

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT ERICA SMITH	PROJECT NO(S). WAP-26-04	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$2,850	REFUNDABLE DEPOSIT(S)	TOTAL \$2,850

Type of Review (Please check all that apply):

☐ Annexation (ANX)	☐ Final Plat (FP) Related File#	☐ Subdivision (SUB)
☐ Appeal (AP)	☐ Flood Management Area (FMA)	☐ Temporary Uses (MISC)
☐ CDC Amendment (CDC)	☐ Historic Review (HDR)	☐ Time Extension (EXT)
☐ Code Interpretation (MISC)	☐ Lot Line Adjustment (LLA)	☐ Right of Way Vacation (VAC)
☐ Conditional Use (CUP)	☐ Minor Partition (MIP)	☐ Variance (VAR)
☐ Design Review (DR)	☐ Modification of Approval (MOD)	☒ Water Resource Area Protection/Single Lot (WAP)
☐ Tree Easement Vacation (MISC)	☐ Non-Conforming Lots, Uses & Structures	☐ Water Resource Area Protection/Wetland (WAP)
☐ Expedited Land Division (ELD)	☐ Planned Unit Development (PUD)	☐ Willamette & Tualatin River Greenway (WRG)
☐ Extension of Approval (EXT)	☐ Street Vacation	☐ Zone Change (ZC)

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address: 5910 W. A Street	Assessor's Map No.: 22E30BC Tax Lot(s): 7100 Total Land Area: 0.859 AC
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Brief Description of Proposal:

Determination of exact location of WRA on TL 800.

Applicant Name*: The Portlock Company Address: 6105 W. A Street, Suite B City State Zip: West Linn, OR 97068	Phone: 425-829-1566 Email: jportlock@theportlockco.com
Owner Name (required): Betty Lou Osburn, Trustee Address: 5910 W A St City State Zip: West Linn OR 97068	Phone: Email:
Consultant Name: Ken Sandblast / Westlake Consultants, Inc. Address: 15115 SW Sequoia Pkwy., #150 City State Zip: Tigard, OR 97224	Phone: 503-684-0652 Email: ksandblast@westlakeconsultants.com

1. Application fees are non-refundable, except for a deposit. For deposit-based applications, the City will bill for staff time and materials that exceed the initial deposit. The applicant is responsible for any additional charges associated with the application.
2. All information provided with the application is considered a public record and subject to disclosure.
3. The owner/applicant or their representative should attend all public hearings related to the application.
4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
5. Submit this form, application narrative, and all supporting documents as a single PDF through the web page:
<https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. The applicant and owner affirm that the information provided in this application is true and correct. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

Jeremiah Portlock
 Applicant's signature

6/26/26
 Date

Karen E. Carlson
 Karen E. Carlson (Jul 30, 2026 16:33:26 PDT)

Owner's signature (**required**)
 Successor Trustee under the Osburn Living Trust

Jul 30, 2026
 Date



Schott & Associates

Ecologists & Wetland Specialists

P.O. Box 589 | Aurora, OR 97002 | (503) 678-6007

NATURAL RESOURCE ASSESSMENT

5910 West A Street

T2S, R2E, Sec.30BC, Tax Lots 800, 7100
West Linn, Oregon

Prepared for

The Portlock Company
6105 W A St, Ste B
West Linn OR 97068

Prepared by

Kim Cartwright
of
Schott & Associates, Inc.

Date:

June 2026

Project #: 3341

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Introduction

Schott & Associates (S&A) was contracted to conduct wetland delineation and natural resource assessment for the project site at 5910 West A Street, West Linn, Clackamas County, Oregon (T2S, R2E, Sec.30BC, Tax Lots 7100, 800; Figure 1). This property contains a Water Resource Area (WRA) that is subject to regulation under Chapter 32 of the West Linn Community Development Code (CDC). The purpose of this report is to document existing conditions with regards to regulated natural resources and meet applicable approval criteria for the proposed WRA width. The applicant participated in a pre-application meeting with the City on May 7, 2026 (File PA-26-05).

This document has been prepared by a qualified natural resource specialist. Onsite assessment and reporting were conducted by Kim Cartwright, a wetland ecologist with over 17 years of experience in conducting natural resource and habitat assessments, wetland and other water delineations, functional assessments, natural resource permitting, state and federal wetland removal-fill permitting, and mitigation planning.

Site Description and Land Use

The project site consisted of the 0.86-acre tax lot (TL) 7100. Residential development and associated yard were present in the northeastern portion of the property, accessed from West A Street to the northeast. The remainder of the site was forested by a mix of native and ornamental vegetation including big-leaf maple (*Acer macrophyllum*), Oregon ash (*Fraxinus latifolia*), Douglas-fir (*Pseudotsuga menziesii*), ornamental plum (*Prunus* sp.), coastal redwood (*Sequoia sempervirens*), and Oregon oak (*Quercus garryana*) with an understory of English holly (*Ilex aquifolium*), ornamental rhododendron (*Rhododendron* sp.), Himalayan blackberry (*Rubus armeniacus*), English ivy (*Hedera helix*), and shiny geranium (*Geranium lucidum*). The site sloped gradually to the northeast.

The water feature associated with the WRA occurred offsite to the southwest on TL 800. Access permission was granted for purposes of this assessment, and this tax lot is included within the study site. This property sloped steeply (>25% gradient) to the northeast and contained residential development throughout the center of the lot. The drainageway extended along the eastern and northern boundaries of the lot, drained into a storm drain near the southwestern corner of TL 7100. The property was vegetated by a mix of native trees, fruit trees, ornamental shrubs, and turf grasses.

Surrounding land use was moderate-density, single-family residential within a wooded setting. The property was zoned for single-family residential (West Linn zoning designation R-10).

Methods

Methods consisted of both onsite investigation and desktop review of available data and information. The following existing data and information were reviewed:

- Clackamas County tax map

- U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) and West Linn 2005 Local Wetland Inventory (LWI)
- West Linn Water Resource Area (WRA) Map (Appendix B) and online mapping platform (<https://geo.westlinnoregon.gov/Html5Viewer/index.html?viewer=Public>)
- Oregon Department of Forestry (ODF) and Metro stream mapping
- U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) gridded Soil Survey Geographic (gSSURGO) database for Clackamas County
- Aerial photographs from the time period between 1994 and 2025, obtained from Google Earth
- NRCS Agricultural Applied Climate Information System (AgACIS) data from the West Linn 0.7 NW weather station
- Contours derived from the Oregon Department of Geology and Mineral Industries (DOGAMI, 2014)
- May 7, 2026, pre-application meeting notes from the City of West Linn (File PA-26-05)

Schott & Associates conducted primary fieldwork on May 28, 2026. Additional site visits for the purposes of observing stream hydrology were made in February and June. The applicant also made several trips to photograph the drainage and observe flow. Permission was granted to access and document the adjacent parcel to the southwest (TL 800) that contained the protected water resource. This study attempts to characterize the protected water resource from its origin in Wilderness Park southwest of the project site to the storm drain near the southeastern boundary of the subject parcel for the purpose of determining flow duration. West Linn Maps and other remotely sourced data and information, as well as information provided by the applicant, were used to assess the drainage where access permission was not granted.

During May fieldwork, delineation data were collected according to methods described in the *1987 Manual* and the *Regional Supplement to the Corps of Engineers Delineation Manual: Western Mountains, Valleys, and Coast (Version 2.0)*. Two sample plots were established adjacent to the stream to document absence or presence of wetland. Data on vegetation, hydrology, and soils were collected at the sample plots and presented in Appendix D. Plant wetland indicator status was determined using the 2022 National Wetland Plant List (Corps 2022). The drainage was delineated via the ordinary high-water mark (OHWM) as indicated by top of bank, erosion or scour lines, substrate sorting, wrack accumulation, drift deposits, or change in vegetation communities.

Any identified wetlands and waters were classified according to the USFWS *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979) and the *Guidebook for Hydrogeomorphic (HGM)-based Assessment of Oregon Wetland and Riparian Sites* (DSL 2001).

The Stream Duration Assessment Method (SDAM) was applied to document flow period of the drainage (Appendix E). The SDAM was scientifically developed for the Pacific Northwest and provides a rapid assessment framework to distinguish between ephemeral, intermittent, and perennial stream flow at the reach scale. The SDAM is commonly accepted by regulatory agencies including DSL to establish flow period of streams.

Vegetation communities within the WRA were assessed in the field. Vegetation was identified by species and percent cover. The sample plots included in Appendix D represent vegetation cover in the WRA.

Ground level photographs were taken to document site conditions (Appendix C).

Results

According to the NRCS soil survey, Aloha silt loam, 3-6% slopes, was mapped throughout most of TL 7100 with Xerochrepts and Haploxerolls, very steep, mapped in the southwest corner and throughout TL 800. The Aloha soil series is non-hydric and not subject to flooding or ponding. Xerochrepts and Haploxerolls are soil orders characterized by dry conditions and good drainage. No wetlands or other waters are mapped on the subject property according to all available sources (NWI, LWI, West Linn WRA Map, and ODF and Metro stream mapping). According to the West Linn WRA map, an unnamed tributary to Maddax Creek is mapped on TL 800 along the northeastern property line (Appendix B). This tributary is not included on any other wetland or stream mapping source, though ODF identifies a small, seasonal, non-fish bearing, headwater tributary to the Willamette River west of the site which corresponds with the upper reach of the tributary to Maddax Creek mapped by West Linn (approximately 300 feet upstream). It is likely that the drainage historically followed the course mapped by ODF but has been modified during the development of the neighborhood. According to West Linn Maps online and pre-application meeting notes, the drainage is part of the City's stormwater management infrastructure and functions as a stormwater lateral.

No wetlands or waters were identified within the project site. The offsite water resource is described below.

Water Resource Area (WRA)

Protected Water Feature

Tributary to Maddax Creek: This drainage originated in Wilderness Park approximately 1,000 feet southwest of the project site, fed by a series of catch basins at the intersection of Skyline Drive and Clark Street. It drained northeast through several private properties, through the north corner of TL 800, then turned sharply southeast paralleling the southwestern boundary of TL 7100, where it is ditched along the lot line and drains into another catch basin near the southern boundary of TL 7100. Flows are piped and discharged into Maddax Creek approximately 1,600 feet northeast of the site. This reach drained a basin of approximately 2.5 acres. The tributary is part of West Linn's stormwater management infrastructure according to the West Linn Sewer Map and is mapped as stream according to the WRA map (Appendix B). Its function is to route point and non-point stormwater runoff and precipitation away from the surrounding homes and roads and into the stream network which ultimately drains into the Willamette River. It is assumed that many, if not all, of the adjacent residences discharge stormwater runoff directly into the tributary, per City stormwater requirements.

The portion of the drainage that was physically assessed is shown in Figure 2. The channel became apparent on a small terrace of a steep, north-facing hillslope on TL 800 and drained northeast down the slope. No defined channel or evidence of surface flow could be observed above this point. The channel on the hillslope ranged from 2-4 feet wide and up to 3 feet deep with a rock-cobble substrate and a gradient of 40%. The channel was heavily eroded in this section due to high-velocity stormwater runoff during heavy precipitation events. At the bottom of the hill near the boundary with TL 7100, the channel made a 90-degree turn to the southeast and continued along the boundary in a ditched (straightened), virtually flat, faintly defined channel which ranged from 6 inches to 3 feet wide and a few inches deep with a rock-cobble-gravel substrate. The banks and adjacent terraces of this section of channel were underlain with gravel. The lower end of the channel was largely vegetated with curly dock (*Rumex crispus*; FAC), creeping buttercup (*Ranunculus repens*; FAC), reed canarygrass (*Phalaris arundinacea*; FACW), and velvet grass (*Holcus lanatus*; FAC); shiny geranium (NOL) and filaree (*Erodium botrys*; FACU) dominated the community on the adjacent terrace.

During a February site visit, after recent precipitation, the stream flowed heavily. During May 28 fieldwork, a trickle of surface flow was observed in the steep section of the drainage, and two small pools were observed at the toe of the hillslope; no surface water or saturation was observed in the upper or lowermost sections of the mapped drainage. The applicant noted that standing water was present in the catch basins at Wilderness Park during this same time period. According to the NRCS AgACIS West Linn weather station, 0.46 inches of precipitation was recorded in the 48 hours prior to the May 28 site visit, over ten times the normal amount of precipitation expected for this time period. Another site visit was made a week later (June 4), and the same approximate amount of flow was observed. It was assumed that the continued presence of surface flow was related to the recent heavy precipitation event and the significant amount of runoff is routed into the tributary by design.

No soil sample could be established in the bottom of the channel or adjacent to it in most places due to shovel refusal from rock-gravel substrate. Two sample plots were established adjacent to the channel where soil excavation was possible. Soils were brown (10 YR 3/3) in matrix color with no redoximorphic features and did not meet hydric soil criteria. No wetland hydrological indicators were observed.

Based on the SDAM (Appendix D), the drainage reach shown on Figure 2 met ephemeral criteria, that is, it only flows in direct response to precipitation events. Drainage gradient was greater than 10.5%, no aquatic macroinvertebrates were observed, reed canarygrass, a facultative wetland hydrophytic species, was present in the lower, flat end of the drainage; however, this species is a noxious weed which spreads aggressively and is extremely prevalent in areas subject to seasonal moisture. It is evident that surface water collects at the lower end of the drainage at toe of the hillslope; however, it does not remain long enough to cause the development of wetland conditions (hydric soil) as documented in the sample plots. There is no floodplain or distinctive riparian corridor vegetation community present. The hydrological source of the tributary appears to be largely artificial; stormwater from all the nearby homes and roadways along its length is directed into it via pipes and catch basins. There was no evidence of natural groundwater discharge (springs or seeps) that feeds it at any point. The tributary serves as a

stormwater conveyance system, collecting and exporting runoff quickly through the watershed. It does not function as a natural stream with in-stream and riparian habitat that can provide important ecosystem services including surface water storage, nutrient cycling, or chemical or thermal regulation.

Riparian Corridor/Buffer

According to Table 32-2 of the CDC, the required width of the Water Resource Area for an ephemeral stream extends 15 feet from the stream centerline, provided a Construction Management Plan is prepared that meets 32.050(G)(1). The applicant will need to provide a Construction Management Plan to meet City requirements for a complete application. The 15-foot WRA does not extend onsite.

The WRA is entirely offsite on TL 800 and was primarily vegetated by shiny geranium and filaree which dominated the terraces immediately adjacent to the drainage. Fig (*Ficus carica*; FACU) and Himalayan blackberry (FAC) cover were present to the southwest with some Oregon ash (FACW), bigleaf maple (FACU), and coastal redwood (NOL) canopy cover to the northeast, but no trees were rooted within the WRA. WRA function was regarded as low due to the dominance of non-native and/or invasive vegetation species, lack of tree canopy, lack of in-channel wood or other instream habitat features, lack of floodplain or defined riparian corridor or associated wetlands, and steep slopes just above the WRA to the south; however, shade and forest canopy within 100 feet of the water resource does provide some water quality and habitat function.

Proposed Project

The applicant proposes a residential development to consist of three 53.5' x 151' single family homes with a shared paved private access drive and utilities on TL 7100 (Figure 2).

The flow-period of the offsite stream (Tributary to Maddax Creek) is ephemeral according to assessment by a natural resource professional. The riparian corridor accorded to ephemeral streams is 15 feet from the stream centerline according to Table 32-2 of the CDC. The 15-foot WRA is entirely contained within TL 800 and no impacts are proposed to it by this project. The applicant requests approval of the 15-foot WRA under the Standard Review Process per Section 32.060.

Approval Criteria

32.060 Approval Criteria (Standard Review Process)

A. WRA protection/minimizing impacts.

1. *Development shall be conducted in a manner that will avoid or, if avoidance is not possible, minimize adverse impact on WRAs.*
2. *Mitigation and re-vegetation of disturbed WRAs shall be completed per CDC [32.090](#) and [32.100](#), respectively.*

The proposed development avoids any permanent or temporary encroachment into the WRA. The WRA is not within the same parcel as the proposed development.

B. Storm water and storm water facilities.

- 1. Proposed developments shall be designed to maintain the existing WRAs and utilize them as the primary method of storm water conveyance through the project site unless:
 - a. The surface water management plan calls for alternate configurations (culverts, piping, etc.); or*
 - b. Under CDC [32.070](#), the applicant demonstrates that the relocation of the water resource will not adversely impact the function of the WRA including, but not limited to, circumstances where the WRA is poorly defined or not clearly channelized. Re-vegetation, enhancement and/or mitigation of the re-aligned water resource shall be required as applicable.**
- 2. Public and private storm water detention, storm water treatment facilities and storm water outfall or energy dissipaters (e.g., rip rap) may encroach into the WRA if:
 - a. Accepted engineering practice requires it;*
 - b. Encroachment on significant trees shall be avoided when possible, and any tree loss shall be consistent with the City's Tree Technical Manual and mitigated per CDC [32.090](#);*
 - c. There shall be no direct outfall into the water resource, and any resulting outfall shall not have an erosive effect on the WRA or diminish the stability of slopes; and*
 - d. There are no reasonable alternatives available.*A geotechnical report may be required to make the determination regarding slope stability.*
- 3. Roadside storm water conveyance swales and ditches may be extended within rights-of-way located in a WRA. When possible, they shall be located along the side of the road furthest from the water resource. If the conveyance facility must be located along the side of the road closest to the water resource, it shall be located as close to the road/sidewalk as possible and include habitat friendly design features (treatment train, rain gardens, etc.).*
- 4. Storm water detention and/or treatment facilities in the WRA shall be designed without permanent perimeter fencing and shall be landscaped with native vegetation.*
- 5. Access to public storm water detention and/or treatment facilities shall be provided for maintenance purposes. Maintenance driveways shall be constructed to minimum width and use water permeable paving materials. Significant trees, including roots, shall not be disturbed to the degree possible. The encroachment and any tree loss shall be mitigated per CDC [32.090](#). There shall also be no adverse impacts upon the hydrologic conditions of the site.*
- 6. Storm detention and treatment and geologic hazards. Per the submittals required by CDC [32.050\(F\)\(3\)](#) and [92.010\(E\)](#), all proposed storm detention and treatment facilities must comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards, there will be no adverse off-site impacts caused by the development (including impacts from increased intensity of runoff downstream or constrictions causing ponding upstream), and the applicant must provide sufficient factual data to support the conclusions of the submitted plan.*

The proposed plan utilizes the existing offsite WRA which is a designated public stormwater conveyance ditch.

Applicant to provide a stormwater management plan to meet all City standards.

D. WRA width. Except for the exemptions in CDC [32.040](#), applications that are using the alternate review process of CDC [32.070](#), or as authorized by the approval authority consistent with the provisions of this chapter, all development is prohibited in the WRA as established in Table 32-2.

The flow-period of the offsite stream (Tributary to Maddax Creek) has been established as ephemeral according to assessment by a natural resource professional. The riparian corridor accorded to ephemeral streams is 15 feet from the stream centerline with treatment or vegetation according to Table 32-2 of the CDC.

The existing WRA serves primarily as stormwater conveyance rather than a natural stream providing instream or riparian habitat or protecting downstream functions. The drainage has been historically modified through relocation, ditching, and piping to serve as municipal stormwater infrastructure. As the WRA does not occur on the parcel proposed for development, the applicant does not have the rights to enhance it. Instead, the applicant proposes to voluntarily retain and enhance a 10-foot vegetated buffer (1,808 sq. ft.) along the southwest property boundary adjacent to the offsite WRA. Invasive species (English ivy, English holly, and Himalayan blackberry) will be removed; existing mature, native trees and shrubs will be retained; and native shrubs and groundcovers will be planted to achieve a minimum of 80% cover of native trees, shrubs, and groundcover (Figure 2 and Table 1). Planting this area will augment the existing WRA and improve hydrological, water quality, and habitat functions including stream flow moderation, sediment and pollution control, and provide organic material sources and wildlife habitat. Enhancing this area will protect the WRA from any indirect impacts from the proposed development. The proposed WRA shall be, at minimum, qualitatively equal in terms of maintaining the level of functions allowed by the WRA standards of CDC 32.060(D).

E. Per the submittals required by CDC [32.050](#)(F)(4), the applicant must demonstrate that the proposed methods of rendering known or potential hazard sites safe for development, including proposed geotechnical remediation, are feasible and adequate to prevent landslides or other damage to property and safety. The review authority may impose conditions, including limits on type or intensity of land use, which it determines are necessary to mitigate known risks of landslides or property damage.

The parcel (TL7100) proposed for development does not feature development constraints related to slope, drainage, or geologic hazards. The applicant will provide all necessary documentation as required by the City.

F. Roads, driveways and utilities.

- 1. New roads, driveways, or utilities shall avoid WRAs unless the applicant demonstrates that no other practical alternative exists. In that case, road design and construction techniques shall minimize impacts and disturbance to the WRA by the following methods:*

- a. *New roads and utilities crossing riparian habitat areas or streams shall be aligned as close to perpendicular to the channel as possible.*
- b. *Roads and driveways traversing WRAs shall be of the minimum width possible to comply with applicable road standards and protect public safety. The footprint of grading and site clearing to accommodate the road shall be minimized.*
- c. *Road and utility crossings shall avoid, where possible:*
 - 1) *Salmonid spawning or rearing areas;*
 - 2) *Stands of mature conifer trees in riparian areas;*
 - 3) *Highly erodible soils;*
 - 4) *Landslide prone areas;*
 - 5) *Damage to, and fragmentation of, habitat; and*
 - 6) *Wetlands identified on the WRA Map.*

Roads and utilities avoid WRAs. These criteria do not apply.

2. *Crossing of fish bearing streams and riparian corridors shall use bridges or arch-bottomless culverts or the equivalent that provides comparable fish protection, to allow passage of wildlife and fish and to retain the natural stream bed.*

No crossing of streams, wetlands, or riparian corridors is proposed. Criterion does not apply.

3. *New utilities spanning fish bearing stream sections, riparian corridors, and wetlands shall be located on existing roads/bridges, elevated walkways, conduit, or other existing structures or installed underground via tunneling or boring at a depth that avoids tree roots and does not alter the hydrology sustaining the water resource, unless the applicant demonstrates that it is not physically possible or it is cost prohibitive. Bore pits associated with the crossings shall be restored upon project completion. Dry, intermittent streams may be crossed with open cuts during a time period approved by the City and any agency with jurisdiction.*

No crossing of streams, wetlands, or riparian corridors is proposed. Criterion does not apply.

4. *No fill or excavation is allowed within the ordinary high water mark of a water resource, unless all necessary permits are obtained from the City, U.S. Army Corps of Engineers and Oregon Department of State Lands (DSL).*

No fill or excavation within the ordinary high water mark of a water resource is proposed. Criterion does not apply.

5. *Crossings of fish bearing streams shall be aligned, whenever possible, to serve multiple properties and be designed to accommodate conduit for utility lines. The applicant shall, to the extent legally permissible, work with the City to provide for a street layout and crossing location that will minimize the need for additional stream crossings in the future to serve surrounding properties.*

No crossing of streams is proposed. Criterion does not apply.

G. Passive recreation. Low impact or passive outdoor recreation facilities for public use including, but not limited to, multi-use paths and trails, not exempted per CDC [32.040\(B\)\(2\)](#), viewing platforms, historical or natural interpretive markers, and benches in the WRA, are subject to the following standards:

1. Trails shall be constructed using non-hazardous, water permeable materials with a maximum width of four feet or the recommended width under the applicable American Association of State Highway and Transportation Officials (AASHTO) standards for the expected type and use, whichever is greater.
2. Paved trails are limited to the area within 20 feet of the outer boundary of the WRA, and such trails must comply with the storm water provisions of this chapter.
3. All trails in the WRA shall be set back from the water resource at least 30 feet except at stream crossing points or at points where the topography forces the trail closer to the water resource.
4. Trails shall be designed to minimize disturbance to existing vegetation, work with natural contours, avoid the fall line on slopes where possible, avoid areas with evidence of slope failure and ensure that trail runoff does not create channels in the WRA.
5. Foot bridge crossings shall be kept to a minimum. When the stream bank adjacent to the foot bridge is accessible (e.g., due to limited vegetation or topography), where possible, fences or railings shall be installed from the foot bridge and extend 15 feet beyond the terminus of the foot bridge to discourage trail users and pets from accessing the stream bank, disturbing wildlife and habitat areas, and causing vegetation loss, stream bank erosion and stream turbidity. Bridges shall not be made of continuous impervious materials or be treated with toxic substances that could leach into the WRA.
6. Interpretive facilities (including viewpoints) shall be at least 10 feet from the top of the water resource's bankfull flow/OHW or delineated wetland edge and constructed with a fence between users and the resource. Interpretive signs may be installed on footbridges.

No public outdoor recreational facilities are proposed. These criteria do not apply.

Daylighting Piped Streams.

1. As part of any application, covered or piped stream sections shown on the WRA Map are encouraged to be "daylighted" or opened. Once it is daylighted, the WRA will be limited to 15 feet on either side of the stream. Within that WRA, water quality measures are required which may include a storm water treatment system (e.g., vegetated bioswales), continuous vegetative ground cover (e.g., native grasses) at least 15 feet in width that provides year round efficacy, or a combination thereof.
2. The re-opened stream does not have to align with the original piped route but may take a different route on the subject property so long as it makes the appropriate upstream and downstream connections and meet the standards of subsections (H)(3) and (4) of this section.
3. A re-aligned stream must not create WRAs on adjacent properties not owned by the applicant unless the applicant provides a notarized letter signed by the adjacent property owner(s) stating that the encroachment of the WRA is permitted.
4. The evaluation of proposed alignment and design of the reopened stream shall consider the following factors:

- a. *The ability of the reopened stream to safely carry storm drainage through the area without causing significant erosion.*
 - b. *Continuity with natural contours on adjacent properties, slope on site and drainage patterns.*
 - c. *Continuity of adjacent vegetation and habitat values.*
 - d. *The ability of the existing and proposed vegetation to filter sediment and pollutants and enhance water quality.*
 - e. *Provision of water temperature conducive to fish habitat.*
5. *Any upstream or downstream WRAs or riparian corridors shall not apply to, or overlap, the daylighted stream channel.*
 6. *When a stream is daylighted the applicant shall prepare and record a legal document describing the reduced WRA required by subsections (H)(1) and (5) of this section. The document will be signed by a representative of the City and recorded at the applicant's expense to better ensure long term recognition of the reduced WRA and reduced restrictions for the daylighted stream section.*

No covered or piped stream sections are onsite. The offsite water resource is an open channel and no change is proposed. These criteria do not apply.

The following habitat friendly development practices shall be incorporated into the design of any improvements or projects in the WRA to the degree possible:

1. *Restore disturbed soils to original or higher level of porosity to regain infiltration and storm water storage capacity.*
2. *Apply a treatment train or series of storm water treatment measures to provide multiple opportunities for storm water treatment and reduce the possibility of system failure.*
3. *Incorporate storm water management in road rights-of-way.*
4. *Landscape with rain gardens to provide on-lot detention, filtering of rainwater, and groundwater recharge.*
5. *Use multi-functional open drainage systems in lieu of conventional curb-and-gutter systems.*
6. *Use green roofs for runoff reduction, energy savings, improved air quality, and enhanced aesthetics.*
7. *Retain rooftop runoff in a rain barrel for later on-lot use in lawn and garden watering.*
8. *Disconnect downspouts from roofs and direct the flow to vegetated infiltration/filtration areas such as rain gardens.*
9. *Use pervious paving materials for driveways, parking lots, sidewalks, patios, and walkways.*
10. *Reduce sidewalk width to a minimum four feet. Grade the sidewalk so it drains to the front yard of a residential lot or retention area instead of towards the street.*
11. *Use shared driveways.*
12. *Reduce width of residential streets and driveways, especially at WRA crossings.*
13. *Reduce street length, primarily in residential areas, by encouraging clustering.*
14. *Reduce cul-de-sac radii and use pervious and/or vegetated islands in center to minimize impervious surfaces.*
15. *Use previously developed areas (PDAs) when given an option of developing PDA versus non-PDA land.*
16. *Minimize the building, hardscape and disturbance footprint.*

17. Consider multi-story construction over a bigger footprint. (Ord. [1623](#) § 1, 2014; Ord. [1635](#) § 19, 2014; Ord. [1647](#) § 5, 2016; Ord. [1662](#) § 7, 2017)

The applicant proposes to retain and enhance a ten-foot vegetated buffer between the offsite WRA and the proposed development. The buffer strip will augment existing WRA hydrological, water quality, and habitat functions including stream flow moderation, sediment and pollution control, and provide organic material sources and wildlife habitat. Enhancing this area will protect the WRA from any indirect impacts from the proposed development.

Other habitat friendly development practices implemented by the proposed plan includes use of a shared driveway and clustering of development.

32.090 Mitigation Plan

A. A mitigation plan shall only be required if development is proposed within a WRA (including development of a PDA). (Exempted activities of CDC 32.040 do not require mitigation unless specifically stated. Temporarily disturbed areas, including TDAs associated with exempted activities, do not require mitigation, just grade and soil restoration and re-vegetation.) The mitigation plan shall satisfy all applicable provisions of CDC 32.100, Re-Vegetation Plan Requirements.

The applicant is not proposing any impacts to the offsite 15-foot WRA applied to ephemeral streams and mitigation should not be required. However, the applicant is proposing voluntary enhancement of 1,808 sq. ft. onsite area adjacent to the WRA to protect the stream from proposed development and improve WRA functions. The enhancement plan will meet City mitigation standards.

B. Mitigation shall take place in the following locations, according to the following priorities (subsections (B)(1) through (4) of this section):

- 1. On-site mitigation by restoring, creating, or enhancing WRAs.*

Enhancement is proposed onsite.

C. Amount of mitigation.

1. The amount of mitigation shall be based on the square footage of the permanent disturbance area by the application. For every one square foot of non-PDA disturbed area, on-site mitigation shall require one square foot of WRA to be created, enhanced, or restored.

2. For every one square foot of PDA that is disturbed, on-site mitigation shall require one half a square foot of WRA vegetation to be created, enhanced, or restored.

No impacts are proposed to the 15-foot offsite WRA and no mitigation is required. The applicant proposes voluntary enhancement of 1,808 sq. ft. onsite between the proposed development and offsite WRA to protect the WRA and downstream functions.

E. A mitigation plan shall contain the following information:

1. A list of all responsible parties including, but not limited to, the owner, applicant, contractor, or other persons responsible for work on the development site.

The applicant and owner are:

The Portluck Company
6105 W A St, Ste B
West Linn OR 97068

The applicant will provide contractor/designer and other responsible party contact information as it becomes available.

2. A map showing where the specific adverse impacts will occur and where the mitigation activities will occur.

Figure 2 illustrates the proposed enhancement planting area.

3. A re-vegetation plan for the area(s) to be mitigated that meets the standards of CDC 32.100.

See the response to CDC 32.100 below.

4. An implementation schedule, including timeline for construction, mitigation, mitigation maintenance, monitoring, and reporting. All in-stream work in fish bearing streams shall be done in accordance with the Oregon Department of Fish and Wildlife.

Enhancement shall occur after all approvals are met and in accordance with planting requirements outlined in 32.100. As per City of West Linn WRA protection requirements, 80% success is required for replanted areas. The enhancement planting site will be monitored and maintained for three years. If, after each year's monitoring period, 80% survival has not been met, dead plants will be replaced up to the 80% success required. Monitoring reports shall be provided to document these activities. No work will be conducted in fish bearing streams and the in-stream work window is not applicable.

5. Assurances shall be established to rectify any mitigation actions that are not successful within the first three years. This may include bonding or other surety.(Ord. 1623 § 1, 2014)

The applicant can provide any necessary assurance based on coordination with City staff. Applicant proposes that any bonding or surety be deferred based on the results of the ongoing monitoring, maintenance, and reporting requirements.

32.100 RE-VEGETATION PLAN REQUIREMENTS

The enhancement planting plan will meet the mitigation requirements of CDC 32.090 and including the following standards.

1. *All trees, shrubs and ground cover to be planted must be native plants selected from the Portland Plant List.*
2. *Plant size. Replacement trees must be at least one-half inch in caliper, measured at six inches above the ground level for field grown trees or above the soil line for container grown trees. Shrubs must be in at least a one-gallon container or the equivalent in ball and burlap and must be at least 12 inches in height.*
3. *Plant diversity. Shrubs must consist of at least two different species. If 10 trees or more are planted, then no more than 50 percent of the trees may be of the same genus*
4. *Invasive vegetation. Invasive non-native or noxious vegetation must be removed within the mitigation area prior to planting.*
5. *Tree and shrub survival. A minimum survival rate of 80 percent of the trees and shrubs planted is expected by the third anniversary of the date that the mitigation planting is completed.*
6. *Monitoring and reporting. Monitoring of the mitigation site is the ongoing responsibility of the property owner. Plants that die must be replaced in kind.*
7. *To enhance survival of tree replacement and plantings, the following practices are required:*
 - a. *Mulching. Mulch new plantings a minimum of three inches in depth and 18 inches in diameter to retain moisture and discourage weed growth.*
 - b. *Irrigation. Water new plantings one inch per week between June 15th to October 15th, for the three years following planting.*
 - c. *Weed control. Remove, or control, non-native or noxious vegetation throughout maintenance period.*
 - d. *Planting season. Plant bare root trees between December 1st and February 28th, and potted plants between October 15th and April 30th.*
 - e. *Wildlife protection. Use plant sleeves or fencing to protect trees and shrubs against wildlife browsing and resulting damage to plants.*

WRA Enhancement Plan

The applicant voluntarily proposes enhancement of a 10-foot buffer strip on TL 7100 adjacent to the offsite WRA along the southwestern site boundary, totaling 1,808 sq. ft. The plan is expected to improve functions of the offsite WRA by removing invasive species, retaining existing mature native trees and shrubs, and planting a diverse understory along the lower length of the offsite stream. The plan will augment/enhance existing WRA functions and create a buffer between the WRA and the proposed development. The functions expected to be enhanced include hydrological functions (slowing velocity of stormwater runoff), water quality functions (retention of sediment and nutrients), organic material recruitment, and riparian wildlife habitat quality.

Planting Plan

The planting plan was developed according to 32.100 Revegetation requirements (Table 1). All plants were selected from the Portland Plant List and are adapted to upland conditions. Proposed quantities and sizing are based on requirements of this section as well as proposed planting area and existing conditions. As mature native trees and some shrubs are present, only shrubs and

groundcover are proposed for planting. Existing healthy native trees and shrubs will be retained. Dying, diseased, invasive, or hazardous trees may be removed as determined by a qualified arborist. Any tree removal from the proposed enhancement planting area is subject to city requirements (Chapter 54 and/or 55 of the CDC). Removed trees will be replaced in kind with exception of Oregon ash trees. Oregon ash trees are present onsite and may be subject to invasion by the emerald ash borer. Clackamas County is currently under permanent quarantine for emerald ash borer. Any tree removal activities must comply with quarantine restrictions. Oregon ash trees are not recommended for planting. All bare ground within the enhancement planting area will be seeded with a native shade-adapted upland grass mix as shown below. Planting plan is subject to approval by the City.

Table 1. Planting Palette for WRA Enhancement Area (1,808 sq.ft..)

Species	Type	Minimum Size	Spacing	Quantity
Indian plum <i>Oemleria cerasiformis</i>	Shrub	1 gal. or 12"	8'OC	3
Red elderberry <i>Sambucus racemosa</i>	Shrub	1 gal. or 12".	8'OC	3
Ocean spray <i>Holodiscus discolor</i>	Shrub	1 gal. or 12"	8'OC	3
Oregon grape <i>Berberis aquifolium</i>	Shrub	1 gal. or 12"	Clusters 8'OC	7
Snowberry <i>Symphoricarpos albus</i>	Shrub	1 gal. or 12"	Clusters 8'OC	7
Western swordfern <i>Polystichum munitum</i>	Ground cover	1 gal. or 12"	Clusters 10' OC	6
*Sunmark Native Uplands or equivalent	Ground cover	1 lb/1,000 sq. ft.		1.8 lbs

*Seed mix includes California brome (*Bromus carinatus*), blue wildrye (*Elymus glaucus*), red fescue (*Festuca rubra rubra*), and spike bentgrass (*Agrostis exarata*)

Schedule and Maintenance Requirements

Bare root shrubs shall be planted between December 1st and February 28th, and potted plants shall be planted between October 15th and April 30th.

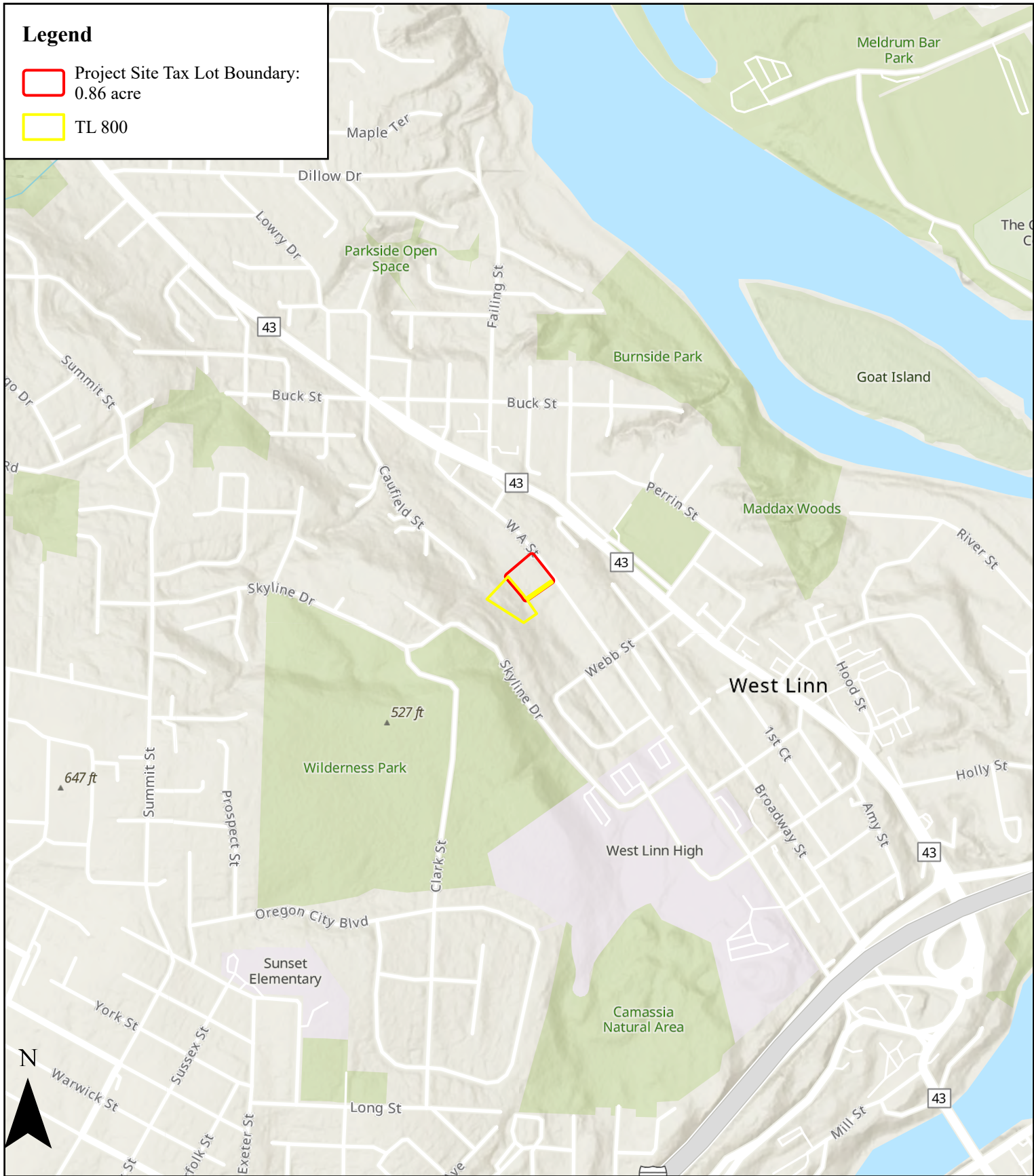
Monitoring of the mitigation site is the ongoing responsibility of the property owner. Plants that die must be replaced in kind. In accordance with City requirements a minimum survival rate of 80 percent of the trees and shrubs planted is expected by the third anniversary of the date that the enhancement planting is completed.

To enhance survival of tree replacement and plantings, in accordance with Section 32.100 the following practices are required:

- Mulch new plantings a minimum of three inches in depth and 18 inches in diameter to retain moisture and discourage weed growth.

- Irrigation for new plantings shall be provided in the amount of one inch per week between June 15th to October 15th, for the three years following planting.
- Non-native or noxious vegetation shall be removed or controlled throughout maintenance period.
- Use plant sleeves or fencing to protect trees and shrubs against wildlife browsing and resulting damage to plants.

FIGURE 1: LOCATION MAP



Date: 6/15/2026

Data Source: ESRI, 2026;
Clackamas County GIS Dept, 2026

Figure 2. Existing and Proposed Conditions

FIGURE 2: EXISTING AND PROPOSED CONDITIONS

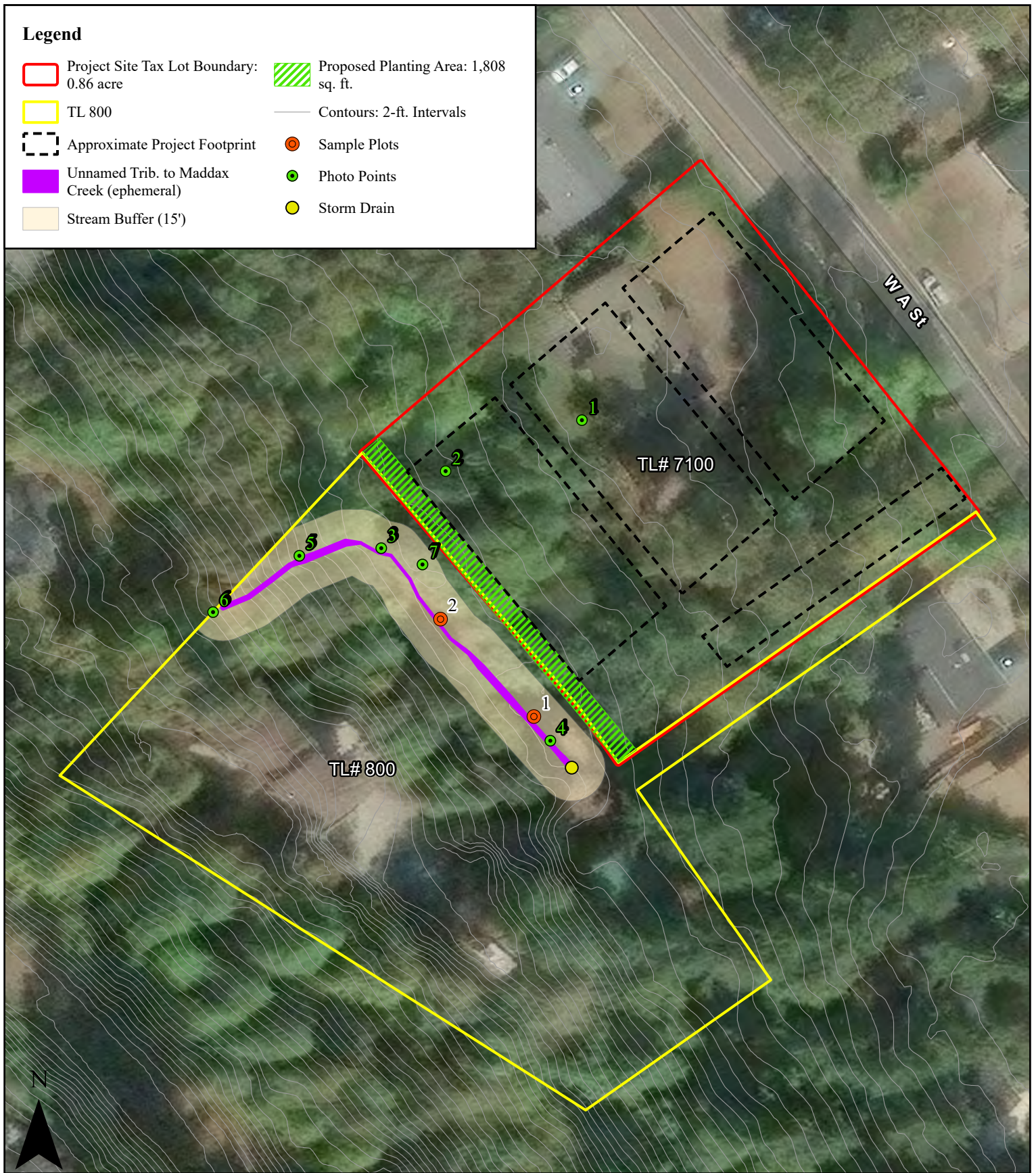


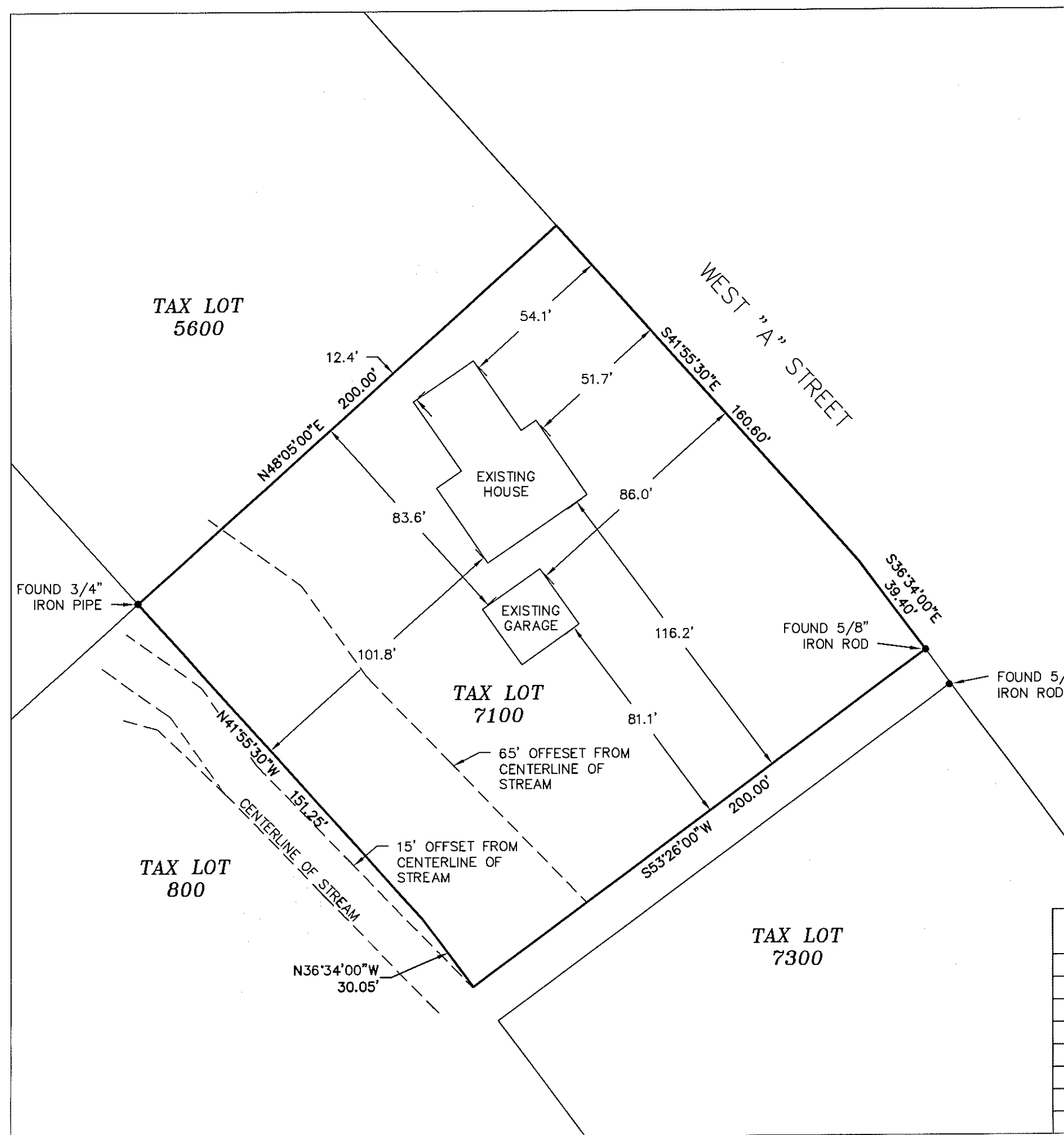
Figure 2. Existing and Proposed Conditions

West A Street Project Site: S&A # 3341

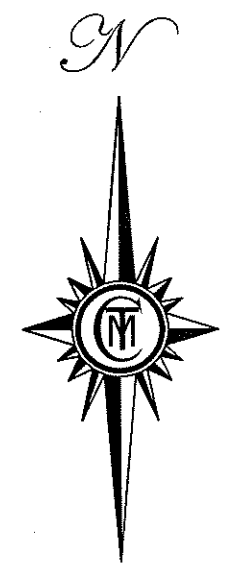


Schott & Associates
Ecologists & Wetland Specialists
P.O. Box 589 | Aurora, OR 97002 | (503) 678-6007

APPENDIX A. PROPERTY SURVEY



- LEGEND**
- FOUND MONUMENTS
 - EXISTING CENTERLINE OF STREAM



SCALE 1" = 40'

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
SEPTEMBER 11, 2018
DAVID ROEGER
86811

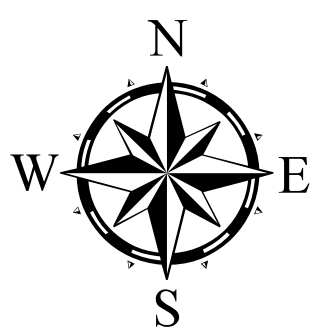
EXPIRES DECEMBER 31, 2026

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING BUILDINGS, CENTERLINE OF STREAM AND FOUND MONUMENTS FOR 5910 WEST "A" STREET. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS OTHERWISE NOTED.
2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "MOODY INVESTMENT COMPANY'S PLAT" CLACKAMAS COUNTY RECORDS.
3. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF THE PORTLOCK COMPANY.
4. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS. PROPERTY LINES SHOULD BE CONSIDERED APPROXIMATE. A RECORDED BOUNDARY SURVEY WILL NOT BE FILED.

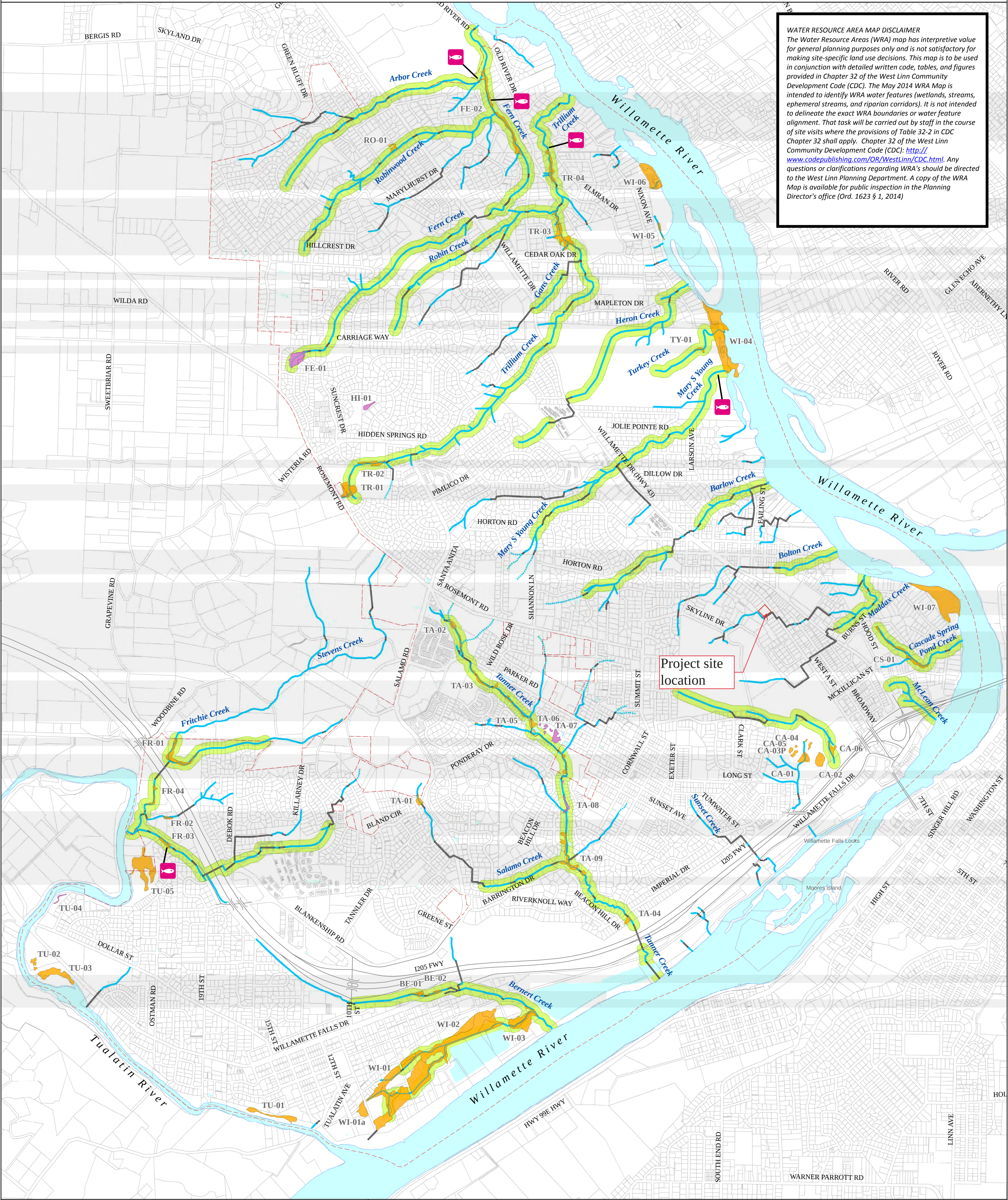
EXHIBIT	5910 WEST "A" STREET
SEC. 30, T.2.S., R.2.E., W.M.	 CMT SURVEYING AND CONSULTING 20330 SE HIGHWAY 212 DAMASCUS, OR 97089 PHONE (503) 850-4672 FAX (503) 850-4590
CITY OF WEST LINN	
CLACKAMAS COUNTY, OREGON	
MARCH 4, 2026	
DRAWN: JMR CHECKED: DMR	
SCALE 1"=40' ACCOUNT # 440	
Y:\440-016\DWG\440016BASE	

APPENDIX B. CITY OF WEST LINN WRA MAP AND SEWER MAP



Water Resource Area (WRA) Map

WATER RESOURCE AREA MAP DISCLAIMER
The Water Resource Areas (WRA) map has interpretive value for general planning purposes only and is not satisfactory for making site-specific land use decisions. This map is to be used in conjunction with detailed written code, tables, and figures provided in Chapter 32 of the West Linn Community Development Code (CDC). The May 2014 WRA Map is intended to identify WRA water features (wetlands, streams, ephemeral streams, and riparian corridors). It is not intended to delineate the exact WRA boundaries or water feature alignment. That task will be carried out by staff in the course of site visits where the provisions of Table 32-2 in CDC Chapter 32 shall apply. Chapter 32 of the West Linn Community Development Code (CDC): <http://www.codepublishing.com/OR/WestLinn/CDC.html>. Any questions or clarifications regarding WRA's should be directed to the West Linn Planning Department. A copy of the WRA Map is available for public inspection in the Planning Director's office (Ord. 1623 § 1, 2014)



Map Developed by West Linn Planning Department and GIS

MAP OVERLAYS:
*Streams, Pipe Segments, Other Open Ditches, and Significant Riparian Corridors
Map Source: "Significant Riparian Corridors West Linn Goal 5 Inventory, January 2007"
Map publication date: 1/2/2007.
Modified Streams and added Ephemeral Streams, April 2013, July 2013, September 2013

**Locally Significant Wetlands and Other Wetlands
Map Source: "Local Wetland Inventory, West Linn Goal 5 Inventory, January 2005"
Map publication date: 6/5/2006.

***Taxlot Base Map provided by Clackamas County GIS, 2013

WETLANDS/GOAL 5 DISCLAIMER (DSL STANDARD):
Information shown on this map is for planning purposes only and wetland information is subject to change. There may be unmapped wetlands subject to regulation and all wetland boundary mapping is approximate. In all cases, actual field conditions determine wetland boundaries. You are advised to contact the Oregon Division of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.

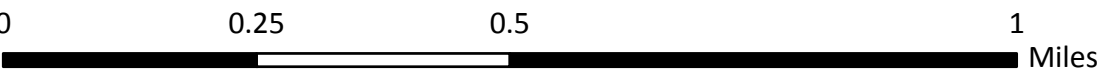
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Goal 5 Significant Riparian Corridors*

- Significant Riparian Corridors
- Streams
- Ephemeral Stream
- Piped Segments
- Upper Stream Reach of Fish Inventory 2003/2004 Survey

Goal 5 Wetland Inventory**

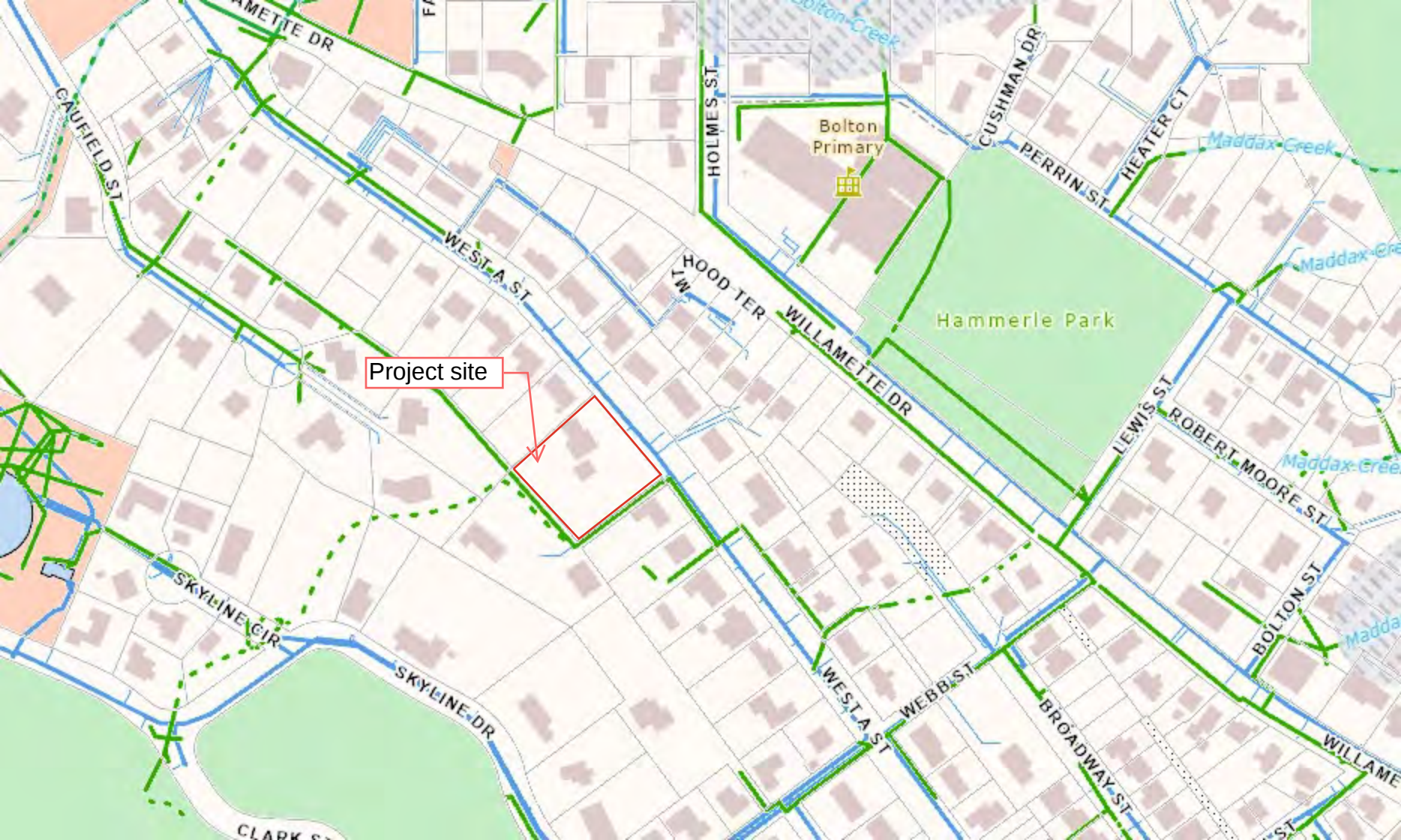
- Locally Significant Wetlands, DSL 2005
- Other Wetlands, DSL 2005
- Specific Wetland Identifier
- Rivers & Ponds
- Taxlot Base Map***
- West Linn City Limits



Map Created: 6/6/2014

LOC: G:\PROJECTS\GIS\GOALS_2006\SIGRIPARIAN\SIGRIPARIAN_WETLANDS_201406V6_FINAL.MXD | KAH
VERSION 5 TO VERSION 6: REMOVED "PROPOSED" FROM MAP TITLE





Project site

APPENDIX C. SITE PHOTOGRAPHS



Photo Point 1. From the rear yard of the subject parcel facing north toward ornamental vegetation.

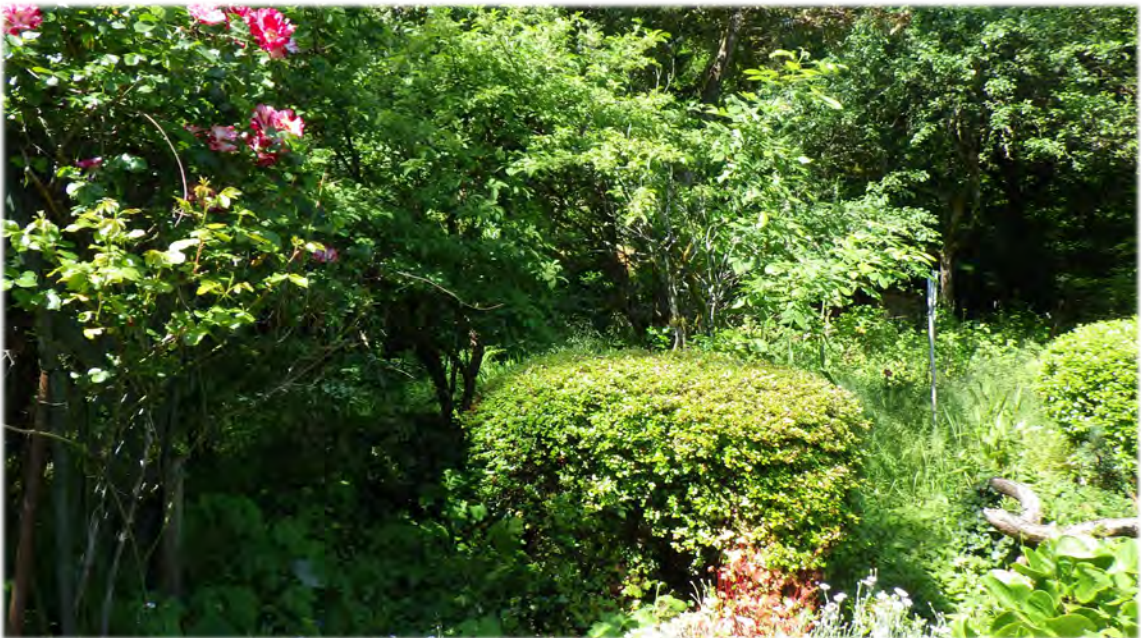


Photo Point 1. From the rear yard of the subject parcel facing west toward ornamental vegetation.



Photo Point 1. From the rear yard of the subject parcel facing east toward ornamental vegetation.



Photo Point 1. From the rear yard of the subject parcel facing south toward ornamental vegetation..



Photo Point 2. From the western corner of the subject parcel facing south toward forest vegetation.



Photo Point 2. From the western corner of the subject parcel facing west toward forest vegetation..



Photo Point 3. From the flat, ditched, vegetated portion of the channel facing southeast, downstream.



Photo Point 3. From the flat, ditched, vegetated portion of the channel facing north toward WRA.



Photo Point 3. From the flat, ditched, vegetated portion of the channel facing northwest, upstream.



Photo Point 3. From the flat, ditched, vegetated portion of the channel down at small pool.



Photo Point 3. From the flat, ditched, vegetated portion of the channel down at small pool and bank armoring.



Photo Point 3. From the flat, ditched, vegetated portion of the channel down at small pool.



Photo Point 4. From the end of the tributary to Maddax Creek facing northwest, upstream along flat, ditched, dry vegetated segment.



Photo Point 4. From the end of the tributary to Maddax Creek facing southeast toward storm drain.



Photo Point 5. From the steep, eroded northeast drainage section facing northeast downstream



Photo Point 5. From the steep, eroded northeast drainage section facing southwest upstream.



Photo Point 5. Showing steep, eroded northeast drainage section



Photo Point 5. showing erosion and trickle of surface water..



Photo Point 5. Showing significant erosion along steep channel section.



Photo Point 5. Showing armoring and thin trickle of surface flow along steep channel section.



Photo 6. facing southwest and offsite. No channel visible.



Photo 7. Showing adjacent terraces along flat section of drainage dominated by shiny geranium.



Showing catch basin at Wilderness Park, origin of the tributary – photo provided by applicant 6/4/2026



Showing upper section of tributary as faintly defined drainage and stormwater pipe at Wilderness Park. – photo provided by applicant 6/4/2026

Showing upper section of tributary as faintly defined channel and stormwater infrastructure at Wilderness Park –
photo provided by applicant 6/4/2026



Showing upper section of tributary as faintly defined channel at Wilderness Park –
photo provided by applicant 6/4/2026

APPENDIX D. WETLAND DATA FORMS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site:West A StCity/County:West Linn/ClackamasSampling Date:5/28/2026

Applicant/Owner:Portlock CoState:ORSampling Point:1

Investigator(s):K CartwrightSection, Township, Range:T2S, R2E, Sec.30BC

Landform (hillslope, terrace, etc.):terraceLocal relief (concave, convex, none):noneSlope (%):0-1

Subregion (LRR):Northwest Forests and Coast (LRR A)Lat:Long:Datum:

Soil Map Unit Name:Aloha silt loamNW1 Classification:none

Are climatic / hydrologic conditions on the site typical for this time of year?YesXNo

Are Vegetation, Soil, or Hydrology significantly disturbed?Are "Normal Circumstances" Present?YesXNo

Are Vegetation, Soil, or Hydrology naturally problematic?(If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No	Is the Sampled Area within a Wetland?	Yes	No	X
Hydric Soil Present?	Yes		No		X		
Wetland Hydrology Present?	Yes		No		X		

Remarks: Plot placed on low stream terrace

VEGETATION

Tree Stratum (Use scientific names.)		Absolute % Cover	Dominant Species?	Indicator Status?	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A) Total Number of Dominant Species Across All Strata: 4 (B) Percent of Dominant Species That Are OBL, FACW, or FAC: 75% (A/B)
1.					
2.					
3.					
Total Cover:		0			
Shrub Stratum					Prevalence Index Worksheet: Total % Cover of: Multiply by: OBL species x1 = 0 FACW species x2 = 0 FAC species x3 = 0 FACU species x4 = 0 UPL species x5 = 0 Column Totals: 0 (A) 0 (B) Prevalence Index = B/A =
1.	Rubus armeniactus	5		FAC	
2.	Ficus carica	20	Y	FACU	
3.					
4.					
5.					
Total Cover:		25			
Herb Stratum					Hydrophytic Vegetation Indicators: 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptation ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1.	Rumex crispus	30	Y	FAC	
2.	Holcus lanatus	20	Y	FAC	
3.	Geranium lucidum	5		NOL	
4.	Equisetum arvense	5		FAC	
5.	Phalaris arundinacea	20	Y	FACW	
6.	Ranunculus repens	15		FAC	
7.	Geranium robertianum	5		FACU	
8.					
9.					
10.					
11.					
Total Cover:		100			
Woody Vine Stratum					
1.					
2.					
Total Cover:		0			
% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust 0					

Remarks:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10 YR 3/3	100					SiL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ Red Parent Material (TF2)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Other (Explain in Remarks)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Muck Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ Sandy gleyed Matrix (S4)	☐ Redox Depressions (F8)	

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soil Present? Yes No

X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (any one indicator is sufficient)

Secondary Indicators (2 or more required)

☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A and 4B)
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Geomorphic Position (D2)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Plowed Soils (C6)	☐ FAC-Neutral Test (D5)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)
☐ Inundation Visible on Aerial Imagery (B7)		
☐ Sparsely Vegetated Concave Surface (B8)		

Field Observations:

Surface Water Present? Yes No

X

 Depth (inches):

Water table Present? Yes No

X

 Depth (inches):

Saturation Present? Yes No

X

 Depth (inches):

(includes capillary fringe)

Wetland Hydrology Present? Yes No

X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

US Army Corps of Engineers

Western Mountains, Valleys and Coast -Version 2.0

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site:West A St

City/County:West Linn/Clackamas

Sampling Date:5/28/2026

Applicant/Owner:Portlock Co

State:OR

Sampling Point:2

Investigator(s):K Cartwright

Section, Township, Range:T2S, R2E, Sec.30BC

Landform (hillslope, terrace, etc.):terrace

Local relief (concave, convex, none):none

Slope (%):0-1

Subregion (LRR):Northwest Forests and Coast (LRR A)

Lat:

Long:

Datum:

Soil Map Unit Name:Aloha silt loam

NWI Classification:none

Are climatic / hydrologic conditions on the site typical for this time of year?

YesX

No

Are Vegetation, Soil, or Hydrology significantly disturbed?

Are "Normal Circumstances" Present?

YesX

No

Are Vegetation, Soil, or Hydrology naturally problematic?

(If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No	X
Hydric Soil Present?	Yes	No	X
Wetland Hydrology Present?	Yes	No	X

Is the Sampled Area within a Wetland?

Yes

No

X

Remarks: Plot placed on low stream terrace

VEGETATION

Tree Stratum (Use scientific names.)	Absolute % Cover	Dominant Species?	Indicator Status?	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC:1(A) Total Number of Dominant Species Across All Strata:3(B) Percent of Dominant Species That Are OBL, FACW, or FAC:33%(A/B)
1. Fraxinus latifolia	10	Y	FACW	
2. Acer macrophyllum	25	Y	FACU	
3.				
4.				
Total Cover:35				
Shrub Stratum 1. 2. 3. 4. 5. Total Cover:0				
Herb Stratum 1. Rumex crispus 2. Erodium botrys 3. Geranium lucidum 4. Poa annua 5. Ranunculus repens 6. 7. 8. 9. 10. 11. Total Cover:95				
Woody Vine Stratum 1. 2. Total Cover:0				
% Bare Ground in Herb Stratum5% Cover of Biotic Crust0				Hydrophytic Vegetation Indicators: 1 - Rapid Test for Hydrophytic Vegetation 2 - Dominance Test is >50% 3 - Prevalence Index is ≤3.0¹ 4 - Morphological Adaptation¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants¹ Problematic Hydrophytic Vegetation¹ (Explain) ¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
				Hydrophytic Vegetation Present? Yes No X

Remarks:

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10 YR 3/3	100					SiL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :	
☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)	
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ Red Parent Material (TF2)	
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Other (Explain in Remarks)	
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)		
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)		
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)		
☐ Sandy Muck Mineral (S1)	☐ Depleted Dark Surface (F7)		
☐ Sandy gleyed Matrix (S4)	☐ Redox Depressions (F8)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):		Hydric Soil Present?	
Type: _____		Yes _____	No ☒
Depth (inches): _____			

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:	
Primary Indicators (any one indicator is sufficient)	Secondary Indicators (2 or more required)
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A and 4B)
☐ High Water Table (A2)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A and 4B)
☐ Saturation (A3)	☐ Drainage Patterns (B10)
☐ Water Marks (B1)	☐ Dry-Season Water Table (C2)
☐ Sediment Deposits (B2)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Drift Deposits (B3)	☐ Geomorphic Position (D2)
☐ Algal Mat or Crust (B4)	☐ Shallow Aquitard (D3)
☐ Iron Deposits (B5)	☐ FAC-Neutral Test (D5)
☐ Surface Soil Cracks (B6)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Frost-Heave Hummocks (D7)
☐ Sparsely Vegetated Concave Surface (B8)	

Field Observations:		Wetland Hydrology Present?	
Surface Water Present?	Yes _____ No ☒ Depth (inches): _____	Yes _____	No ☒
Water table Present?	Yes _____ No ☒ Depth (inches): _____		
Saturation Present?	Yes _____ No ☒ Depth (inches): _____		
(includes capillary fringe)			

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

APPENDIX E. SDAM FORM

Streamflow Duration Field Assessment Form

Project # / Name W A St		Assessor K Cartwright									
Address 5910 West A St			Date 6/3/2026								
Waterway Name Tributary to Maddax Creek		Coordinates at downstream end Lat. 45.368114 N									
Reach Boundaries Origin to stormdrain near subject parcel		(ddd.mm.ss) Long. -122.620832 W									
Precipitation w/in 48 hours (cm) 1.2	Channel Width (m) 1	☒ Disturbed Site / Difficult Situation (Describe in "Notes")									
Observed Hydrology	% of reach w/observed surface flow <u>30</u> % of reach w/any flow (surface or hyporheic) <u>30</u> # of pools observed <u>2</u>										
Observations	Observed Wetland Plants (and indicator status): Phalaris arundinacea (FACW) This is a highly invasive species that establishes and spreads in areas which collect seasonal moisture. Wetland criteria not met in or adjacent to waterway	Observed Macroinvertebrates: n/a - no survey conducted <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 30%;">Taxon</th> <th style="text-align: left; width: 15%;">Indicator Status</th> <th style="text-align: left; width: 15%;">Ephemeroptera?</th> <th style="text-align: left; width: 40%;"># of Individuals</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="height: 100px;"> </td> </tr> </tbody> </table>		Taxon	Indicator Status	Ephemeroptera?	# of Individuals				
Taxon	Indicator Status	Ephemeroptera?	# of Individuals								
Indicators	1. Are aquatic macroinvertebrates present? ☐ Yes ☒ No 2. Are 6 or more individuals of the Order Ephemeroptera present? ☐ Yes ☒ No 3. Are perennial indicator taxa present? (refer to Table 1) ☐ Yes ☒ No 4. Are FACW, OBL, or SAV plants present? (Within ½ channel width) ☒ Yes ☐ No 5. What is the slope? (In percent, measured for the valley, not the stream) <u>50</u> %										
Conclusions	<pre> graph TD Q1[Are aquatic macroinvertebrates present? (Indicator 1)] -- Yes --> Q2[Are 6 or more individuals of the Order Ephemeroptera present? (Indicator 2)] Q1 -- No --> Q4[Are SAV, FACW, or OBL plants present? (Indicator 4)] Q2 -- Yes --> Q3[Are perennial indicator taxa present? (Indicator 3)] Q2 -- No --> C2[INTERMITTENT] Q3 -- Yes --> C1[PERENNIAL] Q3 -- No --> Q5[What is the slope? (Indicator 5)] Q5 -- "Slope < 16%:" --> C2 Q5 -- "Slope ≥ 16%:" --> C1 Q4 -- Yes --> Q5 Q4 -- No --> C3[EPHEMERAL] Q5 -- "Slope < 10.5%:" --> C2 Q5 -- "Slope ≥ 10.5%:" --> C3 </pre>										
Single Indicators: none ☐ Fish ☐ Amphibians		Finding: ☒ Ephemeral ☐ Intermittent ☐ Perennial									

Notes: (explanation of any single indicator conclusions, description of disturbances or modifications that may interfere with indicators, etc.)

Difficult Situation:

Describe situation. For disturbed streams, note extent, type, and history of disturbance.

☒ Prolonged Abnormal Rainfall / Snowpack

☐ Below Average

☒ Above Average

☒ Natural or Anthropogenic Disturbance

☐ Other: _____

Above average rainfall occurred in the 48 hours prior to site visit. Surface trickle noted in steep sections with small pools at the bottom of the slope. Conditions suggest stormwater, precip, and possibly irrigation inputs. Drainage appears to be a modified stream segment that currently functions as a municipal stormwater conveyance system. It has been relocated and partially piped, and ditched/channelized. It originates at catch basins.

Additional Notes: (sketch of site, description of photos, comments on hydrological observations, etc.) Attach additional sheets as necessary.

Drainage is flashy and flows in response to precipitation. Assumed that most homes discharge stormwater directly into it. Channel is intermittently defined, generally very high gradient with erosion in steep sections, flat at lower section where it is ditched and routed at a 90 degree angle to catch basin. Channel varies from 6 inches to 4 feet wide. No floodplain/riparian corridor/stream terrace.

Ancillary Information:

☐ Riparian Corridor No riparian corridor present

☐ Erosion and Deposition Extensive erosion noted in steep sections, some deposition in lower flat section. Lower flat section largely vegetated. Steep sections scoured of veg.

☐ Floodplain Connectivity High gradient stream on hillslope with undefined channel in flat sections. No floodplain

Observed Amphibians, Snake, and Fish: none observed

Taxa	Life History Stage	Location Observed	Number of Individuals Observed