

To: Dana Field, Oregon Department of State Lands (DSL);
Michael LaDouceur, U.S. Army Corps of Engineers (Corps), Portland District

From: Brent Haddaway, Garret Creek Mitigation Bank

Cc: Steve Binns, Elton Kemnitz, Garret Creek Mitigation Bank

Subject: 2016 Informal Monitoring

Date: February 24, 2017

The Garret Creek Mitigation Bank (Bank) has achieved all performance standards outlined in the Mitigation Bank Instrument (MBI). This 2016 Informal Monitoring Summary memorandum is provided to report on the condition of the Bank and includes background information, a qualitative assessment of site condition, maintenance information, photo documentation, and credit ledger as of December 31, 2016.

Background Information

The Bank is owned and operated by Garret Creek Mitigation Bank, LLC, in Molalla, Clackamas County, Oregon (Figure 1). The Bank lies at the confluence of Garret and Rock Creeks and was developed to offset unavoidable impacts to wetlands of the U.S. and State due to development in the Molalla – Pudding watershed, Hydrologic Unit Code 17090009.

The Bank is located at 33711 S. Dryland Road, between Molalla and Canby, in Clackamas County, Oregon. The Bank is contained within three tax lots (51E2300500, 51E2300501, and 51E2300502) and located within Section 23, Township 5 South, Range 1 East.

The Garret Creek MBI was signed by the DSL and the Portland District Corps in July 2008, and the site was graded the same summer. The site was planted during winter 2008-2009, and the first year of formal monitoring began during the spring of 2009. The Bank is eligible to earn 15.49 wetland mitigation credit, and 220 stream credits (each credit is equivalent to 1 cubic yard of fill below the Ordinary High Water Mark). Mitigation bank development included wetland restoration, wetland enhancement, riparian enhancement, stream restoration, and upland buffer enhancement. The Garret Creek MBI was produced by Jones & Stokes Associates in 2008.

Qualitative Assessment

The mitigation bank was visited on June 28, 2016 as part of the annual agency tour. Native plantings are continuing to expand cover, and numerous volunteers also contribute cover, particularly Oregon ash (*Fraxinus latifolia*) in the south field. Weed cover is low throughout the site; reed canarygrass (*Phalaris arundinaceae*) and Armenian blackberry (*Rubus armeniacus*) are the most prevalent weed species, although weed cover is estimated at below 3%, as it has been throughout the monitoring period. Garret Creek Mitigation This trend is anticipated to continue as woody species continue to develop canopy, moving site conditions towards favoring native species.

Photo files taken during summer 2016 were lost, and photos were retaken on February 10, 2017. During that visit, Garret and Rock Creeks were at bank full flows, after recently receding from an overbank flooding event. Drift was visible throughout the site, and up to 2 feet of standing water was present in the wetter portions of the site. Photos are provided in Appendix A.

Site Maintenance

No maintenance was performed during 2016. The site now receives one weed treatment on alternating years, taking a crew of three individuals approximately half of a day. The few weeds present are scattered in small patches, and the high cover of native species appears to be preventing any broad expansion of weeds. Trash is also removed once or twice a year, requiring approximately 1 hour each occurrence. Trash primarily occurs along Gibson Road.

No credit sales occurred during 2016; the credit ledger is provided as Appendix B.

Appendix A – Site Photos



Photo 1. Photo pt 8 looking east



Photo 2. Photo pt 2, looking west



Photo 3. Photo pt 8, looking west



Photo 4. Photo pt 6, looking north



Photo 5. Photo pt 7, looking south



Photo 6. Photo pt 7, looking southeast



Photo 7. Photo pt 4, looking east



Photo 8. Photo pt 4, looking west



Photo 9. Photo pt 6, looking west



Photo 10. Photo pt 6, looking north



Photo 11. Photo pt 5, looking west



Photo 12. Photo pt 5, looking north



Photo 13. Photo pt 4, looking west



Photo 14. Photo pt 3, looking north



Photo 15. Photo pt 3, looking northwest



Photo 16. Photo pt 7, looking north



Photo 17. Photo pt 3, looking south



Photo 18. Photo pt 5, looking west



Photo 19. Photo pt 1, looking north

Appendix B - Credit Ledger for 2016

Garret Creek Mitigation Bank Credit Ledger - 12/31/2016

	Client	Wetland	Stream	Date
Released Credits		2.34	33	9/22/2011
		5.41	77	1/24/2017
Total		7.75	110	
	Granada Land	0.09		10/12/2009
	City of Woodburn	0.41		10/8/2010
	Sean Tyler Keys, LLC		50	9/30/2011
	ODOT	0.21		3/13/2012
	City of Woodburn	0.026		9/4/2012
	ODOT	0.53		12/22/2012
	Clackamas County DTD	0.29		9/3/2013
	OPRD	0.25		12/12/2015
	Total Debits	1.806	50	
	Net Credit Available	5.944	60	