



LAND USE PLANNING DIVISION
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<http://www.multnomah.lib.or.us/lup/home/welcome.html>

PERMIT
GRADING AND EROSION CONTROL
CASE FILE: GEC 00-08
March 27, 2000

Request: A Grading and Erosion Control Permit application for smoothing top of existing berm, and relocating soil to portion of property within City of Portland. An area adjacent to Johnson Creek will have invasive vegetation (blackberry and ivy) removed. No excavation or filling of material will occur within the areas adjacent to the creek. Native plants and trees will be used for proposed landscaping.

Location: SE Circle Avenue (no address)
Tax Lot 75 and 76, Section 18, T1S R3E, W.M.
Tax Account: R-99318-0750 and R-99318-0760

Owner/	<u>Property Owner</u>	<u>Applicant</u>
Applicant:	City of Portland (Bureau of Water Works) 1120 SW 5 th Avenue, 5 th Floor Portland, OR 97204	Tim Paul JP Contractors, Inc. 5402 NE Columbia Blvd Portland, OR 97204

Applicable standards for this permit can be found in Chapter 29.300, Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes. This permit is subject to the following limitations.

LIMITATIONS:

Prior to any land disturbing activities:

1. This permit is based on the applicant's written narrative and enclosed site plans, dated 1/26/00 and 2/22/00, unless otherwise modified as directed below. No excavation or fill shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner to comply with these documents and the limitations of this permit.
2. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts result from on-site grading work. The Portland Building Bureau (Special Inspections Section), the local Soil and Water Conservation District, or the U.S. Soil Conservation Service can also advise or recommend measures to respond to unanticipated erosion effects.

3. No removal of vegetation may occur within the limits of construction for South Johnson Creek Conduit Five: East until a jurisdictional wetland determination is completed for the identified cedar/skunk cabbage wetland. A representative of the Oregon Division of State Lands Wetlands Program will make this determination. If the wetland is determined to be under the State of Oregon's jurisdiction, the applicant shall contact the Land Use Planning Division to determine if the proposed removal of vegetation encroaches into the jurisdictional wetland.

On-going restrictions:

1. Pursuant to MCC 29.305 (A)(2)(e), all removal of vegetation shall be done by hand. The vegetation removal area is within the 100-foot undisturbed buffer of natural vegetation for Johnson Creek and the identified cedar/skunk cabbage wetland. In addition, no encroachment is allowed within the jurisdictional wetland area of Johnson Creek. No heavy equipment or grading is allowed within the limits of construction for South Johnson Creek Conduit Five: East.
2. Best Management Practices shall be employed before, during, and after construction of the proposed development. The property owner shall maintain erosion control measures until the permanent vegetation is established. Such measures shall be as prescribed in the "Erosion Prevention and Sediment Control Plans Technical Guidance Handbook".
3. Stockpiled materials shall have erosion control measures installed around it immediately, and the erosion control measures shall be maintained in a functional state.
4. The property owner is responsible for removing sedimentation caused by development activities from all neighboring surfaces and/or drainage systems.
5. Fill materials shall be clean and non-toxic. This permit does not authorize dumping or disposal of hazardous or toxic materials, synthetics (i.e. tires), petroleum based materials, or other solid wastes which may cause adverse leachates or other off-site water quality effects.
6. Spoil materials that are to be excavated and removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities.

Follow-up Requirements After Grading:

1. All graded, disturbed, and bare soil areas are to be seeded or planted immediately following the completion of grading activities. These areas shall be mulched to protect the soil and control erosion while vegetation is maturing. Seeding and revegetation of disturbed areas shall be accomplished with native plants as indicated on the landscape plans. Native plantings should be done in combination with a quick maturing non-viable grain (e.g. "Regreen", a sterile wheat) to produce vegetative cover while slow growing native species are maturing. No substitutions of the proposed landscape plants are allowed unless approved by the Land Use Planning Division.

2. The applicant shall call for a final inspection after the project is complete, which includes the installation of all landscaping.
3. Grading and erosion control activities described and approved under this permit shall be completed within two (2) years from the date of this approval.

No additional land use action and/or permit requests shall be accepted, relating to the subject application, until such time as all required fees for said application have been paid in full.

Issued by:

Signed: Kerry Rappold, Planner
For: Kathy Busse, Planning Director
March 27, 2000