



**J. R. DUNLEVY Co.**

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M E D F O R D \* R O G U E V A L L E Y \* O R E G O N

April 27, 2014

Oregon Department of State Lands  
Resource Coordinator, Bob Lobdell  
Removal-Fill Permits Southern Region  
775 Summer Street Northeast, Suite 100  
Salem, Oregon 97301-1279

United States Army Corp of Engineers  
Attention: Carol Franson  
1600 Executive Parkway  
Eugene, Oregon 97401

**RE: AS-BUILT REPORT FOR 2007 PERMIT #'S: 39500-FP (DSL), NWP-2007-955-/1 (USACE)**

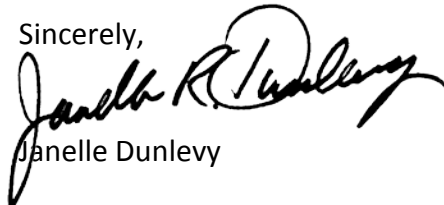
Dear Mr. Lobdell and Ms. Franson,

Enclosed is the As-Built Report for the Sutherlin Land LLC Commercial Development & Wetland Compensatory Mitigation Project in Sutherlin and Oakland, Douglas County, Oregon (25S-5W-19B, Tax Lot1600 and 25S-6W Tax Lot 100).

The permits were received in 2013 and construction/fill was completed in the fall of 2013. The plantings did not take place until February 2014 due to the hard freeze that occurred in November/December and the availability of nursery stock.

Please contact me or Dan Withers regarding this report or any further questions regarding this project.

Sincerely,



Janelle Dunlevy

Dan Withers, Partner  
Sutherlin Land LLC  
541-643-2255 (cell), 541-679-5863 (home)  
asleep@douglasfast.net

enclosure:  
As-Built Report for Permit #39500-FP, NWP-2007-955-/1

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## 1.0 SITE DATA SUMMARY & BACKGROUND

Project Name	Sutherlin Land LLC Commercial Development & Mitigation Project	
Site Locations	<b>Sutherlin Commercial Development Site:</b> Township 25, Range 5 west, Section 19B, Tax Lot 1600 Latitude: 43.385404°; Longitude: -123.343750° 1780 W. Central Ave. (Hwy 138), Sutherlin, OR <b>Green Valley Compensatory Wetland Mitigation Site (CWM)</b> Township 25, Range 6 west, Section 12, Tax Lot 100 Latitude: 43.411919°; Longitude: -123.347340° 2697 Green Valley Road, Oakland, OR Calapooya Watershed	
Driving Directions	<b>Sutherlin Commercial Development Site:</b> From Interstate 5 northbound or southbound, take Exit 136 west 0.25 miles to driveway located across from Dakota Street on the south side of Hwy 138. Tax lot 1600 is located west of the driveway. <b>Green Valley CWM:</b> From Interstate 5 North or Southbound take Exit 136. West onto State Highway 138 for approximately 1.5 miles. Turn right at Stearns Lane and go 0.4 mile. Take a slight left at Rochester Bridge and continue 1 mile, Rochester Bridge Road will turn into Green Valley Road. Continue 0.5 mile to 2697 Green Valley Road on the south side of the road.	
Corps Permit Number	NWP-2007-955-/1	Issued 2013
DSL Permit Number	39500-FP	
Monitoring Frequency	Annually by December 1	
Anticipated Date of Final Monitoring	December 2019	
Mitigation Designer	Janelle Dunlevy & Sutherlin Land LLC	
Construction Project Manager/Consultant	Sutherlin Land LLC Partners Partner Contact: Dan Withers, 541-679-5863 (h)	
Date Constructed	September-October 2013	
Date of Initial Plantings	February 2014	
Size of Impacted Area	Fill: 1.49 acres Wetland	
Size of Mitigation Area	3.46 acres	
Mitigation Objectives	<p>Commercial Development (wetland fill) Site</p> <ul style="list-style-type: none"><li>• Increase hydrophytic &amp; native vegetation plantings throughout fill site by seeding and replanting</li><li>• Maintain native vegetation and minimize invasive or non-native species within the site.</li></ul> <p>Compensatory Wetland Mitigation Site</p> <ul style="list-style-type: none"><li>• Restore and enhance wetland characteristics that have been altered by farming practices</li><li>• Plant native vegetation that will be successful throughout site</li><li>• Maintain native vegetation and minimize invasive or non-native species within the site</li><li>• Increase overall net wetland functions and values</li></ul>	

## 2.0 SUMMARY OF AS-BUILT CONDITIONS

The Sutherlin Land LLC Commercial Development & Compensatory Wetland Mitigation Project was constructed as designed and permitted. The city of Sutherlin commercial development wetland fill site received fill material during the early fall of 2013. Simultaneously, the compensatory wetland mitigation site adjacent to Calapooya Creek was graded to restore and enhance the wetland characteristics that farming practices altered for over 100 years. The developers completed the plantings in February 2014 and have recently finalized the deed restrictions required for the compensatory wetland mitigation site (Appendix E).

## 3.0 INTRODUCTION

As shown in Appendix A, the Sutherlin Land LLC Commercial Development & Compensatory Wetland Mitigation Project, further referred to as the Project, is located on two sites in the Calapooya watershed. The commercial development wetland fill site, further referred to as the Development site, is located in Sutherlin, west of Interstate 5 and south of state highway 138. The compensatory wetland mitigation site, further referred to as the CWM, is located approximately 2 miles due north of the Development site on farm land adjacent to and north of Calapooya Creek. The two sites are located within the Interior Valley Lowlands of Douglas County, a subdivision of the Klamath Mountains province, in the same 5th field hydrologic unit code (HUC) and in adjacent 6th field HUCs.

### The Development Site HUC Fields:

Calapooya Creek, 5th Field HUC #1710030301

Williams Creek-Calapooya Creek, 6th Field HUC #1710030306

### The CWM HUC Fields:

Calapooya Creek, 5<sup>th</sup> Field HUC #1710030301

Cabin Creek-Calapooya Creek, 6<sup>th</sup> Field HUC #1710030301

Sutherlin Land LLC began development and permit work on this Project over seven years ago. Land and Water Environmental Services, Inc. conducted the wetland delineation for the Development site, prepared the commercial development and compensatory wetland mitigation designs, and submitted a removal fill permit application to the Department of State Lands (DSL) and US Army Corp of Engineers (USACE) in 2007. Three design options were evaluated for their overall impact to the wetland. The commercial development designs with the least overall impact to the 3.715 delineated wetland acres prescribed the fill of 1.49 acres, a 500 by 200 foot building pad, on the eastern boundary of 25S-5W-19B Tax Lot 1600 and accessed through upland ground via tax lot 1700 (Appendix B, page 1-6).

In 2008 the Project came to a halt. A contractual agreement for the proposed and designed mitigation site off Stearns Lane failed to be implemented forcing the partners to look for a new mitigation site. In 2010 an alternative mitigation site was found, leading to a wetland delineation at the new mitigation site, a new mitigation plan and an updated permit application.

A wetland delineation concurrence by DSL was received for the CWM site in 2012. The compensatory wetland mitigation report was completed and the joint permit application to USACE and DSL was updated. Sutherlin Land LLC received the permits from DSL and USACE in 2013 allowing the fill of 1.49

acres and the offsite compensatory wetland mitigation of 3.46 acres in the fall of 2013, as described in the 2013 DSL permit, Table 1.

**Table 1: Acreage and Type of Compensatory Mitigation**

ACRES	COWARDIN/HGM CLASS	METHOD
Authorized Impacts		
1.49	Palustrine emergent slope/valley	
Required Mitigation		
1.97	Palustrine emergent slope/valley	Restoration
1.49	Palustrine emergent slope/valley	Enhancement

#### 4.0 SUMMARY OF MITIGATION CONSTRUCTION

The mitigation proposed for this Project is located on the Green Valley Road Compensatory Wetland Mitigation site. However, as per the 2013 USACE permit requirements there is mitigation required on the Sutherlin Commercial Development site as well. The fill of the Development site and implementation of work on the CWM site occurred within the same construction season, fall 2013.

##### Commercial Development Site Mitigation

After receiving the DSL and USACE permits, the partners of Sutherlin Land LLC initiated preparation on the Development site to receive fill material from the city of Sutherlin. The following actions were taken prior to fill:

- DEQ 1200 C permit received.
- Survey and flagging to mark the boundary of the fill site.
- Erosion control measures: erection of a siltation fence on the perimeter of the fill site, channeled into the ground one foot. Hay bales were placed at the outflow of the wetland to reduce any sediment from flowing off the Development site. All fill material was brought onto the site during dry weather and no other measures were required.
- All access to the fill site was made through the upland access on tax lot 1700.
- No material was excavated on this site, therefore no archeological resources and/or artifacts were encountered.

During the late summer, early fall of 2013 Sutherlin Land LLC received fill material from a city of Sutherlin development project. The fill material was placed within the 500 by 200 foot footprint of the permitted building pad as described in Appendix B, page 1. Erosion control measures beyond the silt fence were not required due to the dry weather conditions. The silt fence has not been removed and native grass seed was planted after fill of the site was completed.

The USACE permit, page 3, requires the partners to complete additional mitigation, not proposed in the “Compensatory Wetland Mitigation Report Sutherlin Land, LLC”, dated March 2013. The additional mitigation included planting and invasive species work on the 2.22 remaining wetland acres at the Development site; 1) seed or plant the site with slough sedge (*Carex obnupta*), small-fruited bulrush (*Scirpus microcarpus*) seed, Pacific willow (*Salix lasiandra*), and Scouler Willow (*S. scouleriana*), and 2) achieve 80% cover of native, non-invasive hydrophytic vegetation. Based on these mitigation requirements the partners contracted invasive blackberry removal with a local contractor, in the late fall of 2013, which changed the face of the remaining 2.22 acres of wetland on the Development site by opening up the understory, and allowing the wetland vegetation to emerge. This allowed the partners to tackle the second invasive shrub on the site, English Hawthorne.

After the eradication of the Himalayan blackberries and English Hawthorne the partners prepared the site and seeded it with a mixture of native wetland grasses, further described in Table 2 as “Native Water Quality See Mix”. Both the blackberries and English Hawthorne will require multiple treatments to completely eradicate them from the Development site.

The winter of 2013-2014 was very cold and lethal to many young, unestablished plants. The local native stock nurseries were hit hard by the multiple and long lasting freezes. The project was planted with the bare root stock available through Althouse Nursery. This is a southern Oregon nursery, based out of Cave Junction that specializes in native species. Table 2 lists the species and number of plants planted on February 23, 2014 at the Development site.

**Table 2: Species, indicator status, location, and quantity of bare root stock planted at the Development Site**

(Appendix B, page 15 compares the species planted at the Development Site to that planted at the CWM site)

Species	Indicator Status	Latin Name	Development Site Planted 2/23/14
			<b>Quantity</b>
Oregon ash	FACW	<i>Fraxinus latifolia</i>	Local Seed
Douglas fir	FACU	<i>Pseudotsuga menziesii</i>	20
Big leaf maple	FACU	<i>Acer macrophyllum</i>	5
Douglas Hawthorn	FAC	<i>Crataegus douglasii</i>	10
Red-osier dogwood	FACW	<i>Cornus stolonifera</i>	100
Pacific ninebark	FACW	<i>Physocarpus capitatus</i>	50
Oceanspray	FACU	<i>Holodiscus discolor</i>	25
Rosa	FACU	<i>Rosa nutkana</i>	Existing on Site
Red Elderberry	FACU	<i>Sambucus racemosa</i>	50
Golden Current	FAC	<i>Ribes aureum</i>	25
Oak, White	UPL	<i>Quercus garryana</i>	3
Cottonwood Poles, black	FAC	<i>Populus balsamifera</i>	60

Species	Indicator Status	Latin Name	Development Site Planted 2/23/14
			Quantity
Willow Poles	FACW	<i>Salix lasiandra</i> & <i>S. scouleriana</i>	100
Willow Bundles	FACW	<i>Salix lasiandra</i> & <i>S. scouleriana</i>	20
Slough Sedge	OBL	<i>Carex obnupta</i>	Local Seed
Small-fruited Bulrush	OBL	<i>Scirpus microcarpus</i>	Local Seed
Native Water Quality Seed Mix	FACU, FAC, FACW, OBL, OBL	<i>Elymus glaucus</i> , <i>Festuca rubra</i> , <i>Deschampsia caespitosa</i> , <i>Glyceria X occidentalis</i> , <i>Beckmannia syzigachne</i>	Seed
			468

\*Total number included bare root stock and pole cuttings.

The plantings were placed based on their indicator status and the relative topographic changes in the landscape of tax lot 1600. The Development site has an extensive stock of wetland rushes and sedges (*Carex*, *Scirpus* and *Juncus* species) along with Pacific willow (*Salix lasiandra*), Oregon Ash (*Fraxinus latifolia*) and assorted wetland grasses. Maintenance of the invasive species will occur periodically throughout the year on the Development site. Minimization of the invasive species will allow the native species to naturally reseed the area.

Photographs were taken on February 23, 2014 at multiple points on tax lot 1600 to capture the project site. Fixed markers have been placed in each photo point location and will remain in the described location until monitoring of the project is complete. A map showing photo point locations and direction and all photos can be found in Appendix C.

Impervious surfaces have not been constructed at this time and thus a storm water filtration system has also not been installed at this time.

Monitoring will be conducted and a report prepared prior to December 2014.

#### Compensatory Wetland Mitigation: Green Valley Road

Designs for the CWM site were prepared in collaboration with the Sutherlin Land LLC partners and J.R. Dunlevy. Consultation was sought with additional wetland professionals to prepare a simple design that could be implemented by the partners during the 2013 construction season and meet all mitigation goals. It was determined during preparation for the deed restriction that the proposed acreage for the CWM project site could be completed on one tax lot rather than the proposed two tax lots. Therefore, the CWM site is located entirely on Township 25, Range 6 west, Section 12, Tax Lot 100 (Appendix B, page 3).

The ecological goals and objectives of the CWM are to provide a wetland mitigation site that has a higher likelihood of replacing wetland functions and values, and improve water resources including water quality and retention, than the Development site's 1.49 acres of wetland had under normal circumstances (see Appendix B, page 18 for Summary Table of Functions and Values). The CWM as designed will restore 1.97 acres to wetland and enhance 1.49 acres of existing wetland (Table 1). The design proposed reestablishes the hydrological connection on the property by filling ditches and re-contouring the landscape to restore the wetland hydrology and promote wetland characteristics, while stimulating hydrophytic vegetation. The design further allows the upland restoration area to utilize multiple micro-topographical areas to increase the duration and storage capacity of water in the area. Neil Hibbs, of Hibbs Surveying, conducted before and after topographical surveys of the CWM site that show the subtle differences in topography, (Appendix B, pages 7 and 9). A fence surrounding the perimeter of the CWM site was constructed with two gates for maintenance access. The fence was built to exclude cattle and deter foraging wildlife from entering the site.

Initial grading on the CWM site included fill of the ditch lines that removed water from the area and grading of the two, landowner created, shallow depressions in the northwest corner of the project site. An outlet near the southeast corner of the project site was maintained to provide connectivity with Calapooya Creek as required by the USACE (Appendix D, photo point P33). Three micro-topographical areas were graded to a maximum depth of six inches to establish greater water retention and holding capacity. The CWM site receives water through three sources; 1 & 2) surface and ground water from the north end of the tax lot, and 3) supplemental water from the mainline irrigation ditch that carries both irrigation water and run-off from the hills to the north. The transport of the water through the site by the mainline irrigation ditch was required in order to provide water to the neighboring property and water users during irrigation season. A check dam has been constructed near the northeast corner of the CWM site to disperse water to the east side of the site (Appendix D, photo points P34-37).

During the high rain events in February it was determined that the northeast corner of the project site will require two modifications; 1) grade areas in NE quarter that are at an elevation of 402' to an elevation that does not redirect or block surface water from flowing into the CWM site, and 2) the check dam will require some measures that will increase its ability to more efficiently disperse water to the east side of the CWM site. These two modifications will be required because they are minimizing the efficiency of the northeast, kidney shaped micro-topographical area; these areas can be observed in Appendix D between photo points P24, P3, P1 and P6. Water is moving past this area and into the northwest micro-topographical area, which leads to a 3<sup>rd</sup> modification that will be required; the area near the outflow of the project site was graded to an elevation of 399 feet (Appendix D, photo points P13 and P18). There is an overall change in elevation from 402' in the northeast corner to 399' in the southwest corner of the project site. During the high rain event erosion was observed near the outflow because the original grading did not provide enough water retention to slow the velocity of the water in all three areas. Minor adjustments will be made to this section of the CWM site to help maintain the retention of water without blocking the outflow. The modifications required will be made during the dry season in late August or early September with low impact equipment.

The overall grading of the CWM site was completed in October 2013 and too late in the season to apply any seed. A wetland blend of grass, rush and sedge will be applied in the fall of 2014, giving the seed time to germinate prior to the 2015 growing season.

On February 14, 2014 over 900 bare root stock and pole cuttings were planted throughout the CWM site based on their indicator status and the topographical relief of the site. Table 3 lists the species, their indicator status and the number of each species planted. These plants were also provided by Althouse Nursery and experienced the same winter conditions as the plants that were planted in the Commercial Development site.

**Table 3: Species, indicator status, location, and quantity of bare root stock planted at the Development Site**

(Appendix B, page 15 compares the species planted at the Development Site to that planted at the CWM site)

Species	Indicator Status	Latin Name	Green Valley Planted 2/14/14
			Quantity
Red alder	FAC	<i>Alnus rubra</i>	50
Oregon ash	FACW	<i>Fraxinus latifolia</i>	50
Big leaf maple	FACU	<i>Acer macrophyllum</i>	40
Douglas Hawthorn	FAC	<i>Crataegus douglasii</i>	10
Red-osier dogwood	FACW	<i>Cornus stolonifera</i>	200
Pacific ninebark	FACW	<i>Physocarpus capitatus</i>	100
Douglas Spirea	FACW	<i>Spirea douglasii</i>	100
Oceanspray	FACU	<i>Holodiscus discolor</i>	25
Rosa	FACU	<i>Rosa nutkana</i>	25
Red Elderberry	FACU	<i>Sambucus racemosa</i>	50
Golden Current	FAC	<i>Ribes aureum</i>	25
Oak, White	UPL	<i>Quercus garryana</i>	2
Cottonwood Poles, black	FAC	<i>Populus balsamifera</i>	50
Willow Poles	FACW	<i>Salix lasiandra</i> & <i>S. scouleriana</i>	150
Willow Bundles	FACW	<i>Salix lasiandra</i> & <i>S. scouleriana</i>	35
Ornamental Dogwood	FACW	<i>Cornus glabrata</i>	2
Ornamental Dogwood	FACU	<i>Cornus nuttallii</i>	3
			<b>917</b>

\*\*Wetland grass/rush/sedge seed blend to be sowed in the fall 2014.

Photographs were taken on February 23, 2014 at multiple points within the fence to capture the CWM site. Fixed markers have been placed in each photo point location and will remain in the described

location until monitoring for the project is completed. A map showing photo point locations and direction and all photos can be found in Appendix D.

Monitoring will be conducted and a report prepared prior to December 2014.

## 5.0 DISCUSSION & RECOMMENDATION

The Sutherlin Land LLC Commercial Development and Compensatory Wetland Mitigation sites were constructed as permitted and designed in the fall of 2013. Mitigation requirements were completed in February 2014 after numerous long and hard freezes caused the availability of plants to decrease.

This project has provided additional acreage available for commercial development in the city of Sutherlin by filling 1.49 acres of 3.175 delineated acres. It has also increased the overall wetland functions and values by restoring 1.97 and enhancing 1.49 acres of wetland offsite.

Preliminary observations after high rain events in late winter 2014 have given preview to some areas that will need to be attended to on the compensatory wetland mitigation site. First, some extra grading will be conducted in the area near the northern and eastern fence lines where high areas prohibit the surface water from flowing into the northeastern side of the site. Secondly, the grade in the southwest section of the site is not providing water retention, rather the grade is causing erosion to occur. These areas will be addressed during the dry season in late August.

Southern Oregon is already experiencing drought like conditions at the time of this report, thus likely requiring supplemental water during the summer months, if available, or replanting of some vegetation in the late fall 2014. Because of the environmental conditions we will be experiencing this year the sites will be monitored periodically throughout the summer and fall prior to submission of the monitoring report.



# **APPENDIX A**

## **PROJECT LOCATION MAPS**

Project Location Map:

Sutherlin Commercial Development & Green Valley CWM Sites

Aerial Image w/Tax Lots: Sutherlin Commercial Development Site

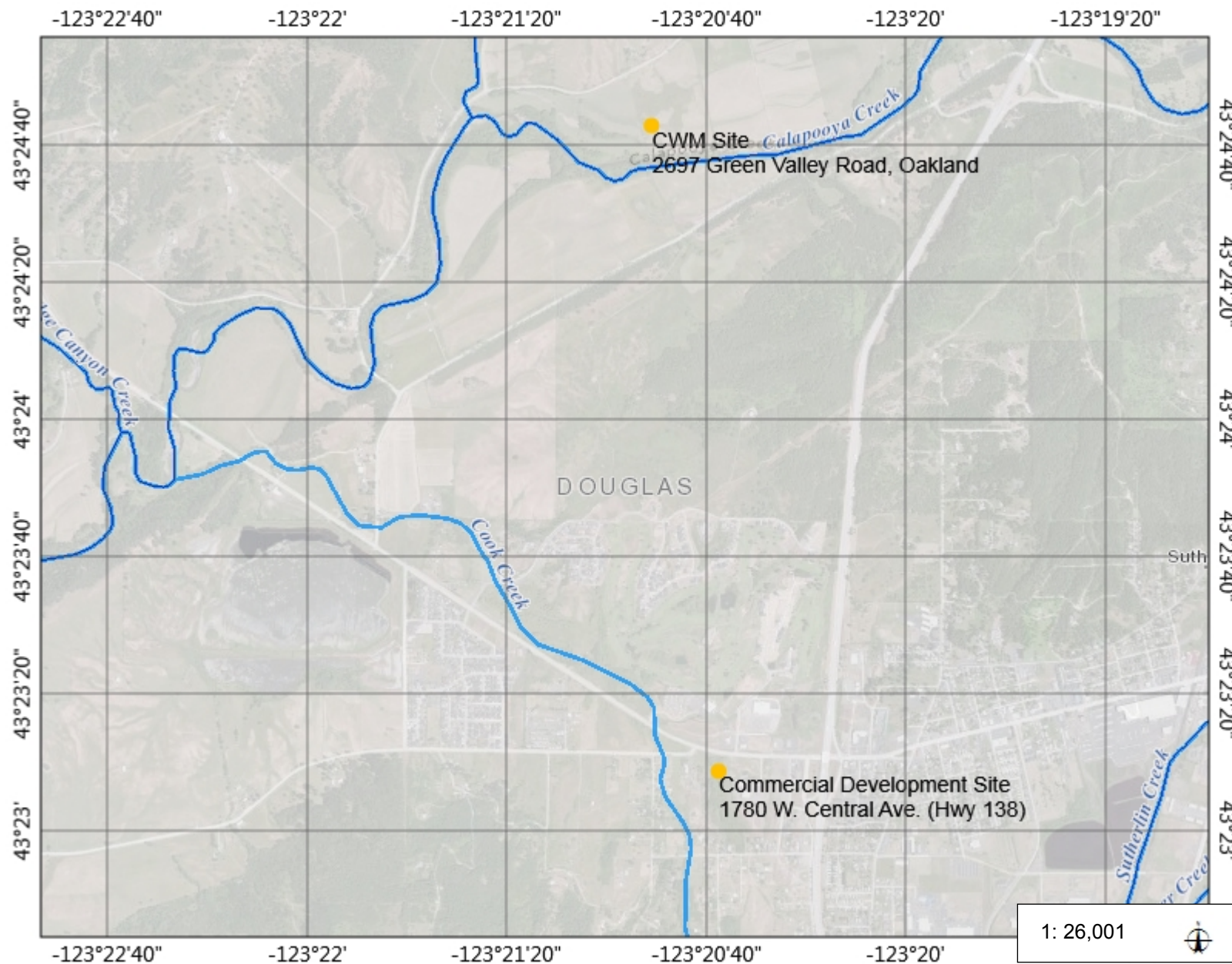
Aerial Image w/Tax Lots: Green Valley CWM Site

(Maps created with Oregon Explorer and Bing Aerials)

(Aerial for Green Valley CWM appears to be 2012 or pre-Construction 2013)

# Project Location Map

## Sutherlin Land LLC Commercial Development & CWM

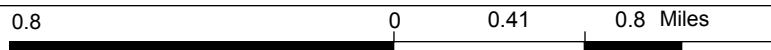


### Legend

- Place Names**
  - City (0 - 9,999)
  - City (10,000 - 49,999)
  - City (50,000 - 99,999)
  - City (100,000 - 499,999)
  - City (500,000+)
- Counties (Census 2010)
- Anadromous Fish Distribution
- Rivers (1:100k) (Framework)
- States & Provinces**
  - Other States and Provinces
  - Oregon

### Notes

Commercial Development Site:  
25S-5W-19B, TL 1600 (43.385404,  
-123.343750); CWM Site: 25S-6W-12  
TL 100 (43.411919, -123.347340)



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



# Project Location Map

## Sutherlin Land LLC Commercial Development Site



### Legend

#### Place Names

- City (0 - 9,999)
- City (10,000 - 49,999)
- City (50,000 - 99,999)
- City (100,000 - 499,999)
- City (500,000+)

- Counties (Census 2010)

#### Anadromous Fish Distribution

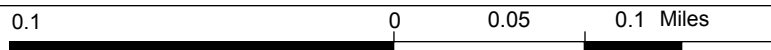
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#### States & Provinces

- Other States and Provinces
- Oregon

### Notes

Commercial Development Site:  
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# Project Location Map Sutherlin Land LLC CWM Site



## Legend

### Place Names

- City (0 - 9,999)
- City (10,000 - 49,999)
- City (50,000 - 99,999)
- City (100,000 - 499,999)
- City (500,000+)

□ Counties (Census 2010)

— Anadromous Fish Distribution

— Rivers (1:100k) (Framework)

### States & Provinces

- Other States and Provinces
- Oregon

1: 3,250



0.1 0 0.05 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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## Notes

Commercial Development Site:  
25S-5W-19B, TL 1600 (43.385404, -123.343750); CWM Site: 25S-6W-12 TL 100 (43.411919, -123.347340)

# **APPENDIX B**

## **AS-BUILT TOPOGRAPHIC SURVEYS & PROJECT DESIGNS**

2013 AS-BUILT Construction, Commercial Development Site

2007 Construction Designs, Commercial Development Site

2013 AS-BUILT Construction, Compensatory Wetland Mitigation Site

2013 Construction & Planting Designs, Compensatory Wetland Mitigation Site

List of Plantings for both project sites

List of Proposed & Existing Plants, Compensatory Wetland Mitigation Site

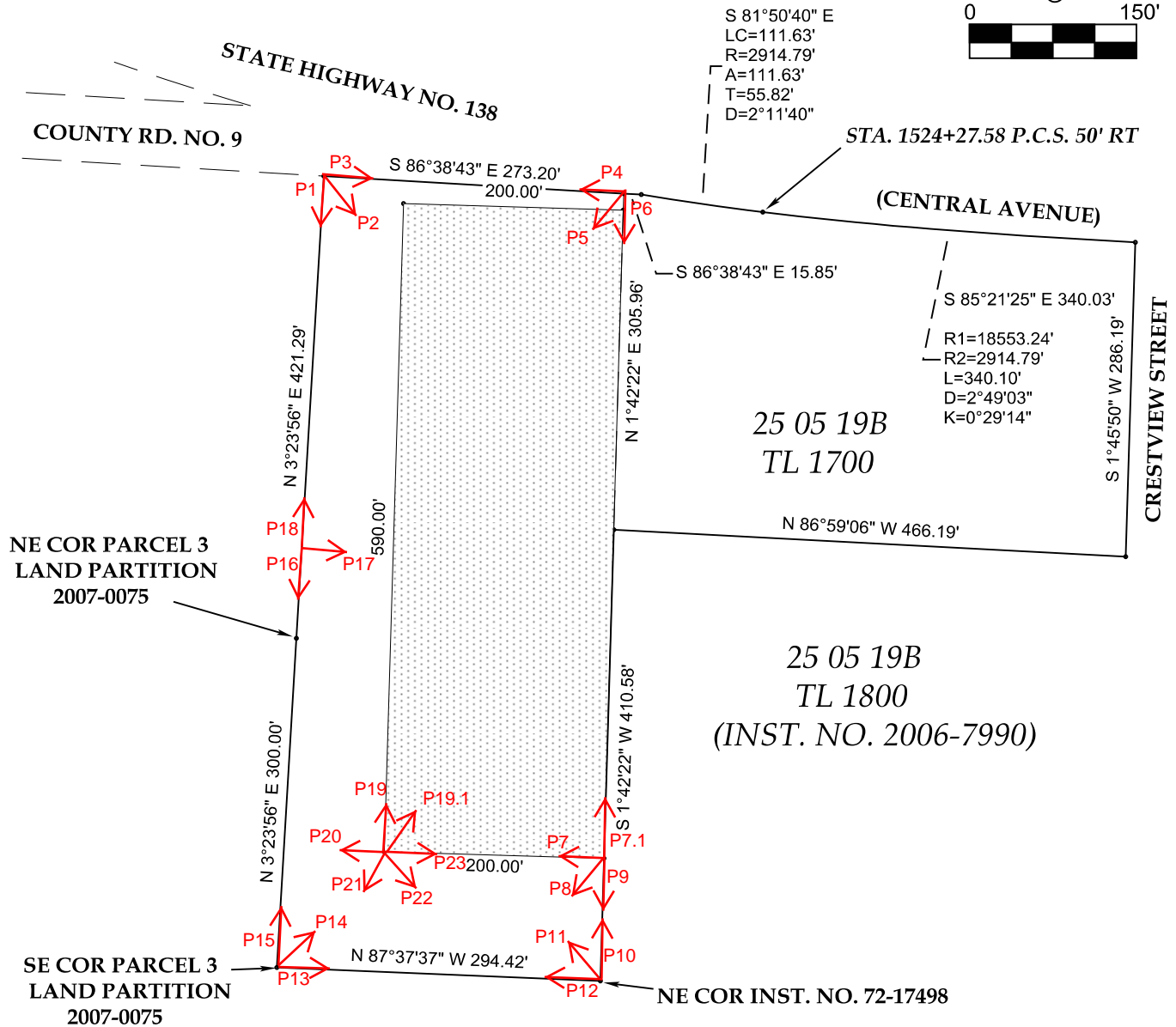
Summary of Wetland Functions & Values (Table 4 from CWM Report, March 2013)

Native Water Quality Mixture (Seed Mix)

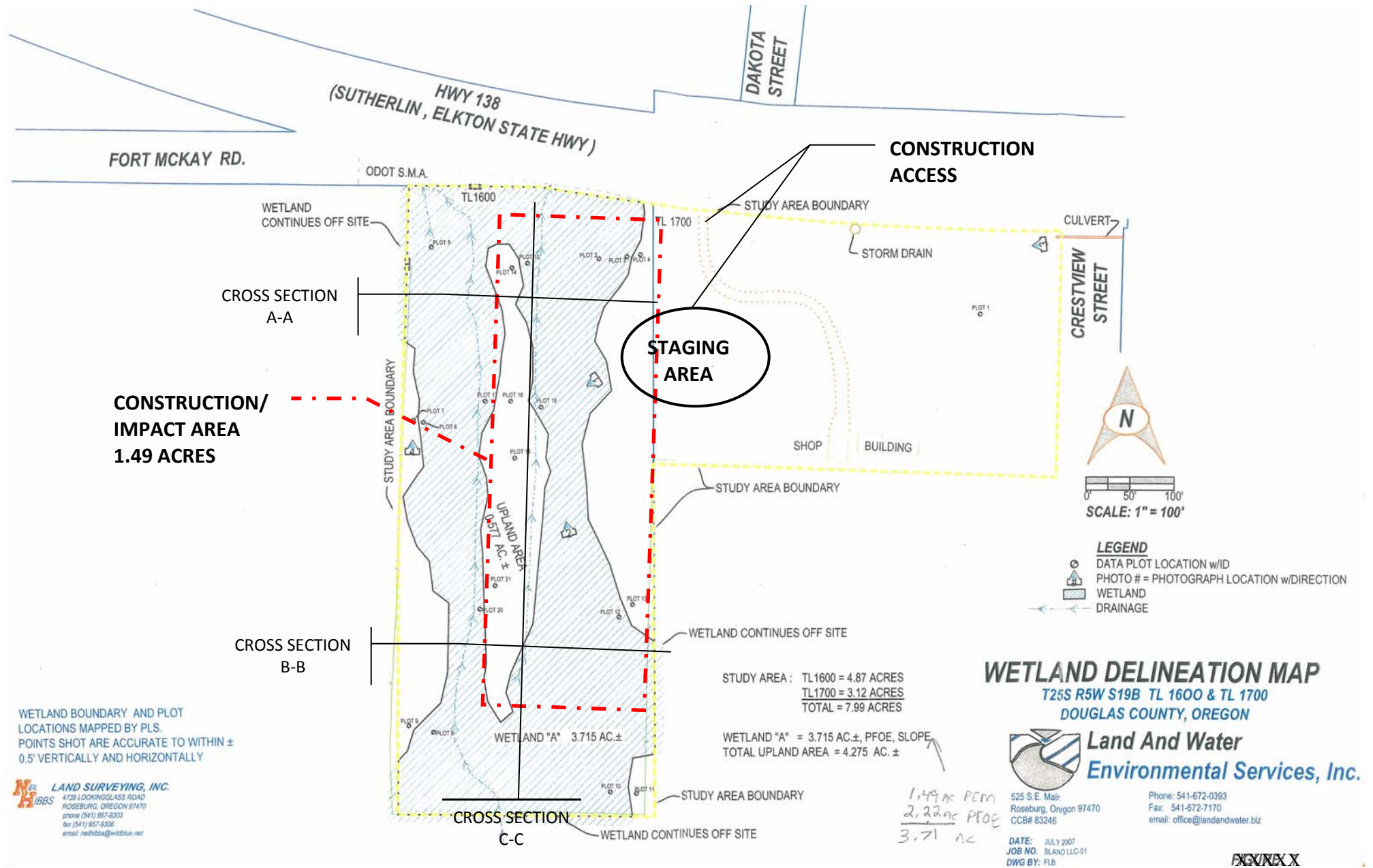
# EXHIBIT "A"

Annexation of TL 1600, 1700 T25S, R5W, W.M.  
Douglas County, Oregon.

Sutherlin Wetland Fill Site  
Photo Points & Directions (P1-P23)  
T25S, R5W, Section 19B, Tax Lot 1600  
1780 W. Central Ave. (Hwy 138)  
Sutherlin, OR  
1.49 acre Wetland Fill  
DSL Permit #39500-FP  
USACE Permit # NWP-2007-955-/1

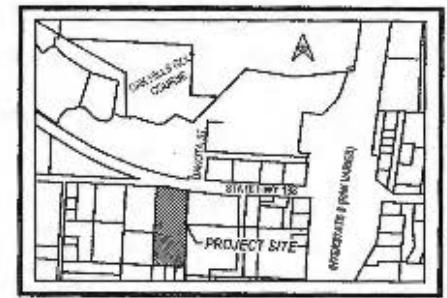






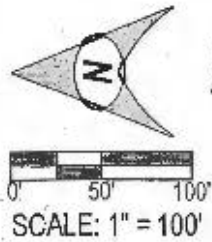
# **LOCATION OF STAGING AREA, CONSTRUCTION ACCESS, CROSS SECTIONS & JURISDICTIONAL BOUNDARY**

T25S R5W S19B TL 1600  
DOUGLAS COUNTY, OREGON  
SITE LOCATION MAP



VICINITY MAP  
NO SCALE

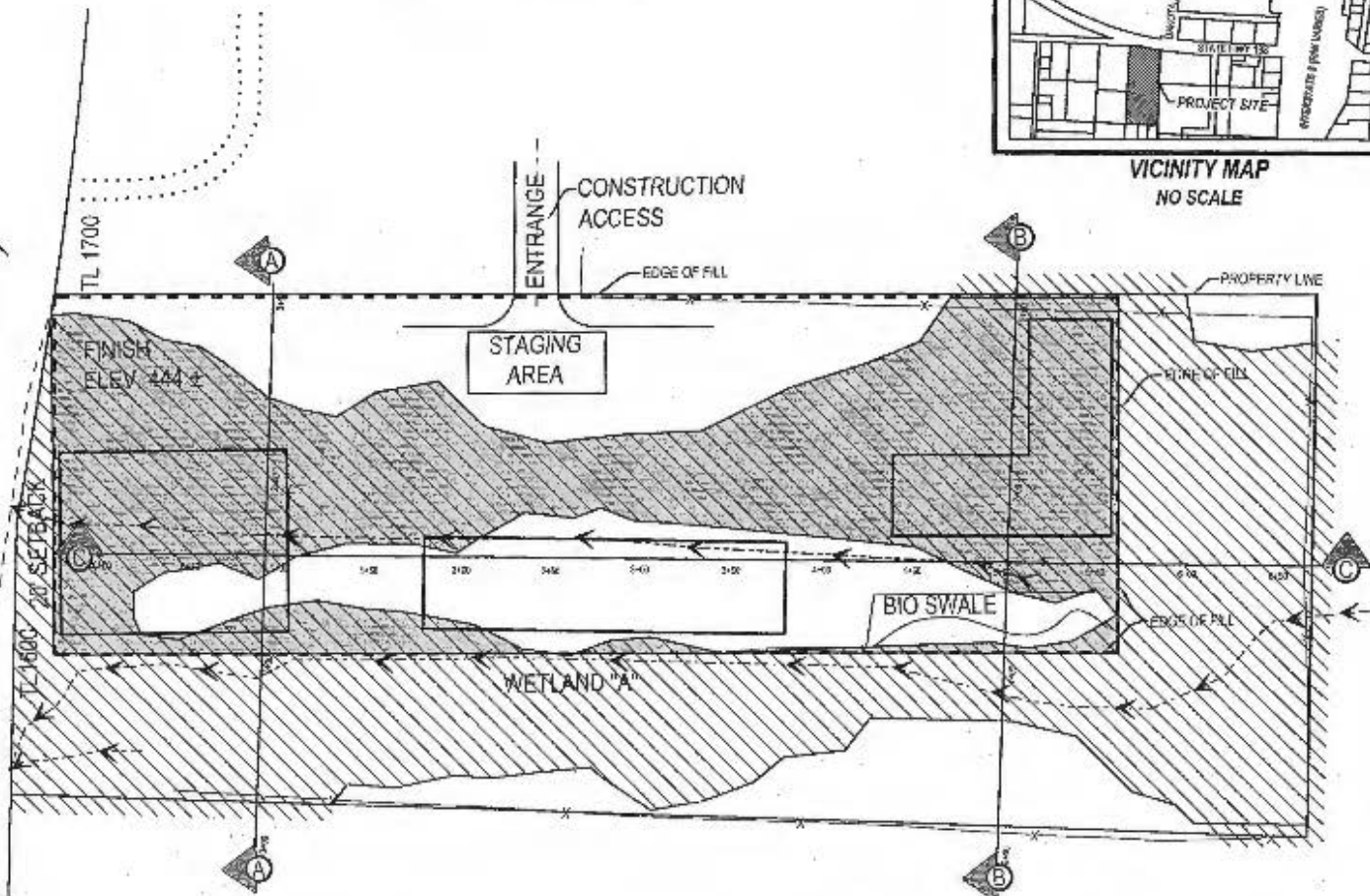
DAKOTA  
STREET



SCALE: 1" = 100'

HWY 138  
(SUTHERLIN, ELKTON STATE HWY)

FORT MCKAY RD.



WETLAND AREA = 3.71 AC.±



PERMANENT WETLAND IMPACT AREA = 1.19 AC.±



IMPACT AREA = 114,925.12 FT²

114,925.12 FT² x 4.5' = 517163.04 FT³

517163.04 x 4.5' FILL = 19154.16 YDS³



**Land And Water  
Environmental Services, Inc.**

525 S.E. Main  
Roseburg, Oregon 97470  
CCB# 83246

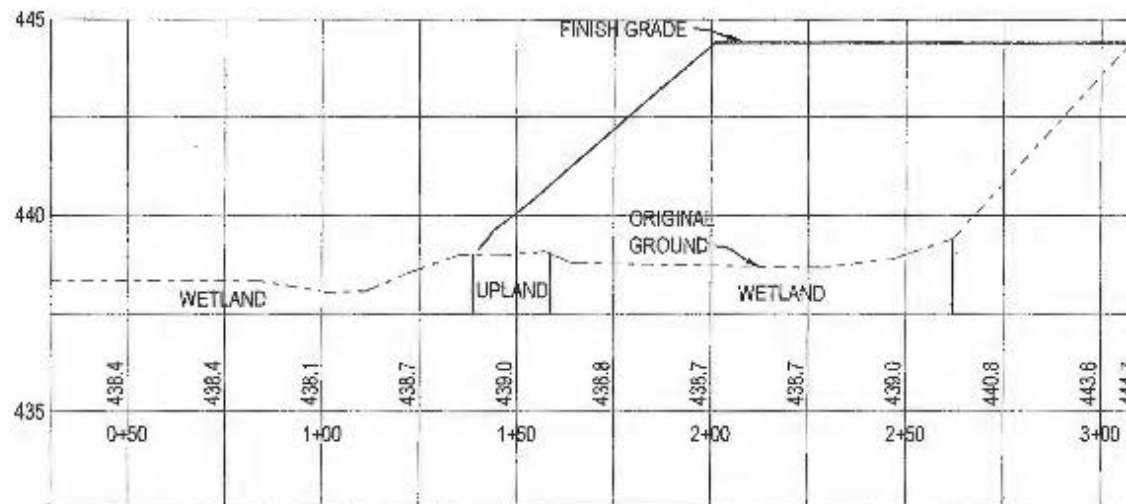
DATE: OCT. 2007  
JOB NO.  
DWG BY: JLD

Phone: 541-672-0393  
Fax: 541-672-7170  
email: ctfice@landandwater.biz

FIGURE X-3

**LOCATION OF  
CROSS SECTIONS, JURISDICTIONAL BOUNDARY,  
& PERMANENT IMPACT AREAS**





SECTION A-A

SCALE: HORIZ. = 1" = 50'  
VERT. = 1" = 5'

WETLAND BOUNDARY AND PLOT  
LOCATIONS MAPPED BY PLS.  
POINTS SHOT ARE ACCURATE TO  
WITHIN  $\pm 0.5'$  VERTICALLY AND  
HORIZONTALLY

**NEEL HUBBS LAND SURVEYING, INC.**  
4738 LOCKINGGLASS ROAD  
ROSEBURG, OREGON 97470  
phone (541) 957-8308  
fax (541) 957-8306  
email: neelhubbs@qualtelus.net



**Land And Water  
Environmental Services, Inc.**

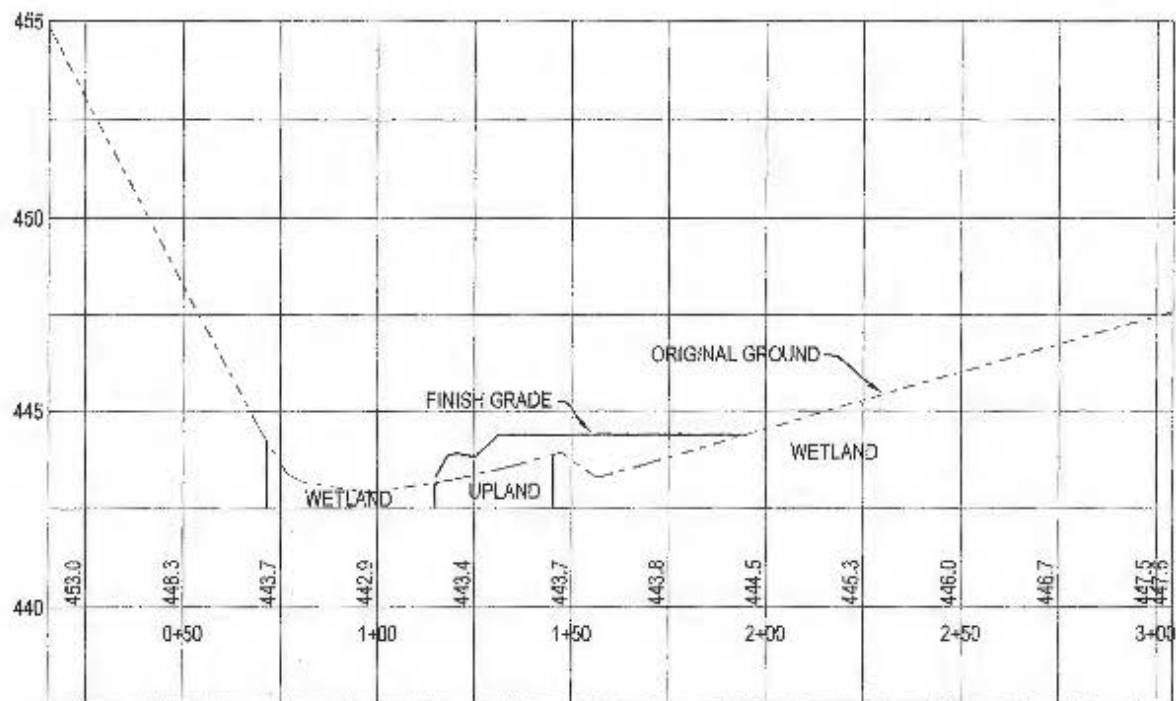
525 S.E. Main  
Roseburg, Oregon 97470  
CCB# 53246

Phone: 541-672-0393  
Fax: 541-672-7170  
email: office@landandwater.biz

DATE: OCT. 2007  
JOB NO.  
DWG BY: FLB

FIGURE XX

CROSS SECTION A-A

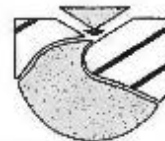


SECTION B-B

SCALE: HORIZ. = 1" = 50'  
VERT. = 1" = 5'

WETLAND BOUNDARY AND PLOT  
LOCATIONS MAPPED BY PLS.  
POINTS SHOT ARE ACCURATE TO  
WITHIN  $\pm 0.5'$  VERTICALLY AND  
HORIZONTALLY

**NEIL J. JUBBS** LAND SURVEYING, INC.  
4739 LOOKING GLASS ROAD  
ROSEBURG, OREGON 97470  
phone (541) 957-9303  
fax (541) 957-9306  
email: neil@njlubbs.com



**Land And Water  
Environmental Services, Inc.**

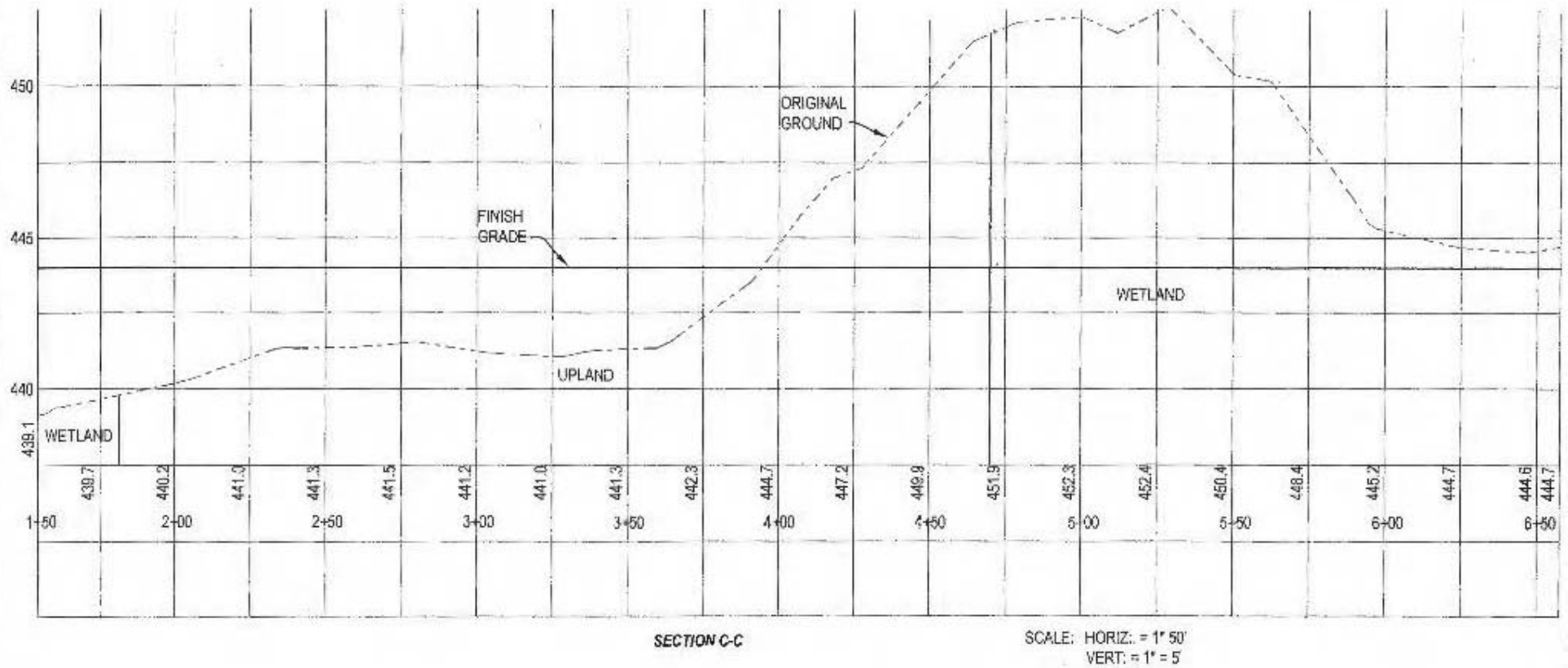
525 S.E. Main  
Roseburg, Oregon 97470  
CCB# B3246

Phone: 541-672-0393  
Fax: 541-672-7170  
email: office@landandwater.biz

DATE: OCT. 2007  
JOB NO.  
DWG BY: FLS

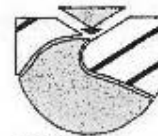
FIGURE B

## CROSS SECTION B-B



WETLAND BOUNDARY AND PLOT LOCATIONS MAPPED BY PLS  
POINTS SHOT ARE ACCURATE TO  
WITHIN  $\pm 0.5'$  VERTICALLY AND  
HORIZONTALLY

**NEAL HUBBS LAND SURVEYING, INC.**  
4739 LOOKINGGLASS ROAD  
ROSEBURG, OREGON 97470  
phone (541) 957-8925  
fax (541) 957-8305  
email: nealhubbs@netblue.net



**Land And Water  
Environmental Services, Inc.**

525 S.E. Main  
Roseburg, Oregon 97470  
CCB# 63246

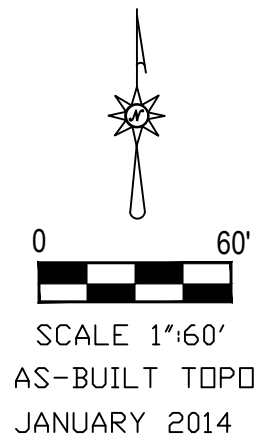
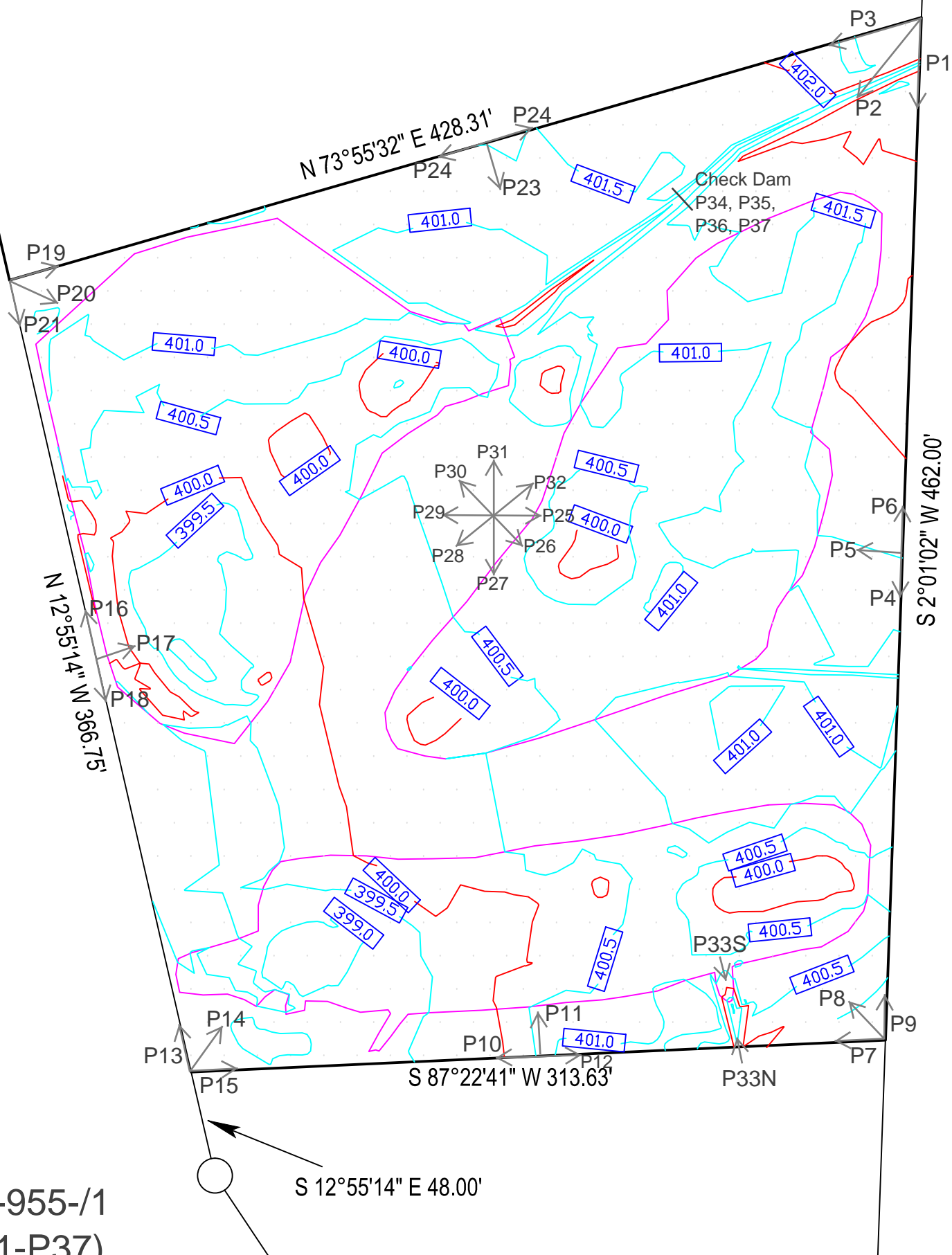
Phone: 541-672-0393  
Fax: 541-672-7170  
email: office@landandwater.biz

DATE:  
JOB NO.  
DWG BY:

**FIGURE XX**

## CROSS SECTION C-C

Green Valley Mitigation Site  
T25S, R6W, Tax Lot 100  
2697 Green Valley Road  
Oakland, OR  
3.46 acres  
DSL Permit #39500-FP  
USACE Permit # NWP-2007-955-/1  
Photo Points & Directions (P1-P37)



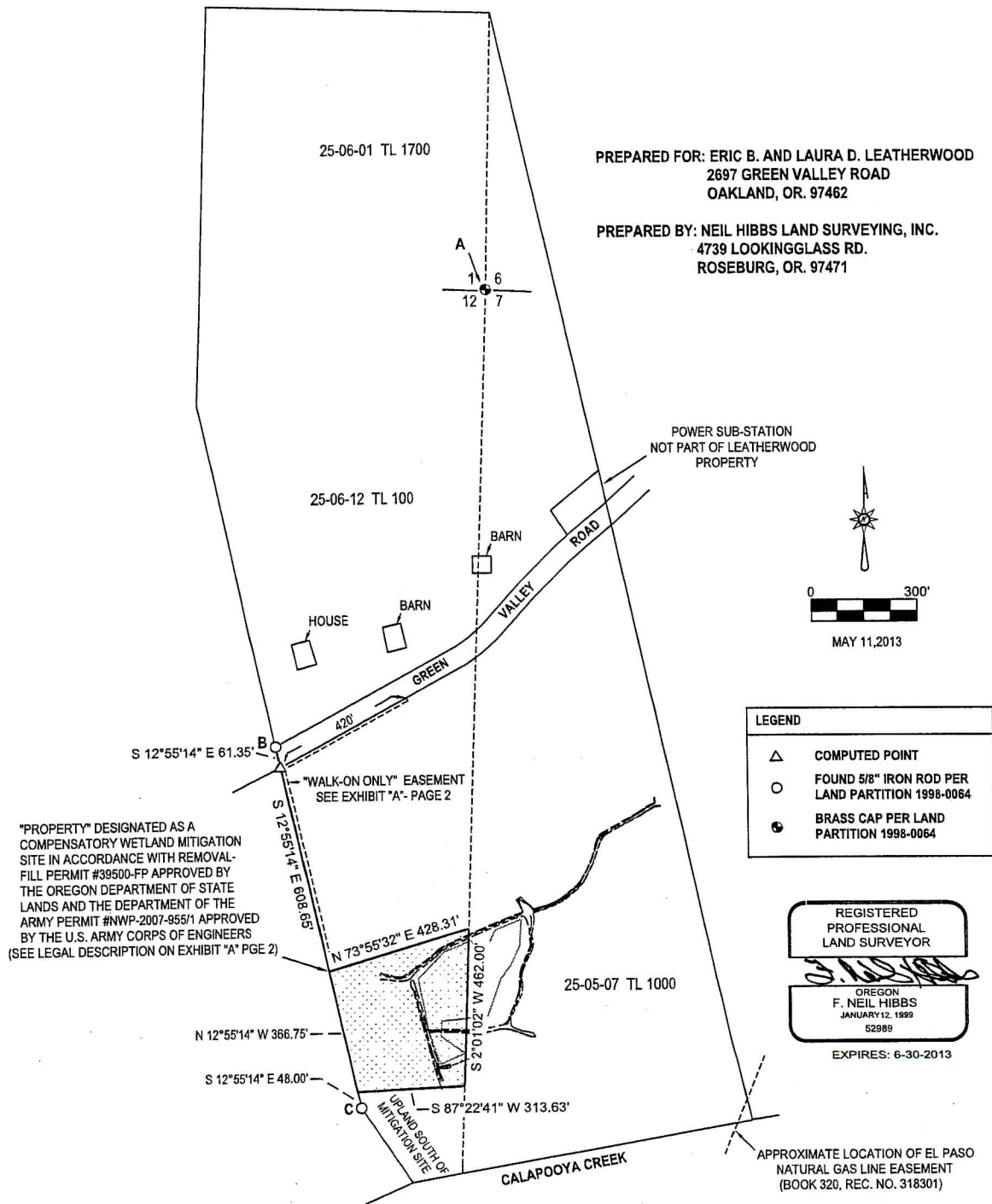
CREATED BY: NEIL HIBBS LAND SURVEYING

# EXHIBIT "A"- PAGE 1

LEATHERWOOD PROPERTY IMPROVEMENT PROJECT- 3.46 ACRES  
2697 GREEN VALLEY ROAD

PREPARED FOR: ERIC B. AND LAURA D. LEATHERWOOD  
2697 GREEN VALLEY ROAD  
OAKLAND, OR. 97462

PREPARED BY: NEIL HIBBS LAND SURVEYING, INC.  
4739 LOOKINGGLASS RD.  
ROSEBURG, OR. 97471



A-B BEARS S 25°29'54" W 1455.25'  
B-C BEARS S 12°55'14" E 1084.75' (S 14°52'04" E 1084.75' PER LP 2008-0064)

BEARINGS ARE GRID NAD 83, OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND.

Copy of Page 7 of Deed Restriction,  
Appendix E

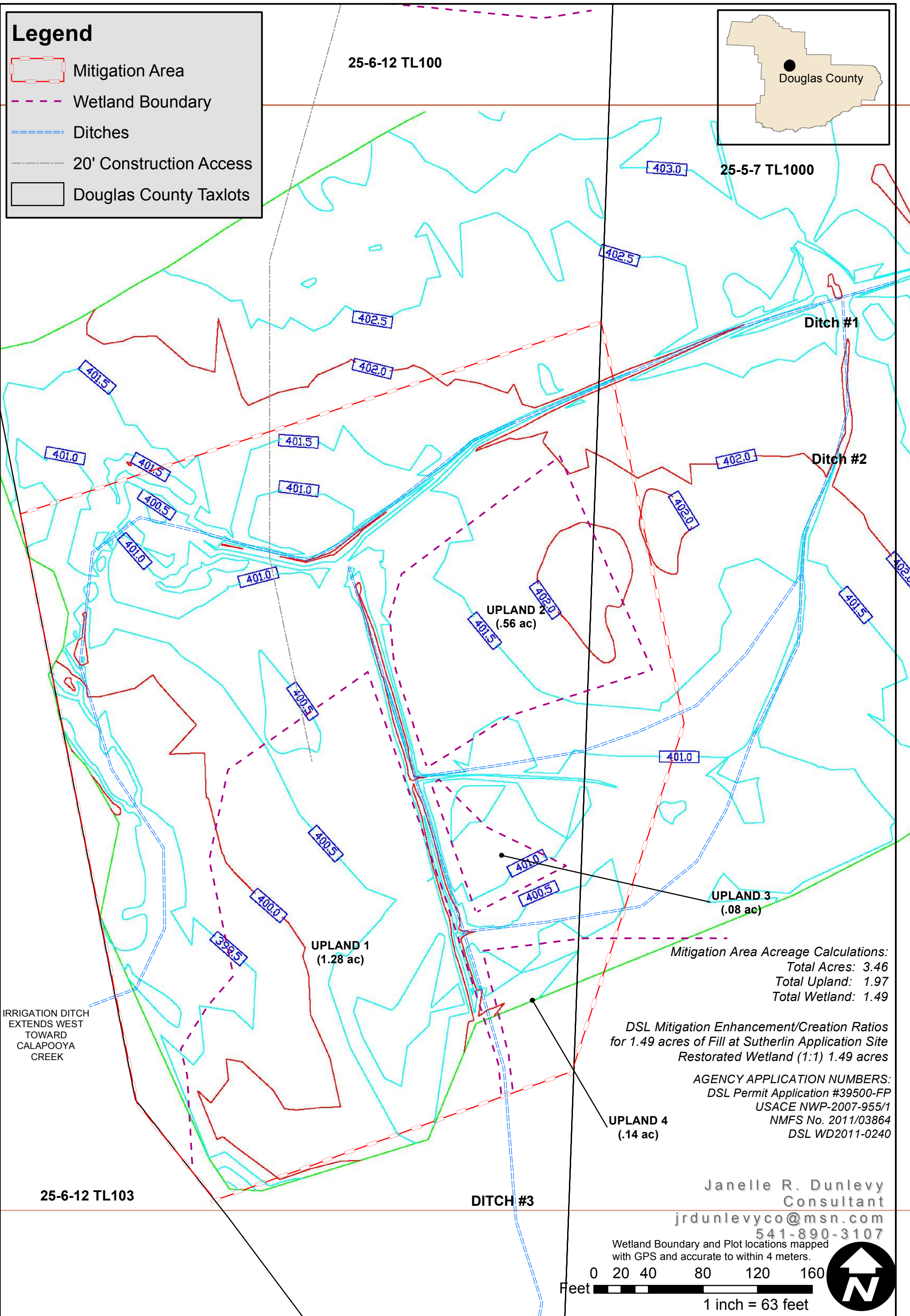
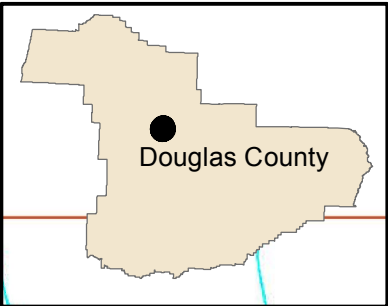


# Compensatory Wetland Mitigation Site

2697 Green Valley Road ~ Wetland Delineation Map

## Legend

- Mitigation Area
- Wetland Boundary
- Ditches
- 20' Construction Access
- Douglas County Taxlots



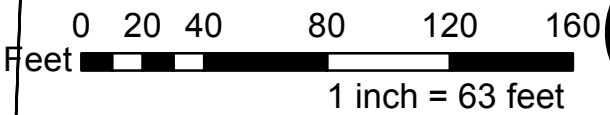
Mitigation Area Acreage Calculations:  
Total Acres: 3.46  
Total Upland: 1.97  
Total Wetland: 1.49

DSL Mitigation Enhancement/Creation Ratios  
for 1.49 acres of Fill at Sutherlin Application Site  
Restored Wetland (1:1) 1.49 acres

AGENCY APPLICATION NUMBERS:  
DSL Permit Application #39500-FP  
USACE NWP-2007-955/1  
NMFS No. 2011/03864  
DSL WD2011-0240

Janelle R. Dunlevy  
Consultant  
jrdunlevyco@msn.com  
541-890-3107

Wetland Boundary and Plot locations mapped  
with GPS and accurate to within 4 meters.





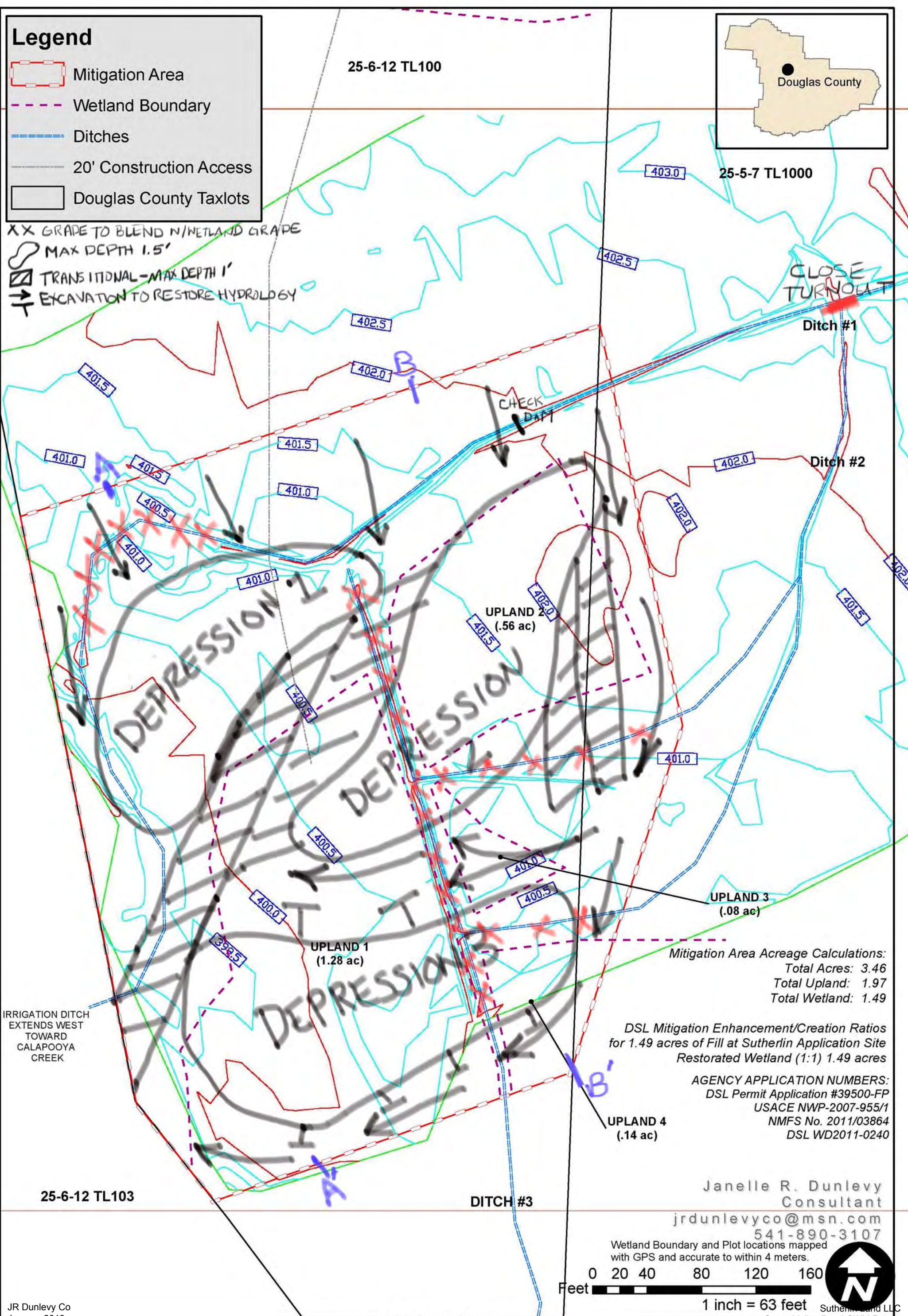
# Compensatory Wetland Mitigation Site

## 2697 Green Valley Road ~ Wetland Delineation Map

### Legend

- Mitigation Area
- Wetland Boundary
- Ditches
- 20' Construction Access
- Douglas County Taxlots

XX GRADE TO BLEND N/WETLAND GRAPE  
MAX DEPTH 1.5'  
TRANSITIONAL-MAX DEPTH 1'  
EXCAVATION TO RESTORE HYDROLOGY

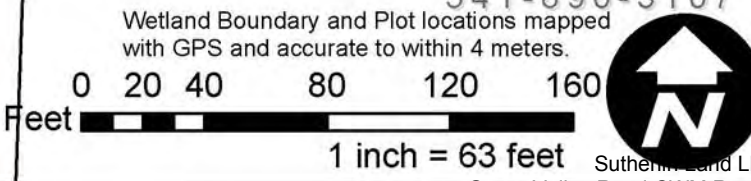


Mitigation Area Acreage Calculations:  
Total Acres: 3.46  
Total Upland: 1.97  
Total Wetland: 1.49

DSL Mitigation Enhancement/Creation Ratios  
for 1.49 acres of Fill at Sutherlin Application Site  
Restored Wetland (1:1) 1.49 acres

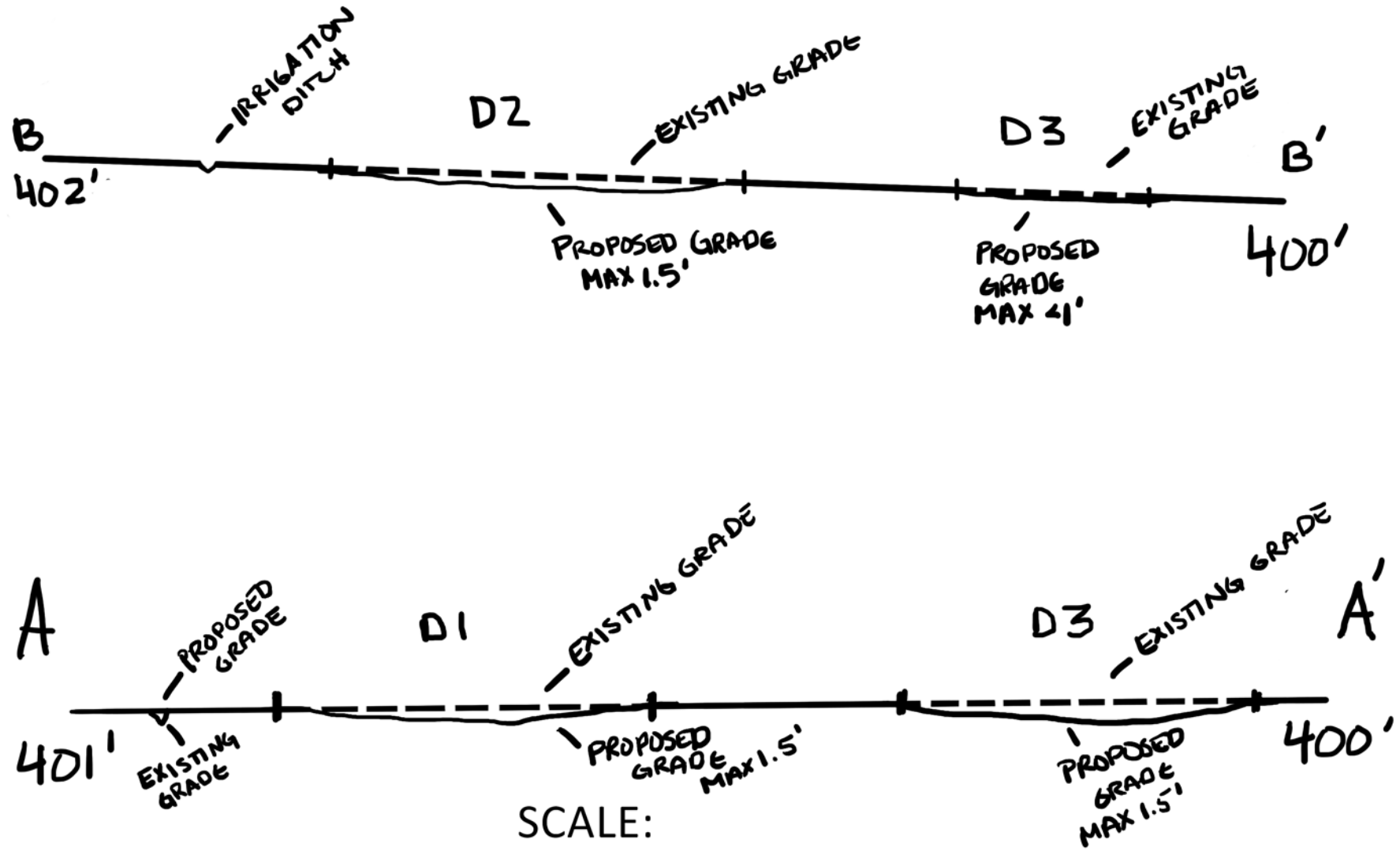
AGENCY APPLICATION NUMBERS:  
DSL Permit Application #39500-FP  
USACE NWP-2007-955/1  
NMFS No. 2011/03864  
DSL WD2011-0240

Janelle R. Dunlevy  
Consultant  
jrdunlevyco@msn.com  
541-890-3107





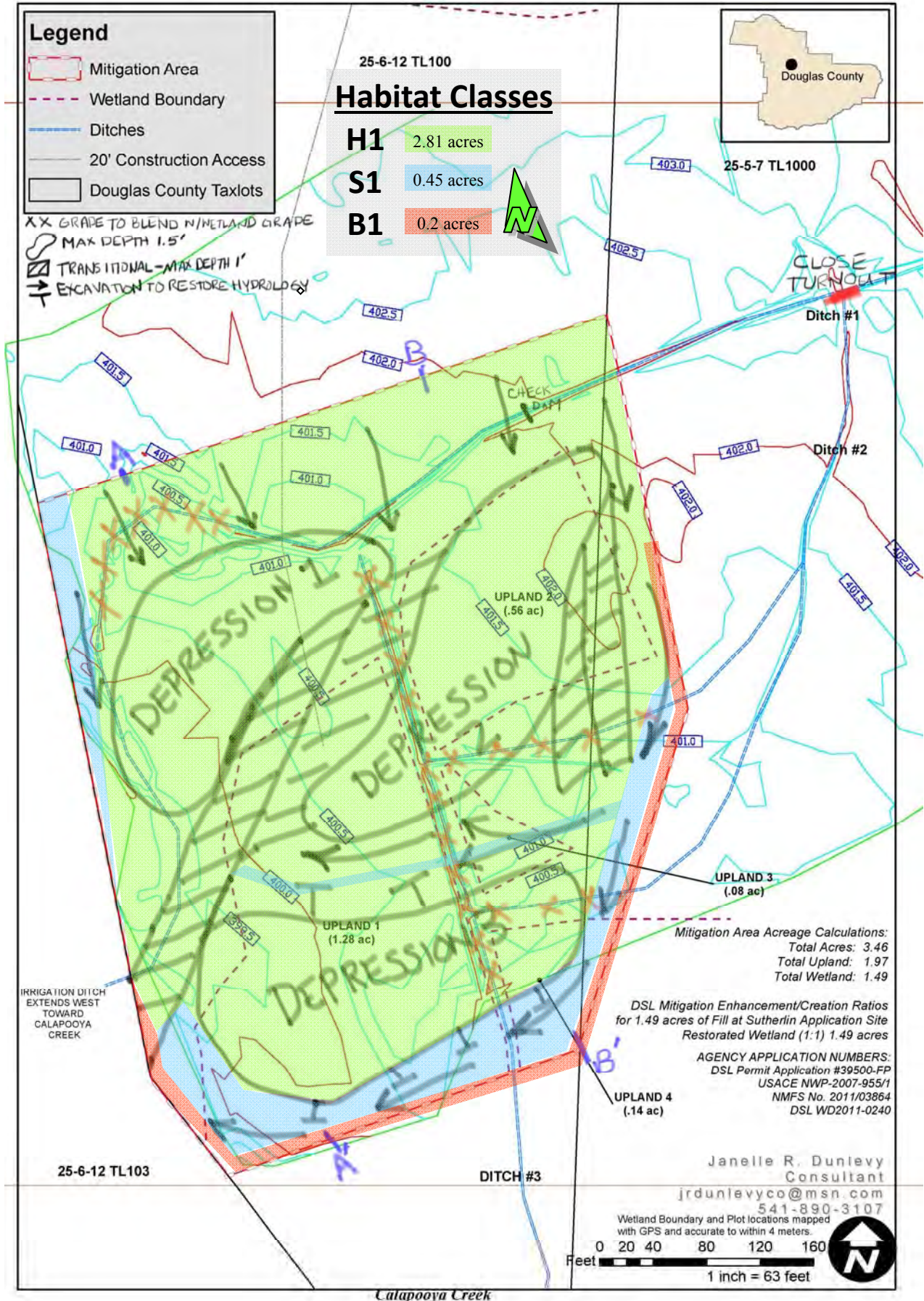
# Cross Section View of Mitigation Project





# Compensatory Wetland Mitigation Site

2697 Green Valley Road ~ Wetland Delineation Map



## Planting Plan for Depressions 1 & 2

DEPRESSION 1



DEPRESSION 2



O=Obligate Species

FW=Fac Wet Species

FW-S=FAC Wet Shrub

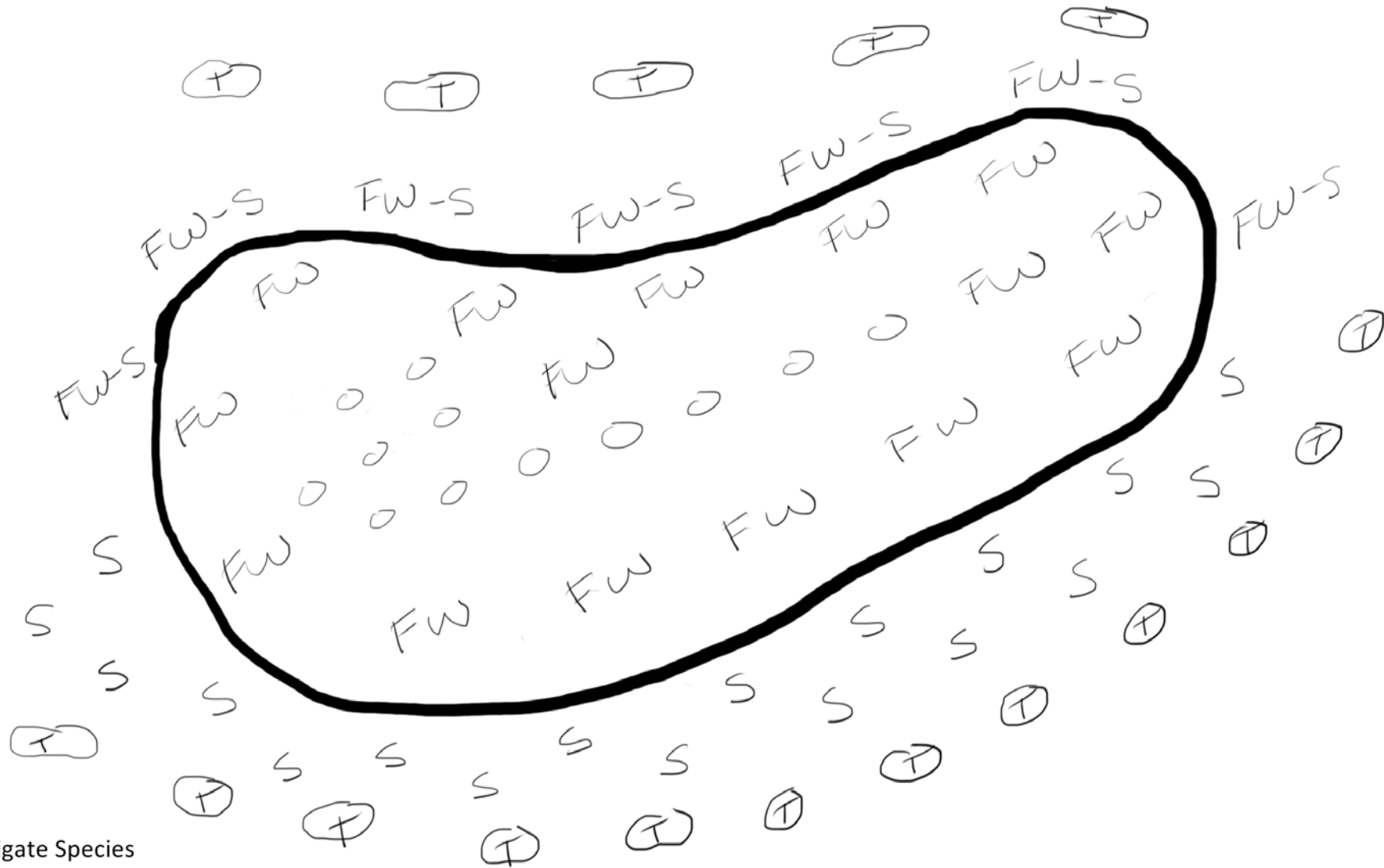
S=Shrub (best suited for habitat)

T=Tree (best suited for habitat)

(List of plants and suitability listed in CWM report)

JR Dunlevy Co  
January 2013

## Depression 3 Planting Plan



O=Obligate Species

FW=Fac Wet Species

FW-S=FAC Wet Shrub

S=Shrub (best suited for habitat)

T=Tree (best suited for habitat)

(List of plants and suitability listed in CWM report)



## 2014 Sutherlin Land LLC Mitigation Plant List

Comparison of plants available, proposed and planted on both mitigation sites.

Species	Indicator Status	Latin Name	# Available & Purchased	CWM Site		Development Site		Total Planted
				CWM Proposed	Planted 2/14/14	Development Proposed	Planted 2/23/14	
Red alder	FAC	<i>Alnus rubra</i>	50	50	50	0		50
Oregon ash	FACW	<i>Fraxinus latifolia</i>	50	50	50	0		50
Douglas fir	FACU	<i>Pseudotsuga menziesii</i>	20	0	0	20	20	20
Big leaf maple	FACU	<i>Acer macrophyllum</i>	45	40	40	5	5	45
Douglas Hawthorn	FAC	<i>Crataegus douglasii</i>	20	10	10	10	10	20
Red-osier dogwood	FACW	<i>Cornus stolonifera</i>	300	200	200	100	100	300
Pacific ninebark	FACW	<i>Physocarpus capitatus</i>	150	100	100	50	50	150
Douglas Spirea	FACW	<i>Spirea douglasii</i>	100	150	100	0		100
Oceanspray	FACU	<i>Holodiscus discolor</i>	50	50	25	0	25	50
Rosa	FACU	<i>Rosa nutkana</i>	25	75	25	0		25
Blue Elderberry	FAC	<i>Sambucus nigra</i>						
Substitute Plant	FACU	<i>S. racemosa</i> (Red Elderberry)	100	50	50	50	50	100
Red Flowering Current		<i>Ribes sanguineum</i>						2
Substitute Plant	FAC	<i>Ribes aureum</i> (Golden Current)	50		25	50	25	50
Oak, White	UPL	<i>Quercus garryana</i>	5		2		3	5
Cottonwood Poles, black	FAC	<i>Populus balsamifera</i>	110		50	50	60	110
Willow Poles	FACW	<i>Salix lasiandra</i> & <i>S. scouleriana</i>	250		150	100	100	250
Willow Bundles	FACW	<i>Salix lasiandra</i> & <i>S. scouleriana</i>	55		35	20	20	55
Ornamental Dogwood	FACW	<i>Cornus glabrata</i>		2	2			
Ornamental Dogwood	FACU	<i>Cornus nuttallii</i>		3	3			
			1380	780	917	455	468	1382

# Proposed Plant List

## March 2013 Compensatory Wetland Mitigation Report

Table 6: Plant List by HGM & Cowardin Class for Enhancement & Restoration Areas

Species	Indicator Status	Type	Established by:	HGM/ Cowardin Class:	
				Enhancement	Restoration
Acer macrophyllum (Big-Leaf Maple)	FACU	Tree	5) Seedlings	SLOPE/PEM	SLOPE/PSS
Agrostis exarata (Tall Bentgrass)	FACW	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM
Alnus Rubra (Red Alder)	FAC	Tree	5) Seedlings	SLOPE/PEM	SLOPE/PSS
Backmannia syzigachne (American Sloughgrass)	OBL	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM
Bidens cernua (Beggar's Ticks, Nodding)	FACW+	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM
Carex densa (Dense Sedge)	OBL	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM
Carex unilateralis (One-sided Sedge)	FACW	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM
Cornus alba (Red Osier Dogwood)	FACW	Shrub	30) Bareroot	SLOPE/PEM	SLOPE/PSS
Crataegus douglasii (Black hawthorn)	FAC	Shrub	5) Seedlings	SLOPE/PEM	SLOPE/PSS & PEM
Deschampsia cespitosa (Tufted Hairgrass)	FACW	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM
Downingia yina (Willamette Valley calico flower)	OBL	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM
Eleocharis palustris (Common Spike-rush)	OBL	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM
Eryngium petiolatum (Coyote Thistle, Rush Leaf)	OBL	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM
Fraxinus latifolia (Oregon Ash)	FACW	Shrub/Tree	Seed/ 5) Bareroot	SLOPE/PEM	SLOPE/PSS
Glyceria occidentalis (Western Mannagrass)	OBL	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & DO/PEM
Grindelia integrifolia (Valley Gumweed)	FACW	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM
Juncus oxymeris (Pointed Rush)	FACW+	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM
Limnanthes douglassii (Douglas Meadowfoam)	OBL	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM
Physocarpus capitatus (Pacific Ninebark)	FACW	Shrub	30) Bareroot	SLOPE/PEM	SLOPE/PSS & PEM
Ranunculus occidentalis (Western Buttercup)	FACW	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM
Salix lasiandra (Pacific Willow)	FACW+	Shrub	100) Cuttings	SLOPE/PEM	SLOPE/PSS
Veronica scutellata (Speedwell, Marsh)	OBL	Emergent	Seed	SLOPE/PEM	SLOPE/PSS & PEM

## Information regarding existing plant communities

### March 2013 Compensatory Wetland Mitigation Report

#### 4.1 Existing Plant Communities & Their Distribution

The CWM site is a historic wet prairie/upland prairie association that has been grazed by livestock and harvested for its hay crops. These disturbances have caused the compaction of substrates and the encroachment of exotic species. The major plant communities include the following list of dominant species, their abundance in relation to the upland versus wetland area and their distribution between the uplands, wetlands and the fringe area near their boundaries are listed in Table 3:

**Table 3:** Summary of Existing Plant Communities, Their Abundance & Distribution

Species	Indicator Status	Abundance Upland:Wetland	Distribution
<i>Alopecurus geniculatus</i> (Water Foxtail)	FACW	Less:More	Wetland to Upland fringe
<i>Alopecurus pratensis</i> (Meadow Foxtail)	FACW	Moderate:Very	Wetland & Upland past fringe
<i>Bellis perennis</i> (English Daisy)	UPL	More:Less	Upland to Wetland fringe
<i>Eleocharis palustris</i> (Common Spike-rush)	OBL	None:Moderate	Wetland
<i>Festuca pratensis</i> (Meadow Fescue)	FACW	Very:Moderate	Upland to Wetland fringe
<i>Juncus effusus</i> (Common Rush)	FACW	None:Very	Wetland
<i>Lolium perenne</i> (Perennial Ryegrass)	FACU	Very:Less	Upland to Wetland fringe
<i>Medicago lupulina</i> (Black Medic Clover)	FAC	More:Moderate	Upland & Wetland fringe
<i>Mentha pulegium</i> (Penny-Royal)	OBL	Less:Very	Wetland and Upland fringe
<i>Ranunculus occidentalis</i> (Western Buttercup), <i>native</i>	FACW	Moderate	Wetland
<i>(not listed on any data forms in delineation report, primarily found in wetland are to be enhanced, dominant in this area and flowering in late March-April)</i>			
<i>Trifolium repens</i> (White Clover)	FACU	Very:Less	Upland to Wetland fringe

There are known English Hawthorne shrubs adjacent to the upland area and the ditches. These non-native shrubs will be eradicated from the project site.

## Summary Table of Expected Gains & Losses of Functions and Values

Table 4: March 2013 Compensatory Wetland Mitigation Report

\*\*note the acreage at the CWM Site has decreased to 3.46 acres of wetland (1.97 restored/1.49 enhanced)

Summary Table of Expected Gains & Losses of Functions and Values						
Site Name: SUTHERLIN LAND LLC COMMERCIAL DEVELOPMENT (IMPACT) SITE AND COMPENSATORY WETLAND MITIGATION SITE						
Subclass: <i>SLOPE</i>		Wetland (5.5 ac)	Upland (1.3 ac)	Predicted (6.8 ac)	<i>IMPACT SITE (1.49 ac)</i>	Net Change
Function Capacity	Score	Score	Score	Score	Score	Score
<i>Water Storage and Delay</i>						
Function Capacity Score:	0.6	0.1	0.7		0.3	0.4
<i>Sediment Stabilization and Phosphorus Retention</i>						
Function Capacity Score:	0.5	0.2	0.5		0.4	0.1
<i>Nitrogen Removal</i>						
Function Capacity Score:	0.3	0.1	0.3		0.1	0.2
<i>Primary Production</i>						
Function Capacity Score:	0.3	0.2	0.4		0.3	0.1
<i>Thermoregulation</i>						
Function Capacity Score:			0.3		n/a	0.3
<i>Resident Fish Habitat Support</i>						
Function Capacity Score:	Not applicable (n/a)				n/a	
<i>Anadromous Fish Habitat Support</i>						
Function Capacity Score:	Not applicable (n/a)				n/a	
<i>Invertebrate Habitat Support</i>						
Function Capacity Score:	0.4	0.1	0.5		not listed	can't compare
<i>Amphibian and Turtle Habitat:</i>						
Function Capacity Score:	0.4	0.1	0.4		0.0	0.4
<i>Breeding Waterbird Support:</i>						
Function Capacity Score:	0.4	0.2	0.5		not listed	can't compare
<i>Wintering and Migratory Waterbird Support</i>						
Function Capacity Score:	0.5	0.2	0.6		0.2	0.4
<i>Songbird Habitat Support</i>						
Function Capacity Score:	0.5	0.2	0.5		0.4	0.1
<i>Support of Characteristic Vegetation</i>						
Function Capacity Score:	0.3	0.2	0.5		0.3	0.2

# Native Water Quality



	Mixture Composition	%
<b>Elymus glaucus</b>	<b>Blue Wildrye</b>	<b>46%</b>
<b>Festuca rubra rubra</b>	<b>Native Red Fescue</b>	<b>38%</b>
<b>Deschampsia cespitosa</b>	<b>Tufted Hairgrass</b>	<b>12%</b>
<b>Glyceria occidentalis</b>	<b>Western Mannagrass</b>	<b>2%</b>
<b>Beckmannia Syzigachne</b>	<b>American Sloughgrass</b>	<b>2%</b>

**Seeding Rate: 15-20 Pounds per Acre  
1 Lbs. per 1000 sq feet**

**Sunmark's Native Water Quality Mixture™** is designed as a native bio-filtration seed mix. This Salmon Friendly native mix will perform well in the bottom of drainage swales, storm water retention ponds, and bio-filtration swales. This mixture will range from the continuously wet lowlands, up into the riparian zone, offering erosion control and habitat development.

**Blue Wildrye** short lived perennial bunchgrass is commonly used for erosion protection and as a very attractive native grass in the wetter zones.

**Native Red Fescue** is a long-lived cool season, perennial sod-former. Performs well in shaded areas. Deep rooting characteristics provide excellent soil stabilization for erosion control and rangeland improvement.

**Tufted Hairgrass** is a perennial native bunchgrass ranging from Alaska to Arizona. It is a large, leafy and palatable grass that occurs on wet or damp sites.

**Western Mannagrass** is a cool season, rhizomatous, slender perennial that grows 2 to 5 feet tall. Excellent for erosion control of streambanks and riparian zones and has a large seed head that looks like wild rice, to attract all waterfowl.

**American Sloughgrass** is a cool season, short lived perennial that may develop short rhizomes. Found extensively in swamps and marshes. Excellent for wetland establishment providing nesting habitat for waterfowl.

**SUNMARK SEEDS INTERNATIONAL (503) 241-SEED  
E-Mail Address [seeds@sunmarkseeds.com](mailto:seeds@sunmarkseeds.com)**



# **APPENDIX C**

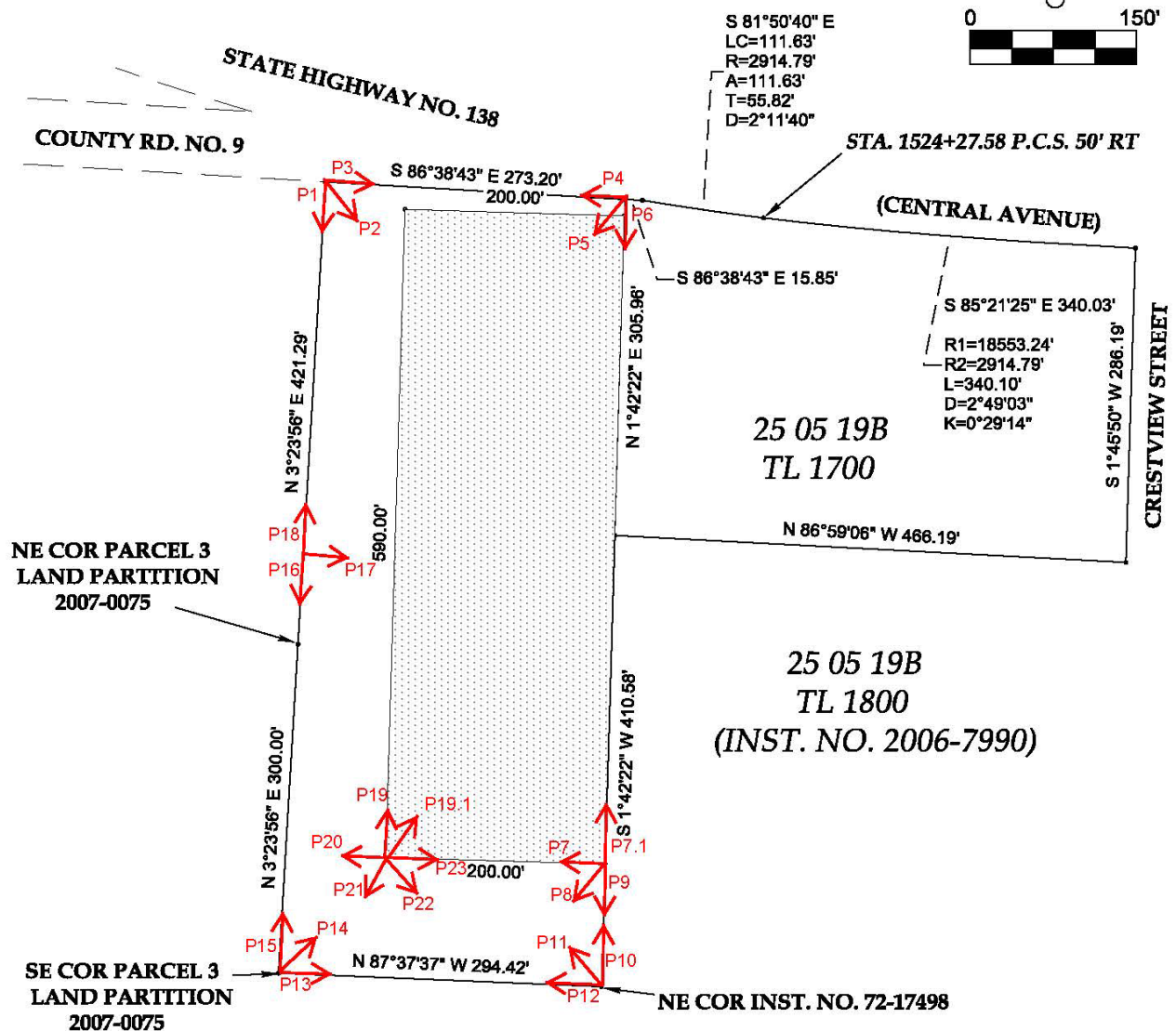
## **SUTHERLIN COMMERCIAL DEVELOPMENT PROJECT SITE PHOTO POINTS**

Map of photo point locations & directions

List of photo points with descriptions & directions

2-23-2014 Color Photos with descriptions & directions

*Annexation of TL 1600, 1700 T25S, R5W, W.M.  
Douglas County, Oregon.*



## **PHOTO POINTS 1-3**

Taken from Northwest corner of tax lot 1600, at the fence line:

- PP-1: South view
- PP-2: Southeast view
- PP-3: East view
- PP-1.2.3N-S: Panoramic photo with North to South aspect

## **PHOTO POINTS 4-6**

Taken from Northeast corner of fill material on tax lot 1600, near the property line:

- PP-4: West view
- PP-5: Southwest view
- PP-6: South view
- PP-4.5.6S-N: Panoramic photo with South to North aspect

## **PHOTO POINTS 7-9**

Taken from Southeast corner of fill material on tax lot 1600, at the fence line:

- PP-7.1: North view
- PP-7: West view
- PP-8: Southwest view
- PP-9: South view
- PP-7.8.9N-S: Panoramic photo with North to South aspect
- PP-7.8.9S-N: Panoramic photo with South to North aspect

## **PHOTO POINTS 10-12**

Taken from Southeast corner of tax lot 1600, at the fence line:

- PP-10: North view
- PP-11: Northwest view
- PP-12: West view
- PP-10.11.12W-N: Panoramic photo with West to North aspect

## **PHOTO POINTS 13-15**

Taken from Southwest corner of tax lot 1600, at the fence line:

- PP-13: East view
- PP-14: Northeast view
- PP-15: North view
- PP-13.14.15N-S: Panoramic photo with North to South aspect

## **PHOTO POINTS 16-18**

Taken from middle of the West fence line of tax lot 1600:

- PP-16: South view
- PP-17: East view
- PP-18: North view
- PP-16.17.18N-E: Panoramic photo with North to East aspect
- PP-16.17.18S-E: Panoramic photo with South to East aspect

## **PHOTO POINTS 19-23**

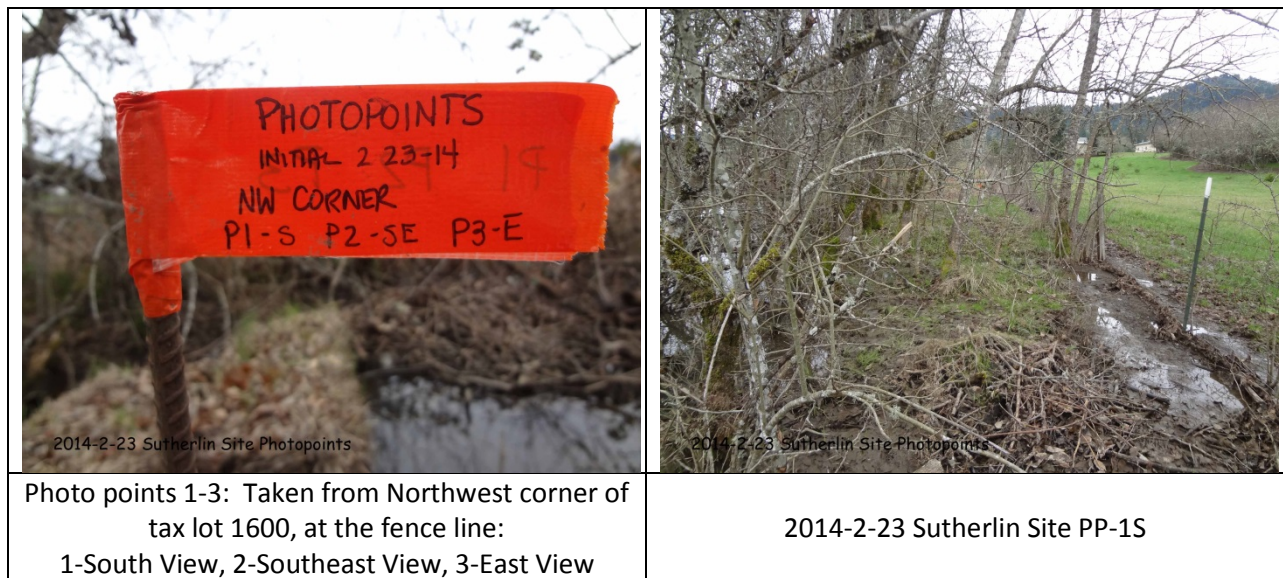
Taken from Southwest corner of fill material on tax lot 1600:

- PP-19: North view
- PP-19.1: Northeast view
- PP-20: West view
- PP-21: Southwest view
- PP-22: Southeast view
- PP-23: East view
- PP-19.23.22N-S: Panoramic photo with North to East aspect.
- PP-19.20.21S-N: Panoramic photo with West to North aspect.
- PP-23.22.21E-W: Panoramic photo with East to South aspect.





## PHOTO POINTS 1-3







2014-2-23 Sutherlin Site PP-1.2.3N-S

## PHOTO POINTS 4-6



Photo points 4-6: Taken from Northeast corner of fill material on tax lot 1600, near property line:  
4-West View, 5-Southwest View, 6-South View

2014-2-23 Sutherlin Site PP-4W



2014-2-23 Sutherlin Site PP-5SW

2014-2-23 Sutherlin Site PP-6S



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-4.5.6S-N



## PHOTO POINTS 7-9



Photo points 7-9: Taken from Southeast corner of the fill material on tax lot 1600, at the fence line:  
7.1-North View, 7-West View, 8-Southwest View,  
9-South View

2014-2-23 Sutherlin Site PP-7.1N



2014-2-23 Sutherlin Site PP-7W

2014-2-23 Sutherlin Site PP-8SW



2014-2-23 Sutherlin Site PP-9S



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-7.8.9N-S



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-7.8.9S-N



## PHOTO POINTS 10-12



Photo points 10-12: Taken from Southeast corner of tax lot 1600, at the fence line:  
10-North View, 11-Northwest View, 12-West View

2014-2-23 Sutherlin Site PP-10N



2014-2-23 Sutherlin Site PP-11NW

2014-2-23 Sutherlin Site PP-12W



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-10.11.12W-N



## PHOTO POINTS 13-15



2014-2-23 Sutherlin Site Photopoints



2014-2-23 Sutherlin Site Photopoints

Photo points 13-15: Taken from Southwest corner of tax lot 1600, at the fence line:  
13-East View, 14-Northeast View, 15-North View

2014-2-23 Sutherlin Site PP-13E



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-14NE



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-15N



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-13.14.15N-S



## PHOTO POINTS 16-18



2014-2-23 Sutherlin Site Photopoints



2014-2-23 Sutherlin Site Photopoints

Photo points 16-18: Taken from middle of the West fence line of tax lot 1600: 16-South View, 17-East View, 18-North View

2014-2-23 Sutherlin Site PP-16S



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-17E



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-18N



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-16.17.18N-E



2014-2-23 Sutherlin Site PP-16.17.18S-E



## PHOTO POINTS 19-23



2014-2-23 Sutherlin Site Photopoints



2014-2-23 Sutherlin Site Photopoints

Photo points 19-23: Taken from Northwest corner of the Mitigation Site, at the fence line:  
19.1-Northeast View, 19-North View,  
20-West View, 21-Southwest View,  
22-Southeast View, 23-East View

2014-2-23 Sutherlin Site PP-19.1NE



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-19N



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-20W



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-21SW



2014-2-23 Sutherlin Site Photopoints

2014-2-23 Sutherlin Site PP-22SE





# **APPENDIX D**

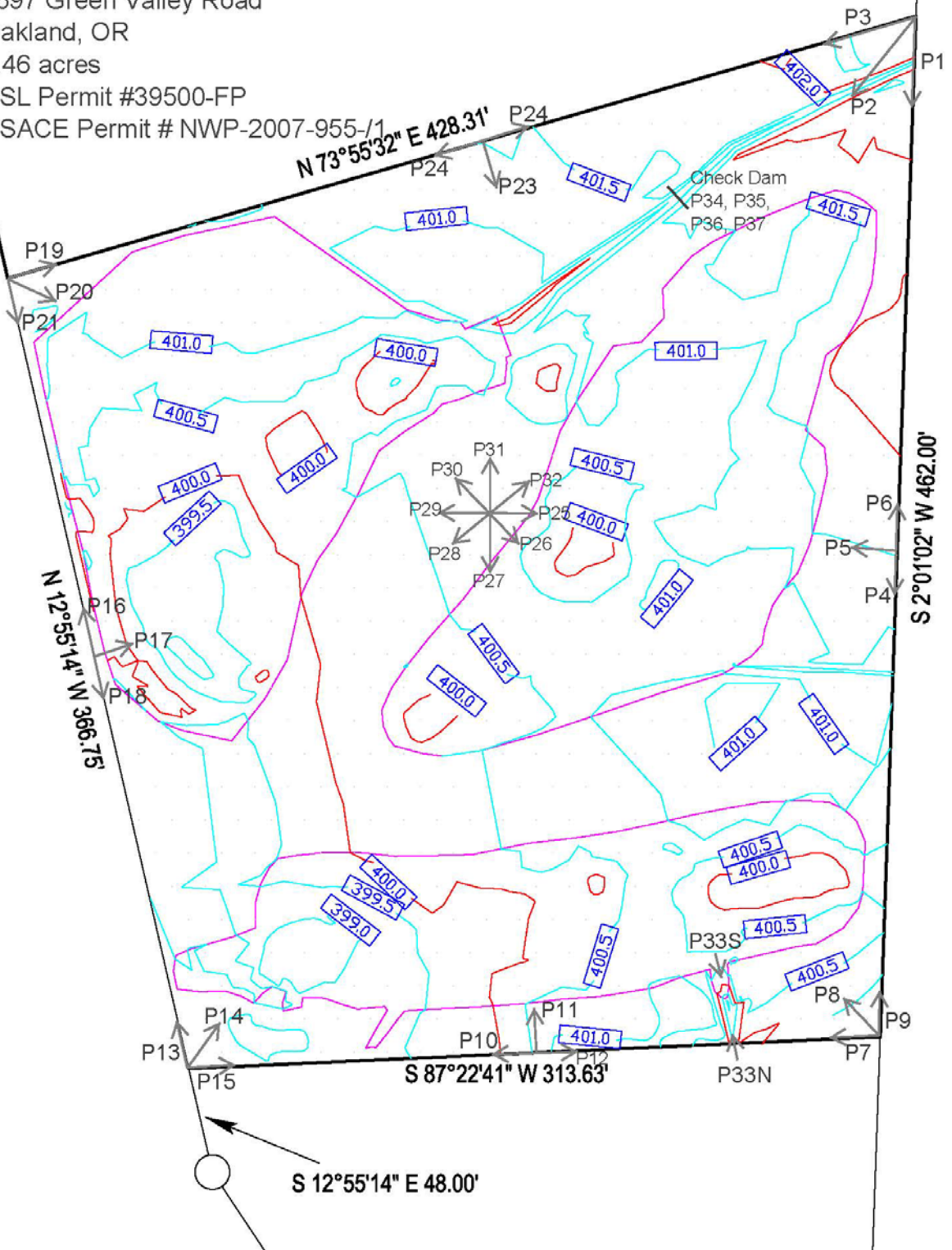
## **GREEN VALLEY CWM PROJECT SITE PHOTO POINTS**

Map of photo point locations & directions

List of photo points with descriptions & directions

2-23-2014 Color Photos with descriptions & directions

Green Valley Mitigation Site  
 Photo Points & Directions (P1-P37)  
 T25S, R6W, Tax Lot 100  
 2697 Green Valley Road  
 Oakland, OR  
 3.46 acres  
 DSL Permit #39500-FP  
 USACE Permit # NWP-2007-955-11





## **PHOTO POINTS 1-3**

Taken from Northeast corner of the Mitigation Site, at the fence line:

- PP-1: South view
- PP-2: Southwest view
- PP-3: West view
- PP-1.2.3N-S: Panoramic photo with North to South aspect
- PP-1.2.3S-N: Panoramic photo with South to North aspect

## **PHOTO POINTS 4-6**

Taken from middle of the East fence line of the Mitigation Site:

- PP-4: South view
- PP-5: West view
- PP-6: North view
- PP-4.5.6: Panoramic photo with North to South aspect
- PP-4.5.6: Panoramic photo with South to North aspect

## **PHOTO POINTS 7-9**

Taken from Southeast corner of the Mitigation Site, at the fence line:

- PP-7: West view
- PP-8: Northwest view
- PP-9: North view
- PP-7.8.9: Panoramic photo with East to West aspect

## **PHOTO POINTS 10-12**

Taken from middle of the South fence line of the Mitigation Site:

- PP-10: West view
- PP-11: North view
- PP-12: East view
- PP-10.11.12: Panoramic photo with East to West aspect
- PP-10.11.12: Panoramic photo with West to East aspect

## **PHOTO POINTS 13-15**

Taken from Southwest corner of the Mitigation Site, at the fence line:

- PP-13: North view
- PP-14: Northeast view
- PP-15: East view
- PP-13.14.15: Panoramic photo with North to South aspect

## **PHOTO POINTS 16-18**

Taken from middle of the West fence line of the Mitigation Site:

- PP-16: North view
- PP-17: East view
- PP-18: South view
- PP-16.17.18: Panoramic photo with North to South aspect
- PP-16.17.18: Panoramic photo with South to North aspect

## **PHOTO POINTS 19-21**

Taken from Northwest corner of the Mitigation Site, at the fence line:

- PP-19: East view
- PP-20: Southeast view
- PP-21: South view
- PP-19.20.21: Panoramic photo with East to West aspect

## **PHOTO POINTS 22-24**

Taken from middle of the North fence line of the Mitigation Site:

- PP-22: East view
- PP-23: South view
- PP-24: West view
- PP-16.17.18: Panoramic photo with North to South aspect
- PP-16.17.18: Panoramic photo with South to North aspect

## **PHOTO POINTS 25-32**

Taken from middle of the Mitigation Site in all directions:

- PP-25: East view
- PP-26: Southeast view
- PP-27: South view
- PP-28: Southwest view
- PP-29: West view
- PP-30: Northwest view
- PP-31: North view
- PP-32: Northeast view
- PP-25\_32: Panoramic photo with North to South aspect
- PP-25\_32: Panoramic photo with East to West aspect
- PP-25\_32: Panoramic photo with South to North aspect
- PP-25\_32: Panoramic photo with West to East aspect

## **PHOTO POINTS 33**

Taken at the overflow channel located at the south end of the mitigation site between photo points 7-9 & 10-12:

- PP-33: North view
- PP-33: South view

## **PHOTO POINTS 34-37**

Taken at the check dam located at the north end of the mitigation site in the ditch line between photo points 22-24 & 1-3:

- PP-34: North to South view
- PP-35: South to North view
- PP-36: East to West view
- PP-37: West to East view



2014-2-23 GreenVly PP-House1.2.3  
3 Merged images to create a southern panoramic view of the CWM at Green Valley Road

**PHOTO POINTS 1-3**



2014-2-23 Green Vly Site Photopoints  
Photo points 1-3: Taken from Northeast corner of the Mitigation Site, at the fence line:  
1-South View, 2-Southwest View, 3-West View



2014-2-23 Green Vly Site Photopoints  
2014-2-23 GreenVly PP-1S



2014-2-23 Green Vly Site Photopoints  
2014-2-23 GreenVly PP-2SW



2014-2-23 Green Vly Site Photopoints  
2014-2-23 GreenVly PP-3W



2014-2-23 Green Vly Site Photopoints

2014-2-23 GreenVly PP-1.2.3N-S



## PHOTO POINTS 4-6



Photo points 4-6: Taken from middle of the East fence line of the Mitigation Site:  
4-South View, 5-West View, 6-North View

2014-2-23 GreenVly PP-4S



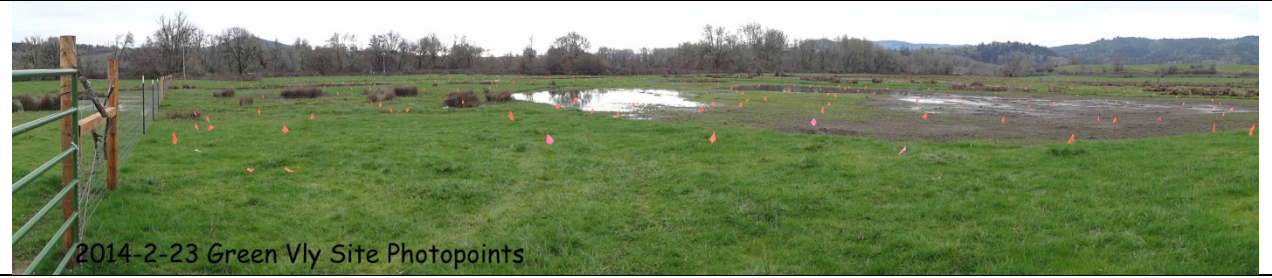
2014-2-23 GreenVly PP-5W

2014-2-23 GreenVly PP-6N



2014-2-23 Green Vly Site Photopoints

2014-2-23 GreenVly PP-4.5.6N-S



2014-2-23 Green Vly Site Photopoints

2014-2-23 GreenVly PP-4.5.6S-N



PHOTO POINTS 7-9



Photo points 4-6: Taken from Southeast corner of the Mitigation Site, at the fence line:  
7-West View, 8-Northwest View, 9-North View

2014-2-23 GreenVly PP-7W



2014-2-23 GreenVly PP-8NW

2014-2-23 GreenVly PP-9N



2014-2-23 GreenVly PP-7.8.9E-W



PHOTO POINTS 10-12



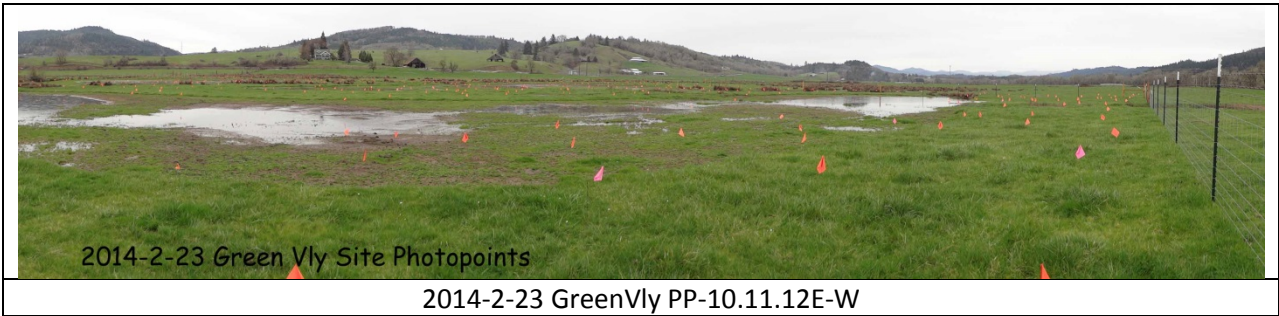
Photo points 10-12: Taken from middle of the South fence line of the Mitigation Site:  
10-West View, 11-North View, 12-East View

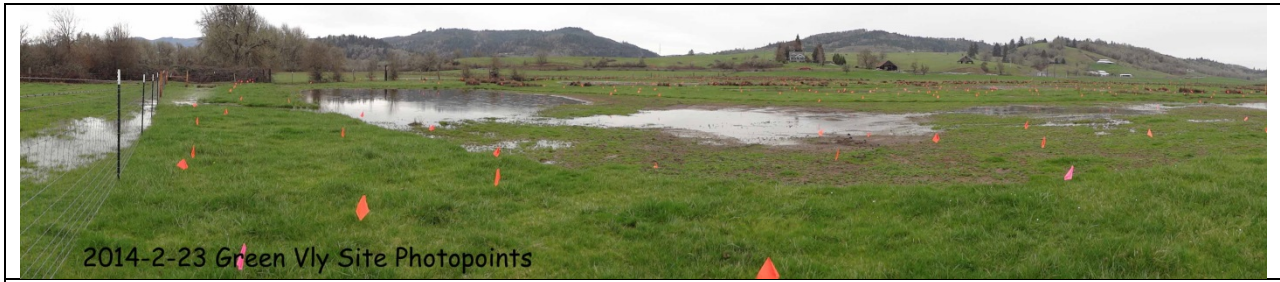
2014-2-23 GreenVly PP-10W



2014-2-23 GreenVly PP-11N

2014-2-23 GreenVly PP-12E





2014-2-23 GreenVly PP-10.11.12W-E



PHOTO POINTS 13-15



Photo points 13-15: Taken from Southwest corner of the Mitigation Site, at the fence line:  
13-North View, 14-Northeast View, 15-East View

2014-2-23 GreenVly PP-13N



2014-2-23 GreenVly PP-14NE

2014-2-23 GreenVly PP-15E



2014-2-23 GreenVly PP-13.14.15N-S



PHOTO POINTS 16-18



Photo points 16-18: Taken from middle of the West fence line of the Mitigation Site:  
16-North View, 17-East View, 18-South View

2014-2-23 GreenVly PP-16N

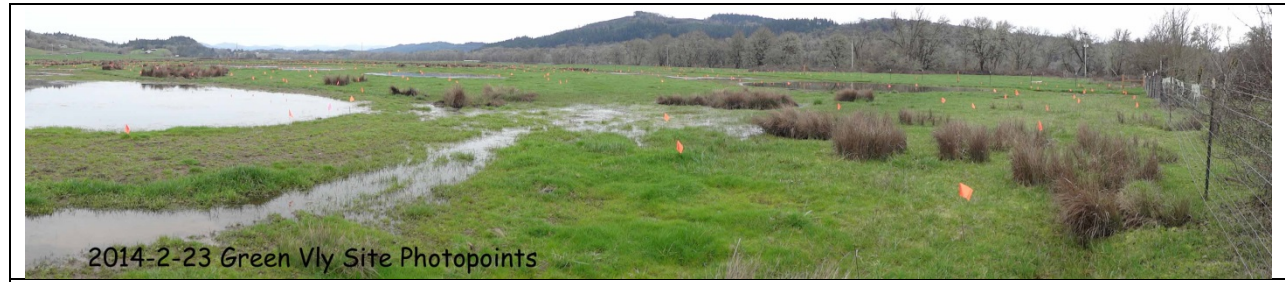


2014-2-23 GreenVly PP-17E

2014-2-23 GreenVly PP-18S



2014-2-23 GreenVly PP-16.17.18N-S



2014-2-23 Green Vly Site Photopoints

2014-2-23 GreenVly PP-16.17.18S-N



PHOTO POINTS 19-21

 <p>2014-2-23 Green Vly Site Photopoints</p>	 <p>2014-2-23 Green Vly Site Photopoints</p>
Photo points 19-21: Taken from Northwest corner of the Mitigation Site, at the fence line: 19-East View, 20-Southeast View, 21-South View	2014-2-23 GreenVly PP-19E
 <p>2014-2-23 Green Vly Site Photopoints</p>	 <p>2014-2-23 Green Vly Site Photopoints</p>
2014-2-23 GreenVly PP-20SE	2014-2-23 GreenVly PP-21S
 <p>2014-2-23 Green Vly Site Photopoints</p>	
2014-2-23 GreenVly PP-19.20.21E-W	



PHOTO POINTS 22-24

 <p>2014-2-23 Green Vly Site Photopoints</p>	 <p>2014-2-23 Green Vly Site Photopoints</p>
Photo points 22-24: Taken from middle of the North fence line of the Mitigation Site: 22-East View, 23-South View, 24-West View	2014-2-23 GreenVly PP-22E
 <p>2014-2-23 Green Vly Site Photopoints</p>	 <p>2014-2-23 Green Vly Site Photopoints</p>
2014-2-23 GreenVly PP-23S	2014-2-23 GreenVly PP-24W
 <p>2014-2-23 Green Vly Site Photopoints</p>	
2014-2-23 GreenVly PP-22.23.24E-W	



2014-2-23 GreenVly PP-22.23.24W-E

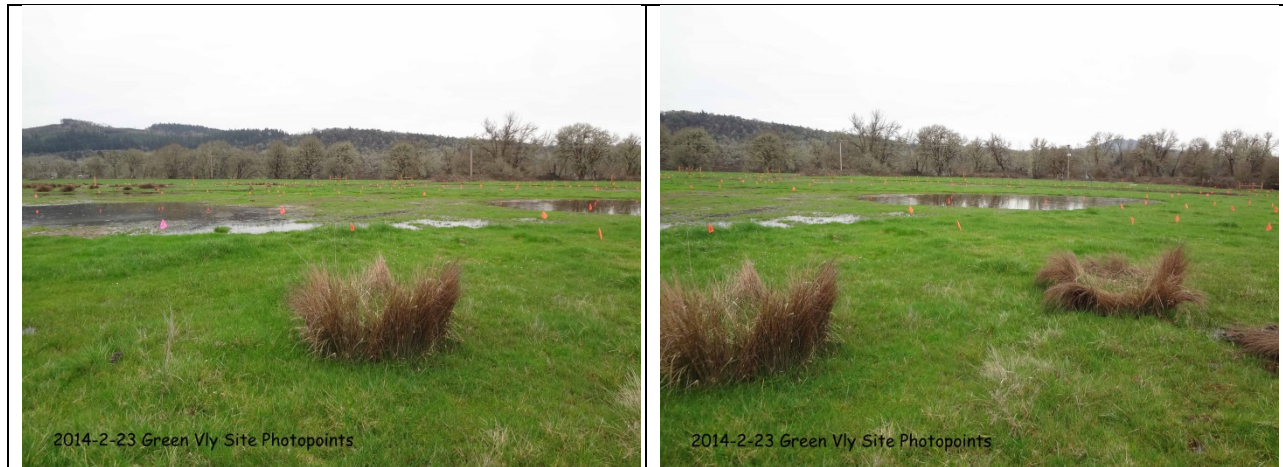


## PHOTO POINTS 25-32



Photo points 25-32: Taken from middle of the Mitigation Site in all directions:  
25-East View, 26-Southeast View, 27-South View,  
28-Southwest View, 29-West View, 30-Northwest  
View, 31-North View, 32-Northeast View

2014-2-23 GreenVly PP-25E



2014-2-23 GreenVly PP-26SE

2014-2-23 GreenVly PP-27S



2014-2-23 GreenVly PP-28SW

2014-2-23 GreenVly PP-29W





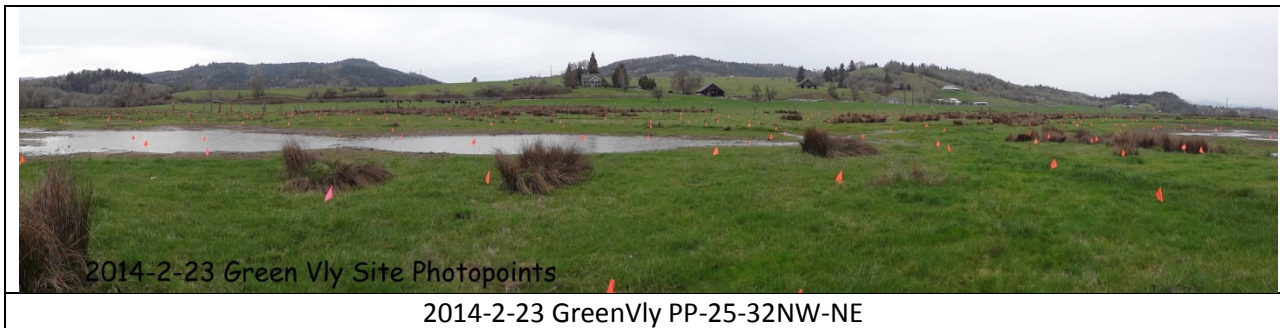




PHOTO POINTS 33

 <p>2014-2-23 Green Vly Site Photopoints</p>	
<p>Photo points 33: Taken at the overflow channel located at the south end of the mitigation site between photo points 7-9 &amp; 10-12: 33-North View, 33-South View</p>	
 <p>2014-2-23 Green Vly Site Photopoints</p>	 <p>2014-2-23 Green Vly Site Photopoints</p>
<p>2014-2-23 GreenVly PP-33_OverflowN</p>	<p>2014-2-23 GreenVly PP-33_OverflowS</p>




PHOTO POINTS 34-37

 <p>2014-2-23 Green Vly Site Photopoints</p>	
<p>Photo points 34-35: Taken at the check dam located at the north end of the mitigation site in the ditch line between photo points 22-24 &amp; 1-3: 34-North to South View, 35-South to North View</p>	
 <p>2014-2-23 Green Vly Site Photopoints</p>	 <p>2014-2-23 Green Vly Site Photopoints</p>
<p>2014-2-23 GreenVly PP-34N-S</p>	<p>2014-2-23 GreenVly PP-34S-N</p>

 <p>2014-2-23 Green Vly Site Photopoints</p>	
<p>Photo points 36-37: Taken at the check dam located at the north end of the mitigation site in the ditch line between photo points 22-24 &amp; 1-3: 36-East to West View, 37-West to East View</p>	

 <p>2014-2-23 Green Vly Site Photopoints</p>	 <p>2014-2-23 Green Vly Site Photopoints</p>
<p>2014-2-23 GreenVly PP-36.37Top</p>	<p>2014-2-23 GreenVly PP-36E-W</p>

 <p>2014-2-23 Green Vly Site Photopoints</p>	
<p>2014-2-23 GreenVly PP-37W-E</p>	

## LAST OF THE PHOTO POINTS

# **APPENDIX E**

## **GREEN VALLEY CWM PROJECT SITE DEED RESTRICTION**

Sutherlin Land LLC &  
Eric and Laura Leatherwood (landowners)  
Original Recorded Deed Restrictions dated 4/24/2014





\$83.00

00367925201400058050090091

04/24/2014 12:55:10 PM

COVE-COVE Cnt=2 Stn=17 ROBIN  
\$45.00 \$5.00 \$11.00 \$22.00

## DOUGLAS COUNTY CLERK



# CERTIFICATE PAGE

DO NOT REMOVE THIS PAGE FROM ORIGINAL  
DOCUMENT

THIS PAGE MUST BE INCLUDED IF DOCUMENT IS RE-RECORDED

RECEIVED

After recording, return to:

Eric B. and Laura D. Leatherwood

2697 Green Valley Road

Oakland, Oregon 97462

APR 10 2014

DEPARTMENT OF STATE LANDS

**DECLARATION OF COVENANTS AND RESTRICTIONS and  
ACCESS EASEMENT  
FOR THE**

**Leatherwood Property Improvement Project: #NWP-2007-955/1; DSL #39500-FP**

THIS DECLARATION is made by Eric B. and Laura D. Leatherwood, ("Declarant").

**RECITALS**

1. Declarant is the owner of the real property described in Exhibit "A," attached hereto and by this reference incorporated herein (the "Property"), and has designated the Property as a compensatory mitigation site in accordance with Removal-Fill Permit #39500-FP approved by the Oregon Department of State Lands ("Department"), and the Department of the Army permit #NWP-2007-955/1 approved by the US Army Corps of Engineers ("Corps").
2. Declarant desires and intends to provide for the perpetual protection and conservation of the functions and values of the wetland and waterways on the Property and for the management of the Property and improvements thereon, and to this end desires to subject the Property to the covenants, restrictions, easements and other encumbrances hereinafter set forth, each and all of which is and are for the benefit of the Property;
3. The Department has accepted the mitigation plan for the Property under ORS 196.800 et seq, and the Corps has likewise accepted the mitigation plan under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act.

## **ARTICLE 1**

### **DEFINITIONS**

1.1 “Declaration” shall mean the covenants, restrictions, easement, and all other provisions set forth in the Declaration of Covenants and Restrictions.

1.2 “Declarant” shall mean and refer to Eric B. and Laura D. Leatherwood, the owner of the Property, and the owner’s heirs, successors, and assigns.

1.3 “DSL permit” shall mean the final document approved by the Department that includes the mitigation plan and which formally establishes the mitigation site and stipulates the terms and conditions of its construction, operation and long-term management. A copy of the DSL permit may be obtained at the Department of State Lands, 775 Summer St. NE, Salem, OR 97301; phone 503-986-5200.

1.4 “Corps permit” shall mean the final document approved and issued by the Corps which includes the mitigation plan describing where and how the compensatory mitigation will be completed, monitored, managed, and maintained. A copy of the Corps permit associated with this Declaration may be obtained at the office of the US Army Corps of Engineers, Regulatory Branch, 333 SW First Ave., Portland, OR 97208; Phone 503-808-4373.

1.5 “Property” shall mean and refer to all real property subject to this Declaration, as more particularly set forth in Exhibit “A.”

## **ARTICLE 2**

### **PROPERTY SUBJECT TO THIS DECLARATION**

The Property described in Exhibit A is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration.

## **ARTICLE 3**

### **DECLARANT REPRESENTATIONS**

Declarant represents that after reasonable investigation, and to the best of its knowledge, that no hazardous materials or contaminants are present that conflict with the conservation purposes intended; that the Property is in compliance with all federal state, and local laws, regulations, and permits; that there is no pending litigation affecting, involving, or relating to the Property that would conflict with the intended conservation use; and that the Property is free and clear of any and all liens with exception of Wells Fargo Bank, N.A. (Deed of Trust, dated September 30,



2010), Instrument Number 2010-016209, recorded October 05, 2010 in Douglas County Oregon Official Records; and that the Property is free of any claims, restrictions, easements and encumbrances that would interfere with the ability to protect and conserve the Property.

#### **ARTICLE 4**

#### **GENERAL DECLARATION**

Declarant, in order to discharge in part its obligations under the DSL permit and the Corps permit, declares that the Property shall be held, transferred, sold, conveyed and occupied together with the covenants, restrictions, easements and other encumbrances in this Declaration, in order that it shall remain substantially in its restored, enhanced, preserved, open and natural condition, in perpetuity. The terms and conditions of this Declaration shall be both implicitly and explicitly included in any subsequent transfer, conveyance, or encumbrance affecting all or any part of the Property. No modification or release of this Declaration will be effective unless authorized in writing by the Department and by the Corps. Any amendments must be signed by the Department and must be recorded in the official records of the county in which the Property is located.

#### **ARTICLE 5**

#### **USE RESTRICTIONS, MANAGEMENT RESPONSIBILITIES, AND RESERVED RIGHTS**

Declarant is subject to any and all easements, covenants and restrictions of record affecting the Property.

A. USE RESTRICTIONS. Except as necessary to conduct, remediate or maintain the Property consistent with the DSL permit and the Corps permit, the actions prohibited by this covenant include:

1. There shall be no removal, destruction, cutting, trimming, mowing, alteration or spraying with biocides of any native vegetation in the Property, nor any disturbance or change in the natural habitat of the Property unless it promotes the mitigation goals and objectives established for the Property. Hazard trees that pose a specific threat to existing structures including fences or pedestrian trails may be felled and left on site. Dry grass only may be mowed after July 1 to abate fire hazard.

2. There shall be no agricultural, commercial, or industrial activity undertaken or allowed in the Property; nor shall any right of passage across or upon the Property be allowed or granted if that right of passage is used in conjunction with agricultural, commercial or industrial activity.
3. No domestic animals shall be allowed to graze or dwell on the Property.
4. There shall be no filling, excavating, dredging, mining or drilling; no removal of topsoil, sand, gravel, rock minerals or other materials, nor any storage nor dumping of ashes, trash, garbage, or of any other material, and no changing of the topography of the land of the Property in any manner once the wetlands are constructed unless approved in writing by the Department and by the Corps.
5. There shall be no construction or placing of buildings, mobile homes, advertising signs, billboards or other advertising material, vehicles or other structures on the Property.
6. There shall be no legal or de facto division, subdivision or partitioning of the protected Property.
7. Use of motorized off-road vehicles is prohibited except on existing roadways.

B. MANAGEMENT RESPONSIBILITIES. Declarant shall take all reasonable action to prevent the unlawful entry and trespass by persons whose activities may degrade or harm the mitigation purposes of the Property or that are otherwise inconsistent with this Declaration.

C. RESERVED RIGHTS. Declarant reserves all other rights accruing from Declarant's ownership of the Property including but not limited to the exclusive possession of the Property, the right to transfer or assign Declarant's interest in the same; the right to take action necessary to prevent erosion on the Property, to protect the Property from losing its wetland or waterway functions and values, or to protect public health or safety; and the right to use the Property in any manner not prohibited by this Declaration and which would not defeat or diminish the conservation purpose of this Declaration.

The Declarant specifically reserves the right to use the Property for the purposes of vegetative maintenance, duck hunting, and bird/water fowl watching, which reserved rights are deemed to be consistent with the purposes enumerated in the permit.

**ARTICLE 6**  
**EASEMENT (RIGHT OF ENTRY)**

Declarant hereby grants to the Oregon Department of State Lands (“Department”) a ten foot ‘walk-on’ only easement and right of entry on the Property for the purpose of physically accessing the Property at all reasonable times to inspect the Property in order to monitor and to ascertain whether there has been compliance with this Declaration and the DSL permit. The Declarant hereby grants to the U.S. Army Corps of Engineers (“Corps”) a ten foot ‘walk-on’ only right of entry to ascertain compliance with the Corps permit and this Declaration. The ‘walk-on’ only easement and right of entry location for compliance purposes (DSL; Corps) is shown on exhibit A.

**ARTICLE 7**  
**GENERAL PROVISIONS**

A. NOTICE. The Department and the Corps shall be provided with a 60-day advance written notice of any legal action concerning this Declaration, or of any action to extinguish, void or modify this Declaration, in whole or in part. This Declaration, and the covenants, restrictions, easements and other encumbrances contained herein, are intended to survive foreclosure, tax sales, bankruptcy proceedings, zoning changes, adverse possession, abandonment, condemnation and similar doctrines or judgments affecting the Property. A copy of this recorded Declaration shall accompany said notice.

B. VALIDITY. If any provision of this Declaration, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Declaration, or the application of such provisions to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

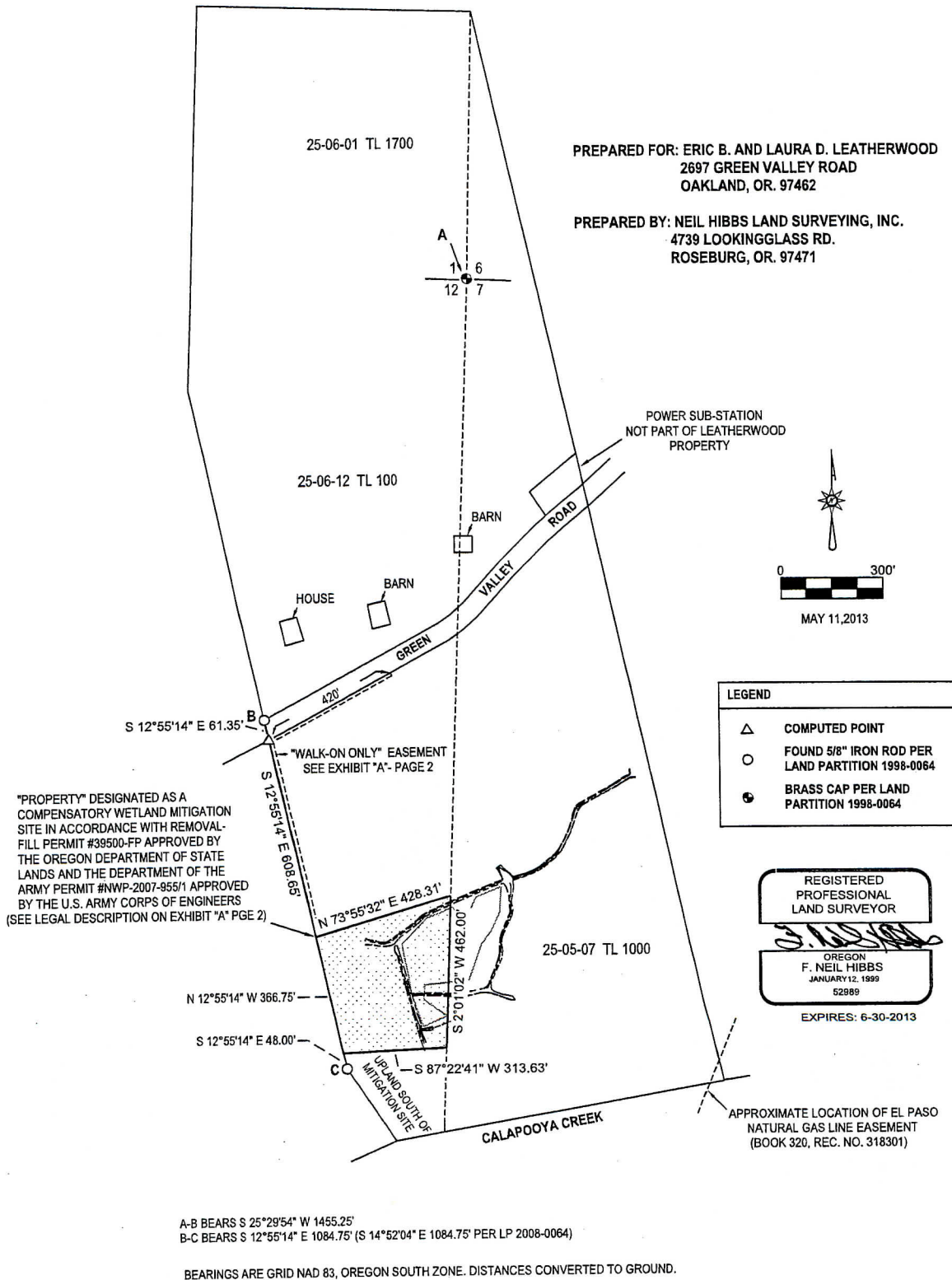


# EXHIBIT "A"- PAGE 1

LEATHERWOOD PROPERTY IMPROVEMENT PROJECT- 3.46 ACRES  
2697 GREEN VALLEY ROAD

PREPARED FOR: ERIC B. AND LAURA D. LEATHERWOOD  
2697 GREEN VALLEY ROAD  
OAKLAND, OR. 97462

PREPARED BY: NEIL HIBBS LAND SURVEYING, INC.  
4739 LOOKINGGLASS RD.  
ROSEBURG, OR. 97471



## EXHIBIT "A"- PAGE 2

LEATHERWOOD PROPERTY IMPROVEMENT PROJECT- 3.46 ACRES  
2697 GREEN VALLEY ROAD

### 10 FOOT WIDE WALK -ON ONLY EASEMENT

( TO BENEFIT THE OREGON DEPT. OF STATE LANDS AND THE ARMY CORPS OF ENGINEERS)

A 10 FOOT WIDE STRIP OF LAND LYING SOUTHERLY OF, ADJACENT TO AND PARALLEL WITH THE SOUTHERN RIGHT-OF-WAY OF GREEN VALLEY ROAD, BEGINNING AT A POINT 420 FEET NORTHEASTERLY OF THE INTERSECTION OF THE WESTERN BOUNDARY OF THE LAND DESCRIBED IN INSTRUMENT NO. 2009-1776 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND THE SOUTHERN RIGHT-OF-WAY OF GREEN VALLEY ROAD; THENCE EXTENDING 420 FEET SOUTHWESTERLY; THENCE S 12°55'14" E 608.65 FEET TO THE NORTHERN BOUNDARY OF THE COMPENSATORY WETLAND MITIGATION SITE DESCRIBED HEREON.

### EXHIBIT "A"

COMPENSATORY WETLAND MITIGATION SITE  
2697 GREEN VALLEY ROAD- 3.46 ACRES

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 25 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON. SAID PARCEL BEING A PORTION OF THE LAND DESCRIBED IN INSTRUMENT NO. 2009-1776 OF THE DEED RECORDS OF DOUGLAS COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE WESTERN BOUNDARY OF THAT LAND DESCRIBED IN SAID INSTRUMENT NO. 2009-1776 THAT BEARS S 25°29'54" W 1455.25 FEET AND S 12°55'14" E 670.00 FEET FROM THE BRASS CAP AT THE NORTHEAST CORNER OF SECTION 12; THENCE N 73°55'32" E 428.31 FEET TO A POINT ON THE EASTERN LINE OF SECTION 12; THENCE S 2°01'02" W 462.00 FEET; THENCE S 87°22'41" W 313.63 FEET TO A POINT ON THE WESTERN BOUNDARY OF THE LAND DESCRIBED IN INSTRUMENT NO. 2009-1776; THENCE N 12°55'14" W 366.75 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE GRID NAD 83, OREGON SOUTH ZONE. DISTANCES CONVERTED TO GROUND.

PREPARED BY: NEIL HIBBS LAND SURVEYING, INC. 0291-08C JAN. 17, 2013 P.L.S. 52989

IN WITNESS WHEREOF, the undersigned being Declarant herein, has executed  
this instrument this 21<sup>st</sup> day of May, 2013.

Eric B. Leatherwood ERIC B. LEATHERWOOD  
Laura D. Leatherwood {Owners name} LAURA LEATHERWOOD  
DOUGLAS County, Oregon

By: \_\_\_\_\_  
Title: \_\_\_\_\_

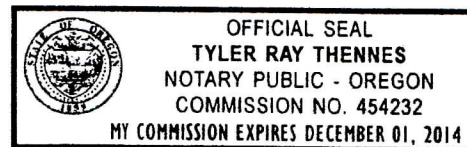
STATE OF OREGON )  
County of Douglas )

ss:

This instrument was acknowledged before me on May 21<sup>st</sup>, 2013 (date) by  
Eric B. Leatherwood & Laura D. Leatherwood (name of person) ~~as~~  
\_\_\_\_\_  
Applicant firm's name of \_\_\_\_\_ County, Oregon.

Signature of Notarial Officer

My Commission Expires: 12/01/2014



GRANTEE: The State of Oregon, Department of State Lands, approves Declarant's conveyance of an easement in favor of the Department.

By: [Signature]  
Title: Southern Region Manager  
Date: 4-15-2014

Attachment:

Exhibit A, legal description and labeled map of the Property



# DOUGLAS COUNTY RECORDING

164712 17 ROBIN  
04/24/2014 12:58:24 PM  
HANDLED / DAN WITHERS / SUTHERLIN LAND LL  
C  
STATE LANDS / LEATHERWOOD

COVE-COVE	83.00
# of Pages Recorded	45.00
Multiple Titles ( etc	5.00
A&T/DLIS Fee	11.00
HOUSING FEE	22.00
HOUSING FEE: YES	
2014-005805 04/24/2014 12:55:10 PM	
*****	
EASE-EASE	0.00
2014-005805 04/24/2014 12:55:10 PM	

Total	\$83.00
CHECK 1257	83.00

Amount Due	0.00
------------	------

Thank You  
Retain this receipt for your records

# APPENDIX F

## SUTHERLIN COMMERCIAL DEVELOPMENT PROJECT SITE ADDITIONAL PHOTOGRAPHS

2-14-2014 Color Photos with descriptions & directions

2-23-14 Color Photos with descriptions & directions

**Photographs provided to Sutherlin Land LLC**  
**not provided in As-Built Report to USACE & DSL**

## PHOTOS OF DEVELOPMENT SITE AFTER HIGH RAIN EVENT – FOR SUTHERLIN LAND LLC ONLY



2014-2-14 2014-2-14 Sutherlin-HighH2O (1-3) Panoramic  
Effects of High Rain Event, NE corner to SW view



2014-2-14 Sutherlin-HighH2O (4)  
NW corner, North view



2014-2-14 Sutherlin-HighH2O (5)  
NW Corner, West View



2014-2-14 Sutherlin-HighH2O (6)  
NW corner, North view



2014-2-14 Sutherlin-HighH2O (7)  
NW fenceline, North view





2014-2-14 Sutherlin-HighH2O (9)  
NW fenceline, North to NE View



2014-2-14 Sutherlin-HighH2O (7)  
NW fenceline, North view



2014-2-14 Sutherlin-HighH2O (8)  
NW fenceline, South view



2014-2-14 Sutherlin-HighH2O (10)  
NW fenceline, East view



2014-2-14 Sutherlin-HighH2O (11)  
NW fill line, South view





2014-2-14 Sutherlin-HighH2O (12)

NW fill line, South view



2014-2-14 Sutherlin-HighH2O (13)

NW fill line, South view



2014-2-14 Sutherlin-HighH2O (14)

NW fill line, South view



2014-2-14 Sutherlin-HighH2O (15)

W side property, between hill and willow patch,  
North view



2014-2-14 Sutherlin-HighH2O (16)

Near SW corner of fill material, SE view



2014-2-14 Sutherlin-HighH2O (17)

SW corner of fill material, North view





2014-2-14 Sutherlin-HighH2O (18)  
SW corner of fill material, South view



2014-2-14 Sutherlin-HighH2O (19)  
Near SW corner, SW view toward property line



2014-2-14 Sutherlin-HighH2O (21)  
Near South Middle of parcel,  
South view toward property line



2014-2-14 Sutherlin-HighH2O (20)  
Near SE corner of fill material,  
East view toward property line



2014-2-14 Sutherlin-HighH2O (22)  
Near SE corner of fill material,  
SE view toward property line





2014-2-14 Sutherlin-HighH2O (24)  
SE corner of fill material, West view



2014-2-14 Sutherlin-HighH2O (23)  
SE corner of fill material, West view



2014-2-14 Sutherlin-HighH2O (25)  
Near SW corner of fill material,  
SE view toward property line







2014-2-14 Sutherlin-HighH2O (26)  
West side of fill material, looking South toward SW  
corner of fill material




2014-2-14 Sutherlin-HighH2O (27)  
Same location as 2014-2-14 Sutherlin-HighH2O  
(26), North view



	
2014-2-14 Sutherlin-HighH2O (28)	2014-2-14 Sutherlin-HighH2O (29)
West side of fill material, north of photos 2014-2-14 Sutherlin-HighH2O (26 & 27), North view	West side of fill material, north of photo 2014-2-14 Sutherlin-HighH2O (28), NW view

	
2014-2-14 Sutherlin-HighH2O (30)	2014-2-14 Sutherlin-HighH2O (31)
Same location as photo 2014-2-14 Sutherlin-HighH2O (29), NW view	Same location as photo 2014-2-14 Sutherlin-HighH2O (29), North view

	
2014-2-14 Sutherlin-HighH2O (32)	
Same location as photo 2014-2-14 Sutherlin-HighH2O (29), NE view	





2014-2-23 Sutherlin-HighH2O (1)

Near SW corner fill material, SE view  
(see 2014-2-14 Sutherlin-HighH2O (16) for comparable photo at higher flow)



2014-2-23 Sutherlin-HighH2O (2)

West side of fill material, near photo 2014-2-14  
Sutherlin-HighH2O (28), South view



2014-2-23 Sutherlin-HighH2O (3)

West side of fill material, near photo 2014-2-14  
Sutherlin-HighH2O (28), South view



2014-2-23 Sutherlin-HighH2O (4)

West side of fill material, near photo 2014-2-14  
Sutherlin-HighH2O (28), North view



2014-2-23 Sutherlin-HighH2O (5)

West side of fill material, near photo 2014-2-14  
Sutherlin-HighH2O (12 & 13), South view



2014-2-23 Sutherlin-HighH2O (6)

West side of fill material, near photo 2014-2-14  
Sutherlin-HighH2O (12 & 13), North view





2014-2-23 Sutherlin-HighH2O (7)  
West side of fill material, near photo 2014-2-14  
Sutherlin-HighH2O (11), South view



2014-2-23 Sutherlin-HighH2O (8)  
West side of fill material, near photo 2014-2-14  
Sutherlin-HighH2O (11), South view



2014-2-23 Sutherlin-HighH2O (9)  
West side of fill material, near photo 2014-2-14  
Sutherlin-HighH2O (11), North view



2014-2-23 Sutherlin-HighH2O (10)  
West side of fill material, north of photo 2014-2-14  
Sutherlin-HighH2O (11), South view

# APPENDIX G

GREEN VALLEY CWM  
ADDITIONAL PHOTOGRAPHS  
OUTSIDE OF PROJECT SITE

2-23-2014 Color Photos with descriptions & directions

**Photographs provided to Sutherlin Land LLC**  
**not provided in As-Built Report to USACE & DSL**



## PHOTOS OUTSIDE MITIGATION AREA – FOR SUTHERLIN LAND LLC ONLY



2014-2-23 Green Vly Site Photopoints

2014-2-23 GREENVLY PP-DATEFL\_WPAN

Ditches at the East property line.

South flowing ditch diked with a small overflow channel near the fence for high water.

West flowing ditch flows into the mitigation site.



2014-2-23 Green Vly Site Photopoints

2014-2-23 GreenVly PP-DatEFL\_DikeN



2014-2-23 Green Vly Site Photopoints

2014-2-23 GreenVly PP-DatEFL\_DikeNE

East to west flowing ditch at the east fence line. Water backs up onto neighbor property and has for at least last 2 years. Neighbor concerned about amount of water backing up and wants it sent down the south flowing ditch located along the east fence line. South flowing ditch was diked and has a small overflow channel near the fence line.



2014-2-23 Green Vly Site Photopoints

2014-2-23 GreenVly PP-DatEFL\_Dike1



2014-2-23 Green Vly Site Photopoints



2014-2-23 GreenVly PP-DatEFL\_Dike2



Overflow channel into south flowing ditch at the east fence line.  
This captures high flow water that is backing up onto the neighbors property.



 <p>2014-2-23 Green Vly Site Photopoints</p>	
<p>2014-2-23 GreenVly PP-DatEFL_DikeW</p>	
 <p>2014-2-23 Green Vly Site Photopoints</p>	 <p>2014-2-23 Green Vly Site Photopoints</p>
<p>2014-2-23 GreenVly PP-DatF-E</p>	<p>2014-2-23 GreenVly PP-DatF-W</p>
<p>Mitigation Site ditch views of the ditch flowing west (into CWM) and east.</p>	
 <p>2014-2-23 Green Vly Site Photopoints</p>	
<p>2014-2-23 GreenVly PP-DatMidJnctN</p>	
<p>Irrigation ditch near middle at the junction that sends water south into ditch lines that flow into the SE corner of the CWM.</p>	





 <p>2014-2-23 Green Vly Site Photopoints</p>	 <p>2014-2-23 Green Vly Site Photopoints</p>
2014-2-23 GreenVly PP-DatXingE-W	2014-2-23 GreenVly PP-DatXingW-E
<p>Culvert and crossing constructed in irrigation ditch late summer 2013. Culvert likely undersized. East to west and west to east views</p>	

 <p>2014-2-23 Green Vly Site Photopoints</p>	 <p>2014-2-23 Green Vly Site Photopoints</p>
2014-2-23 GreenVly PP-DatNECulvertN	2014-2-23 GreenVly PP-DatNECulvertNE
<p>Culvert entering ditch in northeast corner of property.</p>	

 <p>2014-2-23 Green Vly Site Photopoints</p>	
<p>2014-2-23 GreenVly PP-DatNCulvertN Culvert entering ditch in northern are of the property</p>	



 <p>2014-2-23 Green Vly Site Photopoints</p>	 <p>2014-2-23 Green Vly Site Photopoints</p>
<p>2014-2-23 GreenVly PP-NE HighPt_Fence</p>	<p>2014-2-23 GreenVly PP-NE HighPt_N</p>
<p>CWM high point in NE corner of project site that needs to be addressed, summer 2014 to help move water into the middle depression.</p>	

 <p>2014-2-23 Green Vly Site Photopoints</p>	 <p>2014-2-23 Green Vly Site Photopoints</p>
<p>2014-2-23 GreenVly PP-NE HighPt_N2</p>	<p>2014-2-23 GreenVly PP-NE HighPt_S</p>





2014-2-23 GreenVly PP-SW LowPt\_PAN  
CWM low point in SW corner of project site that needs to be addressed, summer 2014 to help keep water into the northern most depression.



2014-2-23 GreenVly PP-SW LowPt2



2014-2-23 GreenVly PP-SW LowPt3



2014-2-23 GreenVly PP-SW LowPt4



