



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 23, 2020

Brookside Signature Homes
Attn: Jim Leeper
PO Box 301579
Portland, OR 97294

Kate Brown
Governor

Bev Clarno
Secretary of State

Re: WD # 2019-0500 **Approved**
Wetland Delineation Report for Pleasant Valley
Multnomah County; T1S R3E S20D TL1200

Tobias Read
State Treasurer

Dear Mr. Leeper:

The Department of State Lands has reviewed the wetland delineation report prepared by Schott & Associates, Inc. for the site referenced above. Based upon the information presented in the report and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in revised Figure 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, 5 wetlands (Wetlands 1 - 5, totaling approximately 5.52 acres), one creek (Kelly Creek), and 2 ditches (one within Wetland 1 and one roadside) were identified. The wetlands, creek, the ditch within Wetland 1, and the portion of the roadside ditch adjacent to Wetland 1 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, the remainder of the roadside ditch not adjacent to Wetland 1 is exempt per OAR 141-085-0515(10).

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 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. Since 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, the Jurisdiction Coordinator for Multnomah County at (503) 986-5246.

Sincerely,

Peter Ryan
Digitally signed by Peter
Ryan
Date: 2020.01.23 14:01:20
-08'00'

Peter Ryan, PWS
Aquatic Resource Specialist

Enclosures

ec: Kim Biafora, Schott & Associates, Inc.
Jodi Reed, Schott & Associates
Multnomah County Planning Department (Maps enclosed for updating LWI)
Melody White, Corps of Engineers
Melinda Butterfield, 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

Applicant Owner Name, Firm and Address:

Jim Leeper, Brookside Signature Homes
P.O. Box 301579
Portland, OR 97294


Business phone # (503) 209-7773
Mobile phone # (optional)
E-mail: jim@leeperdev.com

Authorized Legal Agent, Name and Address (if different):

Business phone #
Mobile phone # (optional)
E-mail:

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: Jim Leeper

Signature: 

Date: _____ Special instructions regarding site access: _____

Project and Site Information

Project Name: Pleasant Valley

Latitude: 45.464893° Longitude: -122.466030°
decimal degree - centroid of site or start & end points of linear project

Proposed Use:
Residential development

Tax Map # 1S3E20D
Tax Lot(s) 1200

Project Street Address (or other descriptive location):
8000 SE 190th Drive

Tax Map #
Tax Lot(s)

City: Gresham County: Multnomah

Township 1S Range 3E Section 20 QQ SE/SW
Use separate sheet for additional tax and location information
Waterway: Kelly Creek River Mile: 2.5

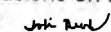
Wetland Delineation Information

Wetland Consultant Name, Firm and Address:

Schott & Associates, Inc
Attn: Kim Biafora/Jodi Reed
21018 NE Hwy 99E
Aurora, OR 97002

Phone # (503) 678-6007
Mobile phone # (if applicable)
E-mail: kim@schottandassociates.com,
Jodi@schottandassociates.com

The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.

Consultant Signature: 

Date: 09/03/2019

Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent

Wetland/Waters Present? Yes No Study Area size: 38.9 Total Wetland Acreage: 5.5000

Check Applicable Boxes Below

R-F permit application submitted

Fee payment submitted \$ _____

Mitigation bank site

Fee (\$100) for resubmittal of rejected report

Industrial Land Certification Program Site

Request for Reissuance. See eligibility criteria. (no fee)

Wetland restoration/enhancement project (not mitigation)

DSL # _____ Expiration date _____

Previous delineation/application on parcel
If known, previous DSL # _____

LWI shows wetlands or waters on parcel
Wetland ID code _____

For Office Use Only

DSL Reviewer: CS

Fee Paid Date: ____ / ____ / ____

DSL WD # 2019-0500

Date Delineation Received: 9 / 3 / 19

Scanned:

Electronic:

DSL App.# _____

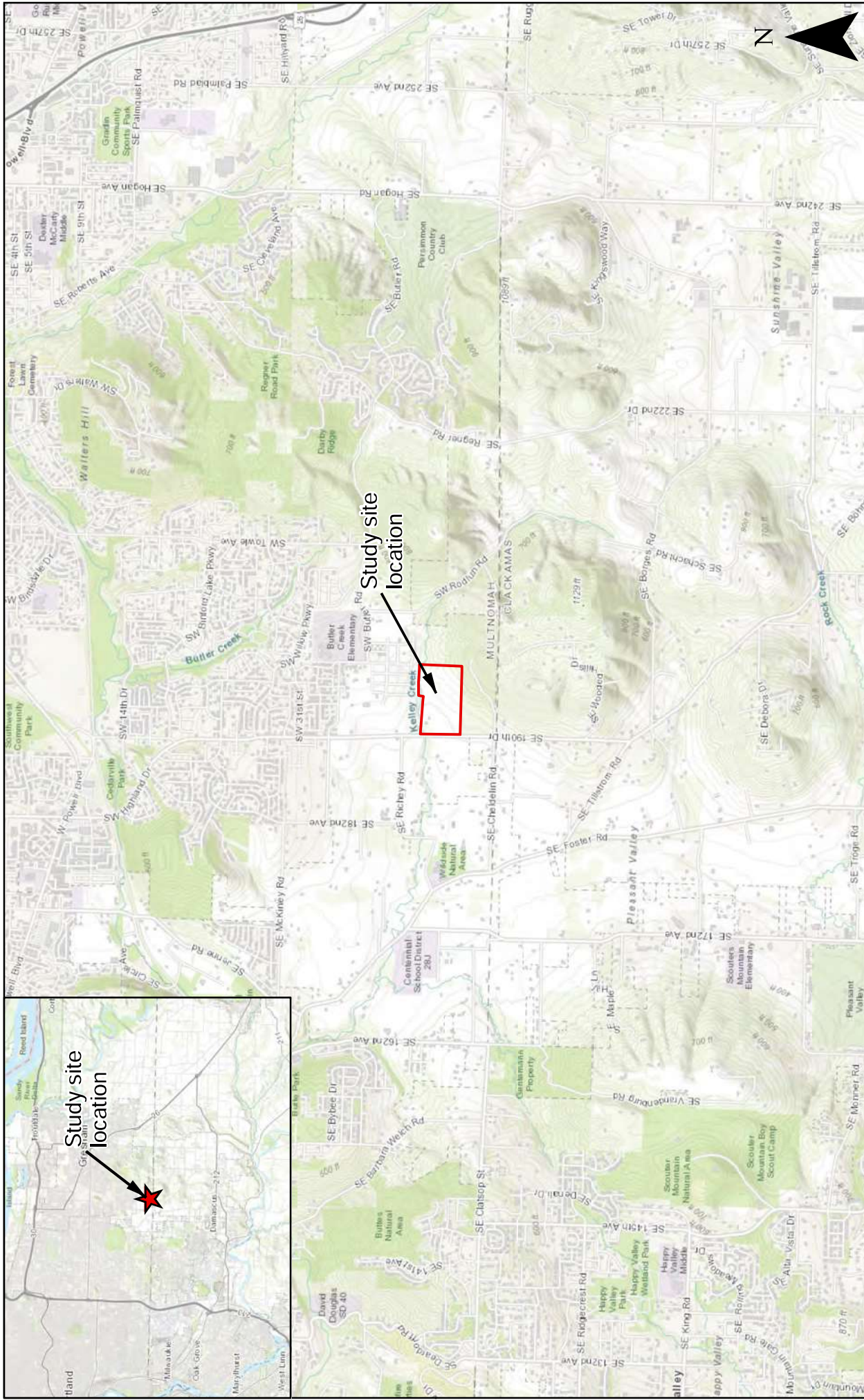
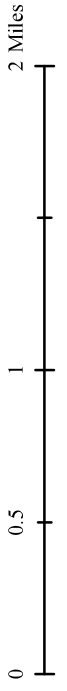


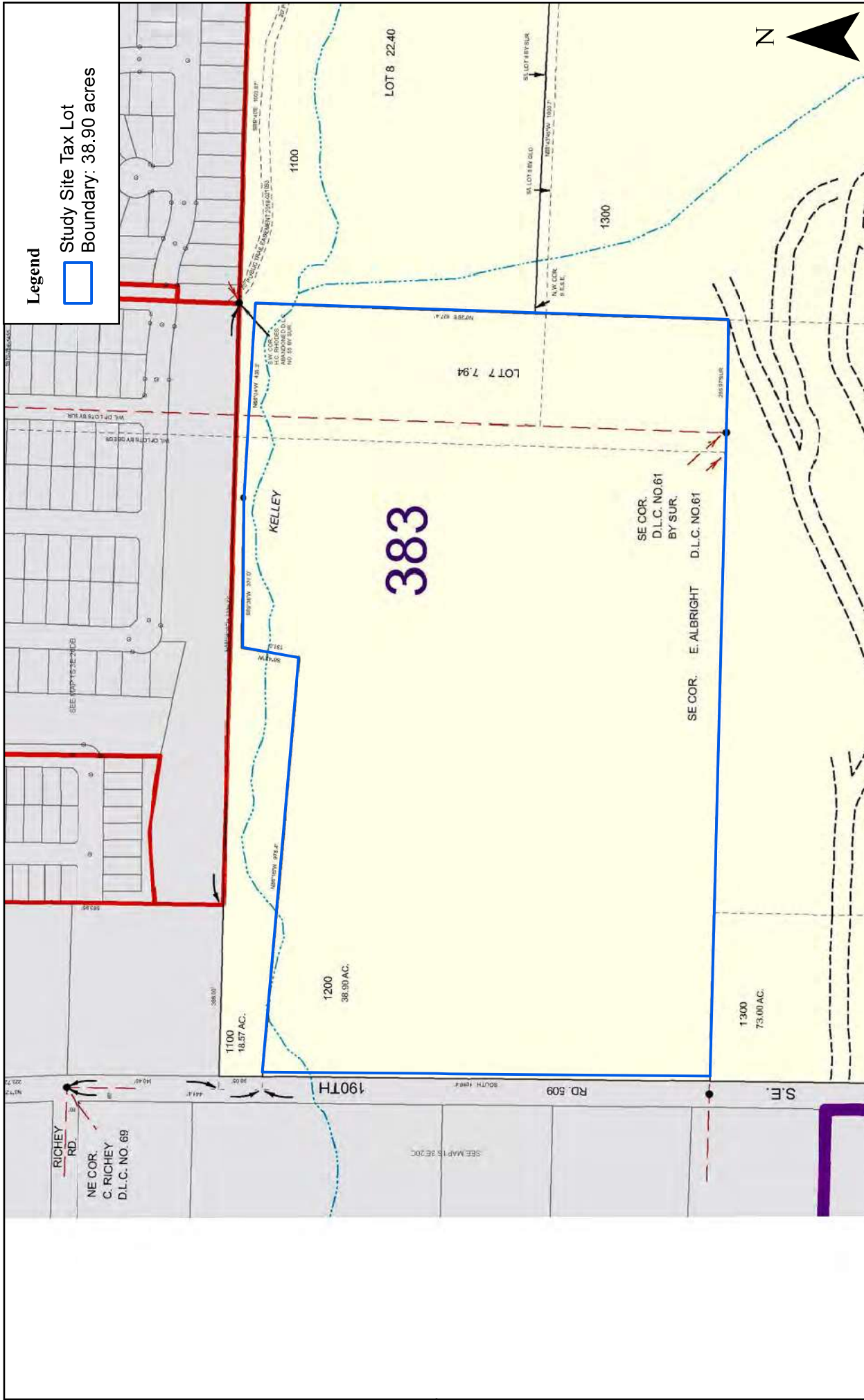
Figure 1. Location Map

Pleasant Valley Project Site: S&A #2558



Date: 3/27/2019

Data Source: ESRI, 2019;
Gresham Viewer, 2019



Date: 3/29/2019

Data Source: Gresham Viewer, 2019

Figure 2. Multnomah County Tax Map: 1S3E20D

Pleasant Valley Project Site: S&A #2558

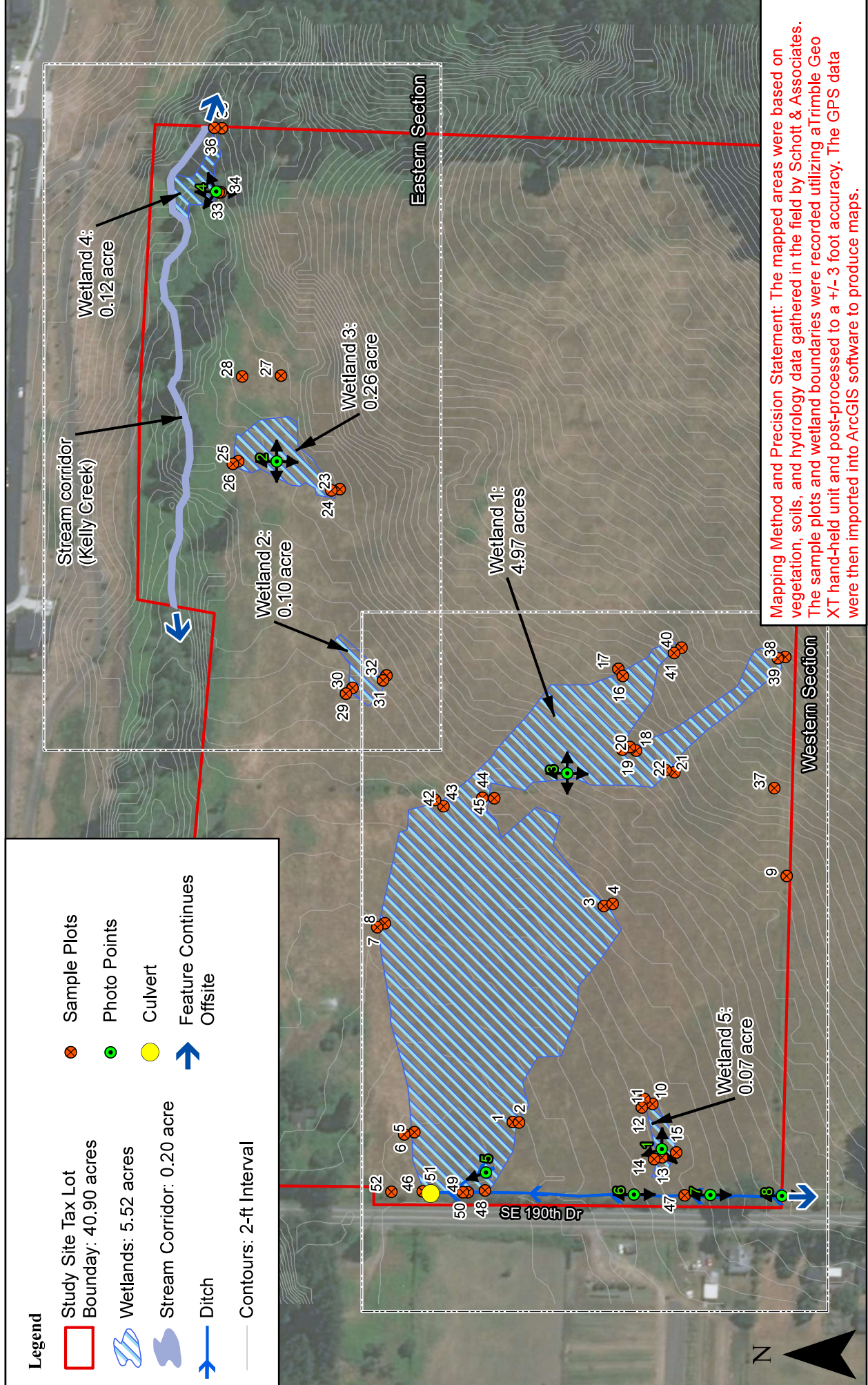


Figure 6a. Wetland Delineation Map - Overview

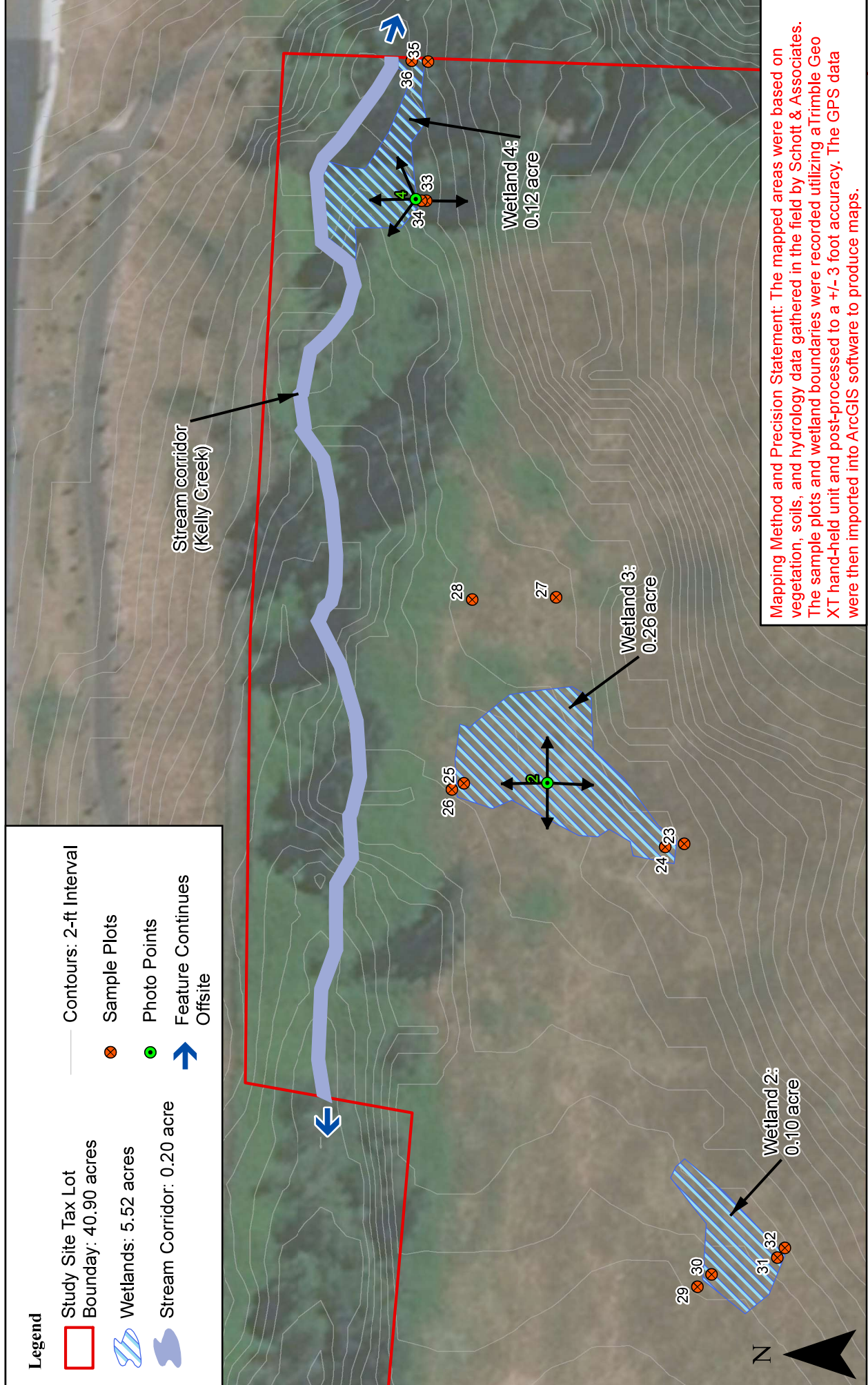
Pleasant Valley Project Site: S&A #2558



Date: 1/22/2020

Data Source: ESRI, 2019; Gresham View, 2019; USGS, NED, 2013



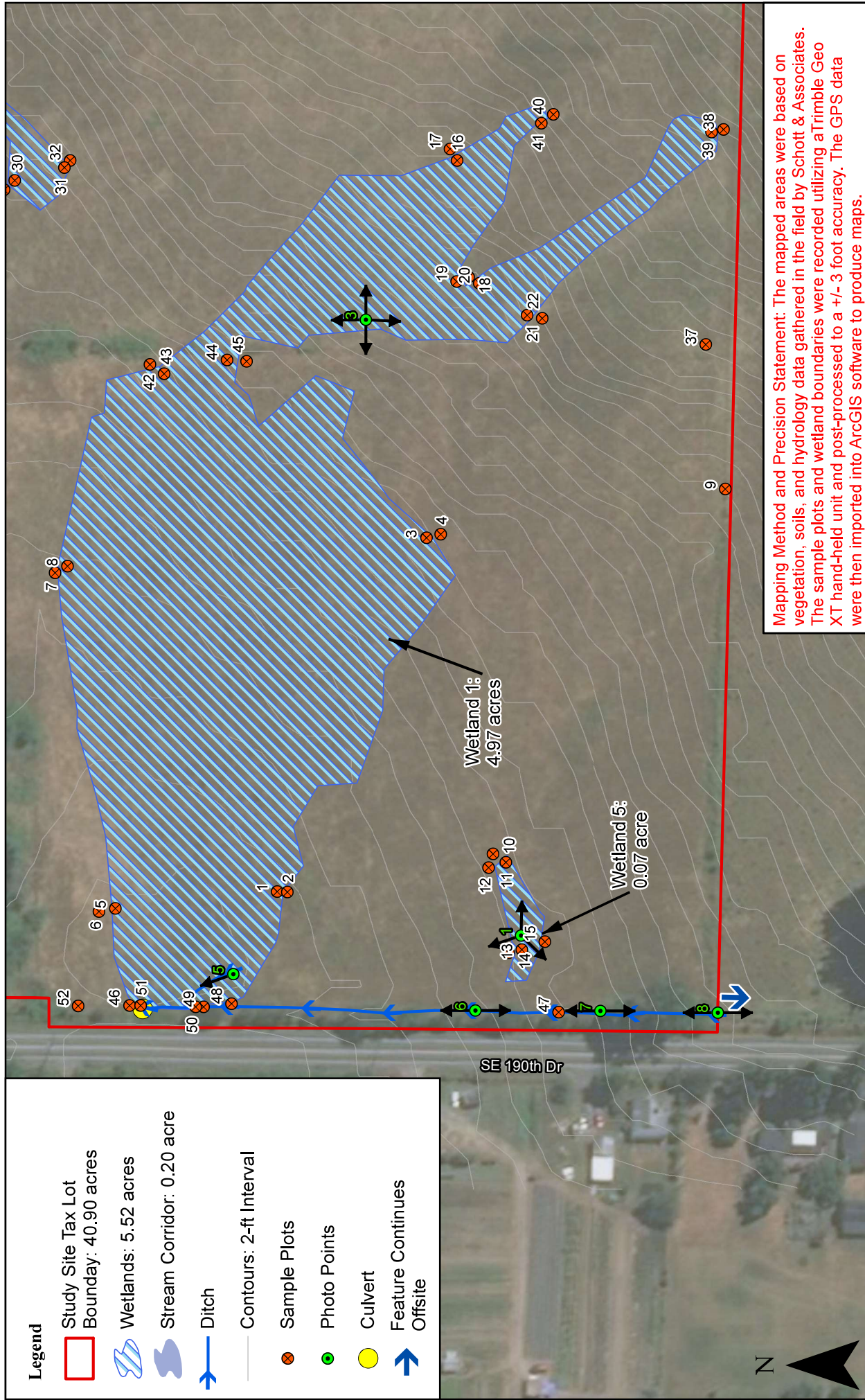


Date: 1/17/2020

Data Source: ESRI, 2019; Gresham View, 2019; USGS, NED, 2013

**Figure 6b. Wetland Delineation
Map - Eastern Section**

Pleasant Valley Project Site: S&A #2558



Date: 1/22/2020

Data Source: ESRI, 2019; Gresham View, 2019; USGS, NED, 2013

**Figure 6c. Wetland Delineation
Map - Western Section**

Pleasant Valley Project Site: S&A #2558

