Defaults**:

If a request for a hearing is not received by the Department within this 21-day period, your right to a hearing shall be waived and this Proposed Order shall become the Final Order by default. *See* ORS 196.825(7); OAR 141-085-0575; OAR 141-093-0130.

If you request a hearing and then either withdraw your hearing request, notify the Department or administrative law judge that you will not appear, or fail to appear at a scheduled hearing, the Department may issue a final order by default. *See* ORS 183.417.

If the Department issues a final order by default, it designates its file on this matter, including any materials submitted by you that relate to this matter, as the record for purposes of supporting its decision.

If you proceed to a contested case hearing, a Final Order will not be issued until after the hearing concludes. *See* ORS 183.464; OAR 141-085-0575; OAR 141-093-0130.

VIII. **Federal Servicemembers Civil Relief Act**:

Active duty servicemembers have a right to stay contested case proceedings under the federal Servicemembers Civil Relief Act. *See generally* 50 USC 3901 *et seq.* For more information, contact the Oregon State Bar (800-452-8260), the Oregon Military Department (503-584-3571), or the nearest United States Armed Forces Legal Assistance Office (http://legalassistance.law.af.mil). The Oregon Military Department does not have a toll-free telephone number.

Department of State Lands
775 Summer Street, Suite 100
Salem, OR 97301-1279
☎ 503-986-5200

Permit No.:	**63610-RF**
Permit Type:	**Removal/Fill**
Waters:	**Wetland/Woods Creek**
County:	**Washington**
Expiration Date:	**October 3, 2026**

PORTLAND GOLF CLUB

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

1. This permit does not authorize trespass on the lands of others. The permit holder must obtain all necessary access permits or rights-of-way before entering lands owned by another.
2. This permit does not authorize any work that is not in compliance with local zoning or other local, state, or federal regulation pertaining to the operations authorized by this permit. The permit holder is responsible for obtaining the necessary approvals and permits before proceeding under this permit.
3. All work done under this permit must comply with Oregon Administrative Rules, Chapter 340; Standards of Quality for Public Waters of Oregon. Specific water quality provisions for this project are set forth on Attachment A.
4. Violations of the terms and conditions of this permit are subject to administrative and/or legal action, which may result in revocation of the permit or damages. The permit holder is responsible for the activities of all contractors or other operators involved in work done at the site or under this permit.
5. Employees of the Department of State Lands (DSL) and all duly authorized representatives of the Director must be permitted access to the project area at all reasonable times for the purpose of inspecting work performed under this permit.
6. Any permit holder who objects to the conditions of this permit may request a hearing from the Director, in writing, within twenty-one (21) calendar days of the date this permit was issued.
7. In issuing this permit, DSL makes no representation regarding the quality or adequacy of the permitted project design, materials, construction, or maintenance, except to approve the project's design and materials, as set forth in the permit application, as satisfying the resource protection, scenic, safety, recreation, and public access requirements of ORS Chapters 196, 390, and related administrative rules.
8. Permittee must defend and hold harmless the State of Oregon, and its officers, agents and employees from any claim, suit, or action for property damage or personal injury or death arising out of the design, material, construction, or maintenance of the permitted improvements.
9. Authorization from the U.S. Army Corps of Engineers may also be required.

NOTICE: If removal is from state-owned submerged and submersible land, the permittee must comply with leasing and royalty provisions of ORS 274.530. If the project involves creation of new lands by filling on state-owned submerged or submersible lands, you must comply with ORS 274.905 to 274.940 if you want a transfer of title; public rights to such filled lands are not extinguished by issuance of this permit. This permit does not relieve the permittee of an obligation to secure appropriate leases from DSL, to conduct activities on state-owned submerged or submersible lands. Failure to comply with these requirements may result in civil or criminal liability. For more information about these requirements, please contact Department of State Lands, 503-986-5200.

Bethany Harrington, Operations Manager
Aquatic Resource Management
Oregon Department of State Lands

Bethany Harrington Digitally signed by Bethany Harrington
Date: 2025.10.03 16:08:24 -07'00'

Authorized Signature

ATTACHMENT A

Permit Holder: Portland Golf Club

Project Name: Irrigation Pond Sediment Removal-Placement

Special Conditions for Removal/Fill Permit No. 63610-RF

READ AND BECOME FAMILIAR WITH CONDITIONS OF YOUR PERMIT.

The project site may be inspected by the Department of State Lands (DSL) as part of our monitoring program. A copy of this permit must be available at the work site whenever authorized operations are being conducted.

1. **Responsible Party:** By signature on the application, Lonnie Lister is acting as the representative of Portland Golf Club. By proceeding under this permit, Portland Golf Club agrees to comply with and fulfill all terms and conditions of this permit, unless the permit is officially transferred to another party as approved by DSL. In the event information in the application conflicts with these permit conditions, the permit conditions prevail.

2. **Authorization to Conduct Removal and/or Fill:** This permit authorizes 0.027 acres of temporary wetland and 1.77-acre in-line pond floor impacts with associated removal and fill of material in T01S R01W Section 24BC, Tax Lot 1700, in Washington County, as referenced in the application, map and drawings (See Attachment B for project location), dated September 3, 2025.

3. **Work Period in Jurisdictional Areas:** Fill or removal activities below the ordinary high water elevation of Woods Creek must be conducted between July 15 and September 30, unless otherwise coordinated with Oregon Department of Fish and Wildlife and approved in writing by DSL. If fish eggs are observed within the project area, work must cease, and DSL contacted immediately.

4. **Changes to the Project or Inconsistent Requirements from Other Permits:** It is the permittee's responsibility to ensure that all state, federal and local permits are consistent and compatible with the final approved project plans and the project as executed. Any changes made in project design, implementation or operating conditions to comply with conditions imposed by other permits resulting in removal-fill activity must be approved by DSL prior to implementation.

5. **DSL May Halt or Modify:** DSL retains the authority to temporarily halt or modify the project or require rectification in case of unforeseen adverse effects to aquatic resources or permit non-compliance.

6. **DSL May Modify Conditions Upon Permit Renewal:** DSL retains the authority to modify conditions upon renewal, as appropriate, pursuant to the applicable rules in effect at the time of the request for renewal or to protect waters of this state.

Pre-Construction

7. **Local Government Approval Required Before Beginning Work:** Prior to the start of construction, the permittee must obtain a Development permit for floodplain alteration and any other local permits from Washington County.

8. **Stormwater Management Approval Required Before Beginning Work:** Prior to the start of construction, the permittee must obtain a National Pollution Discharge Elimination System (NPDES) permit from the Oregon Department of Environmental Quality (DEQ), if one is required by DEQ.

9. **Pre-construction Resource Area Fencing or Flagging:** Prior to any site grading, the boundaries of the avoided wetlands, waterways, and riparian areas adjacent to the project site must be surrounded by noticeable construction fencing or flagging. The marked areas must be maintained during construction of the project and be removed immediately upon project completion.

10. **Avoided Wetlands - Impact Minimization Areas Designation:** Impact minimization areas as identified in the application, have been determined and designated by the Department to be part of the practicable mitigation for the authorized project's impacts to aquatic resources. This impact minimization is one of the factors that has allowed the Department to make the determination that the project is consistent with the protection, conservation, and best use of water resources of the state under ORS 196.825. The present project was approved, in part, on reliance of this area as being avoided. As a condition to permit approval, any proposed future impact to this designated minimization area must identify the area as an "minimization mitigation area" within the Joint Permit Application.

General Construction Conditions

11. **Water Quality Certification:** The Department of Environmental Quality (DEQ) may evaluate this project for a Clean Water Act Section 401 Water Quality Certification (WQC). If the evaluation results in issuance of a Section 401 WQC, that turbidity condition will govern any allowable turbidity exceedance and monitoring requirements.

12. **Erosion Control Methods:** The following erosion control measures (and others as appropriate) must be installed prior to construction and maintained during and after construction as appropriate, to prevent erosion and minimize movement of soil into waters of this state.

    a. All exposed soils must be stabilized during and after construction to prevent erosion and sedimentation.
    b. Filter bags, sediment fences, sediment traps or catch basins, leave strips or berms, or other measures must be used to prevent movement of soil into waterways and wetlands.
    c. To prevent erosion, use of compost berms, impervious materials or other equally effective methods, must be used to protect soil stockpiled during rain events or when the stockpile site is not moved or reshaped for more than 48 hours.
    d. Unless part of the authorized permanent fill, all construction access points through, and staging areas in, riparian and wetland areas must use removable pads or mats to prevent soil compaction. However, in some wetland areas under dry summer conditions, this requirement may be waived upon approval by DSL. At project completion, disturbed areas

with soil exposed by construction activities must be stabilized by mulching and native vegetative plantings/seeding. Sterile grass may be used instead of native vegetation for temporary sediment control. If soil remains exposed more than seven days after completion of the work, they must be covered with erosion control pads, mats or similar erosion control devices until vegetative stabilization is installed.

e. Where vegetation is used for erosion control on slopes steeper than 2:1, a tackified seed mulch must be used so the seed does not wash away before germination and rooting.
f. Dredged or other excavated material must be placed on upland areas having stable slopes and must be prevented from eroding back into waterways and wetlands.
g. Erosion control measures must be inspected and maintained as necessary to ensure their continued effectiveness until soil becomes stabilized.
h. All erosion control structures must be removed when the project is complete, and soils are stabilized and vegetated.

13. **Fuels, Hazardous, Toxic, and Waste Material Handling:** Petroleum products, chemicals, fresh cement, sandblasted material and chipped paint, material treated with leachable preservatives or other deleterious waste materials must not be allowed to enter waters of this state. Machinery and equipment staging, cleaning, maintenance, refueling, and fuel storage must be at least 150 feet from OHW and wetlands to prevent contaminants from entering waters of this state. Refueling is to be confined to a designated area to prevent spillage into waters of this state. Barges must have containment system to effectively prevent petroleum products or other deleterious material from entering waters of this state. Project-related spills into waters of this state or onto land with a potential to enter waters of this state must be reported to the Oregon Emergency Response System (OERS) at 1-800-452-0311.

14. **Archaeological Resources:** If any archaeological resources, artifacts or human remains are encountered during construction, all construction activity must immediately cease. The State Historic Preservation Office must be contacted at 503-986-0674. You may be contacted by a Tribal representative if it is determined by an affected Tribe that the project could affect Tribal cultural or archeological resources.

15. **Construction Corridor:** There must be no removal of vegetation or heavy equipment operating or traversing outside the designated construction corridor or footprint (Figure(s) 6-6C).

16. **Operation of Equipment in the Water:** Heavy equipment may be positioned below ordinary high water if the area is isolated from the waterway and aquatic organism salvage is completed, as shown in (Figure(s) 6, 6A) of the application.

    All machinery operated below ordinary high water (OHW) elevation must use vegetable-based hydraulic fluids, be steam cleaned and inspected for leaks prior to each use, and be diapered to prevent leakage of fuels, oils, or other fluids below OHW elevation. Any equipment found to be leaking fluids must be immediately removed from and kept out of OHW until repaired.

17. **Work Area Isolation:** The work area must be isolated from the water during construction in accordance with the work area isolation plan in the application. All structures and materials used to isolate the work area must be removed immediately following construction and water flow returned to pre-construction conditions.

18. **Fish Salvage Required:** Fish must be salvaged from the isolation area. Permits from NOAA Fisheries and Oregon Department of Fish and Wildlife, Fish Research are required to salvage fish. Fish salvage permit information may be obtained by contacting ODFW Fish Research at 503-947-6254 or Fish.Research@state.or.us.

19. **Temporary Ground Disturbances:** All temporarily disturbed areas must be returned to original ground contours at project completion.

Dredging

20. **Extent of Dredging:** Maintenance dredging activity must be limited to the area and depths defined in the application, (Figure(s) 7-7B).

21. **Return of Debris / Refuse / Garbage Prohibited**: Debris shall be properly disposed and not returned to waters of this State.

22. **Removal-General:**
    a. For vessel-mounted operations, vessels must not be grounded on the bed or banks at any time.
    b. Accumulated woody debris within the maintenance dredging footprint may be removed to the extent necessary to achieve the target bathymetry.

23. **Removal by Hydraulic Pipeline Dredge:**
    a. The pipeline and any anchors or floats must be removed from the waterbody immediately upon completion of the maintenance dredging activity unless another minimum necessary timeframe is approved by the Department. In no case will the pipeline, anchors, floats or other equipment be permanently placed in waters of this State.
    b. Pressure in the dredge pipeline must be continuously monitored during operation. In the event of a sudden and sustained pressure drop, dredging activity must immediately stop. Any breach of the pipeline must be repaired prior to restarting dredging operation.

24. **Placement – General:** Removed material must not be placed in any wetland, waterway, Federal Emergency Management Administration designated floodway, or in an area historically subject to landslides. The sediment bags containing the dredge material must be removed from their upland location within 12 months after the dredging activity is complete.

25. **Upland Placement:** Wastewater discharged from the upland placement site must meet water quality requirements of the Oregon Department of Environmental Quality (ODEQ). If the seepage water discharges into Wetland A, dredging must halt immediately and only restart once the water no longer enters the wetland. Diversion measures must be implemented immediately and maintained until the intended water control system is restored.

26. **Post-Activity Reporting:** Due annually, within 90 days of dredging completion, the authorization holder must submit to the Department a scaled drawing illustrating the actual project. This report shall include the following and using the same datum as used in the application.

a. Completed Monitoring Report Cover Sheet, which includes permit number, permit holder name, monitoring date, and a statement of whether the project was constructed as authorized.
b. Plan view figures with at least:
    i. The actual dredged and disposal boundaries,
    ii. Post removal depths,
    iii. Scale bar and north arrow
c. The volume of material removed under this authorization.
d. Discussion regarding any variation from the approved authorization.

Rectification of Temporary Impacts

27. **Site Rectification Required for Temporary Wetland Impacts:** Site rectification for temporary impacts to 0.027 acres of wetland must be conducted according to the rehabilitation plan in the application, Block 7 and Block 9. Failure to rectify the site may result in additional compensatory mitigation.

28. **Pre-construction Elevations Must Be Restored Within the Same Construction Season:** Construction activities within areas identified as temporary impact must not exceed two construction seasons and rectification of temporary impacts must be completed within 24 months of the initiation of impacts. However, if the temporary impact only requires one construction season, re-establishment of pre-construction contours must be completed within that same construction season, before the onset of fall rains.

Monitoring and Reporting Requirements

29. **Post-Construction Report Required:** A post-construction report demonstrating as-built conditions and discussing any variation from the approved plan must be provided to DSL within 90 days of revegetation, which shall occur during the fall, winter, or spring immediately following the completion of grading within the required planting areas. The post-construction report must include:

    a. A scaled drawing, accurate to 1-foot elevation, clearly showing the following:
        i. Finished contours of the site.
        ii. Current tax lot and right-of-way boundaries.
        iii. Photo point locations.
        iv. Permanently and temporarily impacted wetland and waterway boundaries identified separately, with square foot listed.
    b. Photos from fixed photo points. This should clearly show the site conditions.
    c. A narrative that describes any deviation from the approved plan.

Monitoring and Reporting Schedule

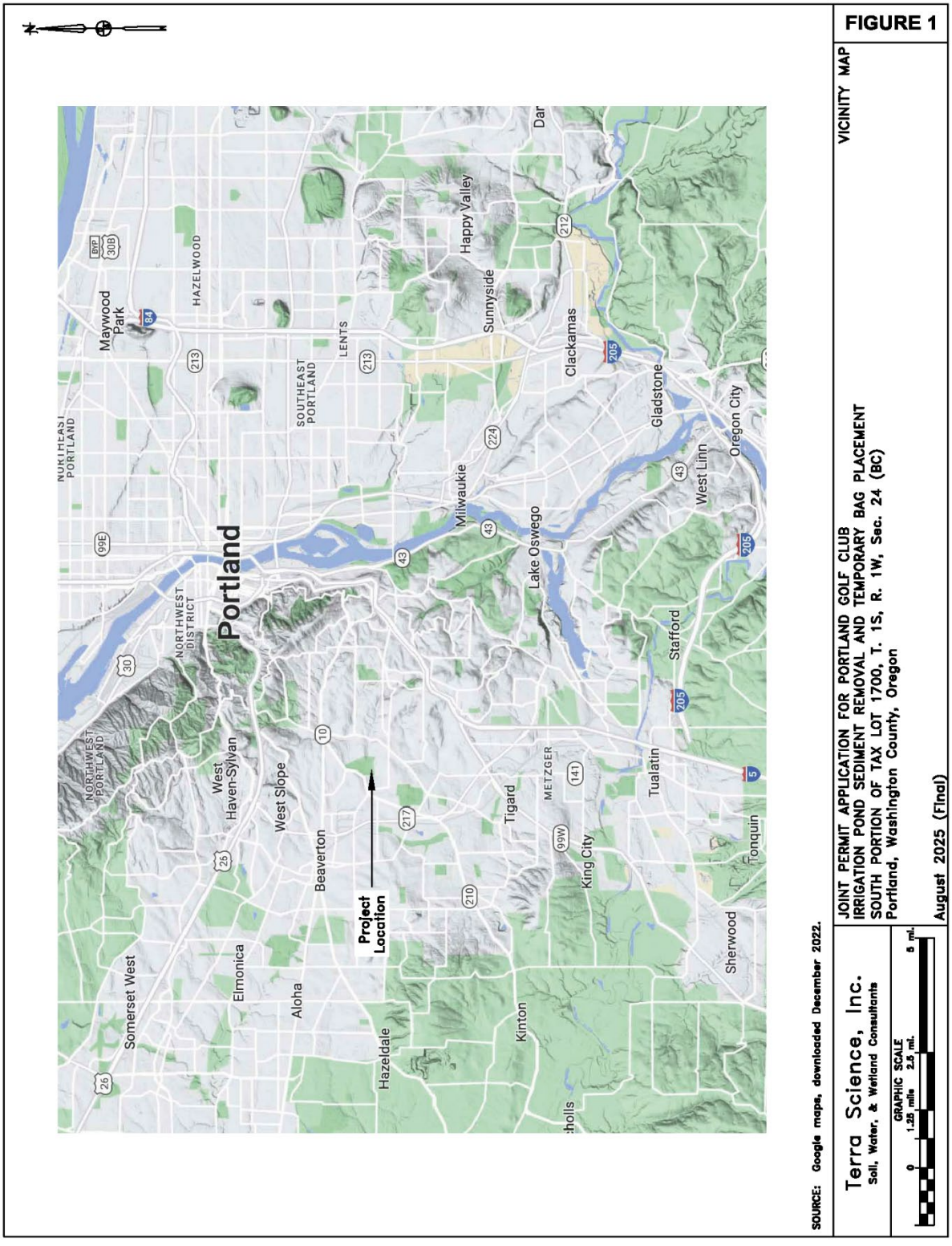
Report	Requirements	Schedule
Post-Construction	Post-construction report (Wetland A temporary impacts), Post-dredging report (Junor Lake)	90 days after completion of revegetation

ATTACHMENT B

Permit Holder: Portland Golf Club

Project Name: Irrigation Pond Sediment Removal-Placement

Maps and Drawings for Removal/Fill Permit No. 63610-RF



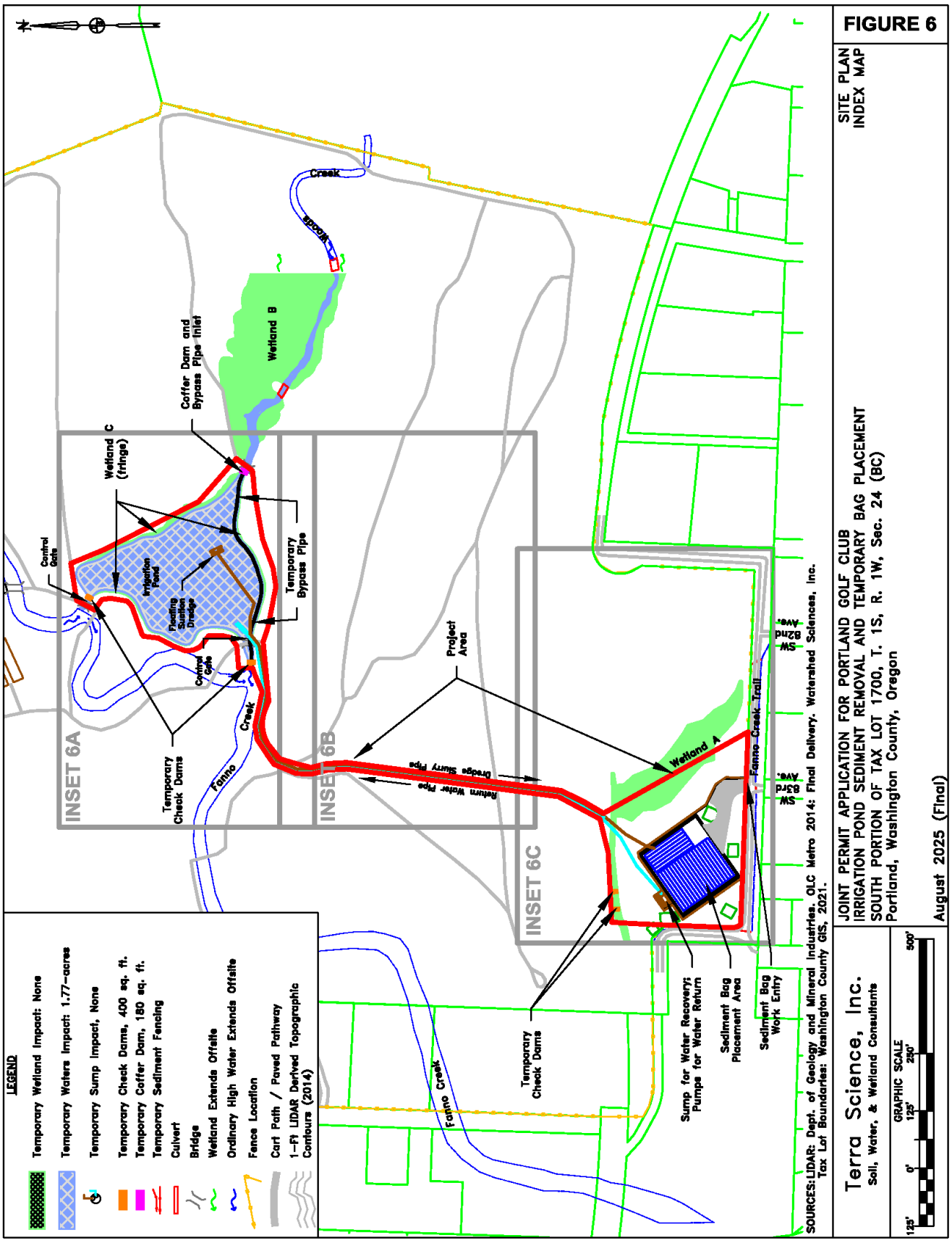


FIGURE 6
SITE PLAN
INDEX MAP
JOINT PERMIT APPLICATION FOR PORTLAND GOLF CLUB
IRRIGATION POND SEDIMENT REMOVAL AND TEMPORARY BAG PLACEMENT
SOUTH PORTION OF TAX LOT 1700, T. 1S, R. 1W, Sec. 24 (BC)
Portland, Washington County, Oregon
August 2025 (Final)
Terra Science, Inc.
Soil, Water, & Wetland Consultants
GRAPHIC SCALE
125' 0' 125' 250' 500'
SOURCES: LIDAR: Dept. of Geology and Mineral Industries. OLC Metro 2014: Final Delivery. Watershed Sciences, Inc.
Tax Lot Boundaries: Washington County GIS, 2021.
LEGEND
Temporary Wetland Impact: None
Temporary Waters Impact: 1.77-acres
Temporary Sump Impact, None
Temporary Check Dams, 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)
INSET 6A
INSET 6B
INSET 6C
Wetland C (fringe)
Coffer Dam and Bypass Pipe Inlet
Wetland B
Creek
Control Gate
Irrigation Pond
Floating Suction Dredge
Temporary Bypass Pipe
Temporary Check Dams
Fanno Creek
Project Area
Return Water Pipe
Dredge Slurry Pipe
Wetland A
SW 82nd Ave.
SW 83rd Ave.
Fanno Creek Trail
Sump for Water Recovery; Pumps for Water Return
Sediment Bag Placement Area
Sediment Bag Work Entry