

Mitigation Monitoring Report Cover Sheet
Oregon Department of State Lands

Block 1: Report Information

DSL Permit Number: 36700-RF COE Permit Number: *Nationwide Permit 27 -#200500622*
 Permittee: Alton Sullivan
 County: Linn Report Date: 12/19/2016 Monitoring Year 10
 Date Removal-Fill Activity Completed: July 07
 Date mitigation was completed Grading: 7/06 Planting: 9/06, 10/06, 2/07-4/07, 10/07, and 2/08.
 Report submitted by: Oregon Wetlands LLC – One Horse Wetland Mitigation Bank

Block 2: Monitoring Report Purpose

This monitoring report is for monitoring a project that includes: (check all that apply):

X Compensatory **freshwater** wetland mitigation for permanent wetland impacts.
 NA Compensatory **estuarine** wetland mitigation for permanent wetland impacts.
Only non-wetland compensatory mitigation.
Only mitigation for temporary impacts that has a monitoring requirement.
 Voluntary wetland enhancement, creation or restoration (General authorization or individual permit) not funded with money from our wetland mitigation revolving fund.
 Voluntary wetland enhancement, creation or restoration (General authorization or individual permit) funded with money from **our wetland mitigation revolving fund.**

X **Mitigation Bank** Report
 Other: _____

Block 3: Results

	Success Criteria	Met (Y/N)	Comments/Reasons for Failure*
1.	Emergent Vegetation	3 of 3 requirements	
2.	Wetland Prairie	6 of 6 requirements	
3.	Created Tree/Shrub	6 of 6 requirements	
4.	Hydrology – Water Monitoring Tubes	1 of 1 requirement	Met 2009
5.	Hydrology - Delineation	1 of 1 requirement	Met 2009

Remedial work recommended	Yes	No X
Deed Restriction or other protection instrument attached (noted: if a filed deed restriction was a required as a permit condition, please attach a copy: <i>previously submitted</i>	Yes	No
Final Monitoring Report?	Yes	No X
Requesting release or partial release of bond/credits	Yes	No X

*see report for detailed information

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1.0 REGULATORY BACKGROUND

The purpose of this report is to summarize the progress of the One Horse Wetland Mitigation Bank (Bank). The Bank is located on the south side of Payne Rd. in T12S, R2W, Sec. 1 & 36 Lots 201, 2201 and 3900. The letter of approval for the Bank was signed on December 5, 2006 and is permitted as DSL permit # 36700 and COE permit #200500622. The Bank consists of 130.48 acres.

Development of the Bank was through a combination of enhancement of cropped wetland (118.47 acres), and creation of wetlands (11.81 acres). A portion (0.20 acres) of the 130.48 total acres is being used as parking and is not included in credit generation of bank credits:

<u>Type of Credit</u>	<u>Acres</u>	<u>Ratio</u>	<u>Credits</u>
Cropped Wetland Enhancement	118.47	2:1	59.235
Creation	11.81	1.5:1	7.87
New Parking	0.20		
Total	130.48 acres		66.91 credits

2.0 WORK SUMMARY

Beginning in early March, efforts concentrated on covering all older prairie areas to spot treat unwanted species before native grasses got tall and inhibited detection. All prairie areas were covered with ATV at least once targeting velvet grass, bent grass, rough-stalk bluegrass, Meadow foxtail, and any other non-natives encountered. Forbs dominated prairie areas were walked multiples times with backpacks targeting Prickly lettuce, Thistle spp., and any other non-native species encountered, which was much less times consuming this year as natives forbs continue to expand. A 60ft band along the East and West boundaries were broadleaf herbicide treated when conditions were favorable to prevent encroachment from surrounding properties. All tree and shrub plantings were covered with ATV in late spring to spot treat any invading species, Canadian thistles, prickly lettuce, and sow thistles were the primary targets. Since ending mowing in the PFO/PSS areas, non-natives have become much less of an issue, and some areas are beginning to get enough canopy cover to eliminate herbaceous species.

The existing forested area was periodically spot treated throughout the season, with Nipple wart and Curly dock being the main targets. The emergent areas were covered in early fall to spot treat any pennyroyal present, and monitor for any other non-natives. Also in early fall, the few Himalayan blackberries that had been encountered within the site throughout the season were treated, which provides the most effective long term control. All borders were spot treated for non-natives to prevent these species from entering the site.

Based on last year's results, a similar amount of area was mowed this year. Approximately 1/3 of the forbs dominated prairie was mowed for the first time, selected based on amount of grass competition. These areas were mowed in conjunction with meandering trails throughout the site, to distribute the

seed and provide access through tall vegetation. The water edges of all emergent areas were mowed to provide better conditions during shorebird migrations. All berms were also mowed this year.

**Table 1. Summary of Restoration Activities at One Horse Slough Mitigation Bank
December 2015– November 2016**

Activity	Location
Existing forested vegetation treatment	All Non-native vegetation treated (on-going)
Spot weed control	100% of mitigation bank area (on-going)
Broadcast weed control	60ft swath along sections of the borders in spring 2013(broadleaf) ~15 acres of previously planted forbs(grass specific)
Mowing	Maintenance trails, 1/3 forbs, water edges, and berms

3.0 AS-BUILT PLANS

The as-built plans were submitted within 60 days of grading as specified in the final instrument.

4.0 HYDROLOGY PERFORMANCE STANDARDS, METHODOLOGY, AND RESULTS

4.1 Performance Standards

Wetland hydrology sufficient to meet the criteria defined in the 1987 Corps of Engineers Wetland Delineation Manual (1987 Wetland Delineation Manual), will be present in at least three out of five years if the weather records are close to normal and no irrigation is supplied. Water depth and depth of saturation will be evaluated throughout the site using a combination of monitoring wells and a one time hydrology and vegetation delineation designed to meet the requirements of the 1987 Wetland Delineation Manual. The soil parameter is expected to be disturbed by the proposed grading, therefore lack of hydric soils indicators will not be interpreted as disqualifying a plot as wetland.

4.2 Methodology

Water Monitoring Tubes: At least six (number of tubes will be driven by the site conditions, following bank grading) groundwater monitoring tubes will be constructed and monitored to show the duration of saturation. Tube monitoring data shall be collected three times between approximately March 1 and May 30 to demonstrate sufficient duration of wetness to meet the 1987 Wetland Delineation Manual. The monitoring report will also include precipitation date for the monitoring period from the nearest recording station. The locations of the monitoring tubes will be representative of the hydrological variation on site to prove duration of saturation needed to meet the 87 Manual criteria. These will be included on the as-built drawings.

Delineation: Paired plots concentrating along the wetland boundary, for any plots dominated by upland vegetation, and in any high areas will be utilized to indicate the exact location of the wetland

boundary. The paired plots will be evaluated using soil probes or pits. This will be done to document that wetland hydrology has been achieved throughout the site. In addition to plot data, these areas will be visually documented with photographs to show a dominance of wetland species. The wetland boundary will then be displayed on a site map to confirm acreage achieving the performance measure.

4.3 Results

This provision has been met for at least three years and is no longer being monitored.

5.0 VEGETATION PERFORMANCE STANDARDS AND METHODOLOGY

5.1 Performance Measures

Emergent Herbaceous

1. A minimum of 55% of the relative plant cover (including bare soil) is comprised of native species.
2. No more than 15% of the relative plant cover is comprised of non-native invasive species as defined below.
3. The wetland's moisture index is less than 3.0.

*Non-native invasive species to be included: reed canary grass (*Phalaris arundinacea*), purple loosestrife (*Lythrum salicaria*), Himalayan blackberry (*Rubus discolor*), and Japanese knotweed (*Polygonum cuspidatum*), Eurasian water milfoil (*Myriophyllum spicatum*), climbing nightshade (*Solanum dulcamara*) (and yellow-flag iris (*Iris pseudacorus*), Anne=s lace (*Daucus carota*), Canadian thistle (*Cirsium arvense*), bull thistle (*Cirsium vulgare*), orchard grass (*Dactylis glomerata*) and annual ryegrass (*Lolium multiflorum*) or others as determined by the MBRT.

Wetland Prairie

The above performance standards along with the following:

1. At least 10 wetgrass prairie species are present as listed in "Species Composition for Willamette Valley Vegetation Types" by Kathy Pendergrass, August 2003, supplied by John Marshall (USFWS) author of *Draft Guidance on Vegetation Performance Standard and Monitoring Protocols for Reference Sites and Mitigation Sites*" to enhance Appendix II of this document.
2. Tufted hairgrass (*Deschampsia cespitosa*) is represented by 25% or greater relative plant cover.
3. At least 50% of the relative plant cover (including bare soil) is comprised of native species.
4. No more than 15% of the relative plant cover is comprised of non-native invasive species as defined above.
5. The prairie's moisture index is between 2.0 and 3.0.
6. No more than 5% relative plant cover by shrubs or trees.

Shrub and Forest - Restoration

By the end of the second growing season, the newly planted shrub and forest component of the wetland will meet or exceed 75% of the species richness of the reference site (excluding non-native invasive species). The plant density in forested and shrub/scrub wetlands will be at least 80% of the reference site, of species that are rated FAC or wetter, excluding FAC- species. This must be achieved by the end of the second growing season following planting and maintained through the end of the monitoring period until trees and shrubs are established and free to grow. There will be no more than 15% aerial coverage of non-native invasive species*. These densities will be a combination of planted individuals and natural recruitment.

In addition, the herbaceous layer in the forest and shrub areas will meet or exceed the performance

measures for emergent herbaceous wetlands as stated above.

5.2 Methodology

A stratified, systematic plot method was used to conduct vegetation sampling in all areas. Vegetation data was collected at each of 71 original sample points that had been pre-determined and plotted along 6 transects. One additional plot (#72) was added to the upper PSS area in 2007 for a better representation of this area. Four additional emergent plots (#73 - #76) were added in between existing plots to get a better sample of this habitat type, and flatten out the species area curve. These points were randomly selected from the monitoring map in ArcGIS, then uploaded to a handheld GPS, and marked in the field. The monitoring point location map is included as Attachment 2. Each original transect crosses the entire wetland (north to south) and they are located approximately 400 feet apart (north-south). Sampling plots were then located at 200 foot intervals along each transect. Herbaceous data was collected using 1-meter quadrants, and tree and shrub data was collected in 30' diameter plots.

5.3 Vegetation Monitoring Results

Vegetation monitoring was conducted on June, 2016 by Ray Fiori for the wet prairie and PFO/PSS plots. Due to the hydrology and late draw down of emergent areas, the emergent sampling was completed on September 14, 2016 by Ray Fiori. Attachment 1 includes spread sheets with the results of the monitoring. The spread sheets include a complete listing of all plant species identified in the monitoring plots. Several species that are still present on site but didn't make the monitoring plots this year were left on the list. Seventy-six monitoring plots were examined. The data spread sheets include the botanical names, common names, indicator status, origin (native or non-native) and prevalence index.

In 2016, 57 plant species were identified in the monitoring plots. Of the species present, 51 were native and 20 are on the prairie cohort list. The low occurrence and cover of invasive and non-native species on site is a reflection of the continued effectiveness of site preparation, monitoring, establishment, care and spot treatment that the Bank sponsors continue. The increase in diversity is a direct result of allocating substantial resources to far exceed performance measures by continuing to incorporate new species to create diverse habitats as well as eliminating non-natives to encourage natural recruitment.

5.3.1 Emergent Vegetation

Herbaceous native canopy cover averaged 98.93% throughout the emergent marsh area. Open water and bare ground comprised 1.07% and 1.07% respectively. As

in the previous years, emergent monitoring occurred 2 months later than 2008, allowing significant draw down to occur and the vegetation to respond. The recorded vegetation cover was 100% native species.

All three of the performance criteria for **emergent herbaceous** vegetation were met.

Required: At least 55% of the mean plant cover (including bare soil) will be comprised of native species – **Met**; the emergent vegetation plots have a relative percent native cover of 98.93%.

Required: No more than 15% of the mean plant cover will be comprised of non-native invasive species. –**Met**; *no non-native or invasive species.*

Required: The wetlands moisture index is less than 3 –**Met**; *with an average weighted moisture index of 1.00.*

5.3.2 Wetland Prairie

Herbaceous native canopy cover averaged 92.43% throughout the wetland prairie areas. Non-native canopy cover (including bareground) averaged 7.57% of which 3.38% was bareground. Of the vegetation itself in the wet prairie, 96.89% was native, while 3.11% is non-native species. Forbs/sedge/rush cover increased to 39.46% this year, while grass cover increased to 56.35% cover, and bareground decreased to 3.38%.

The performance criteria for **wetland prairie** were met for 6 of the 6 requirements.

Required: At least 10 wetgrass prairie species are present as listed in "Species Composition for Willamette Valley Vegetation Types" by Kathy Pendergrass. – In conversations in spring 2008 with John Marshall (USFWS), it was agreed upon to include the vernal pool species from this same source in the 10 required species, as this was the original intent. **Met**; *20 wetgrass prairie and vernal pool species were identified within the prairie plots, with 20 species found throughout all the monitoring plots.*

Required: Tufted hairgrass (*Deschampsia cespitosa*) is represented by 25% or greater mean cover. - **Met**; Tufted hairgrass represented 35.41%. **As discussed during the annual site visits, this provision needs removed, as its been the biggest factor in reducing diversity. As seen with all Oregon Wetlands LLC banks, the reduction in**

cover of tufted hairgrass is directly correlated to an increase in diversity (i.e. forbs/sedge/rush cover).

Required: At least 55% of the relative plant cover (including bare soil) will be comprised of native species- **Met**; *the overall relative native plant cover was 92.43%.*

Required: No more than 15% of the mean plant cover will be comprised of non-native invasive species –**Met**; *with no non-native invasive species. Non-native plant cover was 4.19%.*

Required: The wetland prairie moisture index is between 2.0 and 3.0 – **Met**; *the prevalence index is 2.18.*

Required: The prairie has no more than 5% relative plant cover comprised of shrubs or trees. **Met**; *this has not been an issue. Very few trees have been observed in the prairie. With increased disturbance to introduce forbs, shrubs and trees will likely try to colonize these areas when there is little cover to compete with. They will be monitored, and mowed if necessary to keep them in check.*

5.3.3 Forest and Scrub/Shrub Creation

Four plots were picked at random in the reference site which is directly adjacent to the bank, and represent both the open and closed canopy sections of this relatively undisturbed forested wetland. Many areas had extensive Himalayan blackberry thickets and were avoided as reference plots. These plots are representative of other forested wetlands in the area, although the shrub density seems to be higher than other sites. Every tree stem over 18” and every shrub stem over 1” diameter was counted to compute the stem density. Although this would be too time consuming on a large scale, with a relatively small site this seemed the best way to quantify stem density and compare it to the restored areas. An analysis of the original reference site data was conducted with the results included in Table 2.

Monitoring plots were surveyed in a similar way as the reference site. Based on comments from the 2009 monitoring report, plant counts were used to quantify shrub species, rather than stem counts. Tree species over 18” tall (2 to 3 yrs old) were counted as in the reference site. A 30ft diameter sampling plot was used from the original monitoring date, as all but one plot contained both tree and shrub species. This same sampling protocol has been followed in subsequent years to be consistent, and the 30ft diameter plot has been utilized in all the emergent and wet prairie sample plots to quantify encroachment of woody vegetation into these habitats. Many new trees and shrubs are taking hold through

natural recruitment from adjacent areas as well as from planted individuals in these areas and will take several years to fully establish. This year's data is included in table 3.

Required: Year 2 performance measure. Meet or exceed 75% of the species richness of the reference site excluding non native invasive species. *Met; 13 woody species were identified with only seven species in the reference site.*

Required: Year 2 performance measure. Plant density will be at least 80% of the reference site with FAC or wetter species. *Met; with an average of 779 stems/plants per acre of FAC or wetter species. An analysis of the original reference site data was conducted with the results included in Table 2.*

Table 2 - Reference Site Analysis Summary

Reference Site Species	Native/Non	Indicator Status	Reference Site Stem/Acre
Oregon Ash	Native	FAC	200
Pacific crabapple	Native	FACW	30
Nootka rose	Native	FAC	222
Sweetbriar rose	Non	FACW	87
Service berry	Native	FACU	65
Snowberry	Native	FACU	65
English hawthorne	Non	FAC	65
Total stems per acre of FAC or wetter and native			452

* **Items in bold** do not meet bank performance standards

The analysis showed that of the seven species in the reference site only three species (Oregon ash, pacific crabapple and nootka rose) were both FAC or wetter and native species. The other four species were either non-native or FACU species. The original stem density calculations for the reference site included all of the species, even those that do not count toward the Bank's performance standard (FAC or wetter and native). It was determined that of the suitable species on the reference site, the stem density is 452 stems per acre. Using this analysis information, the reference site usable stem densities would be 80% of 452 stems/per acre which is 362 stems per acre.

A similar analysis was done of the 13 species that were found in the created shrub/forest wetlands within the Bank. All of the Bank species are native and of the 13 species, 7 are FAC or wetter. The results are

included on Table 3.

Table 3 – One Horse Shrub/Forest Analysis Summary

Bank Species	Native/Non	Indicator Status	Stem/Acre
Douglas hawthorne	native	FAC	84
Oregon ash	native	FACW	370
Ponderosa pine	native	FACU	6
Black cotton wood	native	FAC	22
Service berry	native	FACU	6
Red osier dogwood	native	FACW	6
Pacific ninebark	native	FACW	6
Red flowering current	native	FACU	11
Nootka rose	native	FAC	95
Clustered rose	native	FAC	112
Pacific willow	native	FACW	34
Douglas spirea	native	FAC	50
Snowberry	native	FACU	101
Total stems per acre of FAC or wetter and native			779

***Items in bold** do not meet bank performance standards

Required: Year 2 performance measure. There will be no more than 15% aerial coverage of non-native invasive species*. **Met;** with 0% non-native invasive species found within in the plots.

The herbaceous layer in the shrub and forest area will meet or exceed the following year 2 emergent habitat performance measures.

Required: At least 55% of the mean plant cover (including bare soil) will be comprised of native species – **Met;** Native plant cover was 93.64%, while non-native cover (including bareground) was 6.36%

Required: No more that 15% of the mean plant cover will be comprised of non-native invasive species – **Met;** with 0 % of non-native invasive species found in the plots.

Required: The wetlands moisture index is less than 3 –**Met;** mean prevalence index of the herbaceous layer is 2.13.

6.0 PHOTO POINT MONITORING

Photos from the photo points are included as Attachment 3. Photos were taken on June 13,

2016.

7.0 CREDIT SALES SUMMARY

An initial 17.8 credits (30% of enhancement credits) were released in December 2006. Following the 2007 MBRT site visit Release #2 was approved pending submission of the monitoring report. The 2008 Monitoring Report was submitted and release #2 and a partial release #3 were issued by DSL on 09/09/08 and by the Corps on 08/14/08 for 19.11 credits. The remainder of release #3 and a partial release of #4 was issued by DSL on 1/26/2010 for 15.99 credits and by the Corps on 1/25/2010 for 7.72 credits. A combination of releases by both agencies yielded a total credit release of 52.9 credits on 1/26/10. On 7/7/11 7.31 credits were released by both agencies, resulting in 90% of the total credits available being released, for a total of 60.21 credits released. On 1/6/2016 5.2 credits were released by both agencies, resulting in 98% of the total credits available being released, for a total of 65.41 credits released. Table 4 is a summary of the credit sales to date. No credits were sold in 2013 or 2014. Should any credit sales occur between submission of this report and 12/31/16, an updated spreadsheet will be sent to both agencies to reflect the calendar year credit sales.

Release 1 (Fall/Winter 2006): Up to 30 percent (of the enhancement areas until a hydrology delineation occurs on the creation areas), upon submission of the grading as-built, Restrictive Covenant, submission of financial assurance and the MBRT conducts a field inspection.

Completed

Release 2 (Spring/Summer 2007): Up to 20 percent (of the enhancement areas until a hydrology delineation occurs on the creation areas) upon demonstration of all performance measures being achieved and delineation of acreage meeting the 1987 Wetland Delineation Manual hydrology (if weather conditions are close to normal).

Completed

Release 3 (Spring/Summer 2008): Up to 20 percent upon demonstration of all performance measures being. **Completed**

Release 4 (Spring/Summer 2009): Up to 20 percent upon demonstration of all performance measures being. **Completed**

Release 5 (end of the 5th year monitoring or 5 years after replanting for those areas replanted): All remaining credits (10%) upon demonstration of all performance standards being achieved. In addition, the long term management plan and funding must be reviewed and approved by the MBRT. **5.2 Credits Released 1/6/2016**

Table 4: One Horse Credit Sales Summary

<i>DATE</i>	<i>NAME</i>	<i>LOCATION</i>	<i>DSL</i>	<i>CORP</i>	<i>ADDED</i>	<i>SOLD</i>	<i>BALANCE</i>
12/5/06	INITIAL 30% RELEASE		Permit Number		17.8		17.8
12/28/06	City of Lebanon	T12S; R2W; Sec 16; DA; Lot 300	37235- RF	2006- 00825		0.71	17.09
12/28/06	Pace American	T12S; R2W; Sec 16; DA; Lot 301	37233- RF	2006- 00737		5.02	12.07
12/28/06	David Hunter	T12S; R2W; Sec 16; DA; Lot 302	36777- RF	2006- 00462		1.38	10.69
12/28/06	RC Ventures	T12S; R2W; Sec 16; DA; Lot 303	36799- RF	2006- 00462		2.08	8.61
12/28/06	Lane Manufacturing	T12S; R2W; Sec 16; DA; Lot 304	37302- RF	2006- 00786		1.1	7.51
3/19/07	RC Ventures	T12S; R2W; Sec 16; DA; Lot 305	36799- RF	2006- 00462		0.046	7.464
3/20/07	Lepman Properties	Sweet Home	37745- RF	NA		0.2	7.264
4/3/07	Linn County Parks Dept	Calkins Park Boating Facility	37424- RF	2006- 00851		0.154	7.11
7/11/07	Western Warehousing, LLC	Lebanon	38585- RF	NA		0.56	6.55
5/12/08	Ralph Nauman	Thornton Lake Drive, Albany	37957- RF	2007-148		0.15	6.4
7/21/08	LCD Partners LLC	Lebanon; 2900 S. Main Road	39960- RF	2008-125		0.31	6.09
7/25/08	Pacific Cast Technologies	2008 expansion –Pacific Cast T	40084	2008-154		0.28	5.81
8/5/08	Benton Co. Public Works	53 rd Street	34015- NP	NA		.06	5.75
8/12/08	Gilbert LLC	T12S, R2W, Sec 16; TL 808 & 900	40946- RF	2008-388		1.92	3.83
8/25/08	City of Lebanon	Lebanon Railroad Reload Facility	41028	2008-439		0.86	2.97
9/9/08	RELEASE #2 & part of #3				19.11		22.08
10/29/08	City of Lebanon	NW Industrial Improvements	6392- ENF	NA		0.27	21.81
10/20/09	First Creek, Lebanon	T12S, R1W, Sect. 4&5	43062- RF	2009-457		1.22	20.59
1/26/10	RELEASE #3				15.99		36.58

	& part of #4						
			Permit Number				
7/1/11	City of Lebanon	Stoltz Hill Rd. Lebanon, OR	44572-RF	2011-181-1		0.68	35.9
7/11/11	RELEASE #4 (90%)					7.31	43.21
10/15/11	Lowe's	Oak St. & 9 th , Albany, OR	45917-RF	2005-00045-2		2.59	40.62
1/9/12	Albany-Lebanon Investments LLC	T12S R02W Sections 3 & 4, Tax Lots 1900 & 2000	39843-RF	NWP-2007-00571		3.32	37.3
6/18/12	Evergreen Hospice	T11SR03Wsect20 tax lot AC00200	16749-FP	NA		0.63	36.67
7/18/12	Linn Co. Rd Department	T10S, R2W, SEC 27	50629-GP	NWP-2012-2007-971/2		.033	36.637
9/10/12	Western Warehousing LLC	T12S, R02W, SECT 3&10, Tax lot 100	38585-RF	NA		1.5	35.137
12/28/12	CPF Inc	T13S, R01E, SECT 33&34, Tax lots 600, 601, & 5700	37003-RF	2006-00525		1.1	34.037
2/2/15	CC&E Oak Street	12S-2W-09 Tax Lot 1308	52248-RF	NA		1.25	32.787
3/30/15	Oregon dept of Aviation	Lebanon airport	39081-RF-Mod	2007-0761		1.01	31.777
6/5/15	SnoTemp	3815 Marion St. SE Albany, OR, 97322	57229-RF	NWP-2008-694-1		8.04	23.737
4/1/15	Selmet	Seven Mile Lane SE, Albany, OR, 97322	57478-RF	NWP-2011-522/1		3.23	20.507
11/12/15	Menonite Home of Albany, Inc.	11S 03W Sect. 20&29	57798-RF	NWP-2015-170		0.17	20.337
1/5/16	Release #5 DSL, #6 Corps					5.2	25.537
3/21/16	CC&E Oak Street	REFUND 12S-2W-09 Tax Lot 1308	52248-RF	NA		1.25	26.787

6/24/15	Selmet #2	Seven Mile Lane SE, Albany, OR, 97322	57478- RF	NWP- 2011- 522/1		1.52	25.267
5/4/16	Hudson Capitol	Veereen Estates	57062- RF	NWP- 2014-331		0.28	24.987
12/13/16	Hudson Capitol	Veereen Estates	7836- ENF	NWP- 2014-331		0.16	24.827
Total Sold						39.16	

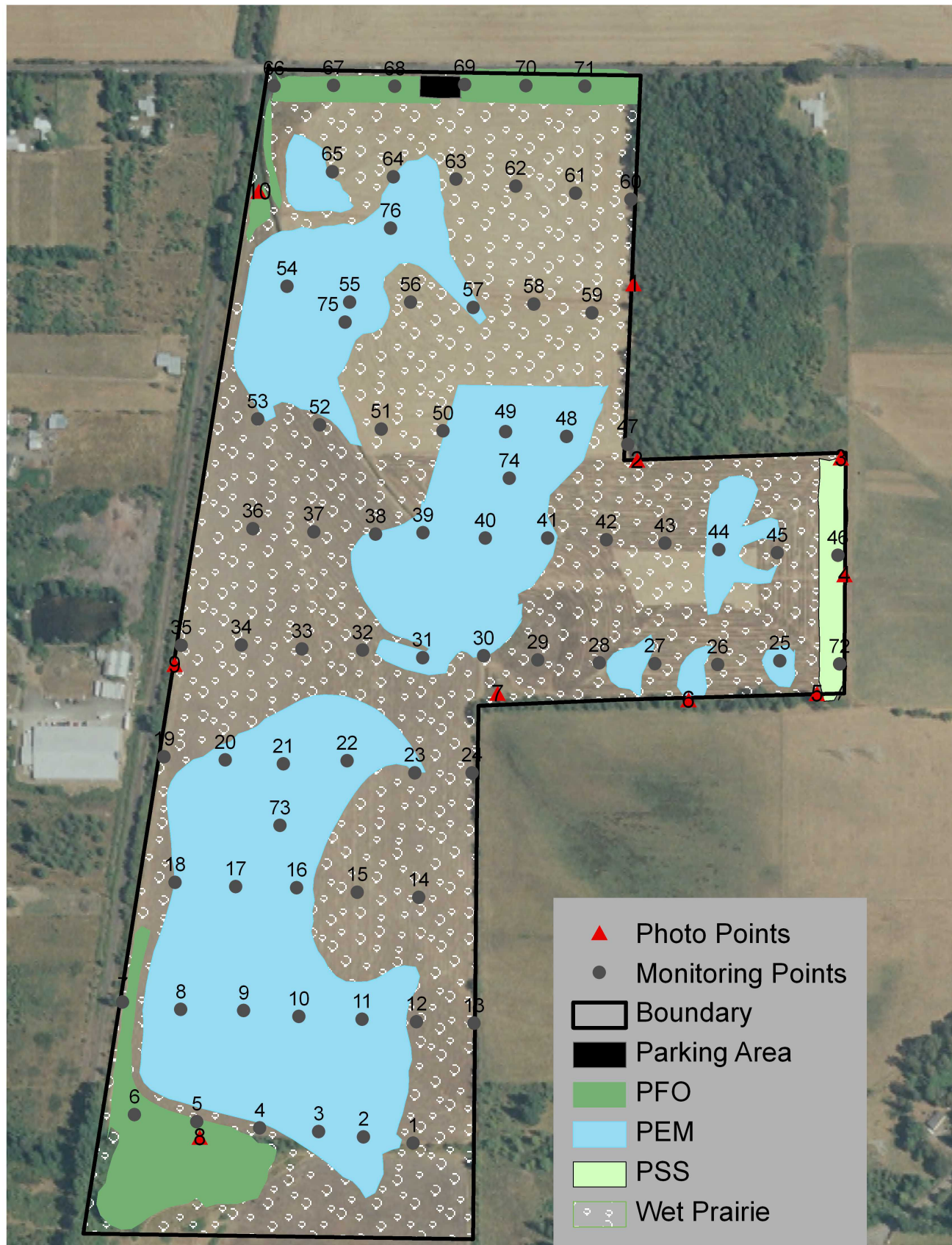
Attachment 1: Sample Plot Monitoring Data

One Horse Slough Wetland Mitigation Bank																																
Wetland Prairie Plot Data																																
June 13, 2016																																
Species Observed				Wet/Prairie		Ave. %																										
Botanical Name	Common Name	Status	Origin	Vernal Pool	Moisture Index	Cover	ea. Species	1	4	12	13	14	15	16	19	23	24	26														
				Species																												
Oversory Species - stem count within 30' Diameter (over 18" tall)																																
<i>Fraxinus latifolia</i>	Oregon ash	FACW	native		2				1										3													
Herbaceous Species - percent cover																																
<i>Achillea millefolium</i>	Yarrow	FACU	native		4	0.00																										
<i>Alisma gramineum</i>	Narrow leaf water plantain	OBL	native		1	0.00																										
<i>Camassia quamash</i>	Camas	FACW	native	Yes	2	0.14																										
<i>Carex densa</i>	Dense sedge	OBL	native	Yes	1	0.81																										
<i>Carex stipata</i>	Saw-beaked sedge	FACW	native		2	0.00																										
<i>Carex unilateralis</i>	One-sided sedge	FACW	native	Yes	2	0.14			5																							
<i>Centaurium umbellatum</i>	Common centuray	FAC	non		3	2.16	5				10																					
<i>Eleocharis ovata</i>	Ovoid spike rush	OBL	native	Yes	1	0.00																										
<i>Eleocharis palustris</i>	Creeping spike rush	OBL	native		1	0.00																										
<i>Epilobium ciliatum</i>	Fringed willoweed	FACW	native	Yes	2	1.35					15	15																				
<i>Epilobium densiflorum</i>	Dense spike-primrose	FACW	native	Yes	2	2.43													5													
<i>Eriophyllum lanatum</i>	Oregon sunshine	NOL	native	Yes	5	1.76													15													
<i>Galium trifidum var. pacificum</i>	Small bedstraw	FACW	native		2	0.81																										
<i>Geranium dissectum</i>	Cutleaf geranium	NOL	non		5	0.81																										
<i>Geum macrophyllum</i>	Large leaf avens	FACW	native		2	0.81																										
<i>Gnaphalium palustre</i>	Cudweed	FAC	native	Yes	3	0.00																										
<i>Grindelia integrifolia</i>	Gumweed	FACW	native	Yes	2	2.30													5													
<i>Juncus bolanderi</i>	Bolanders rush	OBL	native	Yes	1	0.00																										
<i>Juncus bufonius</i>	Toad rush	FACW	native	Yes	2	0.00																										
<i>Juncus effusus</i>	Soft rush	FACW	native		2	0.00																										
<i>Juncus tenuis</i>	Slender rush	FACW	native	Yes	2	3.92			15				10																			
<i>Lactuca serriola</i>	Prickly lettuce	FACU	non		4	0.00																										
<i>Lotus unifoliolatus</i>	Spanish clover	NOL	native	Yes	5	0.00																										
<i>Lythrum portula</i>	Spatulateleaf loosestrife	OBL	non		1	0.27				5					5																	
<i>Mimulus guttatus</i>	Common monkey-flower	OBL	native	Yes	1	0.81																										
<i>Navaretia intertexta</i>	Naverretia	FACW	native	Yes	2	0.00																										
<i>Parentucella viscosa</i>	Yellow parentucella	FAC	non		3	0.41																										
<i>Plagiobothrys figuratus</i>	Fragrant popcorn flower	FACW	native	Yes	2	0.00																										
<i>Plagiobothrys scouleri</i>	Scouler's popcorn flower	FACW	native	Yes	2	0.54																										
<i>Potentilla gracilis</i>	Northwest cinquefoil	FAC	native	Yes	3	0.54																										
<i>Prunella vulgaris</i>	Common selfheal	FACU	native	Yes	4	4.32													30													
<i>Rorippa curvisiliqua</i>	Western yellowcress	OBL	native	Yes	1	2.84								35	25																	
<i>Sidalcea campestris</i>	Meadow checkermallow	FACU	native		4	0.54			20																							
<i>Sidalcea cusickii</i>	Cusick's checkermallow	FACW	native	Yes	2	10.95			60	35									25													
<i>Sonchus asper</i>	Spiny sow thistle	FAC	non		3	0.27																										
<i>Vicia americana</i>	American vetch	FAC	native		3	0.27													10													
<i>Veronica arvensis</i>	Veronica	FACU	non		4	0.27																										
<i>Veronica peregrina var. xala</i>	Hairy purlane speedewell	OBL	native	Yes	1	0.00																										
Grass Species																																
<i>Agrostis exarata</i>	Spike bentgrass	FACW	native	Yes	2	4.59					10		20																			
<i>Alopecurus aequalis</i>	Short-awned foxtail	OBL	native		1	0.00																										
<i>Alopecurus geniculatus</i>	Water foxtail	OBL	native		1	0.00																										
<i>Beckmania syzigachne</i>	American Sloughgrass	OBL	native	Yes	1	0.54																										
<i>Danthonia californica</i>	California oatgrass	FAC	native	Yes	3	0.27			10																							
<i>Deschampsia cespitosa</i>	Tufted hairgrass	FACW	native	Yes	2	35.41	35	30			50	75	65	35	30	100	60															
<i>Deschampsia danthonioides</i>	Annual hairgrass	FACW-	native	Yes	2	0.00																										
<i>Deschampsia elongata</i>	Slender hairgrass	FACW	native	Yes	2	0.00																										
<i>Glyceria occidentalis</i>	Western mannagrass	OBL	native		1	0.00																										
<i>Hordeum brachyantherm</i>	Meadow barley	FACW	native	Yes	2	15.41	60	60							40				20													
<i>Leersia oryzoides</i>	Rice cut-grass	OBL	native		1	0.00																										
<i>Lolium multiflorum</i>	Annual rye grass	FACU	non		4	0.00																										
<i>Panicum capillare</i>	Common witchgrass	FAC	native	Yes	3	0.14																										
<i>Poa trivialis</i>	Rough-stalk bluegrass	FAC	non		3	0.00																										
<i>Vulpia myuros</i>	Rattail fescue	FAC	non		3	0.00																										
Bareground due to : (organic litter*)																																
				Mean =	3.38								10	10					20	10												
Relative % Native canopy cover				Mean =	92.43				95	100	100	85	100	90	90	95	100	80	90													
Relative % non-native invasive canopy cover :				Mean =	0.00				0	0	0	0	0	0	0	0	0	0	0													
Relative % non-native canopy cover, includes bareland:				Mean =	7.57				5	0	0	15	0	10	10	5	0	20	10													
% of Total Vegetation that is Native =				96.89	Percent of Total Vegetation that is Non-native =				3.11																							
Prevalance Index				Mean =	2.18				2.05	2.10	2.40	2.05	2.00	2.00	1.61	1.70	2.00	2.00	3.28													
Total # of native Species: 25				# of Wet Praire or Vernal Pool Species = 19																												
Total Number of Sample Plots: 37																																

Attachment 1: Sample Plot Monitoring Data

One Horse Slough Wetland Mitigation Bank																																			
Emergent Marsh (PEMC) Plot Data - September 14, 2016																																			
Species Observed					Sample Plot Number																														
Botanical Name	Common Name	Status	Origin	Moisture Index	Ave. % Cover	2	3	8	9	10	11	17	18	20	21	22	25	30	31	32	38	39	40	44	48	49	54	55	57	73	74	75	76		
Herbaceous Species - percent cover																																			
<i>Alisma gramineum</i>	Narrow leaf water plantain	OBL	native	1	0.00																														
<i>Alisma triviale</i>	Northern Water plantain	OBL	native	1	3.93			25	10	15				30																		20			
<i>Bidens cernua</i>	Nodding beggarticks	FACW+	native	2	0.00																														
<i>Downingia elegans</i>	Common downingia	OBL	native	1	0.00																														
<i>Eleocharis acicularis</i>	Needle spike-rush	OBL	native	1	3.21																						30	30	30						
<i>Eleocharis ovata</i>	ovoid spikerush	OBL	native	1	0.36																														
<i>Eleocharis palustris</i>	Creeping spike rush	OBL	native	1	32.14	50			20		40	20	20	20		10	50	100	40	80	70			100	100	20		30	30	30	40	10	20		
<i>Gratiola ebracteata</i>	Bractless hedgehyssop	OBL	native	1	0.00																														
<i>Gnaphalium palustre</i>	Cudweed	FAC	native	3	0.00																														
<i>Juncus bolanderi</i>	Bolandars rush	OBL	native	1	0.00																														
<i>Juncus bufonius</i>	Toad rush	FACW	native	2	0.00																														
<i>Ludwigia palustris</i>	Marsh seedbox	OBL	native	1	2.86	10			10				10			10														20	20				
<i>Lythrum portula</i>	Spatulateleaf loosestrife	OBL	non	1	0.00																														
<i>Najas guadalupensis</i>	Common water-nymph	OBL	native	1	7.50			75		45		30														50				10					
<i>Plagiobothrys figuratus</i>	Fragrant popcorn flower	FACW	native	2	0.00																														
<i>Plagiobothrys scouleri</i>	Scouler's popcorn flower	FACW	native	2	0.00																														
<i>Persicaria hydroperoides</i>	Waterpepper	OBL	native	1	4.64					20																							10		
<i>Potamogeton natans</i>	Floating-leaved pondweed	OBL	native	1	0.36																														
<i>Ronippa curvisiliqua</i>	Western yellowcress	OBL	native	1	0.36																														
<i>Sagittaria latifolia</i>	Wapato	OBL	native	1	1.79																												20		
<i>Sparganium emersum</i>	Simple-stem bur-reed	OBL	native	1	21.61				60	40	40	50																					20	30	50
<i>Typha latifolia</i>	Common cattail	OBL	native	1	15.36	40								40	80	20	20	30															25		
Grass Species																																			
<i>Agrostis exarata</i>	Spike bentgrass	FACW	native	2	0.00																														
<i>Alopecurus geniculatus</i>	Water foxtail	OBL	native	1	0.00																														
<i>Beckmania syzigachne</i>	American Sloughgrass	OBL	native	1	0.71																														
<i>Deschampsia cespitosa</i>	Tufted hairgrass	FACW	native	1	0.71																														
<i>Glyceria borealis</i>	Floating mannagrass	OBL	native	1	0.00																														
<i>Hordeum brachyantherm</i>	Meadow barley	FACW-	native	2	0.00																														
<i>Leersia oryzoides</i>	Rice cut-grass	OBL	native	1	2.32																											30			
<i>Panicum capillare</i>	Common witchgrass	FACU	native	4	0.00																														
Bareground (due to recent inundation) Mean = 1.07																																			
Open Water Mean = 1.07																																			
Relative Percent Native Cover Mean = 98.93																																			
Relative Percent Non-Native Cover (includes bareland) Mean = 1.07																																			
Relative % non-native invasive canopy cover : Mean = 0.00																																			
Percent of Total Vegetation Cover That is Native = Mean = 100.00																																			
Percent of Total Vegetation Cover That is Non-Native = 0.00																																			
Prevalance Index Mean = 1.00																																			

One Horse Slough Mitigation Bank Photo and Vegetation Monitoring Points



0 400 800 1,600 Feet

1 inch equals 466 feet

One-Horse Slough Mitigation Bank 2016 Photo Monitoring

Photo Point 1 North



Photo Point 1 East



Photo Point 1 South



Photo Point 1 West



Photo Point 2 North



Photo Point 2 East



Photo Point 2 South



Photo Point 2 West



Photo Point 3 North



Photo Point 3 East



Photo Point 3 South



Photo Point 3 West



Attachment 3: Monitoring Photos

Photo Point 4 North



Photo Point 4 South



Photo Point 4 South



Photo Point 4 West



Photo Point 5 North



Photo Point 5 East



Photo Point 5 South



Photo Point 5 West



Photo Point 6 North



Photo Point 6 East



Photo Point 6 South



Photo Point 6 West



Attachment 3: Monitoring Photos

Photo Point 7 North



Photo Point 7 East



Photo Point 7 South



Photo Point 7 West



Photo Point 8 North



Photo Point 8 East



Photo Point 8 South



Photo Point 8 West



Photo Point 9 North



Photo Point 9 East



Photo Point 9 South



Photo Point 9 West



Attachment 3: Monitoring Photos

Photo Point 10 North

Photo Point 10 East

Photo Point 10 South

Photo Point 10 West

