

# **Mud Slough Wetland Mitigation Bank**

## **Phases 3 & 4 – 2016 Annual Monitoring Report**

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**LIST OF ATTACHMENTS**

Attachment	1	Photo Point Monitoring
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## 1.0 REGULATORY BACKGROUND

The purpose of this report is to provide photo point monitoring, summary of management, maintenance, or remedial actions and cumulative credit ledger for Phase 4 and credit ledger for Phase 3 of the Mud Slough Wetland Mitigation Bank (Bank) located at 1875 N. Greenwood Road, Rickreall, Polk County, Oregon. This information will be provided until the credits are sold out.

Phase 3 of the Bank is located in Township 7S, Range 4W, Section 20, Tax Lot 300. Phase 3 occupies 81.5 acres of the 413 acre tax lot. The MOA for Phase 3 was approved in July 2008. All 41.5 Phase 3 credits have been released for sale. The last annual monitoring report Phase 3 was submitted in 2013. The credit sales for Phase 3 are reported on in Section 6.0.

The MOA for Phase 4 was approved in June 2011. Phase 4 of the Bank includes 47.2 acres in Township 7S, Range 4W, Section 17, portions of Tax Lots 400 and 500. The primary goals for Phase 4 are to create 1.77 acres, enhance 1.24 acres and restore 40.1 acres of wet prairie and emergent wetland habitat. The Bank also includes a 4.09 acre upland knoll to provide varied wildlife habitat within the Bank.

Phase 4 Bank credits:

<u>Acres</u>	<u>Mitigation Type</u>	<u>Credit Ratio</u>	<u>Credits Earned</u>
40.10	Restoration of cropped wetland	1:1	40.10
1.77	Creation	1 ½:1	1.18
1.24	Enhancement of cropped wetland	2:1	0.62
<u>4.09</u>	Upland knoll	6:1	<u>0.68</u>
47.20	Total Site		42.58

A 75% release (39.435 credits) occurred in 2016.

## 2.0 2016 WORK SUMMARY

Manual removal of weeds along with spot spraying of weeds continues on Phase 4. The targeted species includes tansy ragwort (*Senecio jacobea*), Himalayan blackberry (*Rubus discolor*), velvet grass (*Holcus lanatus*), Canadian thistle (*Cirsium arvense*), and black hawthorn (*Crataegus douglasii*).

No additional maintenance activities have been necessary. Normal spot spraying and hand plant removal will continue. Due to the success of the site, no additional plantings are planned.

## 3.0 MONITORING RESULTS

The five years of vegetation monitoring were completed and reported on in the 2015 Monitoring Report. All Performance Standards have been met. Photo monitoring will continue until all credits have been sold.

#### 4.0 POST FUNCTION AND VALUE VERIFICATION

A function and value assessment of Phase 4 as described in “Exhibit C - Phase 4 Mitigation Plan, Section 7, Annual Reports, is being conducted by Pat Thompson and Allen Martin. It is anticipated this will be completed by June 2017 and submitted under separate cover.

#### 5.0 PHOTO POINT MONITORING

Photos from each of the established six photo points Phase 4 are included as Attachment 1. Photos were taken on June 20, 2016

#### 6.0 CREDIT SALES SUMMARY

**Table 1 – Phase 3 Credit Sales Summary**

Date	Name	DSL Permit #	ACOE Permit #	Credits Purchased
11/20/09	Advantage Precast, Inc	ENF6899	NA	1.567
12/1/09	State of Oregon	34119-FP	2004-803	0.40
12/14/09	Central School District	42503-RF	2009-00253	1.70
12/14/09	GreenTree, LLC	39251	2007-842	0.44
12/23/09	ODOT	10008-RF	1996-00016	1.46
12/23/09	Pfeiffer Roofing, Inc.	ENF-6902	NA	0.19
2/3/10	Windigo Properties, LLC	42654	2009-302	0.89
4/5/10	State of Oregon	43698-RF	2009-337	0.27
8/3/10	3510 Lancaster LLC	4145552-RF	2008-586	0.057
8/10/10	City of Salem	4925-ENF 4926-ENF 4927-ENF 4928-ENF 4929-ENF	NA	0.22
8/19/10	Troy and Gina Bundy	7014-ENF	NA	0.03
8/12/10	Les Toth dba Kathleen Manor	6994-ENF	NA	0.64
11/22/10	City of Dundee	45474-RF	2010-154	0.64
12/14/10	City of Oregon City	44900	2010-32	0.24
12/28/10	Eyvette & Loran Davidson	6612-ENF	NA	0.07
2/12/11	The Lenity Group	45110	2009-654	1.65
6/6/11	City of Salem	46640-GP	2011-98	0.14
6/23/11	Investors Brokerage, Inc.	46715-RF	2006-348	0.29
<b>Total Phase 3 Credit Sales in Nov. 2009 thru June 2011</b>				<b>10.894</b>
7/5/11	City of Salem	46653-GP	2010-129	0.166
7/14/11	City of Wilsonville	45448-FP	2010- 40	0.40
10/17/11	Eyvette and Loran Davidson	ENF6612	N/A	0.25
10/11-3/12	Sean Tyler Keys LLC	35920-RF	2010-402	0.34

11/14/11	Brian Sparks	47906 RF	2011-348	0.17
12/16/11	ODOT	48315	2011-487	0.042
3/31/12	ODOT	48392	2011-466	0.05
5/28/12	Pac Trust	49112	2012-48	0.41
6/11/12	MWSH Salem, LLC	48938-RF	2012-37	0.05
<b>Total Phase 3 Credit Sales in July 2011 thru June 25, 2012</b>				<b>1.878</b>
6/27/12	NorPac Foods	50096-FP	NA	0.33
8/3/12	NorPac Foods	50096-FP	2011-373	0.50
8/20/12	City of Wilsonville	49456-RF	2012-68	.033
8/31/13	NW Freedom Corp	7125-ENF	NA	0.14
10/1/12	Wells Fargo Bank	50180-RF	2010-402	0.165
10/16/12	Eyvelle Davidson	ENF6612	NA	0.25
11/21/12	City of Salem	51517	2012-458	.31
4/27/13	City of Wilsonville	52665-RF	2013	.01
<b>Total Phase 3 Credit Sales June 27, 2012 thru July 1, 2013</b>				<b>1.738</b>
7/16/13	Chehalem Park & Rec	7275-ENF	NA	0.14
10/15/13	Eyvette Davidson	6612-ENF	NA	0.25
12/26/13	Meriwether Farms	25566-RP	NA	0.75
3/20/14	Baker Rock	14933-RP, 16275-PR	98-1454	0.99
4/3/14	J.C. Compton Co.	7395-ENF	NA	2.40
4/9/14	Mt. West Investment	54536-RF	2013-295	0.063
4/17/14	OR Pride Nurseries	25818-RF	NA	0.14
8/12/14	Eyvette Davidson	6612-ENF	NA	0.25
8/23/14	Calais at Villebois	55979-FP	NA	0.37
<b>Total Phase 3 Credit Sales July 1, 2013 – August 31, 2014</b>				<b>5.353</b>
9/4/14	Polygon at Villebois	56185-FP	2014-153	0.03
9/4/14	Polygon at Villebois	56009-FP	2014-133	0.82
10/17/14	City of Salem	56309	2014-195	0.02
11/21/14	City of Wilsonville	56093	2014-134	4.45
11/21/14	ODOT	50098-RF	2012-145	0.841
3/4/15	Kashmir Business Park	56812-RF	2014-339	0.212
4/2/15	Fife Group	56149-RF	2014-288	0.79
4/2/15	Fife Group	56688-RF	2014-288	0.29
7/29/15	Washington County	57032	2014-462	1.11
10/30/15	City of Salem	59016-RF	2015-230	0.472
<b>Total Phase 3 Credit Sales September 1, 2014 – December 31, 2015</b>				<b>9.035</b>
2/12/16	Bonneville Power	57063-RF	NWP-2014-201	.26
3/29/16	JC Compton	56827-RF	MWP-1995-847-1	3.36
4/11/16	City of Newberg	58811-GP	2015-493	.144
6/8/16	West Hill Properties	58441-RF	NWP-2015-00387	.016
10/17/16	AER Spada Farms LLC	35470-FP	NA	.21
11/4/16	Windsor Rock Products	26629-RF	2013-252	.14

Total Phase 3 Credit Sales December 31, 2015 – December 31, 2016	<b>4.13</b>
<b>Total Phase 3 Credits Sold</b>	<b>33.028</b>

There are 41.5 credits available for Phase 3, all of which have been released. Of these 41.5 credits, 33.028 have been sold leaving 8.472 credits released and unsold.

**Table 2 – Phase 4 Credit Sales Summary**

Date	Name	DSL Permit #	ACOE Permit #	Credits Purchased
Initial Credit Release (75) = 31.935				

There are 42.58 credits available for Phase 4, 31.935 of which have been released. No credits have been sold.

**7.0 CREDIT RELEASE AND FINANCIAL ASSURANCE SUMMARY**

The requirements for the final 25% credit release (10.645 credits) include signing the conservation easement and adding Phase 4 to the long term management plan. The Wetlands Conservancy has agreed to act as the long-term steward for Phase 4. We will sign the approved conservation easement for Phase 4 upon agency approval.

Esther Lev of the Wetlands Conservancy and Dana Field of DSL are working on language for the new conservation easement that is currently being required. We anticipate that along with the conservation easement, the long term management plan will also be finalized. This has been in process since December, 2015.

We previously requested that the requirement for a financial assurance bond to cover any default, be waived as is set out in the Bond Release Schedule of “Exhibit J Financial Assurance” of the MBI. All monitoring has been completed and the 5<sup>th</sup> season performance standards have met.

**8.0 PHASE 4 – MONITORING REPORT SUMMARY**

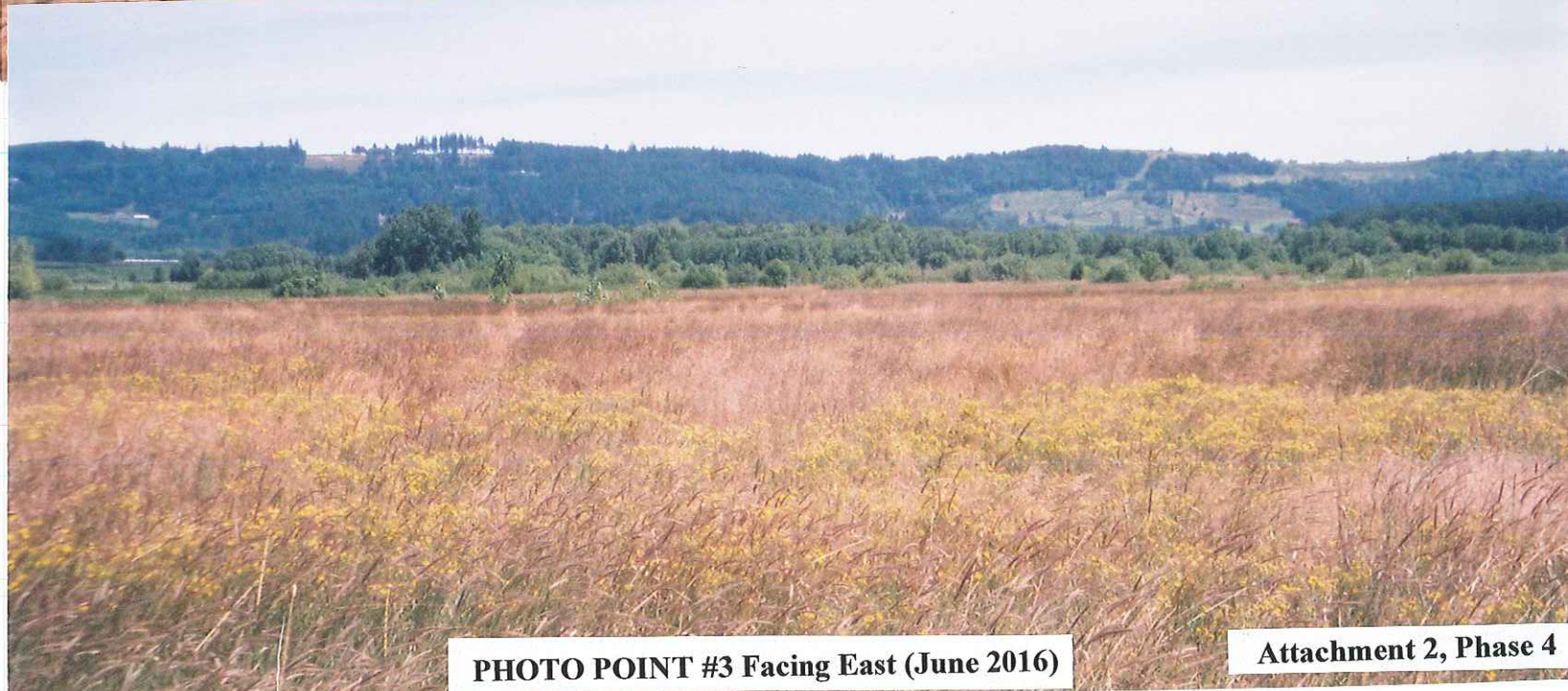
All performance standards have been met for Phase 4. This less detailed report as defined in the Phase 4 Banking Instrument will continue to be submitted until the last credit is sold.



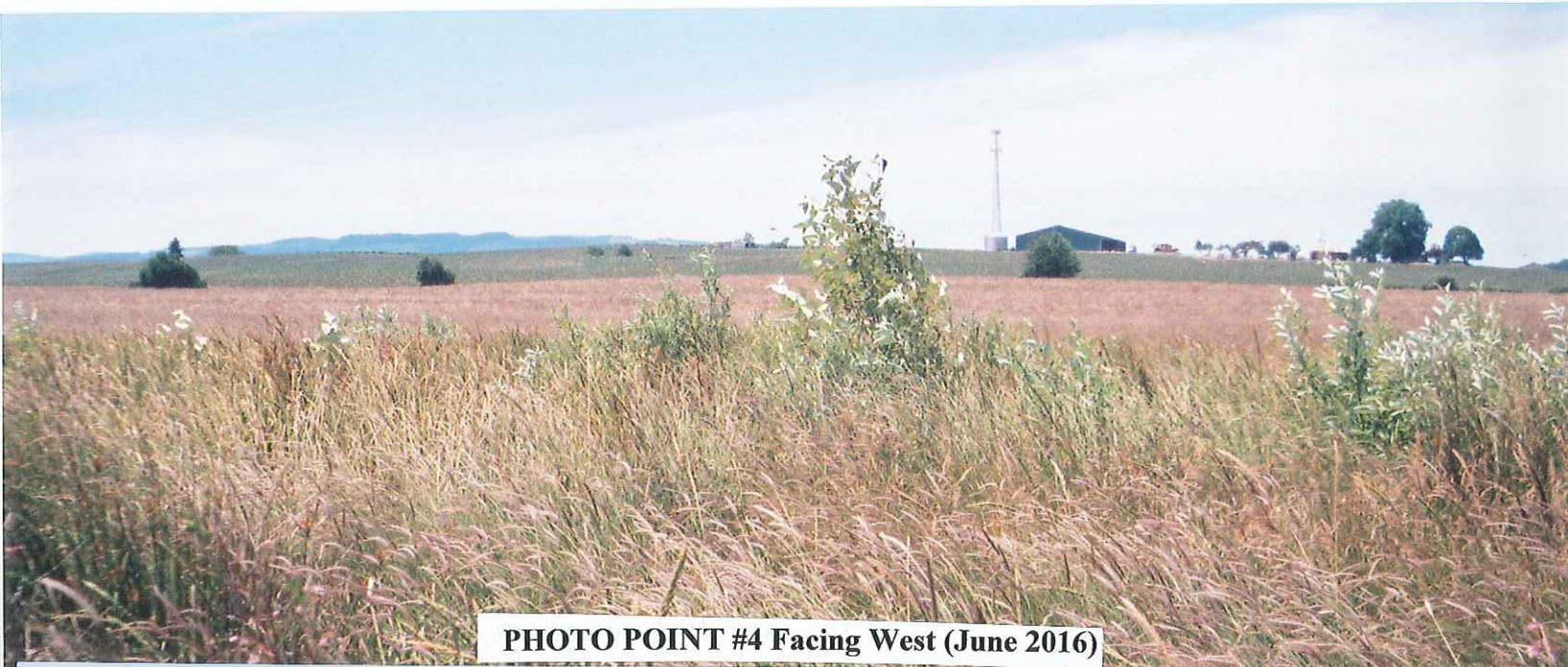
**PHOTO POINT #1 Facing North (June 2016)**



**PHOTO POINT #2 Facing East (June 2016)**



**PHOTO POINT #3 Facing East (June 2016)**



**PHOTO POINT #4 Facing West (June 2016)**



**PHOTO POINT #5 Facing West (June 2016)**



**PHOTO POINT #6 Facing West (June 2016)**