

Site # & Name <sup>1</sup>		Estimated Wetland Acreage	Permits Needed/Timeframe <sup>2</sup>	Cost of Mitigation <sup>3</sup>	Comments
13	ICDC LLC & Entercom	ICDC: Approx. 8 ac. Entercom: Approx. 0.9 ac. <hr/> Approx. 1.4 ac. impact with conceptual site plan (0.2 ac. @ Entercom; 1.2 ac. @ ICDC)	DSL: 120 days  USACE: 150 days	Site not currently served by any wetland mitigation bank. Permittee-provided on- or off-site mitigation will be necessary.	ICDC: Majority of site filled under permit 11059-FP. Per on-site determination WD11-0076, unfilled areas have wetland condition. Delineation needed.  Entercom: Wetland acreage based on Natl. Wetland Inventory mapping (0.7 ac. wetland) and photo-signature of potential wetland condition (0.2 acres). Delineation needed.
29	Clackamas Co. Development	DSL jurisdictional wetlands = 0.42 ac. plus Carli Creek and Clackamas River = 2.16 ac. Potential federally jurisdictional wetland area is 1.76 ac. <sup>4</sup> <hr/> Approx. 1.76 ac. impact assumed per County staff input	No DSL permit need anticipated by County.  USACE: 270 days (assuming Corps asserts federal jurisdiction on non-state-jurisdictional wetlands)	\$308,000  Site currently served by Foster Creek Mitigation Bank.	Wetland acreage based on approved delineation #12-0001. Exact extent of federal jurisdiction will need to be determined at time of permit application.  Personal communication with County staff on 1/19/12 indicated that all DSL-jurisdictional wetlands, Carli Creek and Clackamas River would be avoided as part of site development.
55/56	Spoke Humane Society/E. Evergreen	Approx. 28 ac. plus tributary McKay Cr. <hr/> Approx. 28 ac. impact with conceptual site plan	DSL: 120 days  USACE: 270 days	\$4.9 million  Site currently served by Tualatin Valley Mitigation Bank	Wetland acreage based on delineation 08-0257 for tax lots 2000, 2001, 2002, 2003, and 2100 and best professional estimate for remainder. <sup>5</sup> Delineation needed.

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62	Rock Creek	Approx. 0.75 ac. <hr/> Approx. 0.5 ac. impact with conceptual site plan	DSL: 120 days  USACE: 45 days (assuming expedited Nationwide Permit #39 will apply)	\$88,000  Site currently served by Foster Creek Mitigation Bank.	Wetland area mapped in Happy Valley Local Wetland Inventory, 2008. No mapped hydric soils. Needs delineation.
2	Time Oil	No wetland areas evident.	NA	NA	No wetland areas identified on Natl. Wetland Inventory or "Portland Natural Resource Inventory Update March 2009". No photo-signatures evident.
24	Jean Johnson	Approx. 6 ac. plus Johnson Cr. tributary <hr/> Approx. 4.5 ac. impact with conceptual site plan	DSL: 120 days  USACE: 270 days	\$788,000  Site currently served by Foster Creek Mitigation Bank	Wetland area assumed to coincide with the mapped hydric soil area along south edge of site. Needs delineation.
15/16	UPS/Cereghino	Cereghino: approx. 4 ac. wetland; 3 ac. open water  UPS: approx. 16 ac. wetland; 0.5 ac. open water <hr/> Approx. 18.5 ac. impact with conceptual site plan	DSL: 120 days  USACE: 150 days	Site not currently served by any wetland mitigation bank. Permittee-provided on- or off-site mitigation will be necessary.	Cereghino: Wetland determination prepared by Pacific Habitat Services for City of Gresham, August 2011 (not DSL-concurred). Needs delineation.  UPS: Estimated 1/3 wetland (16 ac.) based on photo-signature of a mosaic condition. Needs delineation.

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19	TRIP-Port of Portland	17.38 ac. wetland plus Salmon Creek and ditches <hr/> 17.38 ac. impact with conceptual site plan	DSL: 120 days  USACE: 150 days	Site not currently served by any wetland mitigation bank. Permittee-provided on- or off-site mitigation will be necessary.	Wetland acreage based on delineation WD09-0114.
33	Coffee Creek #1	Approx. 0.75 ac. wetland and 0.25 ac. wetland mitigation site. <hr/> Approx. 0.75 ac. impact with conceptual site plan	DSL: 120 days  USACE: 150 days	\$46,000  Site currently served by Mud Slough Mitigation Bank	Wetland acreage based on Metro RLIS. Delineation needed.  DSL # 25201-RF and Delineation 02-0393 (for mitigation area) – outside of the conceptual site plan footprint.
37	Orr Family Trust: North	Approx. 3 acres <hr/> Approx. 3 ac. impact with conceptual site plan	DSL: 120 days  USACE: 150 days	\$525,000  Site currently served by Tualatin Valley Mitigation Bank	Wetland acreage based on photo-signature of potential wetland condition (3 acres). Delineation needed.
37	Orr Family Trust: South	Approx. 4.2 acres <hr/> Approx. 0.2 ac. impact with conceptual site plan	DSL: 40 days  USACE: 45 days	\$12,000  Site currently served by Mud Slough Bank	Wetland acreage based on Natl. Wetland Inventory mapping (4.2 ac. wetland). Delineation needed.
104	Hillsboro Urban Reserves	Approx. 34 ac. plus Waible Creek and several tributary drainages <hr/>	DSL: 120 days  USACE: 270 days	\$5.1 million  Site currently served by Tualatin Valley Mitigation	Wetland acreage based on best professional judgment. <sup>5</sup> Delineation needed.

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		Approx. 29 ac. impact with conceptual site plan	Bank	

**Footnotes:**

**1**Sites are as identified by Group MacKenzie, January 18, 2012.

**2** Standard DSL Individual Permit timeframe is 120 days. For wetland fills less than or equal to 0.2 acres, a state General Permit is available with permit timeframe of 40 days. Permit timeframes for federal process as follows: 45 days if Nationwide Permit # 39 is applicable (wetland impact 0.5 ac. or less for industrial development); 150 days for Individual Permit where Endangered Species Act (ESA) consultation is unlikely; 270 days for Individual Permit where ESA consultation appears likely. ESA consultation identified as likely for sites containing streams that are proximal to salmonid-bearing waters. Time measured from day of application submittal and assumes complete application submittal.

**3**Cost based on cost of credits at Foster Creek Mitigation Bank (\$175,000 per credit), Tualatin Valley Mitigation Bank (\$175,000 per credit), or Mud slough Mitigation Bank (\$61,000 per credit up to 1.5 credits; \$57,000 per credit greater than 1.5 credits). Banks will need to be contacted to verify if sufficient credits are available at time of permitting. Cost based on estimated wetland impact area as derived from conceptual site plans provided by Group Mackenzie.

**4** Assumes Army Corps of Engineers would not assert federal jurisdiction on constructed sediment basins totaling 4.5 acres.

**5**Methodology for best professional judgment: Ratio of delineated wetland area to mapped hydric soil area (50%) was calculated for delineations conducted on adjacent site with same mapped hydric soil unit. Used when no delineation or determination information, or local wetland inventory (or equivalent) was available.