

Mitigation Monitoring Report Cover Sheet
Oregon Department of State Lands

Block 1: Report Information

DSL Permit Number: 446225	COE Permit Number: NWP-1999-1585	Permittee: <i>Knaupp</i>
County: <i>Polk</i>	Report Date: 1/20/19	Monitoring Year 1 2 3 4 5
Date Removal-Fill Activity Completed:		
Date mitigation was completed Grading: 11/2010 Planting: 10/2010 and 2/2011		
Report submitted by: <i>Mark Knaupp</i>		

Block 2: Monitoring Report Purpose

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

- G Compensatory **freshwater** wetland mitigation for permanent wetland impacts.
- G Compensatory **estuarine** wetland mitigation for permanent wetland impacts.
- G **Only non-wetland** compensatory mitigation.
- G **Only mitigation for temporary** impacts that has a monitoring requirement.
- G Voluntary wetland enhancement, creation or restoration (General authorization or individual permit) not funded with money from our wetland mitigation revolving fund.
- G Voluntary wetland enhancement, creation or restoration (General authorization or individual permit) funded with money from **our wetland mitigation revolving fund**.
- G **Mitigation Bank** Report
- G Other: *Phase 4 Annual Report – January, 2019*

Block 3: Results

	Success Criteria	Met? (Y/N)	Comments/Reasons for Failure*
1.			
2.			

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: Yes No X

**The Conservation Easement is in review. We are waiting for official approval from DSL and the ACOE and will then submit a signed copy.*

Final Detailed Monitoring Report? Yes COMPLETED 2016

Requesting release or partial release of bond? NA Credits? Yes No X

Mud Slough Wetland Mitigation Bank

Phase 4 – 2018 Annual Report

Submitted by:
Mark Knaupp and Carla
Cudmore

January, 2019 updated

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Attachment 1 Photo Point Monitoring

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 of the Mud Slough Wetland Mitigation Bank (Bank) located at 1875 N. Greenwood Road, Rickreall, Polk County, Oregon.

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.

	<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

2.0 2018 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 continued success of the site, no additional plantings are planned.

3.0 MONITORING RESULTS

The five years of vegetation monitoring for Phase 4 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”, was conducted by Pat Thompson and Allen Martin in July 2017. The report should be completed soon and will be 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 in June, 2018.

6.0 CREDIT SALES SUMMARY

Table 1– Phase 4 Credit Sales Summary

Date	Name	DSL Permit #	ACOE Permit #	Credits Purchased
Initial Credit Release (75%) + Credit Adjustment = 33.155				
8/23/17	Montagne Development	57509	2015-252	.239
12/7/17	Oregon Military Department	60517	2017-378	.024
12/11/17	Salem Hotel Investors II	60106	2017-152	.23
12/22/17	Howard Commons, LLC	60519-RF	2017-430	.25
Total Phase 4 Credit Sales August 23, 2017 – December 31, 2017				.743
3/4/18	City of Wilsonville	60675-RF	2017-458	.03
5/14/18	ODOT	61063-RF	2018-174	.18
5/14/18	ODOT	61023-RF	2018-144	.209
5/14/18	Wildcat Development	60505-GP	NA	.05
5/18/18	Ceres Gleann 2 LLC	60743-RF	2017-194	.55
6/4/18	City of Salem	60827-FP	2018-27	.019
6/25/18	Oakdale Heights	60787-RF	2017-516	.15
6/25/18	City of Monmouth	60848-RF	2018-57	1.44
7/30/18	West Hills Development	61223-RF	2018-268	.281
8/2/18	Pahlisch Homes	61059-RF	2018-162	.198
10/23/18	Cypress Renewables	57436-RF	2015-83-1	1.646
11/5/18	Olde Stone Village	7833-ENF	NA	.23
12/7/18	Creekside DKV, LLC	60576-RF	2007-842-4	.45
Total Phase 4 Credit Sales January 1, 2018 – December 31, 2018				5.433
Total Phase 4 Credit Sales				6.176

There are 42.58 original credits available for Phase 4. Seventy-five percent of these original credits have been released (31.935 credits). However, an acreage adjustment of 1.22 credits from Phases 1 & 2 were released with the first credit release for Phase 4. This brings the total credits released and available for Phase 4 at:

31.935 (75% of the original Phase 4 credits)
 + 1.220 (Phases 1 & 2 credit adjustment)
33.155 credits.

To date 6.176 credits have been sold leaving 26.979 released and available for sale. The remaining 25% of the original credits in Phase 4 (10.645) can be released with the signing of the conservation easement.

7.0 CREDIT RELEASE 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 approval by all parties. Hopefully this will occur in 2019.

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.

Attachments

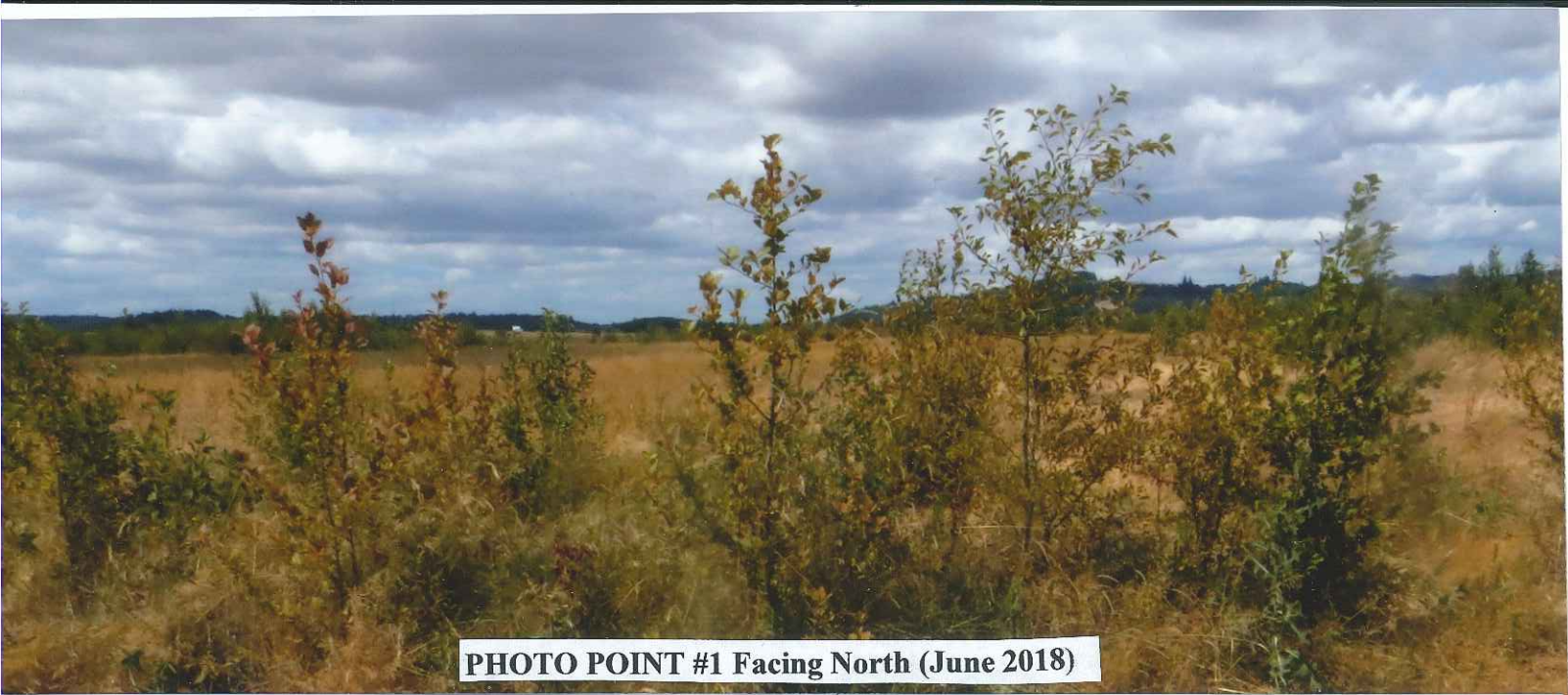


PHOTO POINT #1 Facing North (June 2018)

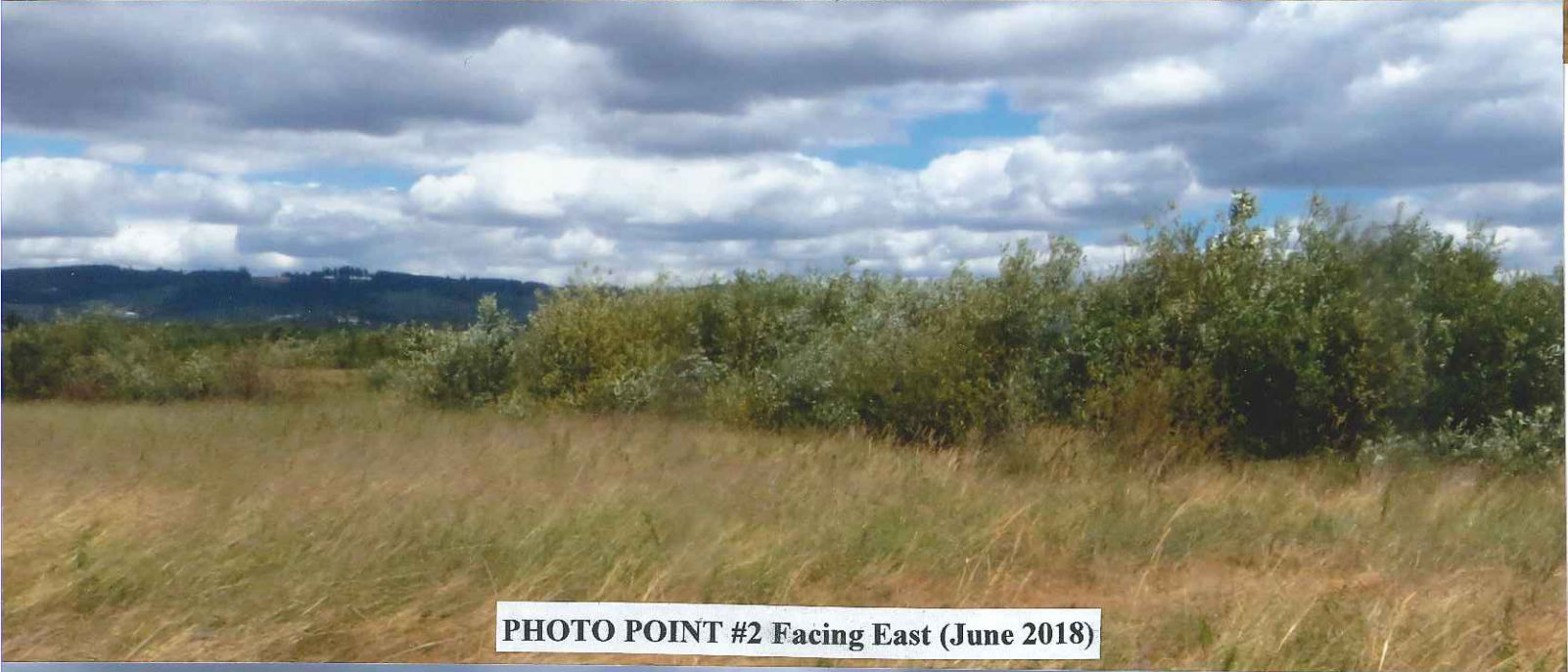


PHOTO POINT #2 Facing East (June 2018)

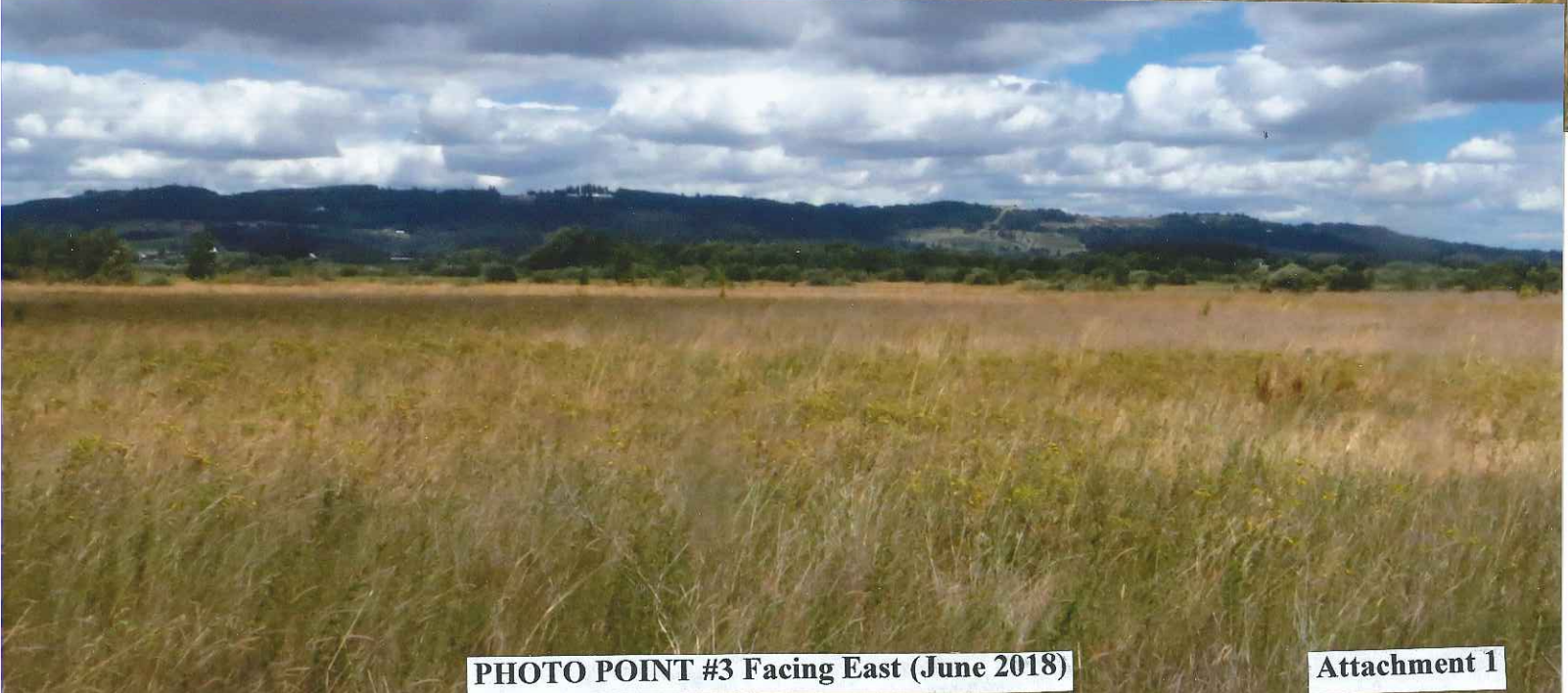
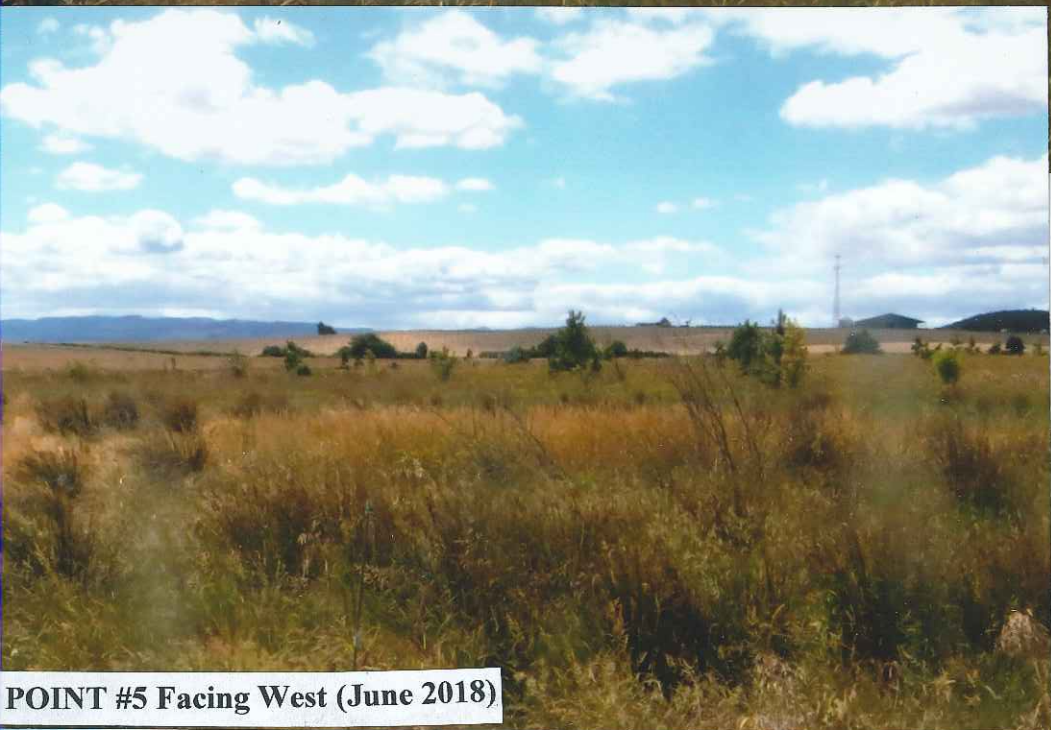


PHOTO POINT #3 Facing East (June 2018)



O POINT #4 Facing West (June 2018)



POINT #5 Facing West (June 2018)



