

Significant Resource Impact Report

Tonkin Lamborghini Dealership

Wilsonville, Oregon

(Section 2DA, Township 3 South, Range 1 West, Tax Lot 1000)

Prepared for

Tonkin Lamborghini Dealership
c/o Kendra Kozak
Axis Design Group
11104 SE Stark
Portland, Oregon 97216

Prepared by

Joe Thompson PWS
John van Staveren SPWS
Pacific Habitat Services, Inc.
Wilsonville, Oregon 97070
(503) 570-0800

PHS Project Number: 7943

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1.0 INTRODUCTION

Pacific Habitat Services, Inc. (PHS) has prepared this Significant Resource Impact Report (SRIR) for development to an existing property on SW Parkway Avenue, in Wilsonville, Oregon (Tax Map 3S102DA Tax Lot 1000). Tonkin Lamborghini endeavors to construct a new Lamborghini dealership on the site. A resource is mapped on the City of Wilsonville's Significant Resources Overlay Zone (SROZ) in the center of the property; therefore, a SRIR is required. The format follows the pertinent sections of the City of Wilsonville's Planning and Land Development Ordinance for a Standard SRIR (Section 4.139.05-06). For ease of review by the City of Wilsonville, key portions of the ordinance language are included (*italicized*), followed by specific responses to the requirements.

Figures 1, 2, and 3 show the general topography, tax lot map, and soils for the site, respectively. Figure 4 shows the existing site conditions. Figure 5 show the site development plan, 5A shows the tree removal plan, Figure 6 shows the mitigation plan, Figure 7 shows the Metro Title 3 boundaries on the site, Figure 8 is the Local Wetland Inventory Map, and Figure 9 shows the Metro Title 13 boundaries. All Figures are in Appendix A.

2.0 CITY DEVELOPMENT CODE

SECTION 4.139.06 SIGNIFICANT RESOURCE IMPACT REPORT (SRIR) AND REVIEW CRITERIA

(.02) Application Requirements for a Standard SRIR. The following requirements must be prepared and submitted as part of the SRIR evaluation for any development not included in paragraph A above:

A. A Site Development Permit Application must be submitted in compliance with the Planning and Land Development Ordinance.

A Site Development Permit Application is being submitted for this project in compliance with the Planning and Land Development Ordinance.

B. The SRIR shall be conducted and prepared by a natural resource professional knowledgeable and qualified to complete such a report.

The SRIR was prepared by Pacific Habitat Services, Inc. (PHS). PHS provides a wide range of services to the public and private sector, ranging from natural resource assessments to environmental design and construction. PHS offers professional expertise in the disciplines of wetland science, wildlife biology, hydrology, soil science, environmental toxicology, botany, and environmental planning.

C. The qualifications of the person or persons preparing each element of the analysis shall be included with the SRIR.

Joe Thompson is a Professional Wetland Scientist (PWS) with Pacific Habitat Services, Inc. (PHS) and has been a permanent member of the staff since 2016. Joe has over 22 years of experience on a variety of wildlife, National Environmental Policy Act (NEPA) and wetland related studies, including: biological assessments, special status wildlife and rare plant surveys, wetland delineations, wetland permitting, functional assessments, and compensatory mitigation.

John van Staveren is a Senior Professional Wetland Scientist (SPWS) with PHS and has been a permanent member of PHS since 1995. John has over 36 years of experience as a natural resource professional performing a wide range of wetland, botanical, wildlife, Endangered Species Act and NEPA studies and overseeing the work of PHS' staff.

D. The SRIR shall include the following:

1. Physical Analysis. The analysis shall include, at a minimum:

a. Soil types;

The Natural Resources Conservation Services (NRCS) mapped soils within the tax lot include Briedwell silt loam, 0 to 7 percent slopes, Wapato silty clay loam, and Woodburn silt loam, 3 to 7 percent slopes. The Wapato silty clay loam soil is considered hydric based on the Natural Resources hydric soils list, and the Briedwell and Woodburn soils are considered partially hydric with inclusions. Figure 3 summarizes mapped locations of the soils within the site.

b. Geology;

The site is adjacent to the east side of Interstate 5 (I-5), and approximately 3.1 miles north of the Willamette River. The USGS DOGAMI¹ Digital Map describes the geology of the site as belonging to the Terrane Group: Quaternary Surficial Deposits; the Formation: Alluvial Deposits; and the Rock Type: Mixed Grain Sediments, which are described as:

“Deposits of unconsolidated sediments. Includes alluvium, colluvium, river and coastal terrace, landslide, glacial, eolian, beach, lacustrine, playa and pluvial lake deposits, and outburst flood deposits left by the Missoula and Bonneville floods.”

Elevations in the site range from approximately 270 feet National Geodetic Vertical Datum (NGVD) in the wetland in the center of the property, to approximately 280 feet NGVD at the western property boundary.

c. Hydrology of the site;

There are two obvious sources of hydrology for the site: precipitation and a large unnamed drainageway that runs the length of the project site's southern boundary. The drainageway flows to the southwest and after exiting the site passes under I-5 to the west; eventually it enters a tributary of Seely Ditch (Coffee Lake Creek). There are three wetlands on the site: Wetland A (0.64 ac), Wetland B (0.12 ac), and Wetland Ditch 1 (0.06 ac). Their Cowardin and Hydrogeomorphic classifications and hydrological characteristics are discussed below.

Wetland A

The source of hydrology for Wetland A (0.64 ac) is precipitation, which forms wetlands due the poor drainage of the underlying Wapato Silty Clay Loam soils.

¹ USGS: United State Geological Survey; DOGAMI: Department of Geology and Mineral Industries

Wetland B and Wetland Ditch 1

Wetland B (0.06 acre) and Wetland Ditch 1 (0.04 acre) are two segments of a historically channelized drainageway that conveys seasonal runoff from nearby hills, draining west under I-5 to ultimately join Coffee Lake Creek/Seely Ditch. The eastern segment of this drainageway (Wetland B) has a floodplain within a broad ravine that strongly exhibits wetland characteristics, and as such is distinguished from the western channel segment (Wetland Ditch 1).

According to the Oregon Explorer interactive web mapping service, and the local FEMA flood insurance rate mapping (FIRM), no 100-year floodplain is mapped within the site.

- d. Outline of any existing features including, but not limited to, structures, decks, areas previously disturbed, and existing utility locations;*

The site is currently undeveloped.

- e. Location of any wetlands or water bodies on the site and the location of the stream centerline and top-of-bank.*

PHS determined the location of wetlands within the study area based on the presence of wetland hydrology, hydric soils, and hydrophytic vegetation. This approach is in accordance with the Routine On-site Determination, as described in the Corps of Engineers Wetland Delineation Manual, Wetlands Research Program Technical Report Y-87-1 (“The 1987 Manual”) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, May 2010). The study area was delineated on December 13, 2016. A concurrence letter from the Department of State Lands (DSL) was issued on June 14, 2019. The DSL concurrence letter is included in Appendix B.

The entire study area was investigated for the presence of wetlands or other waters. A prominent centrally located wetland (Wetland A) was delineated based on relatively abrupt hydric to non-hydric soil transitions, active hydrologic indicators (including shallow inundation, near surface water tables and saturation, and oxidized rhizospheres), and presence of hydrophytic vegetation. In addition, a large unnamed drainageway (Wetland B and Wetland Ditch 1) was conveying surface water flows along its length, while supporting hydrophytic vegetation along the majority of its length.

Wetland A

Wetland A is approximately 0.64 acres in size and is located on gently sloping to essentially flat ground that extends across much of the southern half of the project site. A portion of its southern boundary is contiguous with the top of bank of a ditch (Wetland Ditch 1), which is located along the southern boundary of the site. Its elongated shape roughly falls within the NRCS-mapped swath of poorly drained, hydric Wapato soils, which typically can retain water near the surface more effectively than well-drained soils in the surrounding area.

Wetland A’s Cowardin class is Palustrine Emergent, Saturated/Semipermanent/ Seasonal (PEMY) wetland, while the Hydrogeomorphic (HGM) class is Slope-Flats, due to its landscape position encompassing the site’s lower slopes and nearly level terrace along the channelized stream.

Vegetation within Wetland A is predominantly herbaceous, with the exception of a few scattered black cottonwood (*Populus balsamifera*, FAC), English hawthorn (*Crataegus monogyna*, FAC), and resprouting Himalayan blackberry (*Rubus armeniacus*, FAC) canes. Much of the wetland-upland boundary was previously dominated by Himalayan blackberry thickets. Common herbaceous species include soft rush (*Juncus effusus*, FACW), reed canarygrass (*Phalaris arundinacea*, FACW), common velvetgrass (*Holcus lanatus*, FAC), tall fescue (*Schedonorus arundinaceus*, FAC), and creeping bentgrass (*Agrostis stolonifera*, FAC). Species encountered along the upland edge include woody species such as black locust and Himalayan blackberry, and herbaceous species such as tall fescue and Queen Anne's lace (*Daucus carota*, FACU).

The soils within Wetland A meet the redox dark surface hydric soil indicator. As previously mentioned, its hydrology is likely driven primarily by direct precipitation onto poorly drained soils, although some stormwater sheetflow may also be generated from the parking lot to the north. Shallow inundation, along with near surface water tables, saturation, and oxidized rhizospheres were all in evidence at the time of sampling.

Wetland B

Wetland B (0.06 acre) is one segment of a historically channelized drainageway that conveys seasonal runoff from nearby hills, draining west under I-5 to ultimately join Coffee Lake Creek/Seely Ditch. This segment of the drainageway receives stormwater inputs from a 24-inch culvert from under SW Parkway Avenue and out flows through a 24-inch culvert to Wetland Ditch 1 (described below). Wetland B has a floodplain within a broad ravine that strongly exhibits wetland characteristics, and as such is distinguished from the western channel segment (Wetland Ditch 1). Wetland B's Cowardin class is Palustrine Emergent to Scrub-Shrub, Saturated/Semipermanent/ Seasonal (PSSY/PEMY) wetland, while the HGM class is Riverine Flow-Through (RFT), due to its directional flows within a shallow ravine, with both inlet and outlet culverts.

Vegetation within Wetland B is predominantly herbaceous in the lowest elevations, transitioning to a mix of herbaceous and woody species higher on the banks. Common herbaceous species include reed canarygrass, bittersweet nightshade (*Solanum dulcamara*, FAC), and common cattail. In addition, some Hooker's willow (*Salix hookeriana*, FACW) is scattered along the lower banks. Species encountered along the upland edge includes woody species such as Douglas fir, red alder (*Alnus rubra*, FAC), and Himalayan blackberry; herbaceous cover, where present, is primarily comprised of pasture and turf grasses such as tall fescue, bentgrasses, and bluegrasses (*Poa* spp., FAC), etc.

The soils within Wetland B typically meet either the loamy gleyed matrix or redox dark surface hydric soil indicators. Its hydrology is primarily driven by seasonally high stormwater inputs from the offsite catchment area, which, as noted above, is directed into Wetland B by a 24-inch culvert from under SW Parkway Avenue. Groundwater discharges into the ravine from adjacent uplands can be expected as well. Shallow inundation, along with near surface water tables, saturation, and oxidized rhizospheres were all in evidence at the time of sampling.

Wetland Ditch 1 (tributary to Coffee Lake Creek)

Wetland Ditch 1 (0.04) receives direct flows from Wetland B via a 24-inch culvert; the flows are confined to a relatively narrow, incised channel that runs the remaining length of TL 1000 to its southwest corner and beyond. The ditch has a silt bottom typically less than 10 feet wide; the bottom is sparsely vegetated with water starwort (*Callitriche sp.*, OBL), while such species as reed canarygrass and soft rush are found along its banks. Its Cowardin class is PEMY wetland, while the Hydrogeomorphic (HGM) class is Riverine Flow Through.

- f. Within the area proposed to be disturbed, the location, size and species of all trees that are more than six (6) inches DBH. Trees outside the area proposed to be disturbed may be individually shown or shown as drip line with an indication of species type or types;*

Arborist Todd Prager performed a tree inventory that includes all trees on the site that are within the proposed development and its vicinity. Figure 5A shows the existing trees in the vicinity of the development as well as those that will be removed; the trees are depicted as either conifer or deciduous. Trees that that will be removed are given a reference number and their species, diameter at breast height, and mitigation criteria are shown in Appendix C. A tree removal permit will be prepared as part of the Site Development Permit Application.

- g. A property survey together with topography shown by contour lines prepared at two-foot vertical intervals. Five-foot vertical intervals may be allowed for steep sloped areas. An Oregon Registered Land Surveyor or Civil Engineer shall prepare the survey.*

Figure 5 shows the development as provided in plans by Axis Design Group. Slopes measurements were calculated at several areas adjacent to the wetland to display slope variation and gradients below 25% (Figure 4).

- h. The location of the SROZ and Impact Area boundaries;*

Figure 4 shows the location of the refined SROZ and Impact Area boundaries within the property. Figure 5 shows the location of the refined SROZ and Impact Area boundaries within the project development area. The refined boundary is based upon a wetland delineation conducted by PHS, which differs somewhat from the City's existing SROZ boundary. While the existing boundaries were based on a wetland determination drawn onto aerial photographs with limited ground truthing in 1998, the new boundaries are based on field documented, flagged and surveyed wetland boundaries conducted in 2016. This is the reason for the submittal of this SRIR and request for map verification.

As stated above, the delineation methodology followed the 1987 Corps of Engineers *Wetlands Delineation Manual, Technical Report Y-87-1*, and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* which is recognized by both the DSL and the Corps. DSL issued a concurrence letter of the 2016 delineation in 2019.

- i. A minimum of three slope cross-section measurements transecting the site, equally spaced at no more than 100-foot increments. The measurements should be made perpendicular to the stream;*

Slope measurements calculations adjacent to Wetlands A, B, and Wetland Ditch 1 are shown on Figure 4, which includes more than three measurements less than 100-foot increments. The measurements were made perpendicular to the wetland boundaries.

- j. A map that delineates the Metro UGMFP Title 3 Water Quality Resource Area boundary (using Metro Title 3 field observed standards);*

Figure 7 depicts the Metro UGMFP Title 3 land, which was mapped based on drainage areas upslope and riparian corridors. As described in Section (.02)(h) above, field investigations (including a formal wetland delineation) have refined these boundaries. Title 3 applies to: (1) Development in Water Quality Resource and Flood Management Areas and (2) Development which may cause temporary or permanent erosion on any property within the Metro Boundary. Metro's Water Quality performance standards will be met by: (A) Providing a vegetated corridor to separate Protected Water Features from development; (B) Maintaining or reducing stream temperatures; (C) Maintaining natural stream corridors; (D) Minimizing erosion, nutrient and pollutant loading into water; (E) Filtering, infiltration and natural water purification; and (F) Stabilizing slopes to prevent erosion and contributing to sedimentation of water features.

- k. A map that delineates the Goal 5 safe harbor boundary (using the standards found within the Oregon Administrative Rule OAR 660-23(1996));*

A Goal 5 safe harbor boundary of 50 feet has been applied to Wetlands A, B, and Wetland Ditch 1 (Figures 4, 5, 5A, and 6). This boundary is equal to the SROZ boundary. According to OAR 660-23-0090(5), safe harbor buffers are applied to the following criteria: (a) Along all streams with average annual stream flow greater than 1,000 cubic feet per second (cfs), the riparian corridor boundary shall be 75 feet upland from the top of each bank; (b) Along all lakes, and fish-bearing streams with average annual stream flow less than 1,000 cfs, the riparian corridor boundary shall be 50 feet from the top of bank; (c) Where the riparian corridor includes all or portions of a significant wetland as set out in OAR 660-023-0100, the standard distance to the riparian corridor boundary shall be measured from, and include, the upland edge of the wetland; (d) In areas where the top of each bank is not clearly defined, or where the predominant terrain consists of steep cliffs, local governments shall apply OAR 660-023-0030 rather than apply the safe harbor provisions of this section. The 50-foot safe harbor boundary was applied based on the DSL concurred boundaries of Wetlands A and B.

- l. The existing site significant resource conditions shall be determined and identified by a natural resource professional; and*

A resource assessment was conducted by Fishman Environmental Services (FES) at the site in 1998 (Local Wetland Inventory (LWI), which confirmed that the project area includes locally significant wetlands (LSW) and has a rating of High for Wildlife and Water Quality. The LWI shows a LSW wetland in the approximate location of Wetlands A, B, and Wetland Ditch 1. The LSW wetlands are designated as 1.12 on the LWI (Figure 8).

The LWI for Wilsonville assessed these wetland groups for the following significance criteria:

- 1) Wetlands that score the highest rank for any of the four ecological functions addressed by OFWAM or equivalent: Diverse wildlife habitat, intact fish habitat, intact water quality, or intact hydrologic control.
- 2) Wetlands that are rated in the second highest functional category for water quality, and that occur within ¼ mile of a water quality-limited stream listed by DEQ.
- 3) Contain one or more rare/uncommon wetland plant communities in Oregon.
- 4) Inhabited by any species listed by the federal or state government as a sensitive, threatened, or endangered species in Oregon.

- 5) Wetland rates in the second highest functional category for fish habitat, and has a surface water connection to a stream segment that is mapped by ODFW as habitat for “indigenous anadromous salmonids”.
- 6) Optional criterion: Wetland represents a locally unique plant community.
- 7) Optional criterion: Wetland rates in highest category for education potential and there is documented use for educational purposes by a school or organization.

Summary of overall significance findings by FES in 1998:

Wetland 1.12 (PHS Wetlands A and B): (LWI: 1.12, Unit SD-NT-E)

Wetlands A and B are both included in LWI 1.12 because the small upland area separating Wetlands A and B was not distinguishable using the sampling methodologies of the LWI, which are less precise than those of the wetland delineation. The OFWAM data sheet states that the wetland

“Provides diverse wildlife habitat and has intact water quality functions; hydrologic control functions are degraded, and fish habitat is not applicable. Has the potential for educational uses; it is not appropriate for recreation.”

OFWAM sheets are provide in Appendix D.

PHS concurs with the previous assessment that LWI Wetland 1.12 (Wetlands A and B) is a locally significant wetland; however, wetlands within the site are not visible or accessible by the public and therefore would not provide recreational or educational benefits. They do, however, provide foraging and reproductive habitat for resident and migratory birds as well as small mammals such as gophers, ground squirrels, rats, and mice as well as amphibians, reptiles, and insects. Because the wetland is surrounded by busy roadways including the I-5 Freeway and other development, mammals with large home ranges such as coyotes, bobcats, and deer are precluded.

Wetland Ditch 1 (tributary to Seely Creek)

Wetland Ditch 1 is not included in the LWI, nor is it listed as a locally significant wetland. It is a hand-dug ditch and although it is state and federally jurisdictional, it does not possess high wildlife habitat, water quality, or educational benefits.

m. Current photos of site conditions shall be provided to supplement the above information.

Wetland delineation fieldwork was completed on December 13, 2016. Photos from the delineation report and the DSL concurrence letter are provided in Appendix B. See Figure 4 for photo locations.

2. *The analysis shall include development recommendations including grading procedures, soil erosion control measures, slope stabilization measures, and methods of mitigating hydrologic impacts. For projects that affect possible wetlands, a copy of the Local Wetland Inventory (LWI) map pertaining to the site shall be provided. Notice of the proposal shall be given to the Oregon Division of State Lands and the Army Corps of Engineers.*

The development will not result in wetland impacts. Grading procedures will follow proper erosion control measures, including the placement of sediment fencing around wetland boundaries, inlet protection around all stormwater inlets, and a construction entrance to reduce dust and tracking within and outside of the work area. Inlet protection will reduce the transport of sediment into storm

pipes, the construction entrance will include subgrade reinforcement geotextile fabric to prevent infiltration or transport of sediment, and sediment fencing will consist of filter fabric material mounted to 2-foot posts around wetlands to mitigate the potential for sedimentation from the construction areas.

The proposed project will also conform to City of Wilsonville's stormwater standards and will feature an offsite stormwater facility and two stormwater planters onsite with bioswales that will be planted with native vegetation and will treat runoff from the proposed impervious surfaces before they are permitted to enter wetlands or waters.

Figure 8 displays the LWI map pertaining to the site.

No impacts to state or federally jurisdictional waters are proposed (Figure 5), therefore no notification will be sent to DSL or the Army Corps of Engineers. The Wetland Delineation Concurrence is included in Appendix B.

3. ***Ecological Analysis. The Ecological Analysis shall include a map, using the Physical Analysis map as a base, showing the delineated boundaries and coverage of wetlands, riparian corridors, and wildlife habitat resources identified on the site.***

Figure 4 shows the delineated boundaries and coverage of wetland resources within the project area as well as the SROZ boundary, slope measurements calculations adjacent to Wetlands A and B, and the SR Impact Area. Figure 9 shows Metro's map of Regionally Significant Habitat (under Title 13), the site includes the following habitat classifications:

- HCA Value: High. As previously stated, the OFWAM performed by Fishman Associates rates the wetland in the center of the study area (1.12; Wetlands A and B) as high for wildlife and water quality.
 - a. ***Wetland boundaries shall be delineated using the method currently accepted by the Oregon Division of State Lands and the US Army Corps of Engineers. Riparian boundaries shall be delineated using the riparian corridor descriptions in this ordinance. Boundaries of mapped Goal 5 wildlife habitat shall be verified by field observation.***

PHS delineated the limits of the wetlands on the site based on the presence of wetland hydrology, hydric soils, and hydrophytic vegetation, in accordance with the Routine On-site Determination, as described in the *Corps of Engineers Wetland Delineation Manual, Wetlands Research Program Technical Report Y-87-1* ("The 1987 Manual") and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region*. As stated previously, concurrence for the mapped wetland boundaries was received from DSL in 2019 (Appendix B).

Figure 9 depicts the Goal 5 Wildlife Habitat of the project site, which was classified during the LWI as Riparian Wildlife Habitat Class 1, and its boundaries are based on the LWI performed by Fishman Environmental Services. PHS concurs that the site meets this criteria, particularly in terms of value to the remaining wildlife habitat within the City; however, the quality of the wildlife is diminished because the site is surrounded by development and vehicular traffic as well as intrusion by humans and their pets.

- b. *The analysis shall include an inventory that lists and describes the native and ornamental dominant and sub-dominant groundcover, shrub and tree species occurring on the site and wildlife observed during at least one site visit (specify date). The report shall also include recommended measures for minimizing the adverse impacts of the proposed development on unique and/or significant features of the ecosystem. The analysis shall include a report that discusses the ecological functions and values of the SROZ area, discussing each parameter listed below. The discussion shall be based on actual field observations and data obtained by a natural resource professional.*

Vegetation and Wildlife Species

Table 1 summarizes vegetation occurring on the site during the delineation field work completed on December 13, 2016. Table 2 contains wildlife species that are assumed to potentially occupy the site; however, focused or general surveys for wildlife were not conducted. Although the site's wetlands could provide some habitat for common amphibians, reptiles, and small mammals, no rare species are likely to be present due to its high percentage of invasive and non-native vegetation, frequent intrusions by humans and pets, and fragmentation. The site is surrounded by the I-5, busy streets, and commercial development. Trees – both native and non-native provide nesting habitat for a variety of resident and migratory bird species. Mature trees and shrubs, both within and along the boundaries of the wetland provide cooling, which benefits water quality and inputs of allochthonous material, which is necessary for food webs and soil development.

Table 1. Non-Comprehensive List of Vegetation Observed within the Project Area

Scientific Name	Common Name	Non-Native or Ornamental
TREES		
<i>Acer platanoides</i>	Norway maple	X
<i>Agrostis stolonifera</i>	Creeping bentgrass	X
<i>Alnus rubra</i>	red alder	
<i>Cedrus deodara</i>	Deodar cedar	X
<i>Crataegus monogyna</i>	English hawthorn	X
<i>Malus domestica</i>	Domestic apple	X
<i>Pinus sp.</i>	Pine	
<i>Populus balsamifera</i>	balsam poplar	
<i>Prunus avium</i>	sweet cherry	X
<i>Pseudotsuga menziesii</i>	Douglas' fir	
<i>Quercus garryana</i>	Oregon white oak	
<i>Quercus rubra</i>	red oak	X
<i>Robinia pseudoacacia</i>	black locust	X
<i>Salix sp.</i>	willow	
<i>Picea sp.</i>	spruce	
SHRUBS		
<i>Crataegus monogyna</i>	English hawthorn	X
<i>Rosa sp.</i>	wild rose	
<i>Rubus armeniacus</i>	Himalayan blackberry	X
<i>Rubus ursinus</i>	trailing blackberry	

Scientific Name	Common Name	Non-Native or Ornamental
HERBS		
<i>Agrostis capillaris</i>	colonial bentgrass	X
<i>Bromus spp.</i>	brome grasses	X
<i>Daucus carota</i>	Queen Anne's lace	X
<i>Epilobium ciliatum</i>	slender willow herb	
<i>Festuca rubra</i>	Red fescue	
<i>Holcus lanatus</i>	common velvet grass	X
<i>Hypochaeris radicata</i>	spotted cat's ear	X
<i>Jacobaea vulgaris</i>	stinking willie	X
<i>Juncus effusus</i>	Common rush	
<i>Leucanthemum vulgare</i>	ox-eye daisy	X
<i>Lotus corniculatus</i>	bird's-foot trefoil	X
<i>Plantago lanceolata</i>	English plantain	X
<i>Phalaris arundinacea</i>	reed canarygrass	X
<i>Poa pratensis</i>	bluegrass	X
<i>Prunella vulgaris</i>	Selfheal	X
<i>Rumex acetosella</i>	sheep sorrel	X
<i>Schedonorus arundinaceus</i>	tall fescue	
<i>Senecio jacobaeae</i>	Common ragwort	X
<i>Solanum dulcamara</i>	Bittersweet nightshade	X
<i>Taraxacum officinale</i>	dandelion	X
<i>Vicia tetrasperma</i>	vetch	X

Table 2. Non-Comprehensive List of Wildlife Species Potentially within the Project Area*

Common Name	Scientific Name
MAMMALS	
Deer mouse	<i>Peromyscus maniculatus</i>
Eastern fox squirrel	<i>Sciurus niger</i>
Raccoon	<i>Procyon lotor</i>
Western gray squirrel	<i>Sciurus griseus</i>
BIRDS	
American crow	<i>Corvus brachyrhynchos</i>
American kestrel	<i>Falco sparverius</i>
American goldfinch	<i>Carduelis tristis</i>
American robin	<i>Turdus migratorius</i>
Barn swallow	<i>Hirundo rustica</i>
Bewick's wren	<i>Thryomanes bewickii</i>
Black-capped chickadee	<i>Parus atricapillus</i>
Black-headed grosbeak	<i>Pheucitus melanocephalus</i>

Common Name	Scientific Name
Brewer's blackbird	<i>Euphagus cyanocephalus</i>
Brown creeper	<i>Certhia americana</i>
Bushtit	<i>Psaliparus minimus</i>
Cedar waxwing	<i>Bombycilla cedrorum</i>
Chestnut-backed chickadee	<i>Parus rufescens</i>
Cooper's hawk	<i>Accipiter cooperii</i>
Dark-eyed junco	<i>Junco hyemalis</i>
Downy woodpecker	<i>Picoides pubescens</i>
European starling*	<i>Sturnus vulgaris</i>
Fox sparrow	<i>Passerella iliaca</i>
Golden-crowned kinglet	<i>Regulus satrapa</i>
Golden-crowned sparrow	<i>Zonotrichia atricapilla</i>
Great-horned owl	<i>Bubo virginianus</i>
Hairy woodpecker	<i>Picoides villosus</i>
Hermit thrush	<i>Catharus guttatus</i>
House finch	<i>Carpodacus mexicanus</i>
House sparrow	<i>Passer domesticus</i>
House wren	<i>Troglodytes aedon</i>
Lesser goldfinch	<i>Carduelis psaltria</i>
Mourning dove	<i>Zenaida macroura</i>
Northern flicker	<i>Colaptes auratus</i>
Orange-crowned warbler	<i>Vermivora celata</i>
Red-breasted nuthatch	<i>Sitta canadensis</i>
Red-breasted sapsucker	<i>Sphyrapicus ruber</i>
Red tailed hawk	<i>Buteo jamaicensis</i>
Red-winged blackbird	<i>Agelaius phoeniceus</i>
Ring-necked pheasant	<i>Phasianus colchicus</i>
Ruby-crowned kinglet	<i>Regulus calendula</i>
Rufous hummingbird	<i>Selasphorus rufus</i>
Savannah sparrow	<i>Passerculus sandwichensis</i>
Song sparrow	<i>Melospiza melodia</i>
Spotted towhee	<i>Pipilo erythrophthalmus</i>
Steller's jay	<i>Cyanocitta stelleri</i>
Swainson's thrush	<i>Catharus ustulatus</i>
Tree swallow	<i>Tachycineta bicolor</i>
Turkey vulture	<i>Cathartes aura</i>
Varied thrush	<i>Ixoreus naevius</i>
Violet green swallow	<i>Tachycineta thalassina</i>
Western screech owl	<i>Otus kennicottii</i>

Common Name	Scientific Name
Western scrub jay	<i>Aphelocoma coerulescens</i>
Western tanager	<i>Piranga ludoviciana</i>
Western wood pewee	<i>Contopus sordidulus</i>
White crowned sparrow	<i>Zonotricha leucophrys</i>
Winter wren	<i>Troglodytes</i>
AMPHIBIANS	
Pacific treefrog	<i>Hyla regilla</i>
REPTILES	
Common garter snake	<i>Thamnophis sirtalis</i>

*These species are assumed to potentially occupy the habitats of the site due to its suitability for foraging, nesting, or cover. Focused or general surveys for wildlife were not conducted.

Impacts to unique or significant features of the ecosystem

As depicted in the Site Plan (Figure 5), the proposed development will impact 7,147 sf / 0.16 ac of the City of Wilsonville SR Impact Area and 97 sf/ 0.002 acres of the SROZ boundary. The development will also result in the unavoidable removal of seven native trees.

Ecological Functions and Values of the resources are discussed below.

- c. *Wetlands (based on evaluation criteria in the Oregon Freshwater Wetlands Assessment Methodology (OFWAM), Oregon Division of State Lands)*
 - i. *wildlife habitat diversity*
 - ii. *fish habitat*
 - iii. *water quality protection*
 - iv. *hydrologic control*

Wetlands A and B came in as significant through an OFWAM assessment conducted by FES in 1998. Per that assessment Wetlands A and B are part of LWI Wetland 1.12. Wetland Ditch 1 is not identified in the LWI or OFWAM.

Wildlife Habitat

According to the OFWAM summary sheets, the wetlands provide diverse wildlife habitat; however, it should be noted that the wooded habitat is very small and fragmented so that it does not have a multi-layered or contiguous canopy. Interstate 5, busy streets, commercial buildings, and human intrusion restrict the site to small and medium sized mammals such as raccoons (*Procyon lotor*), striped skunks (*Memphitis memphitis*), fox squirrels (*Sciurus niger*), and mice (*Peromyscus* spp.). The habitat is also unlikely to provide nesting opportunities for large raptors, although they may on occasion hunt on the site for songbirds and small mammals. Acorn woodpeckers (*Melanerpes formicivorus*), American robins (*Turdus migratorius*), dark-eyed juncos (*Junco hyemalis*), black-capped chickadee (*Poecile atricapillus*), and spotted towhees (*Pipilo maculatus*) are native avian species that may nest in trees and shrubs within and adjacent to the wetland. Pacific tree frogs (*Pseudacris regilla*), and rough-skinned newts (*Taricha granulosa*) may forage and breed in ponded areas within the wetland during winter and spring.

Fisheries Habitat

The OFWAM summary sheet described the wetland's fish habitat as non-existent. Water passes through and leaves the wetlands via small culverts that are not designed for fish passage.

Water Quality Protection

The OFWAM summary sheet states that the water quality (pollutant removal) functions of LWI Wetland 1.12 are intact. Stormwater entering the wetlands is trapped for long periods in the wetland, which has dense vegetation that is highly beneficial for pollutant removal. The heavy clay Wapato silty clay loam soils are also highly beneficial for pollutant removal.

Hydrologic Control

The OFWAM summary sheet states that LWI Wetland 1.12 has intact water quality functions, but hydrological control is degraded and therefore, fish habitat is not applicable. This may be due to culverts that are not passable for fish.

The wetland receives hydrology as direct precipitation and runoff as well as overflow from the ditch.

- d. Wildlife Habitat (includes riparian corridors and upland forested areas)*
 - i. wildlife habitat diversity*
 - ii. water quality protection*
 - iii. ecological integrity*
 - iv. connectivity*
 - v. uniqueness*

According to the OFWAM data sheet, wildlife habitat is of high quality, although as stated previously, it is small and fragmented as well as inaccessible for many larger terrestrial species. The plant community includes a tree layer mostly composed of native species, including Douglas' fir, balsam poplar, and Oregon oak, although non-native species are dominant in the shrub layer and include Himalayan blackberry and English hawthorn. The herbaceous layer is also dominated by grasses and forbs of European or Asian origin and includes bent grasses, bromes, and stinking willy. These species support a modest variety of resident and migratory avian species, small mammals, reptiles, and amphibians. Wetland 1.12 actively treats runoff from the adjacent developed areas to improve downstream water quality.

- e. Riparian Corridors*
 - Stream-riparian ecosystems:*
 - i. Presence and abundance of Large Woody Debris (LWD) in and adjacent to stream*
 - ii. Tree/shrub canopy stream shade production (water temperature and aquatic plant growth control)*
 - iii. Erosion and sediment control by riparian vegetation*
 - iv. Water quality protection by riparian vegetation*
 - v. River-floodplain ecosystem (Willamette River)*
 - vi. Presence of functional floodplain (inundated annually)*
 - vii. Type and condition of functional floodplain vegetation*
 - viii. Use of river-floodplain by ESA-listed species*
 - ix. Role as wildlife corridor connecting significant wildlife habitat areas*

Wetland Ditch 1 has a physical connection via culverts to Seely Ditch, which is west of the site.

Presence and abundance of Large Woody Debris (LWD) in and adjacent to stream

Wetland Ditch 1 is a small riverine system and there are some small to medium pieces of debris in the ditch, although there is no fish habitat, due mainly to restricted access by non-fish-friendly culverts.

Tree/shrub canopy stream shade production (water temperature and aquatic plant growth control)

Overall tree and shrub canopy within the site is not well-developed; however, there is some shade cover for the wetland and Wetland Ditch 1, which may benefit temperatures and aquatic plant growth control.

Erosion and sediment control by riparian vegetation

The forest vegetation of the site may have a very slight beneficial effect of limiting the potential for erosion by slowing the velocity of waters and trapping sediments that would otherwise leave the site and end up in offsite Seely Ditch.

Water quality protection by riparian vegetation

The site's dense and healthy vegetation provides treatment of waters collected from unvegetated upslope areas that would otherwise enter offsite Seely Ditch untreated.

River-floodplain ecosystem (Willamette River)

Wetlands A, B, and Wetland Ditch 1 as well as adjacent vegetated upland areas within the site provide treatment of upslope runoff, which benefits the Willamette River's floodplain ecosystem.

Presence of functional floodplain (inundated annually)

The wetlands of the study area are partially inundated during winter and spring of each year. Wetlands are largely the function of runoff from adjacent impervious surfaces and direct precipitation that accumulated within the concave topography and infiltration is slowed by the poorly drained Wapato silt loam soils. There may also be a seasonally high water table. The site is not located in FEMA's 100-year floodplain.

Type and condition of functional floodplain vegetation; Use of river-floodplain by ESA-listed species

The site lies well outside of the floodplain, which is associated with Coffee Lake Creek, over one mile west of the study area. The dominant vegetation of the site is a mix of deciduous and conifer trees with fragmented shrub and herbaceous layers. The wetlands and the adjacent upland vegetation of the site are beneficial to the water quality of Seely Ditch and the Willamette River floodplain ecosystem. There are no known listed ESA species at this site, and none were observed at the time of the delineation.

Role as wildlife corridor connecting significant wildlife habitat areas

This habitat has low value as a connecting wildlife corridor, since it is surrounded by I-5, busy streets and commercial developments.

4. **Mitigation and Enhancement Proposal.** *The applicant must propose a Significant Resource mitigation and enhancement plan as part of the SRIR. The mitigation and enhancement shall increase the natural values and quality of the remaining Significant Resource lands located on the site or other location as approved by the City. The mitigation and enhancement proposal shall conform to the mitigation standards identified in this Section.*

As depicted on the Proposed Site Development Plan (Figure 5), the proposed project will impact 97 square feet (0.002 acres) within the Safe Harbor / SROZ and 7,147 square feet (0.16 acres) of the City of Wilsonville SR Impact Area (Area of Limited Conflicting Use). Also 33 trees will be removed, of these, 22 trees are non-native and include five sweet cherries, one Norway maple, one English hawthorn, five unidentified pines, One deodar cedar, two red oaks, and seven black locusts. Removal of the 22 non-native trees do not require mitigation.

The remaining seven trees to be removed are natives and include 6 balsam poplars and 2 Douglas’ firs, which will require mitigation. The arborist tree assessment is found in Appendix C.

The requirements for tree replacement are found in Section 4.139 of the City of Wilsonville SROZ ordinance, which bases the required number of tree and shrub plantings on the size of removed trees. Table 3 depicts the number of trees in each size category, the required number of trees and shrubs to be replanted per category, and the total number of trees and shrubs to be replanted. Based on the DBH of the native trees, a total of 20 native trees and 39 shrubs will need to be planted. Section 4.139.07 specifies that native trees and shrubs shall be planted at a rate of five (5) trees and twenty-five (25) shrubs per every 500 square feet of disturbance within the SROZ.

Table 3. Mitigation Requirements for Native Tree Removal

Native Trees Proposed for Removal		Replacement Per-Tree		Total Replacement	
Quantity	DBH (inches)	Trees	Shrubs	Trees	Shrubs
3	6-12	2	3	6	9
3	Over 12-18	3	6	9	18
1	Over 18-24	5	12	5	12
0	Over 24-30	7	18	0	0
0	Over 30	10	30	0	0
TOTALS	7			20	39

This activity will improve the function of the remaining SROZ and protected resource by replacing invasive trees and shrubs with native conifer and deciduous trees, shrubs, and herbaceous plants that will provide greater wildlife benefits and protection for the wetland resources than those that are present.

5. **Waiver of Documentation:** *The Planning Director may waive the requirement that an SRIR be prepared where the required information has already been made available to the City, or may waive certain provisions where the Director determines that the information is not necessary to review the application. Such waivers may be appropriate for small-scale developments and shall be processed under Administrative Review. Where such waivers are granted by the Planning Director, the Director shall clearly indicate the reasons for doing so in the record, citing the relevant information relied upon in reaching the decision.*

Not applicable. An SRIR is required by the City.

- (.03) **SRIR Review Criteria.** *In addition to the normal Site Development Permit Application requirements as stated in the Planning and Land Development Ordinance, the following standards shall apply to the issuance of permits requiring an SRIR. The SRIR must demonstrate how these standards are met in a manner that meets the purposes of this Section.*

- A. *Except as specifically authorized by this code, development shall be permitted only within the Area of Limited Conflicting Use (see definition) found within the SROZ;*

The proposed development includes impact to 7,147 square feet (0.16 acres) of the City of Wilsonville's SR Impact Area (Area of Limited Conflicting Use) and 97 square feet (0.002 acres) within the Safe Harbor / SROZ). Development within the SROZ includes 97 sf / 0.002 ac of non-exempt encroachment, including a new building and parking area. The remaining encroachments are exempt per Section 4.139.04 of the SROZ ordinance, which states:

A request for exemption shall be consistent with the submittal requirements listed under Section 4.139.06(.01)(B – I), as applicable to the exempt use and activity. [Added by Ord. # 674 11/16/09].

- (.05) *Operation, maintenance, and repair of irrigation and drainage ditches, constructed ponds, wastewater facilities, stormwater detention or retention facilities, and water facilities consistent with the Stormwater Master Plan or the Comprehensive Plan.*

- (.15) *Developments that propose a minor encroachment into the Significant Resource Overlay Zone. The purpose of this adjustment would be to allow for minor encroachments of impervious surfaces such as accessory buildings, eave overhangs, building appurtenances, building access and exiting requirements or other similar feature. The total adjustment shall not exceed 120 square feet in cumulative area.*

- B. *Except as specifically authorized by this code, no development is permitted within Metro's Urban Growth Management Functional Plan Title 3 Water Quality Resource Areas boundary;*

As stated previously, the encroachments into the SROZ include less than 120 sf for non-exempt activities including building construction and parking. Other encroachments into the SROZ consist of fire lane, non-impervious landscaping and stormwater treatment and therefore are exempt.

- C. *No more than five (5) percent of the Area of Limited Conflicting Use (see definition) located on a property may be impacted by a development proposal. On properties that are large enough to include Areas of Limited Conflicting Use on both sides of a waterway, no more than five (5) percent of the Area of Limited Conflicting Use on each side of the riparian corridor may be impacted by a development proposal. This condition is cumulative to any successive development proposals on the subject property such that the total impact on the property shall not exceed five (5) percent;*

The Area of Limited Conflicting Use comprises 35,187 sf / 0.81 ac of the study area, of which approximately 97 square feet / 0.002 ac of the Area of Limited Conflicting Use onsite will be impacted to facilitate the construction of new parking areas and water quality control. The total non-exempt impacts comprise 0.38 percent of the Area of Limited Conflicting Use.

D. Mitigation of the area to be impacted shall be consistent with Section 4.139.06 of this code and shall occur in accordance with the provisions of this Section;

As described previously, for impacts to 97 sf / 0.002 ac of impacts to the SROZ and the removal of seven native trees, the applicant proposes to restore 2,000 sf / 0.05 ac of degraded upland habitat within the remaining SROZ and 2,000 sf / 0.05 ac of degraded wetland habitat (Figure 6). The applicant will remove invasive and non-native species including Himalayan and cut-leaf blackberry and holly and plant a total of 20 native trees and 39 native shrubs, which per the SROZ ordinance will more than offset the loss of riparian function associated with the proposed impacts to the existing habitat as well as to the wetland. A mitigation plan showing the location of the proposed mitigation and a proposed plant list is included in Figure 6.

The mitigation plan will adhere to the requirements of Section 4.139.07 (.02)E of the of the SROZ ordinance and be designed to replace lost or impacted functions by enhancement of existing resources on, or off the impact site, or creation of new resource areas by implementing the following measures:

- Replacement trees and shrubs shall be at least one gallon in size and shall be at least twelve (12) inches in height.
- Trees shall be planted between eight (8) and twelve (12) feet on center, and shrubs shall be planted between four (4) and five (5) feet on center, or clustered in single species groups of no more than four (4) plants, with each cluster planted between eight (8) and ten (10) feet on center. When planting near existing trees, the drip line of the existing tree shall be the starting point for plant spacing measurements.
- Shrubs shall consist of at least two (2) different species. If five (5) trees or more are planted, then no more than fifty (50) percent of the trees may be of the same genus.
- Invasive non-native or noxious vegetation shall be removed within the mitigation area prior to planting and shall be removed or controlled for five (5) years following the date that the mitigation planting is completed.
- Mulch shall be applied around new plantings at a minimum of three inches in depth and eighteen inches in diameter. Browse protection shall be installed on trees and shrubs. Mulching and browse protection shall be maintained during the two-year plant establishment period.
- Trees and shrubs that die shall be replaced in kind to the extent necessary to ensure that a minimum of eighty (80) percent of the trees and shrubs initially required shall remain alive on the fifth anniversary of the date that the mitigation planting is completed.

E. The impact on the Significant Resource is minimized by limiting the degree or magnitude of the action, by using appropriate technology or by taking affirmative steps to avoid, reduce or mitigate impacts;

The applicant designed the proposed project to avoid impacts to jurisdictional wetlands and to ensure that only permitted activities (i.e. the water quality swales, landscaping, and < 120 sf of non-exempt permanent impacts) were constructed in the SROZ.

- F. The impacts to the Significant Resources will be rectified by restoring, rehabilitating, or creating enhanced resource values within the “replacement area” (see definitions) on the site or, where mitigation is not practical on-site, mitigation may occur in another location approved by the City;*

As stated previously, the proposed mitigation plan includes replacement trees and shrubs in accordance with the provisions in the SROZ Ordinance. The proposed replacement area consists of a portion of the western portion of the wetland and SROZ and will improve the overall wetland and riparian functions.

- G. Non-structural fill used within the SROZ area shall primarily consist of natural materials similar to the soil types found on the site;*

Landscaping will be constructed per the City of Wilsonville standards using native soil material and native plants.

- H. The amount of fill used shall be the minimum required to practically achieve the project purpose;*

No fill will be placed in jurisdictional wetlands and fill placed in the SROZ is the minimum amount needed to meet the minimum requirements for construction of the proposed business, which includes exempt components including fire access, stormwater facilities, and native landscaping.

- I. Other than measures taken to minimize turbidity during construction, stream turbidity shall not be significantly increased by any proposed development or alteration of the site;*

Stormwater will be treated prior to leaving the construction site and is not anticipated to increase turbidity during construction due to appropriate erosion and sediment control measures, including silt fencing, therefore, no untreated runoff will be allowed to enter the wetlands and turbidity in the ditch is not anticipated to increase as a result of the project.

- J. Appropriate federal and state permits shall be obtained prior to the initiation of any activities regulated by the U.S. Army Corps of Engineers and the Oregon Division of State Lands in any jurisdictional wetlands or water of the United States or State of Oregon, respectively.*

This section does not apply, as no impacts to wetlands are proposed; however, PHS performed a wetland delineation in December of 2016 and concurrence was received from DSL in June of 2019. The DSL concurrence is included in Appendix B.

SECTION 4.139.07 MITIGATION STANDARDS

The following mitigation standards apply to significant wildlife habitat resource areas for encroachments within the Area of Limited Conflicting uses and shall be followed by those proposing such encroachments. Wetland mitigation shall be conducted as per permit conditions from the U.S. Army Corps of Engineers and the Oregon Division of State Lands [emphasis ours]. While impacts are generally not allowed in the riparian corridor resource area, permitted impacts shall be mitigated by: using these mitigation standards if the impacts are to wildlife habitat values, and using state and federal processes if the impacts are to wetland resources in the riparian corridor...

Wetlands

An outfall with a rock weir will be constructed in a drainage ditch mapped and described as Wetland Ditch 1 in the DSL concurrence Letter (Appendix B). Total fill will be eight square feet and less than 50 cubic yards and therefore mitigation for impacts to waters of the state is not necessary. Mitigation for waters of the US is also not necessary because impacts are less than 0.10 acre.

- (.01) *The applicant shall review the appropriate Goal 5 Inventory Summary Sheets for wildlife habitat (i.e. upland) contained in the City of Wilsonville Natural Resource Inventory and Goal 5/Title 3/ESA Compliance and Protection Plan ("Compliance and Protection Plan" - May 2000) to determine the resource function ratings at the time the inventory was conducted.***
- (.02) *The applicant shall prepare a Mitigation Plan document containing the following elements:***
- (.03) *Proposals for mitigation action where new natural resource functions and values are created (i.e. creating wetland or wildlife habitat where it does not presently exist) will be reviewed and may be approved by the Development Review Board or Planning Director if it is determined that the proposed action will create natural resource functions and values that are equal to or greater than those lost by the proposed impact activity.***
- (.04) *Mitigation actions shall be implemented prior to or at the same time as the impact activity is conducted.***
- (.05) *Mitigation plans shall have clearly stated goals and measurable performance standards.***
- (.06) *All mitigation plans shall contain a monitoring and maintenance plan to be conducted for a period of five years following mitigation implementation. The applicant shall be responsible for ongoing maintenance and management activities, and shall submit an annual report to the Planning Director documenting such activities, and reporting progress towards the mitigation goals. The report shall contain, at a minimum, photographs from established photo points, quantitative measure of success criteria, including plant survival and vigor if these are appropriate data. The Year 1 annual report shall be submitted one year following mitigation action implementation. The final annual report (Year 5 report) shall document successful satisfaction of mitigation goals, as per the stated performance standards. If the ownership of the mitigation site property changes, the new owners will have the continued responsibilities established by this section.***
- (.07) *The Mitigation Plan document shall be prepared by a natural resource professional.***
- (.08) *Prior to any site clearing, grading or construction, the SROZ area shall be staked, and fenced per approved plan. During construction, the SROZ area shall remain fenced and undisturbed except as allowed by an approved development permit.***
- (.09) *For any development which creates multiple parcels intended for separate ownership, the City shall require that the SROZ areas on the site be encumbered with a conservation easement or tract.***
- (.10) *The City may require a conservation easement over the SROZ that would prevent the owner from activities and uses inconsistent with the purpose of this Section and any easements therein. The purpose of the conservation easement is to conserve and protect resources as well as to prohibit certain activities that are inconsistent with the purposes of this section. Such conservation easements do not exclude the installation of utilities.***
- (.11) *At the Planning Director's discretion, mitigation requirements may be modified based on minimization of impacts at the impact activity site. Where such modifications are granted by the Planning Director, the Director shall clearly indicate the reasons for doing so in the record, citing the relevant information relied upon in reaching the decision.***
- (.12) *The Director may study the possibility of a payment-in-lieu-of system for natural resource impact mitigation. This process would involve the public acquisition and management of natural resource properties partially funded by these payments.***

The applicant shall adhere to all of these mitigation requirements. Please see Section 4.139.06 for specifics for Section 4.139.07.

SECTION 4.139.10 Development Review Board (DRB) Process

(.01) Exceptions. The following exceptions may be authorized through a Development Review Board quasi-judicial review procedure.

D Map Refinement process. The applicant may propose to amend the SROZ boundary through a Development Review Board quasi-judicial zone change where more detailed information is provided, such as a state approved wetland delineation. The criteria for amending the SROZ are as follows:

Adjustments to the SROZ are proposed based on the locations of the DSL concurred wetland, and its associated 50-foot buffer.

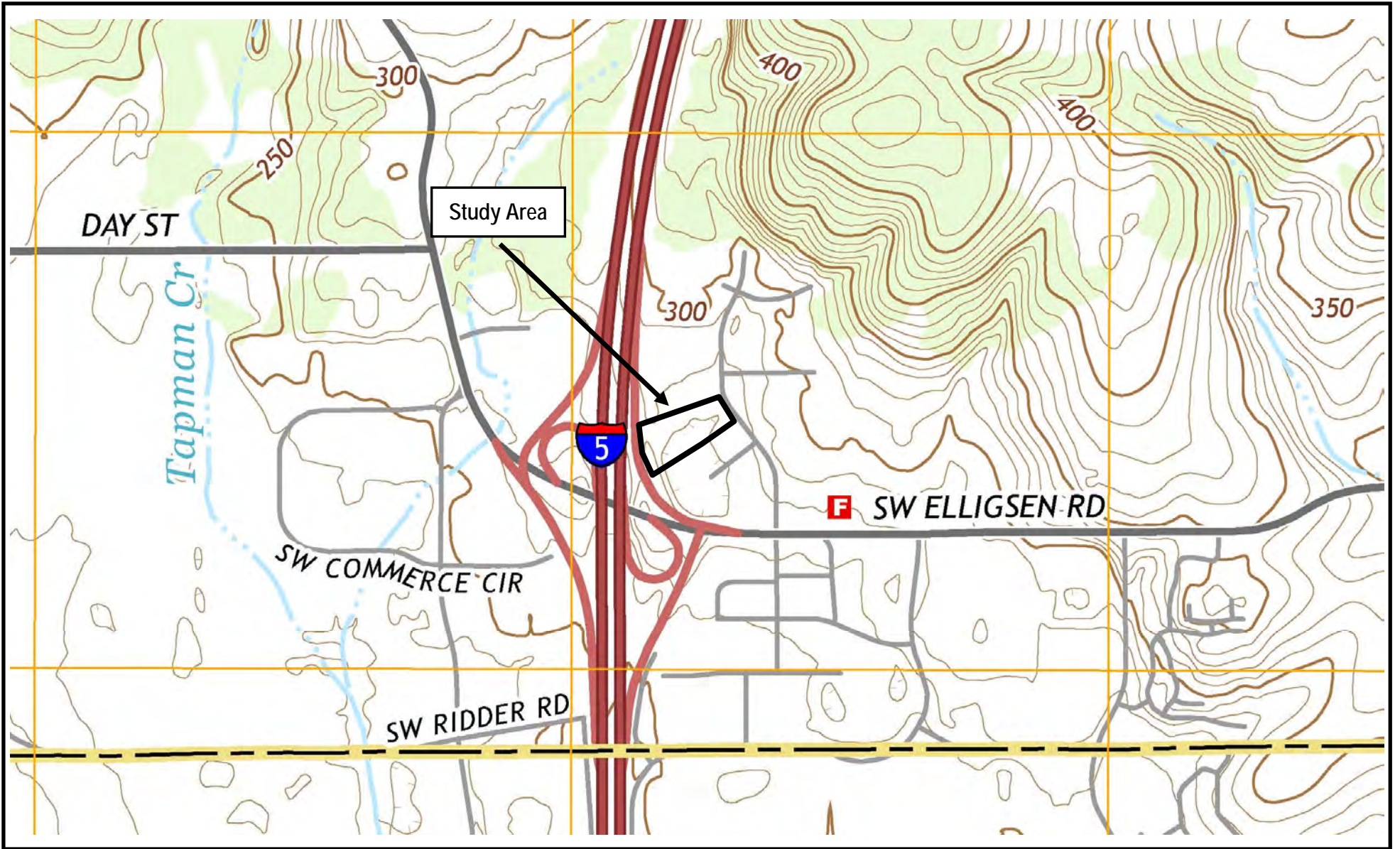
(.03) Development of structures, additions and improvements that relate to uses other than single family residential.

This SRIR addresses the development of additions and improvements to a structure other than single family residential and thus requires DRB process.

Appendix A

Figures





#6114
12/19/2016



Pacific Habitat Services, Inc.
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Wilsonville, OR 97070

General Location and Topography
SW Parkway Avenue Property (Tax Lot 1000)- Wilsonville, Oregon
United States Geological Survey (USGS), Sherwood, Oregon, 7.5 Quadrangle, 2014
(viewer/nationalmap.gov/basic)

FIGURE

1

NE 1/4 SE 1/4 SECTION 2 T3S RIW W.M.

3S | 2DA

WASHINGTON COUNTY OREGON

SCALE 1" = 100'

SEE MAP
3S | 2AD

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

Study Area

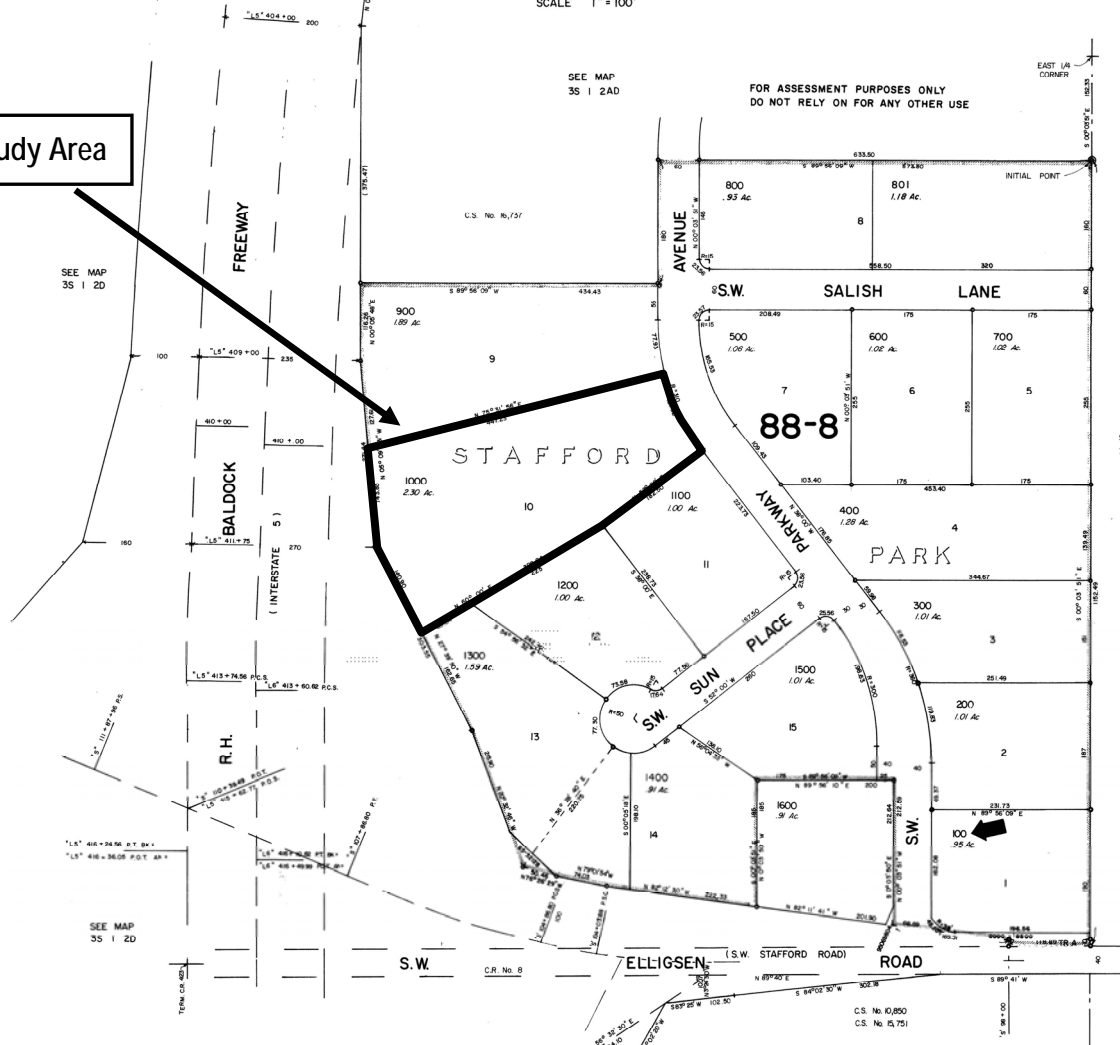
SEE MAP
3S | 2D

SEE MAP
3S | 1 |

SEE MAP
3S | 2D

SEE MAP
3S | 1 |

WILSONVILLE
3S | 2DA



#6114
12/19/2016



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Tax Lot Map
SW Parkway Avenue Property (Tax Lot 1000)- Wilsonville, Oregon
The Oregon Map (ormap.net)

FIGURE
2



Soils Legend

- 4B - Woodburn silt loam, 3-7% slopes
- 43 - Wapato silty clay loam, Hydric
- 45B - Briedwell silt loam, 0-7% slopes

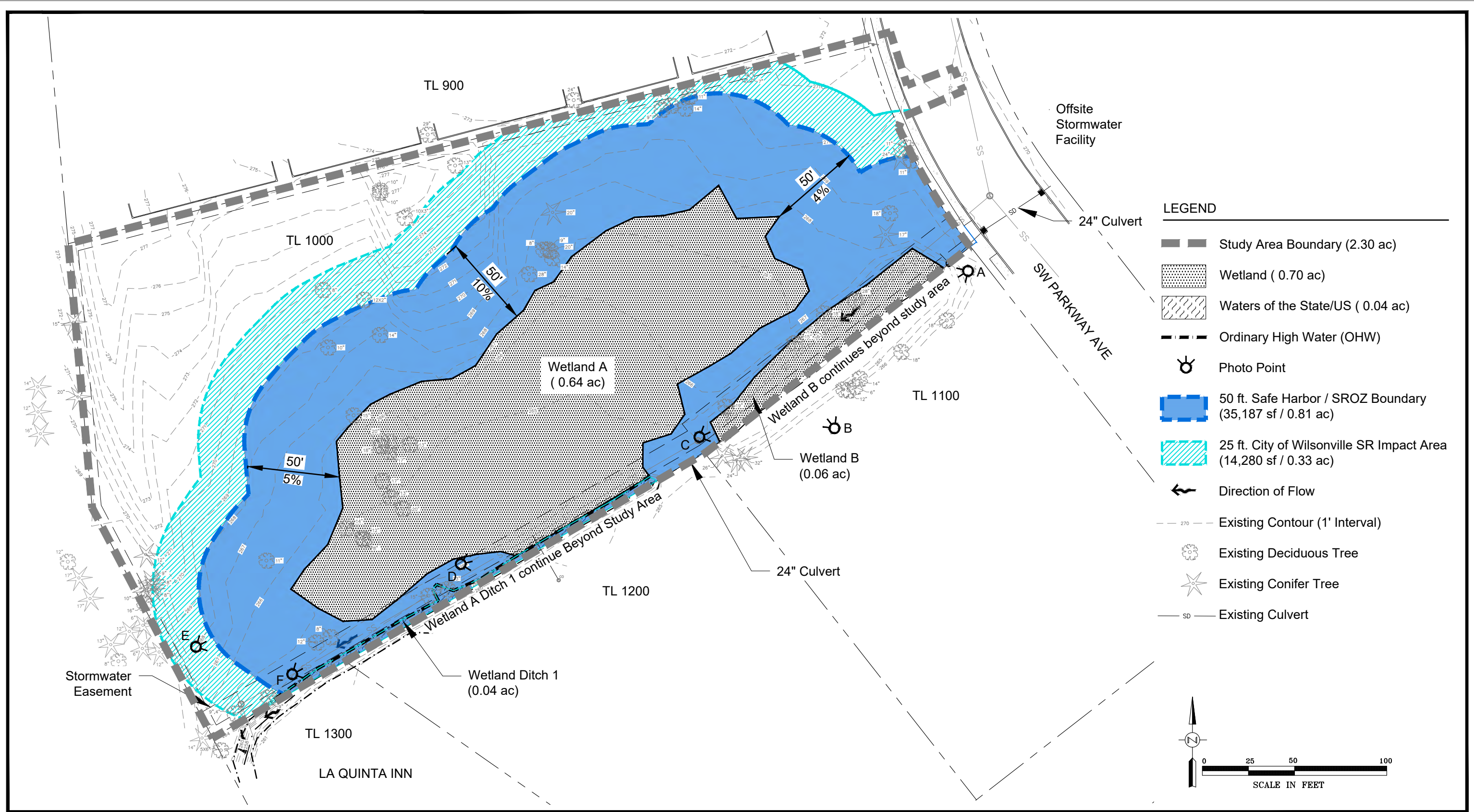
#6114
12/19/2016



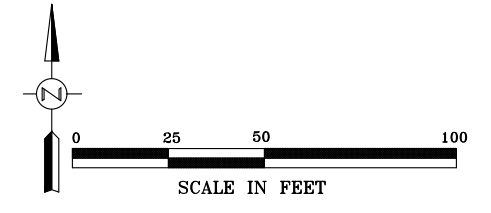
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Wilsonville, OR 97070

Soils
SW Parkway Avenue Property (Tax Lot 1000)- Wilsonville, Oregon
Natural Resources Conservation Services, Web Soil Survey, 2016
(websoilsurvey.sc.egov.usda.gov)

FIGURE
3



- LEGEND**
- Study Area Boundary (2.30 ac)
 - Wetland (0.70 ac)
 - Waters of the State/US (0.04 ac)
 - Ordinary High Water (OHW)
 - Photo Point
 - 50 ft. Safe Harbor / SROZ Boundary (35,187 sf / 0.81 ac)
 - 25 ft. City of Wilsonville SR Impact Area (14,280 sf / 0.33 ac)
 - Direction of Flow
 - Existing Contour (1' Interval)
 - Existing Deciduous Tree
 - Existing Conifer Tree
 - Existing Culvert

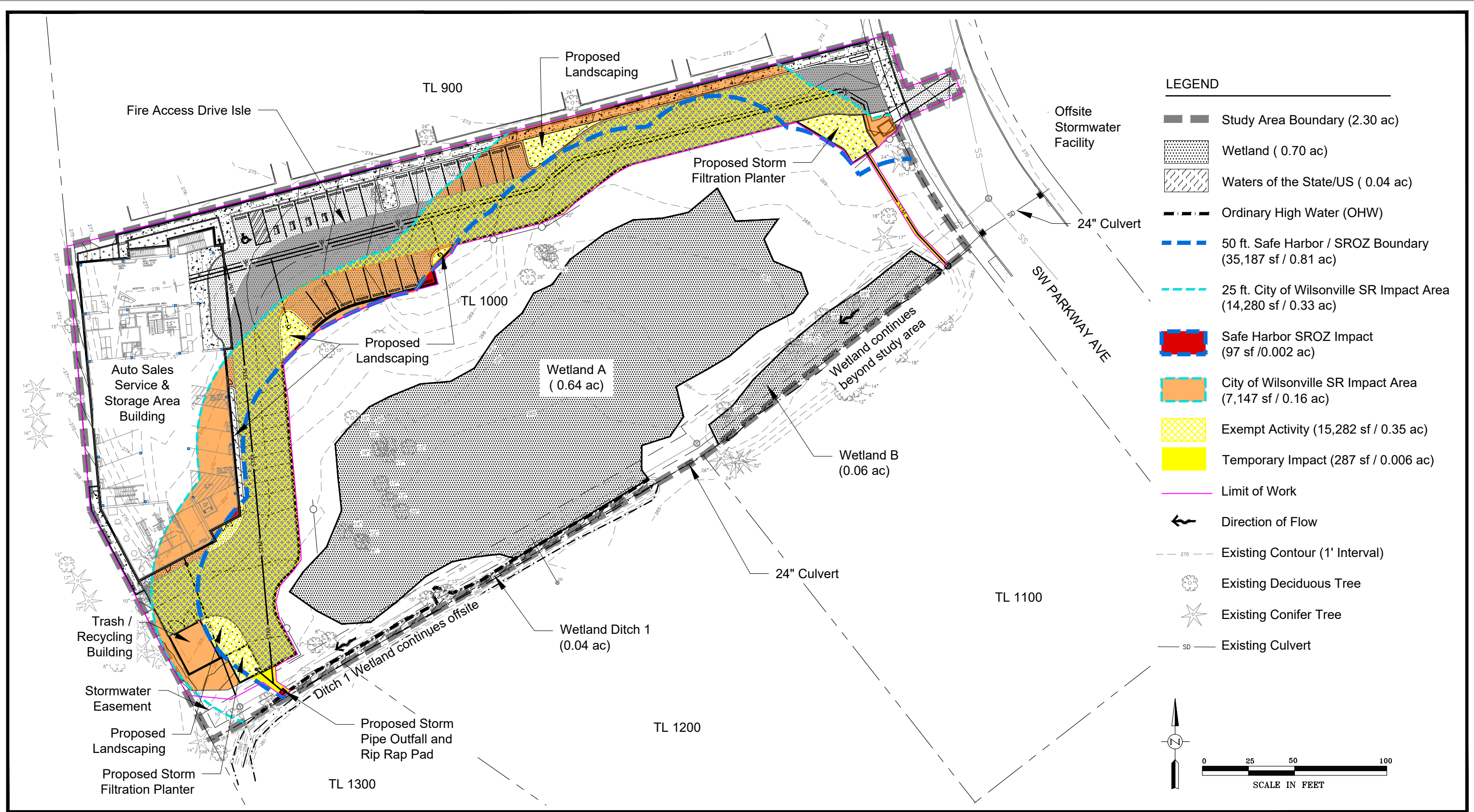


Base Map Provided by HHPR

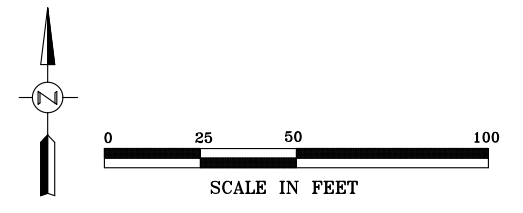
Existing Conditions
Tonkin Lamborghini Dealership - Wilsonville, Oregon

FIGURE
4

4-30-2024



- LEGEND**
- Study Area Boundary (2.30 ac)
 - Wetland (0.70 ac)
 - Waters of the State/US (0.04 ac)
 - Ordinary High Water (OHW)
 - 50 ft. Safe Harbor / SROZ Boundary (35,187 sf / 0.81 ac)
 - 25 ft. City of Wilsonville SR Impact Area (14,280 sf / 0.33 ac)
 - Safe Harbor SROZ Impact (97 sf / 0.002 ac)
 - City of Wilsonville SR Impact Area (7,147 sf / 0.16 ac)
 - Exempt Activity (15,282 sf / 0.35 ac)
 - Temporary Impact (287 sf / 0.006 ac)
 - Limit of Work
 - Direction of Flow
 - Existing Contour (1' Interval)
 - Existing Deciduous Tree
 - Existing Conifer Tree
 - Existing Culvert

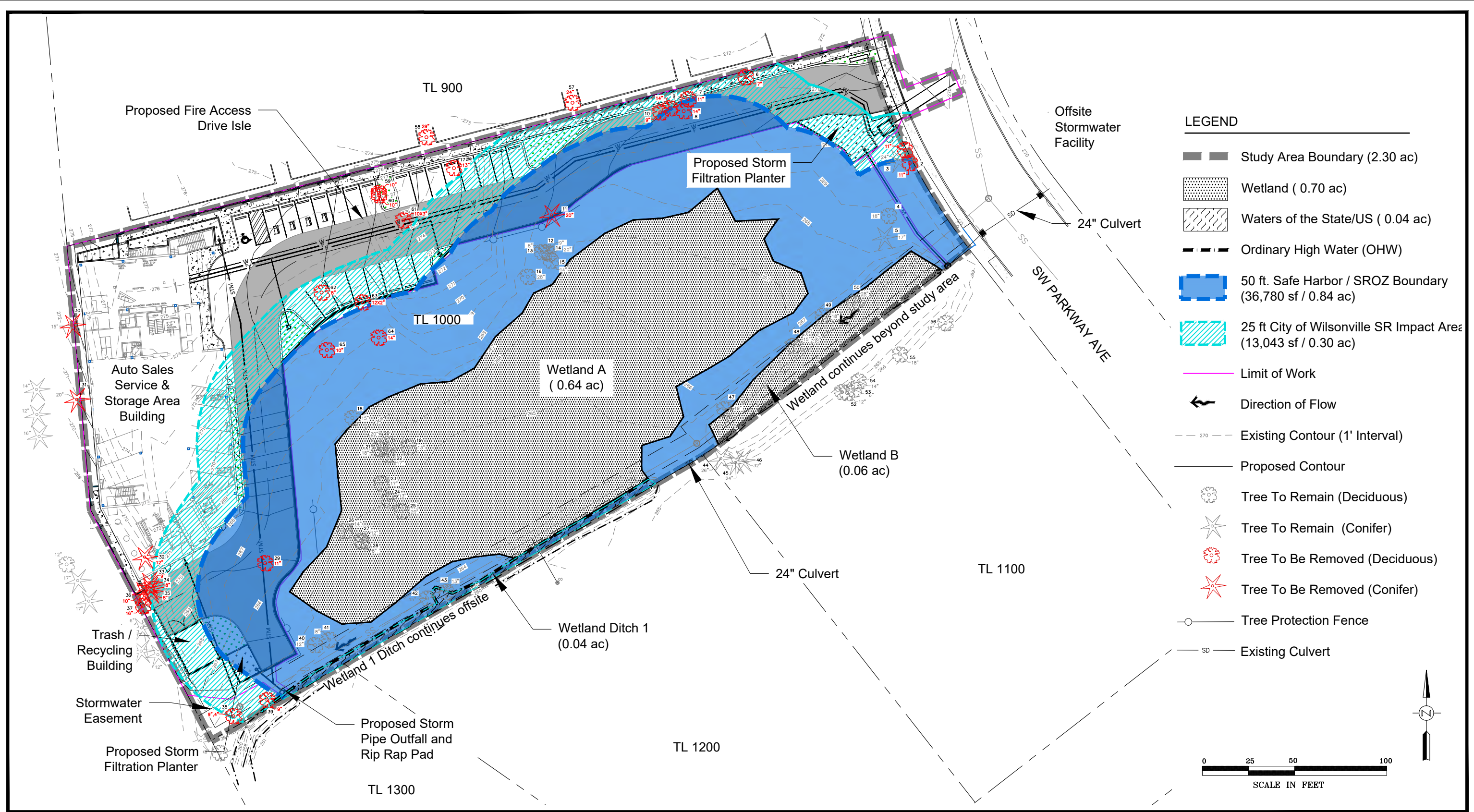


Wetland, Study Area and Tax Lots Provided by AKS Engineering and Forestry, LLC.
 Site Development Plan Provided by Axis Design Group
 Tree Survey By Todd Prager and Associates

Proposed Site Development Plan and SRIR / SROZ Impacts
 Tonkin Lamborghini Dealership - Wilsonville, Oregon

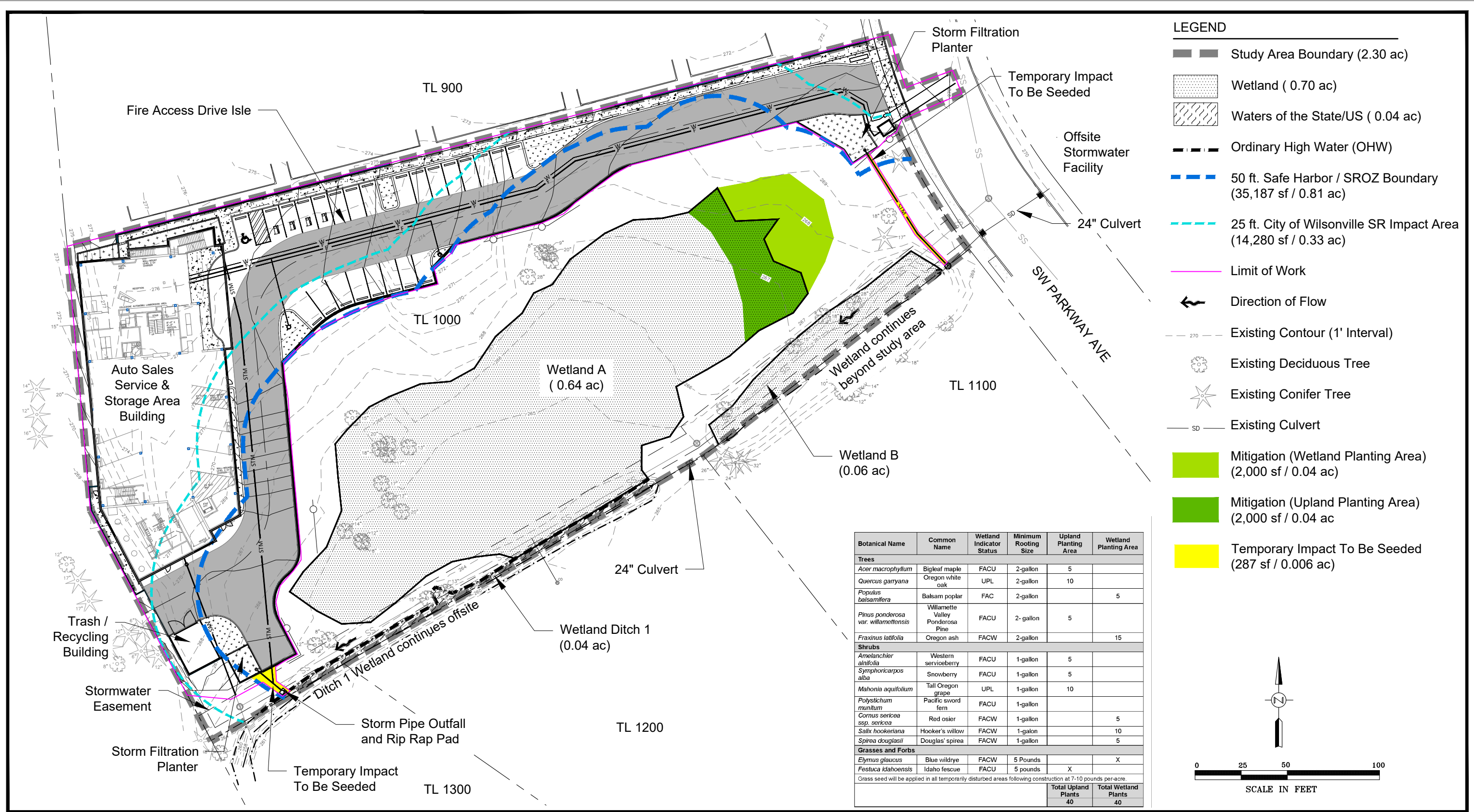
FIGURE
5

4-30-2024



Wetland, Study Area and Tax Lots Provided by AKS Engineering and Forestry, LLC.
 Site Development Plan Provided by Axis Design Group
 Tree Survey By Todd Prager and Associates

Tree Removal Plan
 Tonkin Lamborghini Dealership - Wilsonville, Oregon
FIGURE 5A
 4-30-2024



Wetland, Study Area and Tax Lots Provided by AKS Engineering and Forestry, LLC.
Site Development Plan Provided by Axis Design Group
Tree Survey By Todd Prager and Associates

Mitigation Plan
Tonkin Lamborghini Dealership - Wilsonville, Oregon
FIGURE 6

4-30-2024



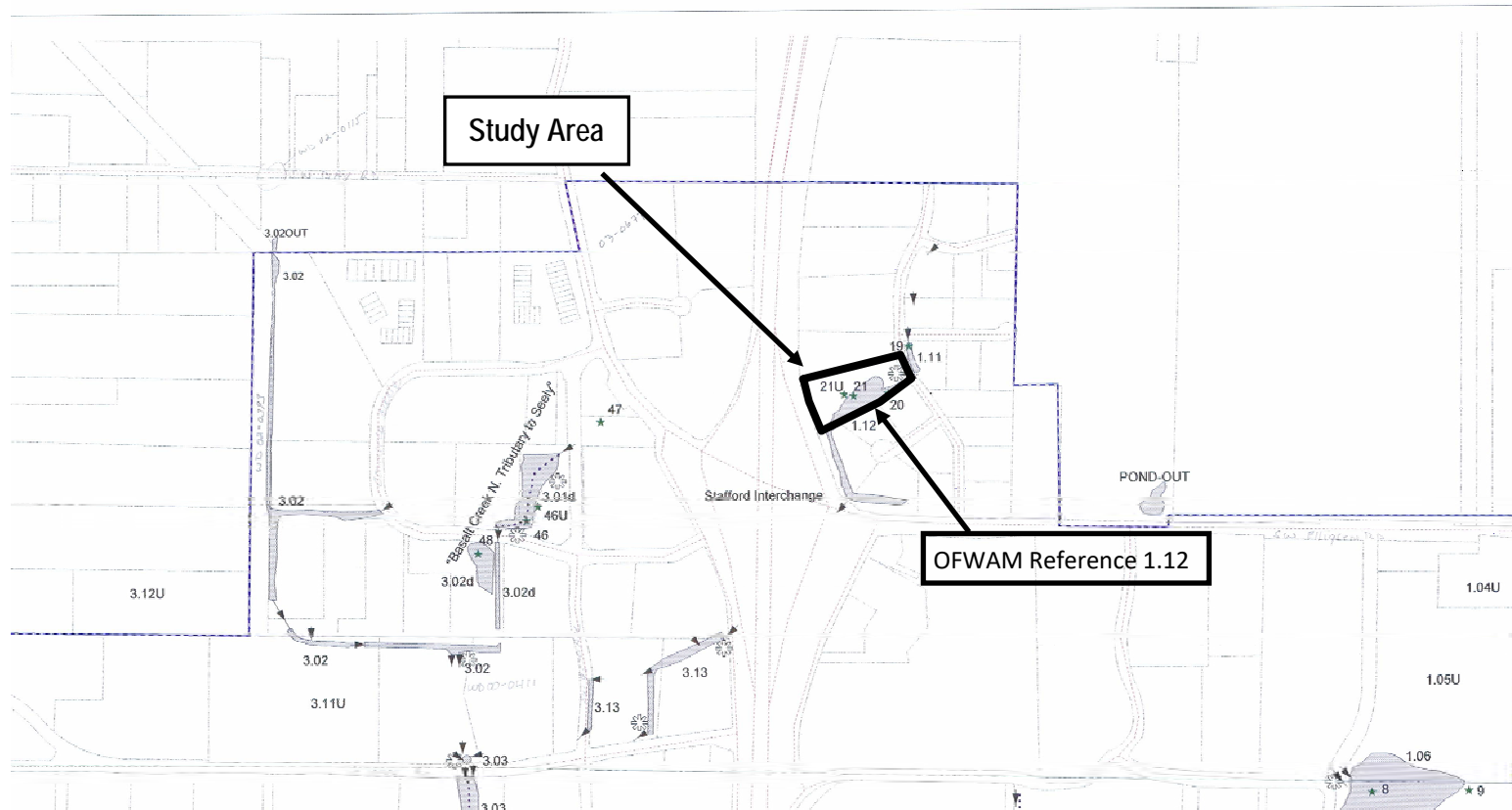
#7943
4/16/2024



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Title 3 Land in the Portland Metro Region
Tonkin Lamborghini Dealership - Wilsonville, OR
www.oregonmetro.gov/rliis. 2012

FIGURE
7



LEGEND

- WETLANDS
 - TAX LOTS
 - STREAMS
 - INTERMITTENT
 - PERENNIAL
 - UGB
 - CULVERT LOCATIONS
 - RAILROAD
 - STREETS
 - CLACKAMAS/WASHINGTON COUNTY LINE
 - VIEWPOINTS
 - WETLANDS MAPPED OFF-SITE
 - SAMPLE PLOT LOCATIONS
- 1.01 - WETLAND SITE ID
 - 6.03d - DELINEATED WETLAND SITE ID
 - 4.15R - RIPARIAN SITE ID
 - 1.04U - UPLAND SITE ID
 - * 95 - SAMPLE PLOT ID



Map Scale: 1 inch = 400 feet



Information shown on this map is for planning purposes only and all wetland boundaries are approximate. In all cases, actual field conditions determine wetland boundaries. There may be unmapped wetlands subject to regulation within the study area.

Fishman Environmental Services
Commitment to ecology and natural resource management
 434 NW Sixth Avenue, Suite 304
 Portland, OR 97209
 (503) 224-0333

City of WILSONVILLE
 in OREGON

30600 SW Town Center Loop E
 Wilsonville, OR 97070
 (503) 682-4960

**CITY OF WILSONVILLE
 LOCAL WETLANDS
 AND
 RIPARIAN CORRIDOR INVENTORY
 NORTH**

Draft Map prepared 4/93; revised 12/97
 Aerial Photography: July 9, 1996
 Data Sources: Digital Orthophotography-
 Spencer B. Gross; Roads, Taxlots, Rail, Streets,
 UGB - Metro RLIS Database.
 Map Projection Oregon State Plane North Zone
 Datum: NAD 83. Units = International Feet

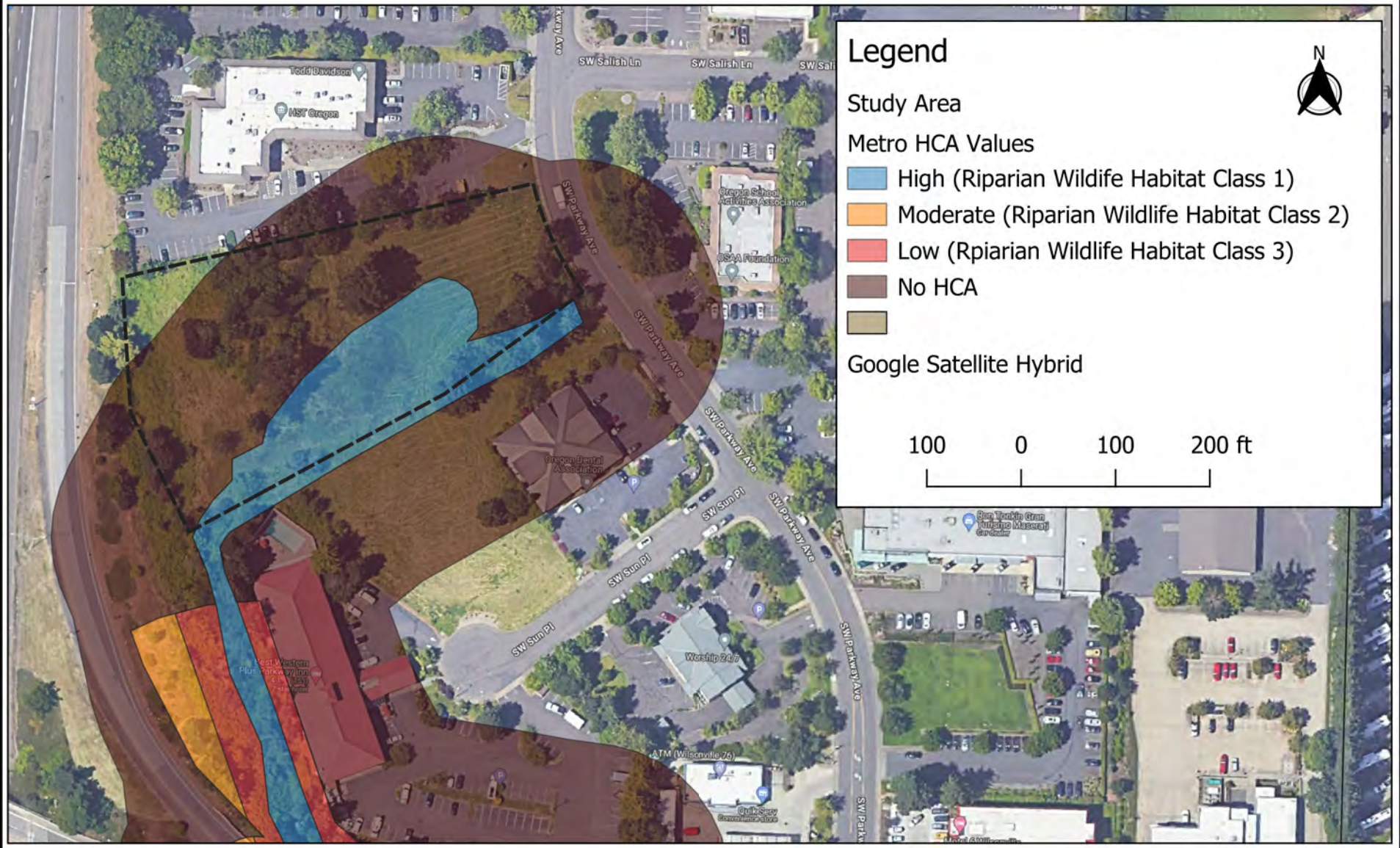
#6114
 12/19/2016



Pacific Habitat Services, Inc.
 9450 SW Commerce Circle, Suite 180
 Wilsonville, OR 97070

Local Wetland Inventory Map
 SW Parkway Avenue Property (Tax Lot 1000)- Wilsonville, Oregon
 Fishman Environmental Services, 1997

FIGURE
 8



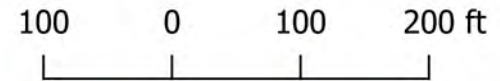
Legend

Study Area

Metro HCA Values

- High (Riparian Wildlife Habitat Class 1)
- Moderate (Riparian Wildlife Habitat Class 2)
- Low (Riparian Wildlife Habitat Class 3)
- No HCA
-

Google Satellite Hybrid



#7943
4/17/2024



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Wilsonville, OR 97070

Title 13 Lands in the Portland Metro Region HCA Values
Tonkin Lamborghini - Wilsonville, OR
www.oregonmetro.gov/rlis, 2012

FIGURE
9

Appendix B

DSL Delineation Concurrence Letter and Site Photos





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

June 14, 2019

Von Clemm Investments, LLC

Attn: Bruce Connors

8807 SW 50th Ave.

Portland, OR 97219

Kate Brown

Governor

Bev Clarno

Secretary of State

Re: **WD # 2019-0210 Approved**

Wetland Delineation Report for SW Parkway Avenue and SW Sun Place; Clackamas County; T3S R1W Sec. 2DA, Tax Lot 1000
City of Wilsonville Local Wetland Inventory 1.12

Tobias Read

State Treasurer

Dear Mr. Connors:

The Department of State Lands has reviewed the wetland delineation report prepared by Pacific Habitat Services, Inc. and submitted by Schott & Associates for the site referenced above. Based upon the information presented in the report, we concur with the wetland and waterway boundaries as mapped in Figure 6 of the report. Please replace all copies of the preliminary wetland map(s) with this final Department-approved map.

Within the study area, 5 wetlands (Wetlands A to D and Wetland Ditch 1) were identified. Wetlands A to C and the Wetland Ditch (totaling approximately 0.70 acres) 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). Wetland D is exempt per OAR 141-085-0515(7).

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will determine jurisdiction for purposes of the Clean Water Act. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

Please be advised that state law establishes a preference for avoidance of impacts to wetlands or other waters. Because measures to avoid and minimize impacts to wetlands or other waters 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. Please phone me at 503-986-5246 if you have any questions.

Sincerely,



Chris Stevenson
Jurisdiction Coordinator

Approved by



Peter Ryan, PWS
Aquatic Resource Specialist

Enclosures

cc: Jodi Reed, Schott & Associates
City of Wilsonville Planning Department (Maps enclosed for updating LWI)
Jessica Menichino, Corps of Engineers
Anita Huffman, 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: Von Clemm Investments, LLC Attn: Bruce Connors 8807 SW 50th Ave Portland, Oregon 97219	Business phone # (336) 420-2800 Mobile phone # (optional) E-mail: bruceconnors@gmail.com
<input type="checkbox"/> 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: <u>Elisabeth von Clemm, Mgr.</u> Signature: <u><i>Elisabeth von Clemm</i></u> Date: <u>4-9-19</u> Special instructions regarding site access: _____	
Project and Site Information	
Project Name: SW Parkway Avenue & SW Sun Place	Latitude: <u>45</u> 42.337360 Longitude: -122.767542 decimal degree - centroid of site or start & end points of linear project
Proposed Use: Development	Tax Map # 3S 1 2DA Tax Lot(s) 1000 Tax Map # Tax Lot(s)
Project Street Address (or other descriptive location): Between SW Parkway & SW Sun Place	Township 3S Range 1W Section 2DA QQ Use separate sheet for additional tax and location information
City: Wilsonville County: Washington	Waterway: _____ River Mile: _____
Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Schott & Associates, Inc. Attn: Jodi Reed 21018 NE Hwy 99E PO Box 589 Aurora, Oregon 97002	Phone # (503) 378-6007 Mobile phone # (if applicable) E-mail: 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: <u><i>Jodi Reed</i></u> Date: <u>04/10/2019</u>	
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: 2.30 Total Wetland Acreage: 0.7100	
Check Applicable Boxes Below	
<input type="checkbox"/> R-F permit application submitted <input type="checkbox"/> Mitigation bank site <input type="checkbox"/> Industrial Land Certification Program Site <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) <input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # _____	<input type="checkbox"/> Fee payment submitted \$ _____ <input type="checkbox"/> Fee (\$100) for resubmittal of rejected report <input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee) DSL # _____ Expiration date _____ <input type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code _____
For Office Use Only	
DSL Reviewer: <u>C.S.</u> Fee Paid Date: ____/____/____ DSL WD # <u>2019-010</u> Date Delineation Received: <u>4/10/19</u> Scanned: <input type="checkbox"/> Electronic: <input checked="" type="checkbox"/> DSL App.# _____	

#77994



#6114
12/19/2016



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

General Location and Topography
SW Parkway Avenue / SW Sun Place Property - Wilsonville, Oregon
United States Geological Survey (USGS), Sherwood, Oregon, 7.5 Quadrangle, 2014
(viewer/nationalmap.gov/basic)

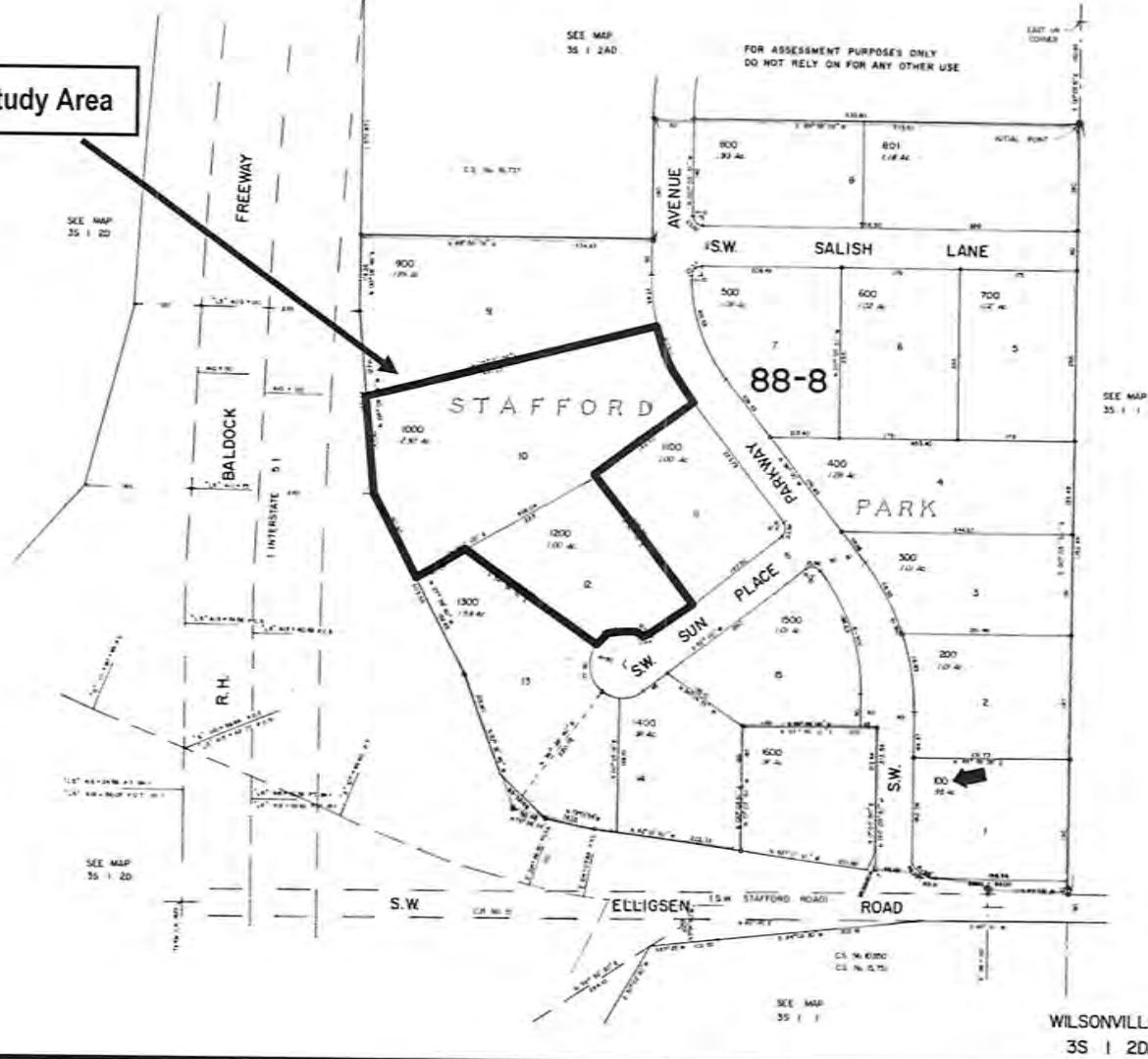
FIGURE

1

NE 1/4 SE 1/4 SECTION 2 T3S R1W W.M.
WASHINGTON COUNTY OREGON
SCALE 1" = 100'

3S | 2DA

Study Area



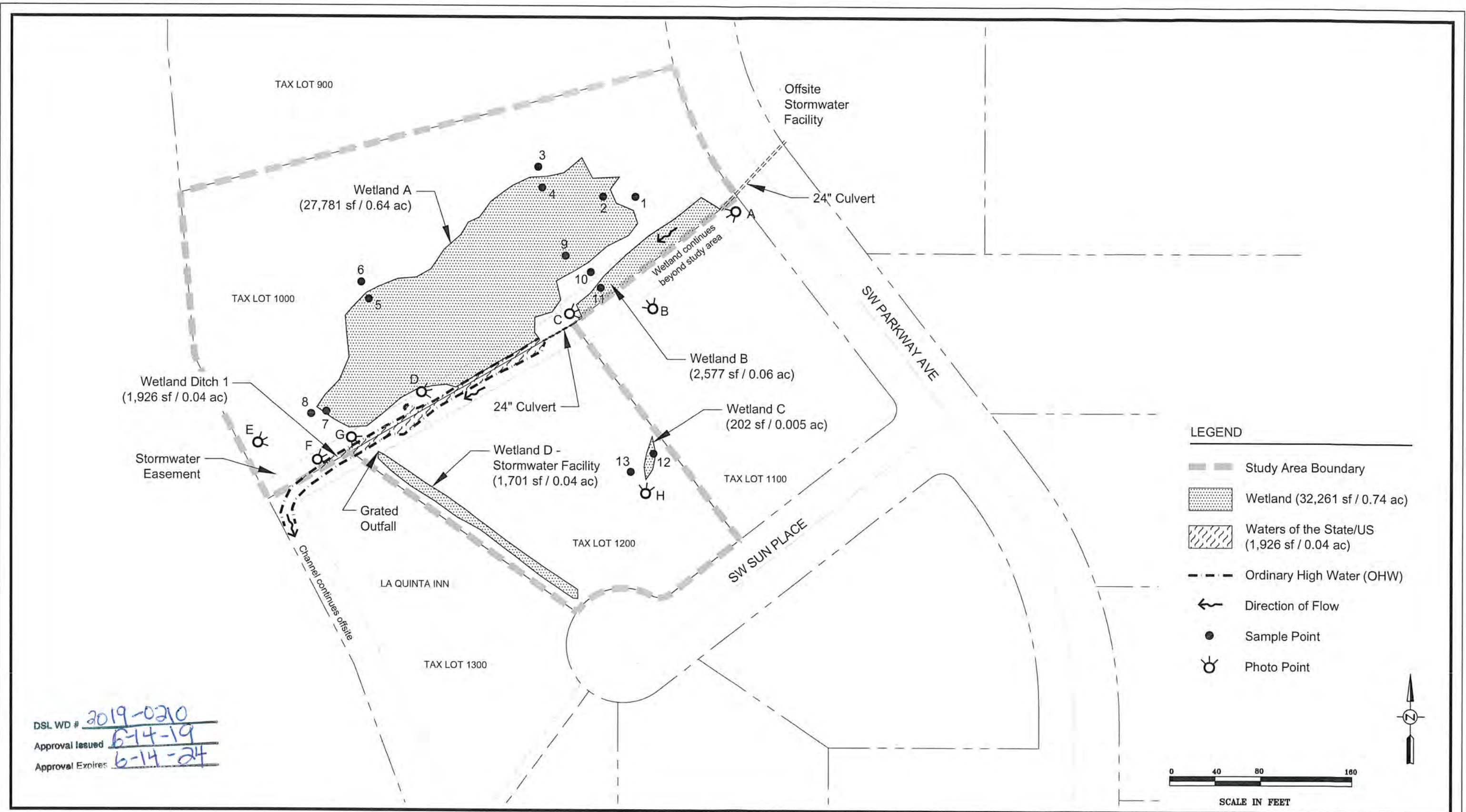
#6114
12/19/2016



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Tax Lot Map
SW Parkway Avenue / SW Sun Place Property - Wilsonville, Oregon
The Oregon Map (ormap.net)

FIGURE
2



DSL WD # 2019-0210
 Approval Issued 6-14-19
 Approval Expires 6-14-24



Survey provided by
 AKS Engineering and Forestry LLC.
 Survey and Sample point accuracy is
 sub-centimeter.

Wetland Delineation
 SW Parkway Avenue / SW Sun Place Property - Wilsonville, OR

FIGURE
6

2-8-2017



Photo A:

Looks west from upstream
outfall into Wetland B.

Photo was taken on
December 23, 2016.

Photo B:

Looks north from edge of
stormwater easement
across Wetland B.

Photo was taken on
December 23, 2016.



6114
1/5/17



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Photodocumentation
SW Parkway Avenue Property (Tax Lot 1000)
in Wilsonville, Oregon



Photo C:

Looks east into Wetland B near culvert feeding into Wetland Ditch 1.

Photo was taken on December 23, 2016.

Photo D:

Looks east from margin of Wetland A near its convergence with Wetland Ditch 1.

Photo was taken on December 23, 2016.



6114
1/5/17



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Photodocumentation
SW Parkway Avenue Property (Tax Lot 1000)
in Wilsonville, Oregon



Photo E:

Looks east towards Wetland A and Wetland Drainage 1 from near the western edge of TL 1000.

Photo was taken on December 23, 2016.

Photo F:

Looks east along Wetland Drainage 1 from near southwestern corner of TL 1000.

Photo was taken on December 23, 2016.



6114
1/5/17



Pacific Habitat Services, Inc.
9450 SW Commerce Circle, Suite 180
Wilsonville, OR 97070

Photodocumentation
SW Parkway Avenue Property (Tax Lot 1000)
in Wilsonville, Oregon

Appendix C

Arborist Tree Inventory





Todd Prager & Associates LLC

Attachment 1 - Tree Inventory - March 9 April 16, 2024 Wilsonville Lamborghini Development

Tree Tag	Common Name	Scientific Name	DBH ¹ (in)	Single DBH ² (in)	C-Rad ³ (ft)	Health Condition ⁴	Structural Condition ⁴	Property Status ⁵	Comments	Treatment
1	Sweet cherry	<i>Prunus avium</i>	11	11	21	Fair	Fair	On	Nuisance species, possible road and sidewalk conflict	Remove
2	Sweet cherry	<i>Prunus avium</i>	11	11	18	Fair	Fair	On	Nuisance species, codominant at 7', possible road and sidewalk conflict	Remove
3	Spruce sp.	<i>Picea sp.</i>	24	24	12	Fair	Fair	On	2 stems at 20', multiple tops, slightly thin crown (6" cones)	Preserve
4	Sweet cherry	<i>Prunus avium</i>	18	18	20	Fair	Poor	On	Codominant with included bark at 6'	Preserve
5	Spruce sp.	<i>Picea sp.</i>	12	12	7	Poor	Fair	On	Very shaded north side, very low live crown ratio (2" cones)	Preserve
6	Cottonwood	<i>Populus trichocarpa</i>	7	7	9	Good	Good	On	Conflict with proposed access road, species poorly suited for preservation	Remove
7	Cottonwood	<i>Populus trichocarpa</i>	11	11	9	Fair	Poor	On	Low live crown ratio, conflict with access road	Remove
8	Cottonwood	<i>Populus trichocarpa</i>	14	14	15	Fair	Fair	On	One-sided/shaded, conflict with access road	Remove
9	Cottonwood	<i>Populus trichocarpa</i>	14	14	15	Fair	Fair	On	One-sided/shaded, conflict with access road	Remove
10	Cottonwood	<i>Populus trichocarpa</i>	9	9	15	Fair	Fair	On	One-sided/shaded, conflict with access road	Remove
11	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	15	Good	Fair	On	Part shade from cottonwood. Possible remove to move road south to create more space for neighbor's oaks	Remove
12	Cottonwood	<i>Populus trichocarpa</i>	9	9	15	Fair	Fair	On	Suppressed, poorly suited for preservation	Preserve
13	Cottonwood	<i>Populus trichocarpa</i>	8	8	0	Dead	Dead	On	15' snag,	Preserve
14	Cottonwood	<i>Populus trichocarpa</i>	15, 13	20	15	Fair	Poor	On	Codominant at base	Preserve
15	Cottonwood	<i>Populus trichocarpa</i>	14	14	20	Fair	Fair	On	One-sided/shaded	Preserve
16	Cottonwood	<i>Populus trichocarpa</i>	28	28	25	Good	Good	On		Preserve
17	Sweet cherry	<i>Prunus avium</i>	13	13	15	Fair	Fair	On	Conflict with access road	Remove
18	Cottonwood	<i>Populus trichocarpa</i>	13, 7	15	15	Fair	Fair	On	Grove, part shaded	Preserve
19	Cottonwood	<i>Populus trichocarpa</i>	13	13	15	Fair	Fair	On	Grove, part shaded	Preserve
20	Cottonwood	<i>Populus trichocarpa</i>	20	20	20	Fair	Fair	On	Grove, part shaded	Preserve
21	Cottonwood	<i>Populus trichocarpa</i>	18	18	20	Fair	Fair	On	Grove, part shaded	Preserve
22	Cottonwood	<i>Populus trichocarpa</i>	17	17	20	Fair	Fair	On	Grove, part shaded	Preserve
23	Cottonwood	<i>Populus trichocarpa</i>	17	17	15	Fair	Fair	On	Grove, part shaded	Preserve
24	Cottonwood	<i>Populus trichocarpa</i>	13	13	18	Fair	Poor	On	One-sided, previously shaded by adjacent tree that failed	Preserve
25	Cottonwood	<i>Populus trichocarpa</i>	20	20	15	Very Poor	Very Poor	On	Stem failure at 20', lower trunk still alive	Preserve
26	Cottonwood	<i>Populus trichocarpa</i>	14	14	15	Fair	Fair	On	One-sided	Preserve
27	Cottonwood	<i>Populus trichocarpa</i>	12	12	6	Very Poor	Very Poor	On	Stem failure at 18'	Preserve
28	Cottonwood	<i>Populus trichocarpa</i>	8	8	15	Poor	Poor	On	One-sided	Preserve
29	Sweet cherry	<i>Prunus avium</i>	11	11	15	Good	Good	On	Non-native/nuisance, conflict with development	Remove
30	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	15	Fair	Good	Off	Estimated diameter, 2' from fence, roots likely in conflict with development	Remove
31	Deodar cedar	<i>Cedrus deodara</i>	31	31	25	Fair	Fair	Off	Dead and damaged branches, 2' from fence, roots likely in conflict with development	Remove
32	Pine	<i>Pinus sp.</i>	12	12	10	Fair	Fair	On	50% live crown, conflict with development	Remove
33	Pine	<i>Pinus sp.</i>	9	9	5	Poor	Poor	On	Dead branches, low live crown ratio, conflict with development	Remove
34	Pine	<i>Pinus sp.</i>	8	8	3	Poor	Poor	On	Dead branches, low live crown ratio, conflict with development	Remove
35	Pine	<i>Pinus sp.</i>	8	8	6	Poor	Poor	On	Dead branches, low live crown ratio, conflict with development	Remove
36	Pine	<i>Pinus sp.</i>	10	10	8	Poor	Poor	On	Dead branches, low live crown ratio, conflict with development	Remove
37	Norway maple	<i>Acer platanoides</i>	16	16	20	Good	Fair	On	Shaded by pines, non-native, conflict with development	Remove
38	English hawthorn	<i>Crataegus monogyna</i>	9, 4	10	15	Fair	Fair	On	Nuisance species, conflict with development	Remove
39	Sweet cherry	<i>Prunus avium</i>	9	9	15	Good	Good	On	Nuisance species, conflict with development	Remove
40	Domestic apple	<i>Malus domestica</i>	12	12	12	Fair	Fair	On	Edible fruit tree	Preserve
41	Sweet cherry	<i>Prunus avium</i>	8	8	9	Fair	Good	On	Nuisance species	Preserve
42	Willow species	<i>Salix sp.</i>	6, 6, 6, 6, 6	15	10	Fair	Poor	On	Diameter estimated, thicket of mature sprouts, great habitat	Preserve
43	Red alder	<i>Alnus rubra</i>	9, 9	13	12	Very Poor	Poor	On	1/2 dead, good habitat	Preserve
44	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	24	18	Good	Good	Off	Diameter estimated	Preserve
45	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	18	Good	Good	Off	Diameter estimated	Preserve
46	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	24	18	Good	Good	Off	Diameter estimated	Preserve
47	Red alder	<i>Alnus rubra</i>	17, 9	19	18	Poor	Poor	On	Codominant with included bark at 3', dead top, good habitat	Preserve



Todd Prager & Associates LLC

Attachment 1 - Tree Inventory - March 9 April 16, 2024 Wilsonville Lamborghini Development

Tree Tag	Common Name	Scientific Name	DBH ¹ (in)	Single DBH ² (in)	C-Rad ³ (ft)	Health Condition ⁴	Structural Condition ⁴	Property Status ⁵	Comments	Treatment
48	Red alder	<i>Alnus rubra</i>	15	15	18	Fair	Fair	On	In thicket of blackberry	Preserve
49	Cottonwood	<i>Populus trichocarpa</i>	18	18	12	Good	Fair	On	One-sided	Preserve
50	Cottonwood	<i>Populus trichocarpa</i>	28	28	15	Good	Good	On		Preserve
51	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	10	15	Fair	Fair	Off	Diameter estimated, part shaded in grove	Preserve
52	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	12	15	Fair	Fair	Off	Diameter estimated, part shaded in grove	Preserve
53	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	15	Fair	Fair	Off	Diameter estimated, part shaded in grove	Preserve
54	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	14	15	Fair	Fair	Off	Diameter estimated, part shaded in grove	Preserve
55	Cottonwood	<i>Populus trichocarpa</i>	18	18	18	Fair	Fair	Off	Diameter estimated	Preserve
56	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	15	Fair	Fair	Off	Diameter estimated, part shaded in grove	Preserve
57	Red oak	<i>Quercus rubra</i>	24	27	30	Good	Fair	Off	Arborist added to map, location approximate, roots would be impacted by development	Remove
58	Red oak	<i>Quercus rubra</i>	29	29	30	Good	Good	Off	Arborist added to map, location approximate, roots would be impacted by development	Remove
59	Black locust	<i>Robinia pseudoacacia</i>	10	10	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Remove
60	Black locust	<i>Robinia pseudoacacia</i>	10	10	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Remove
61	Black locust	<i>Robinia pseudoacacia</i>	10, 10, 10	17	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Remove
62	Black locust	<i>Robinia pseudoacacia</i>	8	8	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Remove
63	Black locust	<i>Robinia pseudoacacia</i>	12, 12	17	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Remove
64	Black locust	<i>Robinia pseudoacacia</i>	14	14	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Remove
65	Black locust	<i>Robinia pseudoacacia</i>	10	10	12	Fair	Fair	On	Diameter estimated, inaccessible, nuisance species, conflict with development	Remove

¹DBH is the trunk diameter in inches measured per International Society of Arboriculture (ISA) standards.

²Single DBH is the trunk diameter of a multi-stem tree converted to a single number according to the following formula: square root of the sum of the squared diameter of each trunk at 4½ feet above mean ground level.

³C-Rad is the approximate crown radius in feet.

⁴Condition and Structure ratings range from dead, very poor, poor, fair, to good.

⁵Property status categorizes trees as on the property, off the property, or on the boundary between two properties. Boundary trees proposed for removal will require approval from the neighboring property.

Appendix D

OFWAM Summary Sheets



CITY OF WILSONVILLE LOCAL WETLANDS INVENTORY

WETLAND SUMMARY SHEET

WETLAND: Sun Court Drainage and Wet Meadow	Site Number: 1.12	UNIT: SD-NT-E
Drainage Basin: Headwaters of north trib. to Seely ("Basalt Cr.")	'91 B&W Aerial #: 5-16	
Acreage: 1.35	Field Date(s): 1992, 8/29/97, 10/31/97	
Location: North of Elligsen Rd. & Sun Court, west of Parkway Ave, south of Salish Lane		
Tax Lots: Washington County	Zoning: PDC	
T3S R1W Quarter Section: 2 SE	Delineation: none	

General Description: Narrow willow scrub-shrub drainage with manna grass understory. Receives inflow via culvert under Parkway Ave. from stormwater pond (site 1.11), drains toward freeway, also receives runoff from ditch along Elligsen Road. The narrow drainage is routed around the hotel and then culverted under Elligsen Road and thence the I-5 freeway. The emergent wet meadow extends to the north and is dominated by rushes, sedges, and grasses.

NWI Classification: 50% PEMC, 50% PSSC

Mapped Soils; On-site Soils: 43 Wapato silty clay loam with 4B Briedwell to the north; 5GY 4/1 gleyed muck in drainage; 10YR 4/2 silty clay loam with 10YR 4/4 mottles in meadow to north.

Hydrologic Source and Description: Intermittent stream and stormwater runoff, with the wet meadow seasonally saturated.

Dominant Vegetation: (* = major dominant)

Trees

Shrubs

Herbs/Emergents

- **Salix lasiandra*
- **Populus trichocarpa*
- Rosa species*

- **Juncus patens*
- **Juncus effusus*
- **Holcus lanatus*
- **Agrostis tenuis*
- Typha latifolia*
- **Glyceria species*
- Epilobium ciliatum*

Boundary Information: Vegetation changes to tall fescue and soils change to 7.5YR 4/3. Surrounded by open field with patches of Himalayan blackberry.

Wetland Functions: Water quality (stormwater filtration). Provides diverse wildlife habitat and has intact water quality functions; hydrologic control functions are degraded, and fish habitat is not applicable. Has the potential for educational uses; it is not appropriate for recreation.

Significance: LSW (Locally Significant Wetland)

City of Wilsonville

Oregon Freshwater Wetland Assessment Method Summary Sheet

Unit SD-NT-E North Tributary to Seely Ditch East of I-5
 (Headwaters of "Basalt Creek")
 (1.12)

Function	Evaluation Descriptor	Rationale
Wildlife Habitat	Provides Diverse	Diverse vegetation
Fish Habitat	Not Applicable	
Water Quality (pollutant removal)	Intact	Receives inflow from stormwater pond (1.11)
Hydrologic Control (flood control & water supply)	Impacted or Degraded	fairly small, some storage in meadow but not a depressional wetland.
Sensitivity to Future Impacts	Potentially Sensitive	All wetlands in Wilsonville potentially sensitive to future impacts. **
Enhancement Potential*		
Education	Potential	
Recreation	Not Appropriate For	
Aesthetic Quality	Pleasing	(small wetland = large viewshed, scores higher)
Narrative Description of Overall Wetland Functions and Conditions		
Fairly aesthetic hidden wetland, isolated by freeway.		

* Skip Enhancement Potential if Wildlife Habitat is diverse.

** No wetlands in Wilsonville are "sensitive" to future impacts because no upstream reaches are listed as water quality limited and no non-point sources are identified.