Long-term Management Plan

for the

Coyote Prairie North Mitigation Bank

Prepared by
City of Eugene Parks and Open Space
Ecological Services Team staff
September 2015

Contents

1. Introduction

A. Purpose of Mitigation Bank Establishment

The Coyote Prairie North Mitigation Bank (CPN Bank), located west of Eugene, Oregon, was established through the Coyote Prairie North Mitigation Bank Instrument, June 2011 (City of Eugene Contract #2011-05417). This agreement between the land owner (City of Eugene) and bank sponsors (the Oregon Department of State Lands (DSL) and the U.S. Army Corps of Engineers (USACE)) was established to provide compensatory mitigation for unavoidable impacts to aquatic resources. This agreement requires the execution of a Long-term Management Plan (LTMP) to sustain the aquatic functions and services provided by the CPN Bank in perpetuity.

The CPN Bank is located south and adjacent to Cantrell Road, Lane County, Oregon (44° 02' 20.94 N; 123° 14' 32.93 W; Figure 1) and consists of 165 acres including about 162 acres of jurisdictional wetlands in its East and West Phases (Figure 2). Final wetland acres will be determined at the conclusion of the Coyote Prairie North West Phase enhancement. While this LTMP addresses only the CPN Bank, the entire Coyote Prairie site of 240 acres, including two earlier enhancement phases (Phase 1 and 2) are also covered by the Conservation Easement for this site, granted to the State of Oregon acting through its Oregon Watershed Enhancement Board (OWEB; Attachment 1). Although Phases 1 and 2 are not included in this LTMP, they will be managed similarly.

B. Purpose of this Long-Term Management Plan

The purpose of this LTMP is to ensure that the CPN Bank site and the wetland function improvements achieved there are managed, monitored, and maintained in perpetuity after all the credits have been sold. This management plan identifies objectives, priorities, and tasks necessary to manage and maintain the CPN Bank site. Conservation purposes, prohibited uses, rights of affected parties, and other provisions are defined very broadly in the Conservation Easement Agreement (City of Eugene Contract #2002-00221, Attachment 1). More specific conservation goals and use restrictions are described in section 2.B. of this plan. If conflicts arise between this LTMP and the Conservation Easement Agreement, the Conservation Easement takes precedence.

C. Land Management and Responsibilities

The land owner and land manager (Manager) is currently the City of Eugene (City) and the Conservation Easement (CE) holder is OWEB. The City shall implement this Long-term Management Plan while it continues to own the CPN Bank site and act as its Manager. There is no plan to change ownership, however, the site is adjacent to several natural areas owned by Rivers-to-Ridges conservation partners. If, in the future, the City proposes to transfer the property to a conservation partner, then the terms of the transfer shall obligate the new owner to the terms of this agreement, including providing an adequate funding mechanism to implement this LTMP. The Manager of the CPN Bank site shall manage it in perpetuity to preserve its habitat and conservation values in accordance with the Bank Instrument, the Conservation Easement, and this long-term management plan. If the Conservation Easement is transferred, the CE duties shall likewise transfer to the new holder. Access by the regulatory agencies for regulatory compliance would also be required of the new owner in the event of a transfer. While under City ownership, long-term management tasks shall be funded through Mitigation Bank fees and eventually stormwater rate payer funds annually dedicated to this purpose.

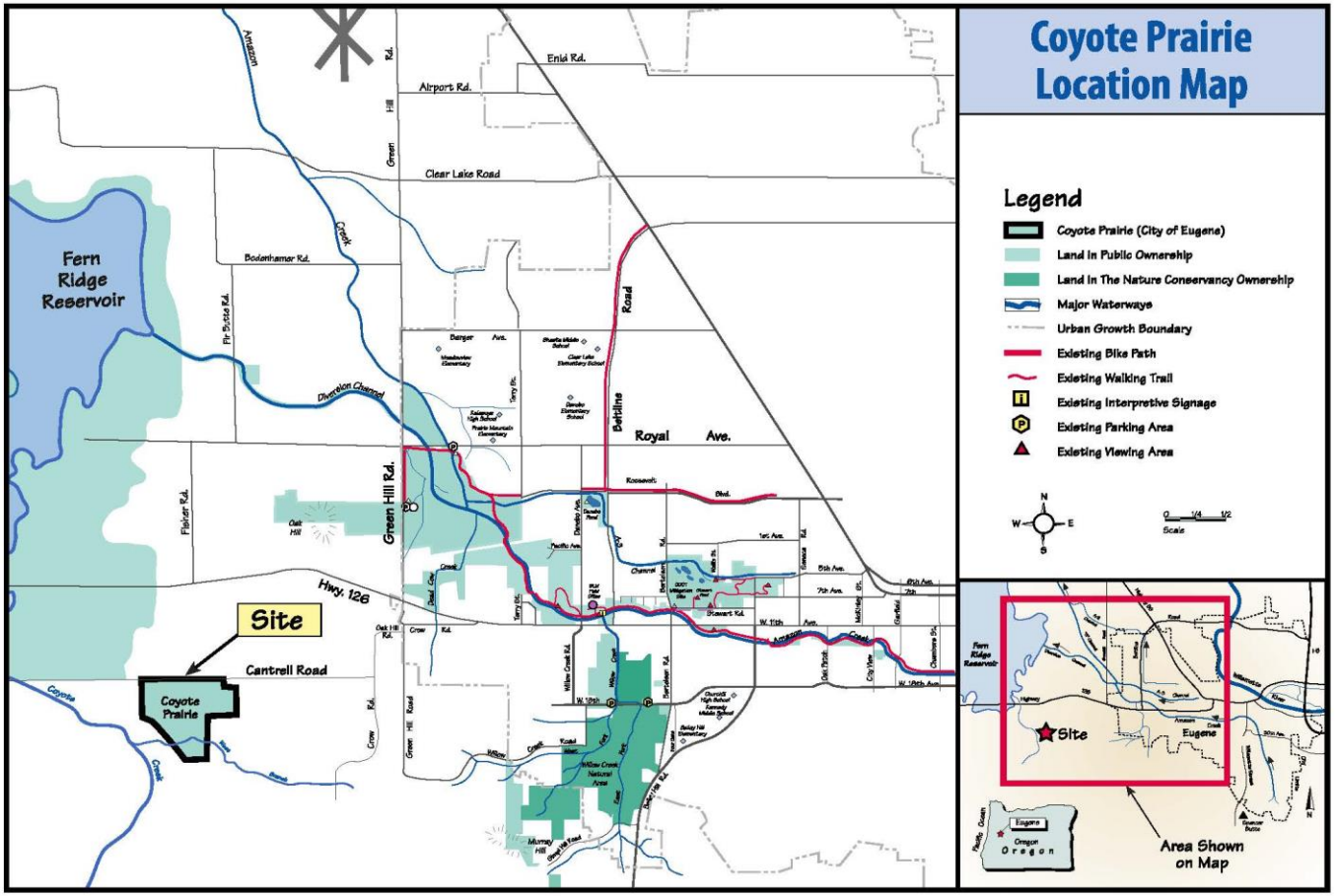

Figure 1. Location of the Coyote Prairie North Mitigation Bank, near Eugene, Lane County, Oregon.

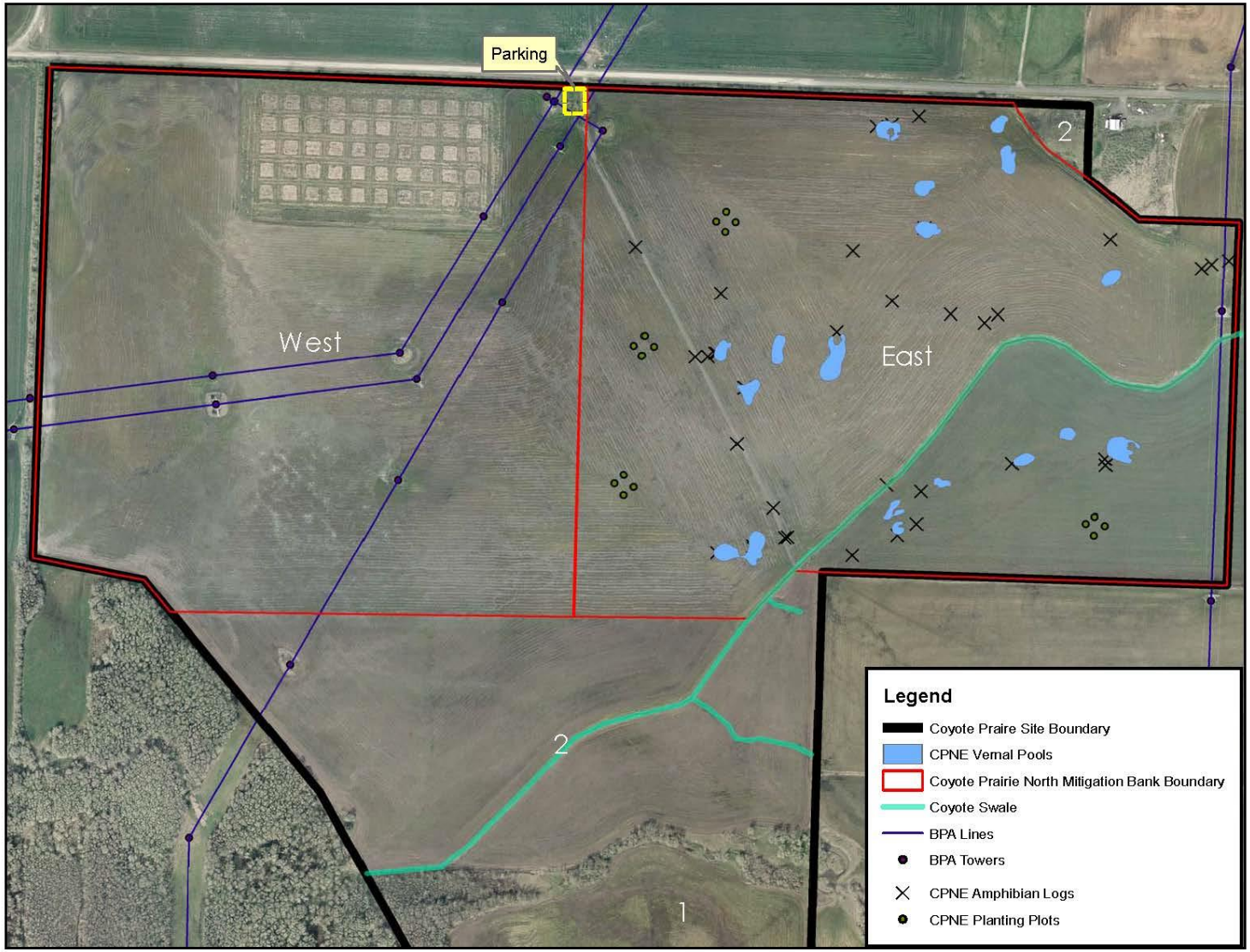

Figure 2. Map of Coyote Prairie North Mitigation Bank (165 acres), with East and West phases, within the larger Coyote Prairie site.

2. Property Description and Desired Future Condition

A. Baseline Documentation Report (BDR). A Baseline Documentation Report (BDR) is incorporated as an attachment to this LTMP. The BDR includes a detailed description of the current conditions of the property.

B. Aquatic Functions to be conserved. Into the future, the intent of the City is to sustain the restored, created, enhanced and preserved aquatic functions and natural processes resulting from the mitigation project, as enumerated below.

The following measureable objectives from the Bank Instrument shall guide the long term management:

1) The site will continue to support at least 162 acres of wetlands, including wet prairie and vernal pool habitat, as determined and mapped in the post-restoration delineation "light" reports required by the Mitigation Bank Instrument.

2) Wetland prairie vegetation at the site will be managed to ensure that native species dominate and invasive non-native species are actively controlled to prevent substantial increase. Non-native plant species absolute cover shall not exceed 20%.

3) Wetland prairie will be periodically treated (e.g. with controlled ecological burns) to prevent tree encroachment, to replicate historic disturbance regimes with which prairie species have evolved, and to maintain wet prairie community structure.

4) Access control (fence & gates) will be maintained; litter or trespass damage will be addressed within three months of occurrence.

5) Recreational use of the property by the public will not diminish the ongoing provision of the aquatic functions, including maintenance of the wet prairie community and its rare or uncommon species, for which the site is protected.

3. Conservation Threats and Management Limitations

A. Conservation Threats

Lands adjacent to the subject property are zoned as follows: all but one parcel that surrounds and abuts the CPN Bank site are zoned "Exclusive Farm Use (Minimum 40 acres)". The one that is not, is located diagonally from the NW corner and slightly downslope, and is zoned "Impacted Forest". Considering all the allowable land uses under these zoning designations, and their landscape positions, the potential threats to the aquatic functions on the subject property are as follows:

Threats to the conservation values over the long term include invasion by non-native forbs and vines such as Himalayan blackberry (*Rubus bifrons*), pennyroyal (*Mentha pulegium*), teasel (*Dipsacus fulonum*) and non-native invasive grasses such as reed canarygrass (*Phalaris arundinaceae*), rattail fescue (*Vulpia myuros*), velvet grass (*Holcus lanatus*), meadow foxtail (*Alopecurus pratensis*), tall fescue (*Schedonorus arundinaceae*) and ventenata (*Ventenata dubia*). These and other invasive non-native species are or could be present on neighboring properties or

could be introduced by wildlife, flooding, improperly cleaned equipment (e.g. mowers, utility vehicles), or traffic along Cantrell Road.

Changes in hydrology (whether from anthropogenic or other causes) could increase flow and cause erosion, introduce a broader range of invasive non-native species, or introduce unnaturally high levels of nutrients or pollutants (e.g. from agricultural practices or livestock production). Alternatively, water from the adjacent property to the east could be redirected away from CPN Bank swale, resulting in a drier environment for the swale and for areas downslope. Any changes in the amount or distribution of water on the site could affect the intended wetland structure.

Cantrell Road could be paved and become an alternate route to Hwy 126, which could bring more visitors to the site than are currently anticipated. Any widening of the road would require mitigation for loss of wetlands. If changes to the road were to occur, avoidance and mitigation for related impacts, such as increased visitation or introduction of pollutants or non-native species, would be addressed then.

Livestock trespass has not been a problem on the site and livestock are not currently present on sites to the east or west. If they were introduced to a neighboring site in the future at high densities, they could cause increased nitrogen flow onto the site or livestock trespass issues at unfenced boundaries.

Trespass from off-road vehicles from neighboring property to the south occurred in the past five years. If it reoccurs, it could damage the native plant community and cause soil erosion or soil compaction.

Herbicide or pesticide use on neighboring property, if improperly applied, could drift onto and adversely affect Coyote Prairie vegetation, particularly at the boundaries or where water flows from neighbors to the east and southeast.

Recreational and educational use of the site, if improperly controlled, could result in the introduction of non-native invasive species to the site or disturb wildlife nesting or survival.

Although not associated with adjacent land use, changes in climate, including precipitation amounts and patterns, severity of storms, and length and intensity of rain-free periods could alter the aquatic functions and conservation values of the site in a variety of ways, including by changing the hydroperiod of vernal pools, by increasing sediment flow from neighboring property to the east, by directly affecting plant and animal populations, and by altering the competitive, mutualistic, or predator/prey interactions between species, including between native and non-native species, and between plants and their pollinators or seed predators.

B. Management limitations

Because the property is dedicated mitigation for wetland impacts, <u>any</u> volume of new removal or fill activities that result in a loss of wetland area or function require double mitigation, per DSL rules (OAR 141-085-0520(3)).

The following issues constrain site management and will require periodic monitoring and follow-up actions to ensure the conservation values continue to be sustained at the site:

Power line easements across the property (Fig 2) permit the holders to operate, repair, maintain, or replace the power line, structures, and access, and to remove shrubs and trees from the easement area.

The power line easement is an attachment to the Mitigation Bank Instrument. Loss of habitat due to maintenance or other BPA activities in the easement area would require double mitigation for loss or damage to wetland resources. In addition to loss or damage to wetlands, any construction of a road in the easement could create a barrier to surface water flow across the site. Access by the BPA, on and off road, could introduce non-native invasive species to the site if vehicles and equipment are not adequately cleaned, and access to the easement during the wet season, typically between October and May, could result in soil compaction and channeled water, leading to reduced ability to maintain healthy native wet prairie vegetation in and adjacent to the easements. BPA will be responsible for all impacts that occur as a result of their activities. The vegetation in the easement boundaries will be assessed and managed by the City as part of the greater wet prairie plant community, including control of non-native invasive species.

Non-native invasive vegetation currently occurs at less than 15% absolute cover across the CPN Bank. Seeds of new non-native species may enter the site on improperly cleaned vehicles or equipment, on wind, in water, or may emerge from the soil seedbank due to new disturbances. Water flows in large amounts from a private property on the CPN Bank east boundary (into the swale) and from the south, originating from a private property to the southeast. Therefore, monitoring and management actions to control non-native species is required.

4. Management, Maintenance, and Monitoring

A. Resource management

The overall goal of long-term management is to sustain the ecological functions and values of the aquatic and terrestrial resources and buffer areas. Routine monitoring and minor maintenance tasks are intended to track and sustain these values in perpetuity. Staff responsible for monitoring and management will have the necessary knowledge and technical skills to recognize any problems that may arise and to apply appropriate management actions to sustain these goals.

The Manager will conduct regular (no less than twice per year) site examinations and monitoring of selected characteristics to determine stability and ongoing conditions and trends of the Property.

The following elements will be evaluated:

- Invasion of non-native or undesirable species,
- Encroachment by trees or other species that would degrade prairie structure,
- Degree of thatch accumulation,
- Degree of erosion,
- Threats to water quality,
- Fire hazards,
- Presence of trash or vandalism,
- Access controls, and/or
- Other aspects that may affect project objectives and warrant management actions.

Vegetation management will be the primary ongoing task at the site. Native vegetation should dominate at the site, and invasive species should be at levels that do not interfere with site objectives ($\leq$20% cover). The cover or density of vegetation should be at sufficient levels to achieve the expected functions and values predicted. Native wet prairie plant communities in the Willamette Valley evolved with periodic fire, which exposes soils and promotes seed germination, alters and makes available

nutrients previously held in thatch and standing dead vegetation, and stimulates flowering of some species (e.g. camas species). Therefore, controlled ecological burns in late summer or fall are a key management activity for the wetland prairie plant community at the CPN Bank site. Non-native invasive species and noxious weeds listed by the Oregon Department of Agriculture should specifically be controlled. Non-native species should be controlled while infestations of problematic species are small, if they appear to be increasing in cover and distribution at the site, and/or are deemed to be likely to degrade site quality. The expected frequencies and costs of vegetation management tasks are listed in Table 1 below.

The City anticipates passive recreational traffic only, such as bird watching, nature study, and City-led educational walking tours. No facilities are being provided, such as trails and parking. Signs will indicate that hunting is not allowed. Educational tours will alert participants of the importance of clean boots and equipment, free of invasive non-native species.

B. Infrastructure, access, fire hazards, trash, & trespass

Infrastructure on the property consists of:

East Phase:

- Partial wire and post fence along south property boundary
- Wire and post fence along north property boundary, adjacent to Cantrell Road
- Culvert at east property boundary and drainage swale

West Phase:

- Partial fence along north property boundary, south of Cantrell Road
- Two-foot tall earthen berm along NW corner (to be constructed in 2015)
- Concrete water control structure (to be constructed in 2015)

Both Phases:

- Small graveled parking area just south of Cantrell Road
- Entrance gate

These facilities will be maintained in serviceable condition. The fences will be evaluated annually to determine if they are not needed (e.g. in areas where shrubs provide a consistent, substantial barrier to unauthorized access), or should be maintained or replaced. The expected frequency of repair or replacement for each feature, and the cost, is provided in Table 1 below. The Manager will inspect each of these features plus the perimeter of the property at least 2 times per year to identify any maintenance need or encroachment, or any violation of the Conservation Easement conditions. Any significant litter or trespass damage will be cleaned up in the same season in which it occurred. Wildfire is not expected to damage the plant communities. Wildfire suppression damages, such as fire truck tire ruts, may require repair or replanting with native species in the appropriate season and follow-up control of non-native species.

C. Administration & reporting

The Manager will continue to manage funding prudently to provide ongoing revenue to use for management and maintenance of the property. After bank closure, the DSL and USACE do not require

any further reporting. Inspection dates and findings will be documented and kept on file by the Manager and be available on request to DSL or USACE.

Representatives of the USACE Portland District Engineer shall be allowed to inspect the authorized activity to ensure management and maintenance of the property remains consistent with the LTMP, including any amendments to the same. A request for access to the site normally will be made sufficiently in advance to allow a property owner or representative to be on site with the agency representative making the inspection.

5. Transfer, Replacement, Amendments, and Notices

This section of the LTMP provides additional detail to the provisions of the Conservation Easement; if there are differences, the signed Easement takes precedence.

A. Transfer

The Manager may assign or transfer responsibility for land management, management funding, and/or property ownership only with written approval of the USACE and DSL, in consultation with OWEB, in accordance with terms of the conservation easement agreement. The agencies will not unreasonably withhold approval, but must document that the new entity is qualified and has adequate capacity to undertake the responsibilities to be transferred. Such changes to this long-term management plan shall be incorporated by amendment. Subsequent parties assume the same Manager responsibilities described in this long-term management plan, unless otherwise amended in writing.

The Manager should contact prospective or new owners of title to the property to explain roles and responsibilities, and to review the legal provisions of the Conservation Easement.

B. Remedies

Remedies available to the CE holder, Owner, and OWEB are outlined in the Conservation Easement. DSL will consult with OWEB if necessary to exercise 3rd party rights of enforcement if the need should arise.

C. Replacement

If the Manager fails to implement the tasks described in this long-term management plan and is notified of such failure in writing by DSL or USACE, the Manager shall have 90 days to cure such failure. If failure is not cured within 90 days, the Manager may request a meeting with DSL and USACE to resolve the failure. Such meeting shall occur within 30 days or a longer period if approved by DSL. Based on the outcome of the meeting, or if no meeting is requested, DSL may designate a replacement Manager in writing by amendment of this long-term management plan.

DSL may coordinate with OWEB if needed to employ their Right of Entry and Inspection to access the property for compliance inspections or to conduct the necessary management tasks.

D. Amendments

The Manager, Owner, USACE, and DSL may meet and confer from time to time, upon written request, to discuss revision of the long-term management plan to better meet management objectives and preserve the habitat and conservation values of the CPN Bank site. If circumstances arise under which an amendment to or modification of this LTMP would be appropriate, the City, USACE, and DSL are free to jointly amend this LTMP; provided that no amendment shall be allowed that will affect the qualification of this LTMP or the status of Conservation Easement holder under any applicable laws, including ORS chapter 271 or Section 170(h) of the Internal Revenue Code of 1954, as amended or federal regulations located at 33 CFR Part 332. Any amendment shall be consistent with the purpose of the LTMP, and shall not affect its perpetual duration.

E. Notices

The USACE and DSL will be given 60-day written notice prior to any proposed transfers or amendments as defined below in this LTMP and must agree to any transfers or major amendments in writing before implementation. Any notices regarding this long-term management plan shall be directed to the parties as follows:

Landowner:
Attn: Ecological Services Team Supervisor (Shelly Miller)
City of Eugene, Parks and Open Space Division
1820 Roosevelt Blvd.
Eugene, OR 97402

Conservation Easement Holder
Oregon Watershed Enhancement Board
775 Summer St. NE, Suite 360
Salem, OR 97301-1290

Regulatory Agencies:
Oregon Department of State Lands
Wetland and Waterways Division
775 Summer St. NE, Suite 100
Salem, OR 97301

U.S. Army Corps of Engineers, Portland District
Eugene Regulatory Field Office
211 E. 7th Ave., Suite 105
Eugene, OR 97401-2722

6. Funding and Task Prioritization

A. Funding

Long-term management of the Property, as described herein, is currently planned to be funded by the sale of mitigation credits and eventually, from annual revenue generated by stormwater rate payer fees collected by the City of Eugene and dedicated, in part, to the management of City owned wetland sites, including the CPN Bank site. Wetland management is identified as a service for this fund in the City of Eugene's Stormwater Management Service Profile, reviewed and updated every 4 to 5 years (most recent version approved by the Citizen Subcommittee of the Eugene City Council Budget Committee, October 27, 2010).

Annual rate payer fees currently represent a stable ongoing source of funds to support required maintenance. The alternative to this funding source would be an endowment; however, City restrictions related to long term investments currently serve as a barrier to the establishment of these traditional long term investment based funding instruments. The City has well established, stable funding on an annual basis that will adequately fund ongoing maintenance activities outlined in this LTMP.

Long-term management of the site is expected to begin in 2020, after the site has achieved all the performance standards contained in the approved Mitigation Bank Instrument, or when the Mitigation Bank has sold all credits or is otherwise closed.

Table 1 contains a summary of the anticipated annual costs of long- term management for the Property. These costs include estimates of time and funding needed to conduct the basic monitoring site visits and vegetation and site management.

The Oregon Watershed Enhancement Board (CE holder) shall not be required to use other funds to pay for long-term management of the Property.

B. Task Prioritization

Unforeseen circumstances may create a need for prioritization of management tasks, if all tasks cannot be completed as described. In general, tasks are prioritized in this order:

1) Actions required by a local, state, or federal agency;
2) Repair of water or grade control structures that would otherwise threaten loss of wetland area;
3) Tasks necessary to maintain or remediate habitat quality; and
4) Tasks that monitor resources.

Table 1. Ongoing Operations and Management Tasks and Estimated Costs for the CPN Bank.

CPN Bank Long-term Management Cost Estimates (165 acres)									
Work Elements	**Anticipated Frequency**	**Unit Quant**	**Unit Type**	**Unit Price**	**Cost**	**Divide years**	**Total Annual-ized Cost**	**Alt 1**	**Alt 2**
1. Vegetation Management									
Controlled ecological burn[1] – 162 acres	5 years	28	hours	$60	$1,680	5	$336		
If controlled ecological burns cannot be implemented:									
Alternative 1: Late summer/fall mowing of a portion of the site annually to reduce thatch and support native diversity[2]	one-fifth of site annually	162	acres	$15	$2,430	5		$486	
Alternative 2: Late summer/fall haying to reduce thatch and support native diversity	one-half site every 5 years	81	acres	$85	$6,885	5			$1,337
Vegetation Management (cont.)									
Qualitative assessment of invasive non-native species control and other management needs	2x/year	165	acres	$7	$1,155	0.5	$2,310		
Annual assessment of shrub development, tree encroachment, and thatch build-up	done during assessment of non-native invasive species control needs						$0		

CPN Bank Long-term Management Cost Estimates (165 acres)									
Work Elements	**Anticipated Frequency**	**Unit Quant**	**Unit Type**	**Unit Price**	**Cost**	**Divide years**	**Total Annual-ized Cost**	**Alt 1**	**Alt 2**
Mowing of woody shrubs and encroaching trees to maintain prairie structure or chemical control (via cut and wipe or spray) of encroaching trees	5 years, but only 10 acres of site (near forest boundary) will need treatment	10	acres	$30	$300	5	$60		
Spot herbicide spraying and manual methods to control invasive nonnative species (includes follow-up assessment of effectiveness)	2x/year	165	acres	$25	$4,125	0.5	$8,250		
Periodic manual control of invasive non-native species from vernal pools and other sensitive habitat for sensitive or listed species	2 years	10	pools	$80	$800	2	$400		
Purchase of native grass and forb seed for soils exposed by removal of invasive non-native plant species (treat 3 acres/ 5 years)	5 years	3	acres	$145	$435	5	$87		
2. Hydrologic assessment and maintenance									
Winter assessment of hydrologic functioning, including the performance/maintenance needs of structures such as berm, culverts, water control structures, etc. and implementation of minor adjustments	annual	6	hours	$60	$360	1	$360		

CPN Bank Long-term Management Cost Estimates (165 acres)									
Work Elements	**Anticipated Frequency**	**Unit Quant**	**Unit Type**	**Unit Price**	**Cost**	**Divide years**	**Total Annual-ized Cost**	**Alt 1**	**Alt 2**
Assess, clean, and repair West Phase water control structure, as needed.	every other year	4	hours	$60	$240	2	$120		
3. Access Control									
Maintain/repair signs & boundary markers	5 years	4	hours	$60	$240	5	$48		
Install/replace and maintain wildlife-friendly boundary fence on north side[3]	30 years	3,650	linear ft	$5	$18,250	30	$608		
Access contingency for both phases (unanticipated vandalism repair, livestock trespass, or extra signage)	10 years	1	event	$500	$500	10	$50		
Gate replacement (includes installation cost)	5 years (high frequency due to potential vandalism)	1	Gate & install	$680	$680	5	$136		
Parking area maintenance: re-gravel periodically	10 years	1	cu yds gravel delivered + labor to spread	$280	$280	10	$28		

CPN Bank Long-term Management Cost Estimates (165 acres)									
Work Elements	**Anticipated Frequency**	**Unit Quant**	**Unit Type**	**Unit Price**	**Cost**	**Divide years**	**Total Annual-ized Cost**	**Alt 1**	**Alt 2**
4. Litter & Vandalism									
Litter & Vandalism patrol	(to occur with veg mgmt assessments)						$0		
5. Administration									
Manager travel	12 trips/yr		10 miles/trip	$0.55/ mi	$5.5/trip		$66		
Neighbor communications	Annual	2	hours	$60	$120	1	$120		
Record keeping, reporting, fiscal administration	Annual	10	hours	$60	$600	1	$600		
Subtotal: Anticipated Annual O & M Costs							**$13,579**	**$13,729**	**$14,620**
Flat rate contingency of approx. 5% of anticipated annual costs for unexpected need.	Annual	NA	NA	NA	$700	NA	$700	$700	$700
Total: Anticipated Annual O & M Costs with Contingency							**$14,279**	**$14,429**	**$15,320**

1. Controlled ecological burns are done as training exercises by the Eugene Springfield Fire Department. Contracted costs are estimated at $650/acre.
2. Late summer or fall mowing is used as an adaptive management tool to enhance diversity. Ongoing use depends on the plant species established and annual assessment of site conditions.
3. Fence is currently only along north boundary due to existing shrub lines, rural nature, and adjacent State- or City- owned property. If fences become necessary on east and southeast boundaries, costs would be based on 7,180 linear feet.

Attachment 1

After recording, return to:

[Allison Hensey
The Oregon Watershed
Enhancement Board
775 Summer St. NE #360
Salem, Oregon 97301]

CONSERVATION EASEMENT

This Conservation Easement is made pursuant to ORS 271.715 to 271.795 this 21st day of August 2001 between The Nature Conservancy (TNC), a District of Columbia nonprofit corporation, as grantor, and the State of Oregon, acting by and through its Oregon Watershed Enhancement Board (OWEB), an agency of the State of Oregon, as holder.

RECITALS:

A. OWEB granted $575,000 from its Watershed Improvement Grant Fund (the "Funds") to the City of Eugene, Public Works Department for payment of the cost of acquiring that certain real property known as the "Peters tract" in Lane County, Oregon described in the attached Exhibit A (the "Property") pursuant to Grant Agreement No. 200-108 (the "Grant Agreement"). The City is a party to an agreement among TNC, the Bureau of Land Management, Lane County, Army Corps of Engineers and Oregon Youth Conservation Corps called the West Eugene Wetlands Partnership. The Partnership seeks to acquire, protect and restore wetlands and associated upland habitat;

B. The City will deliver the Funds to TNC to reimburse TNC for its purchase of the Property as part of TNC's obligations under the Partnership;

C. TNC is now the sole owner of the Property in fee simple;

D. ORS 541.375(9) requires that real property acquired with funds from the Watershed Improvement Grant Fund be used for the purposes specified under section 4b, Article XV of the Oregon Constitution;

E. The purpose of this conservation easement is to ensure that the Property will continue to be used for the purposes specified under section 4b, Article XV of the Oregon Constitution, in satisfaction of the requirements of ORS 541.375(9);

F. OWEB has held one or more public hearings on the acquisition of this conservation easement, and has given notice of such hearings in accordance with ORS 271.735; and

G. OWEB has determined that acquisition of this conservation easement is in the public interest.

Now, therefore, OWEB and TNC agree as follows:

1. Grant of Conservation Easement. TNC does hereby freely grant to the State of Oregon acting by and through OWEB as holder, its successors and assigns, forever, a nonpossessory conservation easement to the Property including the following covenants, conditions and restrictions.

2. Restrictions on Use of the Property. The uses of the Property is limited to those described in Grantee's grant application and those consistent with wetland restoration and protection, wetlands education, and those uses listed in section 4b of Article XV of the Oregon Constitution.

3. Right of Entry and Inspection. OWEB has the right, in a reasonable manner and at reasonable times, to enter and inspect the Property to determine compliance with this conservation easement.

4. Duration; Burdens and Benefits. The covenants and restrictions of this conservation easement are binding on TNC and its successors and assigns, and shall run with the Property in perpetuity. The benefits of this conservation easement are in gross and are assignable, but only to an eligible holder specified in ORS 271.725(1).

5. Right of Enforcement. TNC and OWEB agree that there is no adequate remedy at law for enforcement of the use restrictions set forth in section 2 of this conservation easement, and that OWEB shall be entitled to specific performance of such restrictions.

7. Maintenance or Repair, Taxes or Assessments. OWEB shall have no obligation or liability for maintenance or repair of the Property, or for the payment of any real estate taxes or assessments levied on the Property.

8. Indemnification. TNC shall defend, save, hold harmless and indemnify OWEB and the State of Oregon and their officers, employees and agents from and against all claims, suits, actions, losses, damages, liabilities, costs and expenses of any nature whatsoever resulting from, arising out of, or relating to the activities of TNC or its officers, employees, subcontractors or agents on the Property.

9. Assignment or Disposal. TNC may not assign or transfer its rights or delegate its responsibilities under this conservation easement or sell, lease, exchange or otherwise dispose of the Property without prior written approval from OWEB, which approval shall not be unreasonably withheld.

10. Severability. In the event any provision of this conservation easement is determined by a court to be void and unenforceable, all other terms of this conservation easement shall remain valid and binding.

///

10. Modification. This conservation easement may not be modified, changed, amended, or eliminated without the express written consent of both parties, their successors or assign.

IN WITNESS WHEREOF, TNC and OWEB have executed this conservation easement on this 21 day of Aug., 2001.

THE NATURE CONSERVANCY

By: Patrick Ramos

Its: Assistant Secretary

STATE OF ~~OREGON~~ WA)
) ss.
County of King)

WENDY D. McDONALD
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-23-03

The foregoing instrument is acknowledged before me this day of _____, 2001, by Patrick Ramos, of the Nature Conservancy on its behalf.

Wendy D. McDonald
NOTARY PUBLIC FOR ~~OREGON~~ WA
My commission expires: 8-23-03

Accepted by OWEB as holder:

Kenneth F. Bierly

By: _____

Its: _____

STATE OF OREGON)
) ss.
County of Marion)

The foregoing instrument is acknowledged before me this 21st day of August, 2001, by Kenneth Bierly, of OWEB, on its behalf.

OFFICIAL SEAL
JENNIFER J VICKERS
NOTARY PUBLIC-OREGON
COMMISSION NO. 346517
MY COMMISSION EXPIRES JUNE 05, 2005

Jennifer J Vickers
NOTARY PUBLIC FOR OREGON
My commission expires: 6-5-05

PETERS TRACT

Exhibit "A"

A parcel of land lying in Section 1, Township 18 South, Range 5 West of the Willamette Meridian, said parcel being more particularly described as follows: Beginning at the East one-quarter corner of said Section 1; thence North 00° 10' 57" East 1327.60 feet to a 5/8 inch iron rod; thence North 89° 38' 05" West 510.22 feet to a 5/8 inch iron rod; thence South 89° 30' 22" West 567.06 feet to the true point of beginning; thence South 89° 30' 22" West along a fence line 51.14 feet to a 5/8 inch iron rod; thence South 89° 23' 50" West along a fence line 1367.07 feet to a 5/8 inch iron rod; thence South 00° 00' 28" East along a fence line 766.59 feet to a point; thence South 00° 20' 49" East along a fence line 1349.96 feet to a 5/8 inch iron rod; thence South 88° 43' 04" West along a fence line 831.48 feet to a 1/2 inch iron pipe; thence South 89° 09' 39" West along a fence line 129.90 feet to a 5/8 inch iron rod; thence North 31° 04' 53" West along a fence line 1519.55 feet to a 5/8 inch iron rod; thence North 41° 41' 59" West along a fence line 962.58 feet to a 5/8 inch iron rod; thence North 80° 22' 39" West along a fence line 400.15 feet to a 5/8 inch iron rod; thence North 00° 02' 21" East 1745.91 feet to a 5/8 inch iron rod set in the Southerly margin of County Road No. 323 (Cantrell Road); thence along said Southerly margin run North 89° 54' 28" East 2770.80 feet to a 5/8 inch iron rod; thence continuing along said margin run North 89° 49' 45" East 880.95 feet; thence South 289.76 feet to a 5/8 inch iron rod; thence South 52° 50' 58" East 231.69 feet to a 5/8 inch iron rod, thence East 352.74 feet; thence South 1258.41 feet to the true point of beginning, all in Lane County, Oregon.

Division of Chief Deputy Clerk
Lane County Deeds and Records

2002-066979

$46.00

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$25.00 $10.00 $11.00

Attachment 2

Baseline Documentation Report

for the Coyote Prairie North Mitigation Bank Site

Prepared by
City of Eugene Parks and Open Space
Ecological Services Team staff
September 2015

Introduction. This Baseline Documentation Report (Report) addresses the 165-acre Coyote Prairie North Mitigation Bank property (Coyote Prairie North), consisting of an East Phase (84 acres) and West Phase (81 acres). The Coyote Prairie North Mitigation Bank property is part of a larger 240-acre property (Coyote Prairie) owned by the City of Eugene. It is located west of Eugene, southeast of the Fern Ridge Reservoir and is adjacent to, and south of, Cantrell Road. This Report, together with information in the Coyote Prairie North Mitigation Bank Instrument and the Mitigation Bank Annual Reports (2009/10/11, 2012, 2013, 2014), provides documentation on the baseline conditions of the property as of 2014 and will be referenced in the Coyote Prairie North Mitigation Bank's Long Term Maintenance Plan (LTMP). This is the first Baseline Documentation Report completed for the property as none was required prior to this portion of the restoration.

Conservation easement. A conservation easement was established for the entire Coyote Prairie property in 2001. The holder of the easement is the State of Oregon, acting by and through the Oregon Watershed Enhancement Board. The Conservation Easement restricts uses on the site to those consistent with wetland restoration and protection and wetlands education. The easement references the Oregon Constitution section that governs the funds used to purchase the property. The Constitutional section states that goals for purchased lands include those to protect and improve water quality, to restore natural watershed function, and to maintain the diversity of Oregon's native plants, animals, and ecosystems. The conservation easement for the entire 240-acre Coyote Prairie property is included as an attachment to the Coyote Prairie North Mitigation Bank Instrument.

Administrative detail:

Landowner: City of Eugene
Land Manager contact:
Attn: Ecological Services Team Supervisor
City of Eugene Parks and Open Space
1820 Roosevelt Blvd.
Eugene, OR 97402
541-682-4800

Location: Figure 1 shows the location of the property.

Directions. From the intersection of Highway 126 and Greenhill Road, travel south on Greenhill Road, which becomes Crow Road, turn west on Oak Hill Drive, then turn west on Cantrell Road. Parking is in the small graveled lot on the south side of Cantrell Road under the power lines.

Property acreage. Coyote Prairie North: 165 acres, composed of two enhancement phases (East: 84 acres; West: 81 acres). The Conservation easement covers the entire property.

Physical setting.

Coyote Prairie North lies in the Upper Willamette subbasin in the Long Tom River Watershed. It is within the Coyote Creek drainage and is about 1.5 miles southeast of Fern Ridge Reservoir, into which Coyote Creek drains. The East Branch of Coyote Creek is located to the south of Coyote Prairie North, but still within the City's larger Coyote Prairie property. The main branch of Coyote Creek passes about 250 meters to the southwest of Coyote Prairie North.

Coyote Prairie North is relatively flat. The highest region of the site is at about 395 feet elevation on the eastern edge, which then gently slopes down to the relatively flat western region, at about 380 feet elevation. Soils are primarily Natroy silty clay loam with a small region of Panther silty clay loam on the eastern edge. These soils consist of a clay loam layer composing the top 5 – 10 inches and dark gray or brown clays extending up to 60 inches below the surface. These are poorly drained soils, considered hydric soils by the Natural Resources Conservation Service. Based on historic vegetation mapping, the site was once dominated by a wetland prairie plant community. Further information on soils and existing conditions can be found in the Coyote Prairie Mitigation Improvement Plan (2006).

Historical ownership and use. The Willamette Valley has likely been occupied by humans for at least 10,000 years. For the last several thousand years, wetland prairies in the Valley, like those which historically occurred at Coyote Prairie North, were periodically burned by the native Kalapuyans. Coyote Prairie North has likely been used by European Americans for agricultural purposes since the late 1800s or early 1900s. Aerial photographs from 1936 show that Cantrell Road was already constructed by then

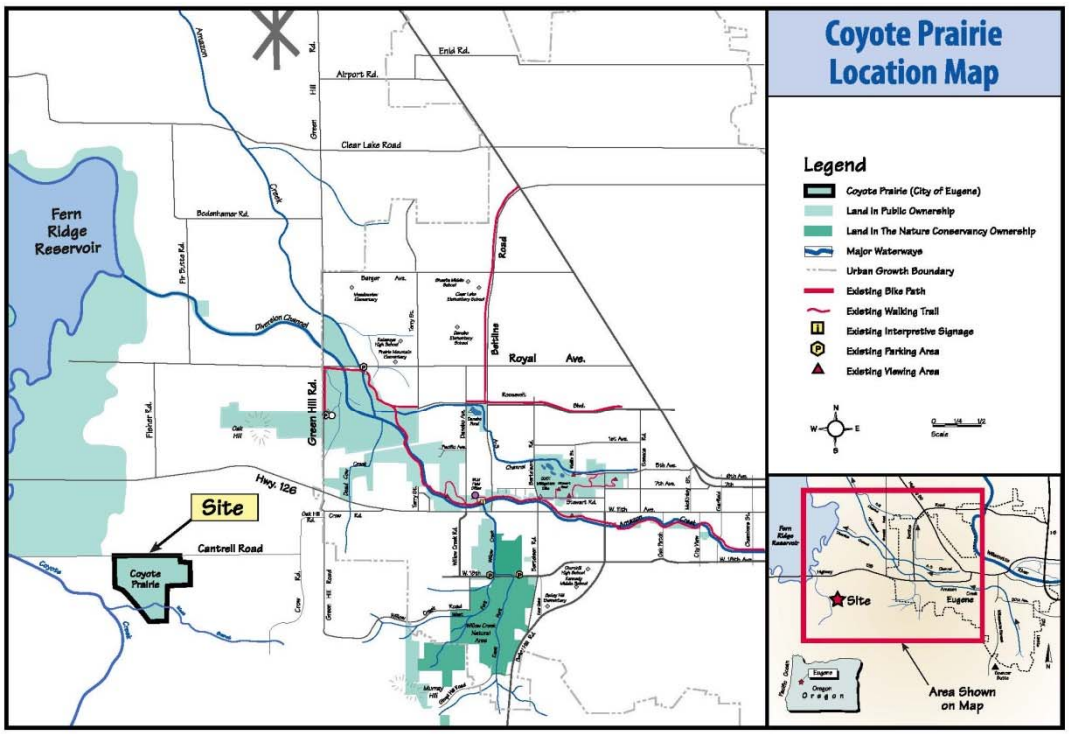

Figure 1. . Location of City of Eugene's Coyote Prairie.

and there appears to be evidence of livestock trailing and fencelines. The site appears to have a gentle mound/swale, lightly undulating topography in 1936 aerial photos.

By the 1968 aerial photo, power line pylons were present in the western region of the site. Since the 1970s the site has been tilled periodically, mechanically levelled, and consistently used for grass seed production. By the 1990s an agricultural drainage ditch had been installed running from the eastern edge of the site, where a natural drainage occurred, to the southeast and off-site. Historic aerial photos and more detailed information on historic use are available in the Coyote Prairie Mitigation Improvement Plan (2006).

Present and surrounding land use. Coyote Prairie North currently consists of an East phase of 84 acres that has been restored to wet prairie and met its restoration performance standards in 2014 and a West phase of 81 acres. The west phase consists of 70 acres prepared for enhancement, with earthwork to restore drainage patterns and native plant seeding planned for 2015. Eleven acres were experimentally planted with native plant communities during research projects over the last decade. These 11 acres will be further enhanced with target native plant diversity as work occurs on the surrounding 70 acres. Directly south of Coyote Prairie North is the City of Eugene's Coyote Prairie Mitigation Bank Phase 2. Phase 2 is a 38-acre wet prairie restoration first seeded in 2007 that met its performance standards in 2012. The property to the west, referred to as Oregon Department of Fish and Wildlife's (ODFW) Coyote Creek South, is still in grass seed production, but is intended for wet prairie restoration and to provide grassland bird habitat in the future. Properties to the north (north of Cantrell Road) and east are currently in grass seed or grass hay production. The northern property may be purchased by ODFW.

Existing development. Currently the Coyote Prairie North site contains the following human structures and facilities: old wire and post fences along part of its north and southeast sides, Bonneville Power Administration (BPA) utility pylons and lines running north-south along its east edge and bisecting its west side, an agricultural drainage ditch on its east side which will be modified into a more naturally functioning swale in 2015, and a small graveled parking pad on its north edge, along Cantrell Road.

Conservation values. Coyote Prairie North currently supports 95 acres of wet prairie and vernal pool vegetation (84 acres in the East phase and 11 acres in the research plots of the West phase) (Table 1). With the completion of restoration of the West phase, the site is expected to support 160 to 165 acres of wet prairie and vernal pool plant communities. About 2.5 of the total 165 site acres may be in the following non-wetland habitat configuration at the completion of the restoration: 0.6-acre in graveled nesting areas for streaked horned lark, and up to 2 acres of berm in the site's northwest corner for control of water likely to collect there following restoration of drainage patterns in 2015.

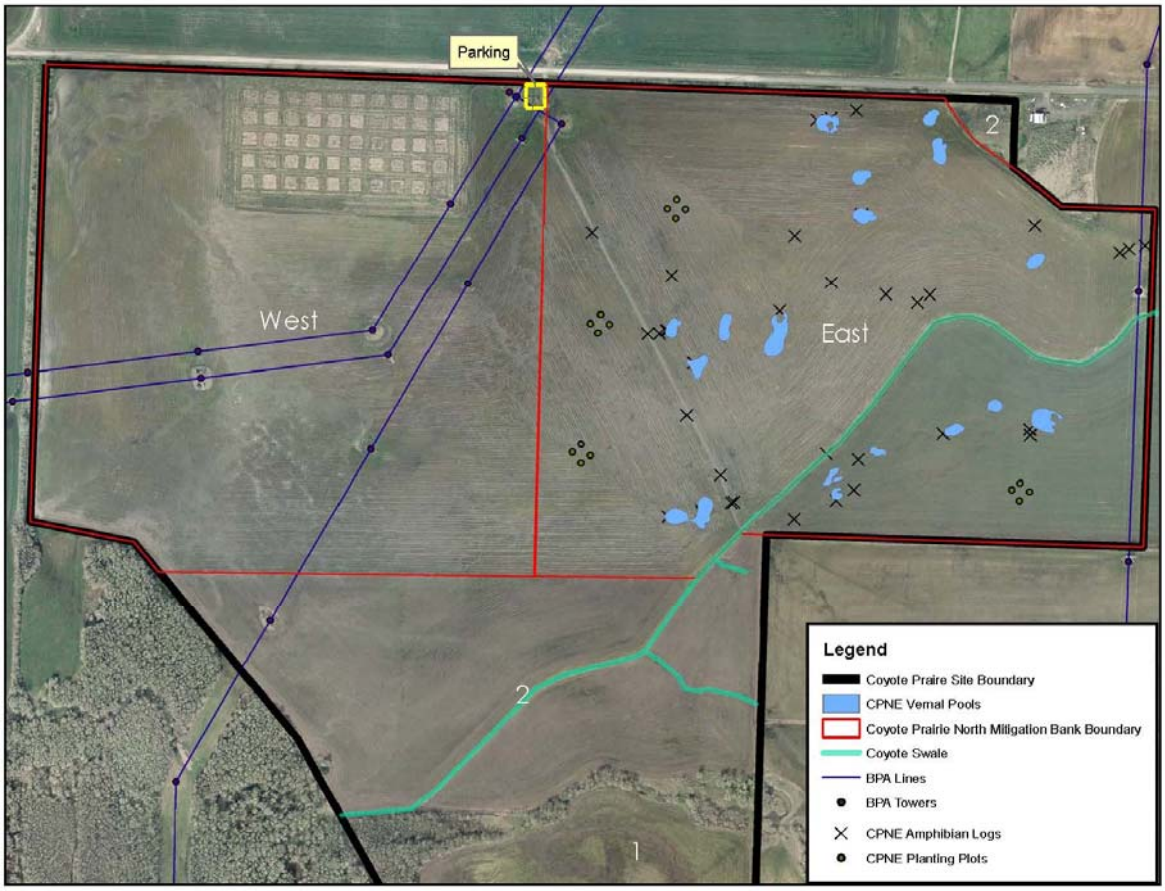

Figure 2. Coyote Prairie Property (black line) and Coyote Prairie North Enhancement, phases East and West (red lines). The "2" refers to the two parts of Phase 2, which is not part of Coyote Prairie North.

Table 1. Summary of primary conservation values of Coyote Prairie North.

OWEB Priority Ecological Systems and At-risk Communities and Species	Area in both Phases at Completion of Enhancement
Western Oregon Wet Prairie	150 – 160 acres
Vernal Pools (includes created vernal pools that support at-risk plant communities such as *Coyote-thistle-smooth lasthenia vernal pool*, *Common downingia vernal pool*, and *Fragrant popcorn flower vernal pool).*	5 – 15 acres
Western meadowlark (*Sturnella neglecta*)	Observed singing during the breeding season and foraging in winter flocks; 165 acres of potential breeding habitat.
Streaked horned lark (*Eremophila alpestris strigata*)	Observed singing and foraging spring 2014 in West Phase being prepared for enhancement.
Short-eared owls (*Asio flammeus*) (wintering)	Observed 3 owls using site as wintering habitat in Dec/Jan 2010-2011 and 2011-2012.
Willamette navarretia (*Navarretia willametensis*)	Introduced to vernal pools in the East Phase; populations of several hundred plants in at least 6 pools by 2014.
Racemed goldenweed (*Pyrrocomma racemosa*)	Introduced population to <1 acre in 2 small groups; 138 flowering plants in 2014.

Western Oregon Wet Prairie. In 2014, the most recent data available, the 82 acres of restored wet prairie and 2 acres of vernal pools in the East Phase was in its 5th growing season, and the plant community had the following characteristics, as determined by point-intercept monitoring and walking surveys:
Vascular plant species richness: 91 native species, 26 nonnative species
Native plant cover (absolute): 169%
Nonnative plant cover (absolute; includes invasive species): 11%
Bare ground: 3%

The diverse wet prairie plant community provides nectar and pollen resources, sheltering, and breeding locations for native bees, including bumble bees, and for native butterflies and other insects throughout the growing season (Figures 3 – 5). Early flowering native species that are well established include

Plagiobothrys figuratus and, in vernal pools, *Gratiola ebracteata*, while late flowering species include *Grindelia integrifolia*, *Sidalcea cusickii*, and *Madia* species. Downed wood in the form of primarily cottonwood, maple, and oak logs, provides sheltering and foraging areas for native amphibians and reptiles, and nesting areas for insects. Voles and other small mammals inhabit the wet prairie, and are preyed upon by owls, harriers, kites, and other raptors. Savannah sparrows and California quail have been observed nesting in the wet prairie.

We planted ten small shrub 'islands' (1.4 acres total) in the herbaceous wet prairie plant community in 2012. Currently the native shrub species within these, such as *Rosa nutkana* and *Salix sitchensis*, provide food sources and singing/display perches for native birds, but are still relatively short, with most not exceeding 4 feet tall.

The wet prairie that will be restored in the West phase, starting in 2015, is expected to have greater plant diversity than that in the East Phase, as well as a more varied structure, due to a further emphasis on forbs and less competitive sedges, rushes, and grasses. Nonnative plant species are expected to comprise no more than 15% cover five years after the first native seeding in 2015.

Vernal Pools. The currently restored East Phase includes about 2 acres of vernal pool habitat that is consistently inundated in spring (Figure 4). In general, the vernal pools in the East Phase north of the Coyote ditch drainage are in good to excellent condition, based on their lack of nonnative cover and their ability to support native vernal pool annuals, such as *Downingia yina*, *Downingia elegans*, *Lasthenia glaberrima, Navarettia willamettensis*, and *Plagiobothrys figuratus* (Figures 3, 5). These pools support very few nonnative species, due to consistent monitoring and hand removal of invasive species such as *Echinochloa crus-gali* (barnyard grass), *Lythrum hyssopifolium* (hyssop loosestrife), and *Lythrum portula* (spatula-leaved loosestrife), while populations are very localized. To the south of the ditch in the East Phase, the pools are less diverse, emphasize perennial cover and initially had moderately high cover of the nonnative plant *Lythrum hyssopifolium*, which has continued to persist, particularly on pool perimeters. Future emphasis on maintaining habitat for native vernal pool annual plants should focus on controlling or eliminating invasive non-native species in the East Phase north area vernal pools. The vernal pools provide breeding habitat for aquatic insects, chorus frogs, and long-toed salamanders. In 2012, of the 16 pools that held water in the East Phase, twelve had chorus frog larvae and one had long-toed salamander larvae present in April.

At-risk Species on Adjacent City property. To the south of Coyote Prairie North, on the City's Coyote Prairie Property, northern red-legged frogs (*Rana aurora aurora*) have been observed in creek-side habitat. A population of the federally listed native plant *Lomatium bradshawii* occurs in the adjacent enhancement Phase 2 remnant prairie.

Threats: Invasive nonnative plant species are the most significant current threat to the wet prairie and vernal pool communities at Coyote Prairie North. The site is currently not used by the public for recreation, but is used for educational tours and research. Under the City of Eugene's ownership, nonnative invasive plant species in the East Phase have been kept to less than 15% absolute cover.

Other future potential threats may include projects associated with utility line maintenance, introduction of nonnative invasive animal species or pathogens that affect amphibians, development of surrounding properties or roads, and alteration of species habitat due to climate change.

Photos of the site's constructed features and natural communities are included on the following pages.

Figure 3. Coyote Prairie North, East Phase, vernal pool and wet prairie, June 2014.

Figure 4. Coyote Prairie North, East Phase, vernal pool (Pool 0) and wet prairie, Feb. 2014.

Figure 5. Coyote Prairie North, East Phase, vernal pool, June 2013.

Figure 6. Coyote Prairie North, West Phase site preparation, September 2014.

Figure 7. Access gate at Cantrell Road, gravel parking area, and two BPA towers (right half, background, is Coyote Prairie North, West Phase, to receive its first restoration seeding fall 2015).

Figure 8. Utility lines in Coyote Prairie North, East Phase.

Figure 9. T-post and wire fence on the north boundary of Coyote Prairie North, East Phase, adjacent to Cantrell Road.

Attachment 3a

Oregon Constitution Article XV…

Section 4b. Use of net proceeds from state lottery for fish and wildlife, watershed and habitat protection. (1) In each biennium the Legislative Assembly shall appropriate all of the moneys in the natural resources subaccount of the parks and natural resources fund established under section 4 of this Article for the uses allowed in subsections (2) and (3) of this section, and to accomplish all of the following:
(a) Protect and improve water quality in Oregon's rivers, lakes, and streams by restoring natural watershed functions or stream flows;
(b) Secure long-term protection for lands and waters that provide significant habitats for native fish and wildlife;
(c) Restore and maintain habitats needed to sustain healthy and resilient populations of native fish and wildlife;
(d) Maintain the diversity of Oregon's plants, animals and ecosystems;
(e) Involve people in voluntary actions to protect, restore and maintain the ecological health of Oregon's lands and waters; and
(f) Remedy the conditions that limit the health of fish and wildlife, habitats and watershed functions in greatest need of conservation.
(2) In each biennium the Legislative Assembly shall appropriate no less than sixty-five percent of the moneys in the natural resources subaccount to one state agency, and that agency shall distribute those moneys as grants to entities other than state or federal agencies for projects that achieve the outcomes specified in subsection (1) of this section. However, if in any biennium the amount of net proceeds deposited in the parks and natural resources fund created under section 4 of this Article increases by more than fifty percent above the amount deposited in the 2009-2011 biennium, the Legislative Assembly shall appropriate no less than seventy percent of the moneys in the natural resources subaccount to one state agency, and that agency shall distribute those moneys as grants to entities other than state or federal agencies for projects that achieve the outcomes specified in subsection (1) of this section. In addition, these moneys shall be used only to:
(a) Acquire from willing owners interests in land or water that will protect or restore native fish or wildlife habitats, which interests may include but are not limited to fee interests, conservation easements or leases;
(b) Carry out projects to protect or restore native fish or wildlife habitats;
(c) Carry out projects to protect or restore natural watershed functions to improve water quality or stream flows; and
(d) Carry out resource assessment, planning, design and engineering, technical assistance, monitoring and outreach activities necessary for projects funded under paragraphs (a) through (c) of this subsection.
(3) In each biennium the Legislative Assembly shall appropriate that portion of the natural resources subaccount not appropriated under subsection (2) of this section to support all of the following activities:
(a) Develop, implement or update state conservation strategies or plans to protect or restore native fish or wildlife habitats or to protect or restore natural watershed functions to improve water quality or stream flows;
(b) Develop, implement or update regional or local strategies or plans that are consistent with the state strategies or plans described in paragraph (a) of this subsection;
(c) Develop, implement or update state strategies or plans to prevent, detect, control or eradicate invasive species that threaten native fish or wildlife habitats or that impair water quality;
(d) Support local delivery of programs or projects, including watershed education activities, that protect or restore native fish or wildlife habitats or watersheds;
(e) Pay the state agency costs of administering subsection (2) of this section, which costs shall not be paid out of the moneys available for grants under subsection (2) of this section; and

(f) Enforce fish and wildlife and habitat protection laws and regulations. [Created through initiative petition filed March 11, 1998, and adopted by the people Nov. 3, 1998; Amendment proposed by initiative petition filed Dec. 22, 2009, and adopted by the people Nov. 2, 2010]

Attachment 3b

ORS 541.375 renumbered

541.932 Watershed enhancement project assistance; criteria for funding approval; acquisition of interest in land or water. (1)(a) The following entities may submit a request for funding for, or for advice and assistance in developing, a project under ORS 541.890 to 541.969:

(A) A person;

(B) An Indian tribe;

(C) A watershed council;

(D) A soil and water conservation district;

(E) A community college;

(F) A public university listed in ORS 352.002;

(G) An independent not-for-profit institution of higher education; or

(H) A political subdivision of this state that is not a state agency.

(b) A state agency or federal agency may apply for funding under this section only as a coapplicant with an entity described in paragraph (a) of this subsection.

(2) The request under subsection (1) of this section shall be filed in the manner, be in the form and contain the information required by the Oregon Watershed Enhancement Board, regardless of the anticipated funding source for the project.

(3) The board may establish a grant program through soil and water conservation districts organized under ORS 568.210 to 568.808 and 568.900 to 568.933 that provides funds for local implementation of watershed enhancement, education and monitoring efforts.

(4) The board may fund implementation of action plans based on a watershed assessment that addresses water quality and aquatic resources of the watershed.

(5) A project may use mechanical, vegetative or structural methods including, but not limited to, management techniques, erosion control, streambank stabilization, forest, range or crop land treatment, site specific in-stream structures, acquisitions or leases of land or water rights from a willing owner, watershed assessments, landowner incentives and action plan development, implementation and monitoring.

(6) The actions of a soil and water conservation district carried out pursuant to a grant program established by the board under subsection (3) of this section shall not be subject to review and approval by the Natural Resources Division under ORS 561.400.

(7) If a project or a portion of a project is not subject to the funding criteria described in ORS 541.958 and applies to receive funding from the board, the board may approve the project or portion of a project for funding only if the project or portion of a project:

(a) Is based on sound principles of native fish or wildlife habitat conservation or watershed management;

(b) Uses methods most adapted to the project locale;

(c) Meets the criteria established by the board under ORS 541.906; and

(d) Contributes to either:

(A) The improved health of a stream, lake or reservoir and toward the achievement of standards that satisfy the requirements of the Federal Water Pollution Control Act (P.L. 92-500), as amended; or

(B) The conservation or restoration of habitat for, or of watershed or ecosystem function for, native fish or wildlife.

(8) The Oregon Watershed Enhancement Board may fund a project for the restoration of a riparian area or associated upland that is carried out in conjunction with a storage structure.

However, the board shall not approve funding for any proposed project that consists solely of construction of a storage structure for out-of-stream use.

(9) The Oregon Watershed Enhancement Board may fund projects involving the acquisition of lands and waters, or interests therein from willing sellers, for the purpose of maintaining or restoring watersheds and habitat for native fish or wildlife. Interests in these lands and waters may be held by local, state and federal agencies, tribes, not-for-profit land conservation organizations and trusts, public universities listed in ORS 352.002, independent not-for-profit institutions of higher education or political subdivisions of this state, as long as the entity continues to use the land or water for the purposes specified under section 4b, Article XV of the Oregon Constitution.

(10) If the Oregon Watershed Enhancement Board approves funding for a project under this section, the board may not disburse funds to the applicant for any part of the project that requires the applicant to obtain a permit or license from a local, state or federal agency or governing body until the applicant presents evidence that the agency has granted the permit or license. [Formerly 541.375]

Note: See note under 541.890. (*definitions*)

Attachment 3c

R3

z200-100

SEP - 1 2000

AP

Please type in the information on pages 1 through 3 **USING ONLY THREE PAGES**
(or reproduce the pages on your computer **using the spacing and layout shown,**
NOT TO EXCEED 3 PAGES)

Pages 1 through 3 must accompany your application
THE FIRST 3 PAGES ARE NOT A PLACE TO DESCRIBE YOUR PROJECT IN DETAIL

Name of project: *Land Acquisitions in the West Eugene Wetlands, Long Tom Watershed*

OWEB dollars requested: $900,000 **Total cost of project**: $3,328,518

Applicant: City of Eugene, Public Works Department **Phone**: 541-682-6842 **Fax**: 541-682-5032

Applicant Address: 858 Pearl Street (Street) Eugene (City) 97401 (Zip)

Applicant Affiliation (if any): West Eugene Wetlands Partnership

Technical Contact (if different): Scott Duckett, Wetlands Manager **Phone**: Same **Fax:** Same

Landowner(s) (if the project will occur on private land):

Tract 1: Sadri; Tract 2: Bertlesen, Tract 3: Rathbone, and Tract 4: Peters

Fiscal Officer (if any): Peggy Hamlin **Phone**: 541-682-5834

Fiscal Officer Affiliation: City of Eugene **Fax**: 541-682-6842

Fiscal Officer Address: 858 Pearl Street (Street) Eugene (City) 97401 (Zip)

Project location: Willamette **Watershed** Long Tom Watershed **Sub-Watershed** Lane **County**

Name of the watershed council in the area (if any): Long Tom Watershed Council

Endorsement of the watershed council: See attached letter from the Long Tom Watershed Council
Signature of Watershed Council Chairperson

Section II
PROJECT SUMMARY

Check the primary type of activity proposed:

- ☐ **Watershed Restoration**
- ☐ **Watershed Education**
- ☐ **Watershed Monitoring**
- ☐ **Watershed Assessment/Action Plan**
- ☒ **Land or Water Acquisition**

Brief Summary of Project: The West Eugene Wetlands Partnership proposes to acquire 317 acres of wetland and associated upland habitat in the West Eugene Wetlands to benefit improved water quality, provide natural flood control, protect priority declining habitats, and improve protection for seven federally listed Threatened and Endangered species and twenty-five additional candidate or sensitive species.

1. **Have you applied for OWEB funding for this project previously?** ☐ Yes ☒ No

2. **List all agencies and organizations from which funding is anticipated for the proposed project. (Note: at least 25% in match funding is required - see the Guidebook for a definition of match).**

Agency/Organization	Cash	In-Kind	Secured	$ Amount/Value
	Cost Share			
Oregon Watershed Enhancement Board	☒	☐	☐	$ 900,000
Bureau of Land Management	☒	☒	☒	$1,759,673
Bureau of Land Management	☐	☐	☐	$ 400,000
The Nature Conservancy	☒	☒	☒	$ 299,845
City of Eugene	☐	☒	☐	$ 5,000
Total Estimated Project Costs:				$3,364,518

3. **Have any conditions been placed on other funds that may affect project completion?**
☐ Yes ☒ No **If yes, explain:**

4. **Are there additional partners (agencies, landowners, volunteers)?** ☒ Yes ☐ No
What will they do? Implementation of the West Eugene Wetlands (WEW) is overseen by a partnership including the City of Eugene, Lane County, Bureau of Land Management, The Nature Conservancy, Army Corp of Engineers, and OregonYouth Conservation Corps. Volunteers play a significant role in restoring and managing the WEW. Funding for the WEW has also been provided by the Fish and Wildlife Service, Bonneville Power Administration, Environmental Protection Agency, Lane County, and the West Eugene Wetlands Mitigation Bank. Future support is expected from all of these sources.

5. a) **Is the proposal part of an existing plan for the watershed?** ☒ Yes ☐ No
If yes, name the plan and reference sites(s) or elements of the plan related to the project:
City of Eugene and Lane Councty, 2000. *West Eugene Wetlands Plan*
- The West Eugene Wetlands Plan identifies acquisition of wetlands from willing sellers by federal state, and local public agencies and private non-profit conservation organizations as a key strategy for achieving wetland protection goals in West Eugene. One of the four tracts are specifically identified in the Plan for protection a second is in an area identified for wetland mitigation. The WEW Partnership prioritized acquisition of three of four tracts including both identified for OWEB funding.

Thieman, 2000. *Long Tom Watershed Assessment*
- Recognizes high value wetland protection and enhancement opportunities in the Basin. Recognizes opportunities to restore filled or agriculturally altered wetlands such as those proposed for acquisition.

Long Tom Watershed Council, *Long Tom Watershed Action Plan*
- Identifies land protection as a tool for enhancing the Long Tom Watershed

Bonneville Power Administration, 1995, *Willow Creek Wildlife Mitigation Area Environmental Assessment*
- Identifies land acquisition as a key straetegy for wildlife mitigation including tracts proposed for acquisition here.

Oregon Natural Heritage Program, 1998, *Oregon Natural Heritage Plan*
- Identifies sites in West Eugene (Willow Creek, Fern Ridge, etc.) as protecting priority plant communities

Oregon Biodiversity Project, 1998, *Oregon's Living Landscapes*

- Identifies the West Eugene Wetlands as an important conservation opportunity area

USFWS, 1993. *Bradshaw's Lomatium Recovery Plan.*

- Habitat protection and enhancement is identified as a strategy for down-listing and de-listing the species.

City of Eugene, 1993. *Eugene Comprehensive Storm Water Management Plan*

- The Plan calls for protection and enhancement of the City's creeks, rivers, wetlands. Wetlands are to be incorporared andmanaged as part of the overall stormwater system.

b) How does this proposal relate to workforce and economic development plans in the local community? Land acquisitions proposed here will help to implement the *West Eugene Wetland Plan* (1992). The Plan carefully balanced wetland protection with economic development within the Eugene Urban Growth Boundary. An industrial land study was conducted in parallel with the Wetland Plan to insure that adequate industrial land would be available to meet 20-year growth and expansion needs in the Eugene-Springfield metropolitan region. Two tracts proposed for acquisition are suitable for future Eugene mitigation bank restoration and enhancement projects. The bank has assisted numerous businesses and public entities in fulfilling wetland mitigation requirements. The bank's restoration efforts have streamlined mitigation requirements. The protection of these key open spaces makes the community more livable and assists in meeting a future condition for the economy and workers desired by this community for the twenty-first century.

6. **If the project is not primarily for education and/or public awareness, how will you promote public awareness about watershed enhancement and the efforts being undertaken locally?** The West Eugene Wetland Partnership highlights *West Eugene Wetland Plan* implementation actions each May in local events to celebrate National Wetland Month. A self-guided tour of the West Eugene Wetlands has been developed that highlights areas included in this proposal. A newsletter is published periodically to update local citizens, project partners, and relevant local, state and federal agencies about activities. Reports on implementation of the Wetland Plan and the Wetland Mitigation Bank are published annually and made available to the public. A new education and public outreach initiative proposed under separate cover by the Willamette Resources and Educational Network will expand existing efforts to inform the local community and public at large about the West Eugene Wetlands watershed enhancement efforts including habitat protection efforts proposed here.

7. **What is the proposed schedule for the project? (include start date, critical element dates, completion date, and monitoring schedule):** Land acquisitions are projected to be completed on the following schedule: Sadri – October 2000; Bertlesen – March 1, 2001; Rathbone – January 15, 2001; Peters – February 17, 2001.

8. **Have affected individuals and organizations been contacted about this proposal and do they support it?**
   ☒ **Yes** ☐ **No** **Please explain**: See attached letters of support.

9. **Required Attachments: Be sure to complete and attach these forms to the back of your application:**
   - ☒ Budget
   - ☒ Match Funding for OWEB Grants (See partner letters of support)
   - ☒ Legal Requirements
   - ☒ OWEB Project Types Check Sheet
   - ☒ Other documentation requested in Section III (see attached description of material)

Section III

Executive Summary

The City of Eugene, on behalf of the West Eugene Wetland Partnership, proposes to expand the West Eugene Wetland System through the acquisition of fee ownership of four tracts of land totaling 317 acres. The lands to be acquired include wetland, riparian and associated upland habitat and are located in the Coyote Creek and Upper Amazon sub-basins of the Long Tom Watershed (Figures 1). The West Eugene Wetlands Partnership is a private-public partnership established to assist in the implementation of the West Eugene Wetland Plan adopted by Lane County and the City of Eugene in 1992. Members of the Partnership include: the City of Eugene, Bureau of Land Management, Army Corps of Engineers, The Nature Conservancy, and Oregon Youth Conservation Corps.

Acquisition of lands will protect priority habitats and at-risk species populations, as well as provide restoration opportunities that will improve water quality and address flood management issues in the watershed. Three of the four tracts (1, 2, and 4) have been identified as priorities for acquisition by the West Eugene Wetlands Partnership (Figures 2 & 3). The fourth (Tract 3), an upland habitat, provides headwater stream protection and habitat connections to additional open space properties that the City of Eugene has proposed to acquire for the Ridgeline Trail System.

The proposed acquisitions are consistent with the *Long Tom Watershed Action Plan* (Long Tom Watershed Council 1999) and the *Long Tom Watershed Assessment* (Thieman 2000). These Watershed Plans identify the importance of opportunities to protect high value wetlands and to protect and restore filled or agriculturally altered wetlands in the Long Tom Watershed. In addition, they identify land acquisition as an important strategy for accomplishing those objectives in the Long Tom Watershed where 88 percent of the land is in private ownership.

We request $900,000 from the Oregon Watershed Enhancement Board toward the acquisition of two of the four tracts. The grant will be matched by $2,464,518 from the City of Eugene, Bureau of Land Management and The Nature Conservancy. Oregon Watershed Enhancement Board funds will be used to leverage additional land acquisition funds and to demonstrate state support for the completion of land acquisition and restoration goals included in the West Eugene Wetlands Plan. A new education and public outreach initiative proposed under separate cover by the Willamette Resources and Educational Network will expand existing efforts to inform the local community and public at large about the West Eugene Wetlands watershed enhancement efforts including habitat protection efforts proposed here.

Description of the Proposed Transactions

We propose to acquire fee ownership of four tracts. Lands will be acquired and held by the Bureau of Land Management (Tract 1), the City of Eugene (Tract 2), and The Nature Conservancy (Tracts 3 & 4). Funding from the Oregon Watershed Enhancement Board is being sought for the acquisition of Tracts 2 and 4. All of the properties are under option and recent title reports are provided. There are no legal encumberances on any of the properties that would limit our ability to protect and restore habitats as described in this proposal. A house and outbuilding improvements occur on a 3-acre footprint on the lower edge of Tract 3. The value of these improvements has been subtracted from the listed value of the Tract. The improvements would not limit our ability to protect and restore habitats as described in this proposal. Two of

the four properties have completed appraisals, federal review of appraisals, and hazardous materials reports. We are securing the additional appraisals, hazardous materials reports, and cultural assessments for the properties for submission in October.

Specific Land Acquisition Questions

LW1. How will acquisition of the property or water interest aid in the protection or restoration of listed, sensitive or other species? Identify the species habitat involved in the acquisition and explain the significance of the site to the species of concern.

Conversion of native habitats to other land uses such as agriculture and urban areas, resource extraction, isolation of remaining native habitats and changes in the ecological processes that maintained these habitats have significantly altered the original landscape of the Willamette River Basin. Less than one percent of the Willamette Valley retains its pre-European settlement composition, structure and function (Macdonald 2000). Given the level of loss, all native habitats in the Willamette Valley are priorities for protection and restoration to address at-risk species habitat needs and watershed health.

Of particular significance is the opportunity to protect and restore wet prairie habitat. Over 99 percent of the wet prairie habitat in the Willamette Valley has been converted to other land uses (Daggett et al. 1998). Lands in the West Eugene portion of the Long Tom River Watershed support the largest expanse of prairie habitat and the highest concentration of at-risk species populations remaining in the Willamette Valley (Thieman 2000, Oregon Natural Heritage Program 2000). The heart of the prairie and populations of thirty-two at-risk species are encompassed in the West Eugene Wetlands Study Area (Table 1). Seven species are listed as Threatened or Endangered under the Federal and/or State Endangered Species Act.

Land acquisitions proposed here would protect and provide opportunities to restore 284 acres of foothill savanna, foothill prairie, wet prairie and bottomland forest habitats, and to improve the quality of an additional 33 acres of existing wet prairie habitat. The current status of the lands proposed for acquisition include 6 acres of filled wet prairie habitat; 242 acres of wet prairie converted to grass seed production; 36 acres of upland oak savanna; Douglas fir forest and headwater streams; and 33 acres of existing wet prairie habitat. These tracts currently support populations of, or are used by at least seven of the at-risk species habitat occurring in the West Eugene Wetlands (Table 1). In addition, these tracts provide benefits for sixteen at-risk species that occur on adjacent protected lands, by acting as buffer against adjacent land uses, providing habitat corridors or connections, and providing opportunities to restore habitat which could allow populations to expand. With respect to species listed under the Federal and State Endangered Species Acts, Tract 1 supports populations of Bradshaw's lomatium and the Willamette Valley daisy, both of which are listed as Endangered under the federal Endangered Species Act. Tracts 2 and 3 are adjacent to the largest remaining populations of the federally listed Kincaid's lupine (Listed Threatened) and Fender's blue butterfly (Listed Endangered) as well as strong populations of Willamette Valley daisy (Listed Endangered), Curtus' aster, wayside aster, and Bradshaw's lomatium. Bald eagles are likely to hunt for prey on Tract 4.

242
75
317

LW2. How will acquisition of the property or water interest protect or enhance watershed functions? Explain how acquisition provides water quality improvement or benefits other watershed functions. Explain the role this acquisition will play in the overall health of the watershed.

The Long Tom Watershed Assessment identified loss of natural storage; loss of habitat; increased peak flows; decreased summer flows; high temperature, bacteria, turbidity, and phosphorus levels; and low dissolved oxygen levels as water flow and water quality problems in the Coyote Creek and Upper Amazon sub-basins (Thieman 2000). In addition, a high percentage of channels in the Long Tom Watershed were identified as moderately to highly sensitive to impairment from natural and human disturbances (Thieman 2000). Fifty percent of the Coyote Creek and 80 percent of the Upper Amazon Creeks have moderate to high ratings for loss of ecological function and are identified as being in need of protection and restoration (Thieman 2000).

The Assessment identified loss of wetlands, creation of roadside and farmland ditches, and increases in impervious surfaces as significant human impacts to the hydrology of the Long Tom Watershed (Thieman 2000). Land acquisition will facilitate the protection and restoration of wetland and riparian habitats that will provide additional flood storage capacity and improve water quality by reducing sediment, nutrient and contaminant inputs. Restored wetlands will act as biological filters to remove sediment and other waterway pollutants from streams in the Long Tom Watershed. Protection of habitat will reduce existing land uses that are currently contributing nutrients and contaminants, and will filter pollutants from neighboring land uses. While lands proposed for acquisition represent a small percentage of the watershed, they are important for fully implementing the West Eugene Wetlands Plan and will contribute to the overall enhancement of the Long Tom Watershed.

LW3. How does the acquisition build upon or provide a foundation for other preservation and restoration efforts in the watershed? Does the site support an element important for protection of biodiversity?

The acquisitions proposed here build on a number of significant preservation and restoration efforts occurring in the watershed.

<u>*West Eugene Wetlands Plan*</u>: The proposed acquisitions would further the City of Eugene and Bureau of Land Management's past efforts to implement the West Eugene Wetlands Plan. Wetland inventories in 1988-1989 identified 1307 acres of jurisdictional wetlands in West Eugene. To respond to the findings, the City of Eugene and Lane County initiated the West Eugene Wetland Protection effort to develop a balance between environmental protection and sound urban development and to turn a perceived "wetlands problem" into a "wetlands opportunity" for the local community. The West Eugene Wetland Special Area Study and subsequent planning has been a model of public participation beginning with a series of citizen workshops including property owners, development interests, environmental groups, state and federal agencies, and other interested citizens. The *Wetlands Plan* was developed in coordination with, and has the support of several key state and federal agencies involved in wetland regulation and planning. This national model wetlands program incorporates habitat

protection, a mitigation bank, community education, a youth program, stream restoration, floodplain protection and natural resource conservation.

The Eugene City Council and the Lane County Board of Commissioners adopted the goals and policies of the *West Eugene Wetland Plan* in 1992. Subsequent studies identified an additional 175 acres of jurisdictional wetlands which will be added to the *West Eugene Wetland Plan* later this year for a total of 1482 acres of jurisdictional wetlands. Of these 1164 acres have been proposed for protection and restoration. The remaining 318 acres are available for development (including utility corridors and roads). In addition, lands located to the west of the Study Area near Fern Ridge Reservoir were identified as potential sites for restoration to mitigate wetland losses inside the Eugene Urban Growth Boundary.

The *West Eugene Wetlands Plan* recommended acquisition of wetlands from willing sellers by federal, state, and local public agencies as well as private non-profit conservation organizations as a key strategy for achieving the *Plan's* goals. In 1992, the Bureau of Land Management agreed to be the federal partner to receive Land and Water Conservation Funds to assist the local community implement the plan. In 1995, the City of Eugene and the Bureau of Land Management formally expanded their partnership to include the Army Corp of Engineers, The Nature Conservancy and the Oregon Youth Conservation Corps to aid in Plan implementation and to coordinate operation and management of the West Eugene Wetlands System. The Wetland Executive Team and a Wetland Program Staff Technical Team provide day-to-day coordination of protection and restoration efforts.

To date the partnership and other local, state and federal agencies have invested over twelve million dollars to implement the West Eugene Wetland Plan, acquiring over 1650 acres, initiating efforts to restore 575 acres of wetland and adjacent upland habitats, and collectively managing over 2200 acres of critical wetland and riparian habitat (City of Eugene 2000a). Land use policies have been developed to strengthen stormwater management. An extensive vegetation and water monitoring program has been initiated to monitor implementation of the Plan (City of Eugene 2000b).

Long Tom Watershed Council: The Long Tom Watershed Council (1999) identified land protection as a strategy for addressing water quality, water flow and habitat needs in the Long Tom Watershed. Land acquisition can facilitate riparian and wetland restoration; prevent or reduce the creation of more impervious surfaces; prevent or reduce stream channelization; and reduce land uses that contribute to pollution and run-off. The Watershed Assessment (Thieman 2000) recognized opportunities to protect high-value wetlands and to protect and restore filled or agriculturally altered wetlands such as those proposed for acquisition.

The acquisitions build upon protection and restoration efforts associated with the Army Corp of Engineer's Fern Ridge Reservoir Research Natural Area and Lower Amazon Creek Wetland Restoration Project, the Oregon Department of Wildlife's Fern Ridge Wildlife

Management Area, the Bonneville Power Administration and The Nature Conservancy's Willow Creek Natural Area and in the following plans and documents:

- U.S. Fish and Wildlife Service's *Draft Lomatium bradshawii Recovery Plan* (1993).
- Eugene Public Works Department and the Lane Council of Government's *Parks, Open Spaces and Natural Areas Report* (1996) endorsed by local citizens through passage of a local parks funding bond initiative in 1998.
- The Nature Conservancy's (1996 & 2000) An interagency draft strategy for the conservation of rare species in West Eugene

- Bonneville Power Administration's (1995) Willow Creek Wildlife Mitigation Project Environmental Assessment
- Holland's (1994) *The Western Pond Turtle, Habitat and History: Final report to Oregon Department of Fish and Wildlife and Bonneville Power Administration*
- Oregon Biodiversity Project's (1998) *Oregon's Living Landscape*
- Willamette Restoration Initiative's (2000) *Renewing Our Commitment: A Report to the Governor, Legislature and Oregon Citizens On Restoring the Health of the Willamette Watershed*

Specific benefits of the proposed acquisition for the protection of biological diversity were addressed in question LW1.

LW4. Who will manage and maintain the property or monitor the water right? What is the management plan for the acquired land or water interest?

Management of lands included in this proposal will be the primary responsibility of the acquiring entity: Tract 1: Bureau of Land Management; Tract 2: City of Eugene; Tract 3: The Nature Conservancy; Tract 4: The Nature Conservancy. However, as with all of the tracts in the West Eugene Wetlands System, the West Eugene Wetlands Partners coordinate technical assistance as well as financial and staff resources as necessary and available to most efficiently and effectively manage the West Eugene Wetlands System. In the future, the Partnership may decide to shift ownership of acquired Tracts to other existing or new partners in the West Eugene Wetland Partnership (e.g., U.S. Fish and Wildlife Service). Changes in land ownership will only be undertaken to better address the restoration needs of the Tract and/or to improve efficiency of management. The Oregon Watershed Enhancement Board would be given a chance to review all proposed land ownership transfers.

Lands acquired through this grant will be restored with funds from the West Eugene Wetland Mitigation Bank, Bureau of Land Management, The Nature Conservancy and others. Lands will be restored and managed to meet multiple benefits including water quality improvement, flood protection, and habitat for wildlife including listed, candidate and other at-risk species as outlined in the West Eugene Wetlands Plan (1992) and Willow Creek Wildlife Mitigation Environmental Assessment (1995). Restoration and management plans will be developed based on an assessment of historical conditions and current site conditions and constraints. We anticipate securing funds for restoration of Tracts 2-4 within three years of acquisition. In the interim, basic land management actions such as non-native species control and monitoring will be conducted. To minimize weed invasions, Tract 4, which is currently in agricultural use, will continue to be leased for agricultural purposes until a restoration plan is complete and funds are available for restoration. Lands will be open for passive recreation and educational uses. These activities will be managed to protect the value of the acquired lands for species and watershed functions.

The partnership has successfully restored 95 acres, is in the process of restoring an additional 480 acres and currently manages over 2200 acres in the West Eugene Wetlands System. Collectively the partnership has technical expertise and equipment necessary to address all restoration and management needs. To date our activities have included:

- topographic and hydrologic restoration,
- control of non-native species,

- management and re-design of storm water systems,
- maintenance and restoration of populations of at-risk species and habitats,
- restoration of ecological processes such as fire,
- recruitment and employment of researchers and volunteers,
- management of public use to minimize impacts and maximize educational opportunities for the general public, and
- monitoring.

Each May, the West Eugene Wetland Partnership highlights *West Eugene Wetland Plan* implementation actions each May in local events to celebrate National Wetlands Month. We have developed a self-guided tour of the West Eugene Wetlands that highlights areas included in this proposal. We publish annual Wetland Plan and Mitigation Bank reports and a periodic newsletter to update local citizens and project partners, as well as relevant local, state and federal agencies about our activities. A new education and public outreach initiative, proposed under separate cover by the Willamette Resources and Educational Network, will expand existing efforts to inform the local community and public at large about the West Eugene Wetlands watershed enhancement efforts including habitat protection efforts proposed here.

LW5. How will the change in land or water ownership affect the local community?

Land acquisitions proposed here help to implement the *West Eugene Wetland Plan* (1992). An industrial land study was conducted parallel to the Wetland Plan to insure that an adequate supply of industrial land was maintained to meet 20-year growth and expansion needs in the Eugene-Springfield metropolitan region. Two tracts proposed for acquisition are suitable for future Eugene mitigation bank restoration and enhancement projects. The bank has assisted numerous businesses and public entities in fulfilling wetland mitigation requirements. The bank's restoration efforts have streamlined mitigation requirements. The protection of these key open spaces makes the community more livable and assists in meeting a future condition for the economy and workers desired by this community for the twenty-first Century.

The *West Eugene Wetlands Plan* identified land acquisition by local, state, federal and non-profit land conservation entities as a key implementation strategy. Public acquisition of lands has been endorsed annually since the Plan's adoption by the City and County through our joint support of efforts to secure Land and Water Conservation Funds from Congress. The total taxes on the properties included in this proposal are approximately $12,000. The Lane County Board of Commissioners and the City Council of Eugene adopted the *West Eugene Wetlands Plan* with the understanding that acquired lands would be removed from the tax rolls. Applications to exempt all properties acquired under this proposal would be made to Lane County.

LW6. Additional required attachments:

Item	Proposal	Tract			
		Sadri	Bertlesen	Rathbone	Peters
Land Use	**Enclosed**				
Location	**Enclosed**				
Photographs					
Options & Contracts		**Enclosed** Exhibit A	**Enclosed** Exhibit G	**Enclosed** Exhibit L	**Enclosed** Exhibit Q
Appraisal		**Enclosed** Exhibit B	**Requested due 9/30** Exhibit H	**Requested due 9/30** Exhibit M	**Enclosed** Exhibit R
Review Appraisal		**Enclosed** Exhibit C	--	--	**Enclosed** Exhibit S
Title Report		**Enclosed** Exhibit D	**Enclosed** Exhibit I	**Enclosed** Exhibit N	**Enclosed** Exhibit T
Hazardous Materials		**Enclosed** Exhibit E	**Requested due 10/15** Exhibit J	**Requested due 10/15** Exhibit O	**Enclosed** Exhibit U
Water Right Transfer Application		**NA**	**NA**	**NA**	**NA**
"Subject to transfer" NA		**NA**	**NA**	**NA**	**NA**
History of Water Use		**NA**	**NA**	**NA**	**NA**
Cultural		**Requested** Exhibit F	**Requested** Exhibit K	**Requested** Exhibit P	**Requested** Exhibit V

Literature Cited:

Bonneville Power Administration. 1995. *Willow Creek Wildlife Mitigation Project Environmental Assessment*, Portland, Oregon, DOE-EA-1023, BPA 2556/3C

City of Eugene and Lane County. 1992. *The West Eugene Wetlands Plan:* A product of the West Eugene Wetlands Special Study Area Study.

City of Eugene, Public Works Engineering. 1999a. *West Eugene Wetlands 1999 Annual Report.*

City of Eugene, Public Works Engineering. 1999b. *West Eugene Wetlands Mitigation Bank Annual Report.*

City of Eugene Public Works Department and Lance Council of Governments. 1996. *Parks, Open Space, and Natural Areas Study,* A Report to the City of Eugene City Council.