

Oak Haven

Baseline Documentation Report



Prepared by

The Confederated Tribes of Siletz

Indians

Table of Contents

BACKGROUND INFORMATION	2
ZONING AND TAX LOTS	2
LOCATION OF PROPERTY	2
DIRECTIONS TO THE PROPERTY	3
DATE OF SITE VISIT	3
LEGAL DESCRIPTION	3
PURPOSE AND BACKGROUND	4
CONSERVATION VALUES	4
STRATEGY HABITAT TYPES	4
CULTURALLY SIGNIFICANT PLANT SPECIES	4
HABITAT CONNECTIVITY	5
PROPERTY DESCRIPTION	6
HABITAT CONDITIONS	6
<i>Rare and Strategy Habitat Types</i>	8
EXOTIC PLANT SPECIES	8
FLORA AND FAUNA	9
HYDROLOGY	10
SOILS	11
CURRENT MANAGEMENT AND USE	12
HISTORICAL OWNERSHIP	12
CURRENT PROPERTY USES	13
THREATS TO CONSERVATION VALUES	13
STEWARDSHIP PLANS	13
WATER RIGHTS	14
INFRASTRUCTURE	14
<i>Structures</i>	14
<i>Fencing</i>	15
<i>Utilities</i>	15
<i>Multi-Use Trails and Roads</i>	16
EASEMENTS AND ENCUMBRANCES	16
ACKNOWLEDGEMENT OF PROPERTY CONDITION	16
LIST OF APPENDICES	17

Background Information

Date of Report: August 10, 2020
Report Prepared By: Josh Seekatz and Stan van de Wetering, Confederated Tribes of the Siletz Indians

Josh Seekatz is the Wildlife Program Biologist for the Tribe. Josh holds a BS in Biology and has worked in natural resources for 5 years. Additionally, Josh has surveyed and collected botanical data on the Property. Stan Van De Wetering is the Biological Programs Director for the Tribe and has worked for the Tribe for 21 years. Stan holds a BS in Microbiology and MS in Fisheries Science.

Landowner Contact Information

Owner: Confederated Tribes of the Siletz Indians
(Contact: Gerald L. Smith, General Manager)

Address: PO Box 549 Siletz, OR 97380

Telephone: (541) 444-1204

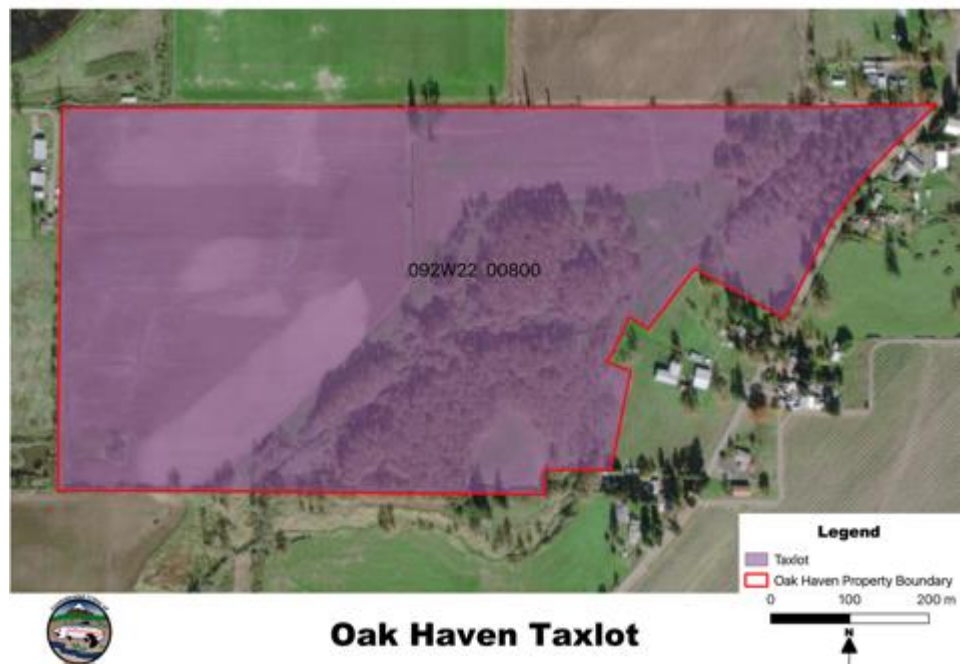
Email: gerald@ctsi.nsn.us

Zoning and Tax Lots

The Property is comprised of the tax lot 092W22 00800 (~102.33 acres and Figure A1). The entirety of the 102.33 acres is zoned as Exclusive Farm Use (Figure A2).

Location of Property

Oak Haven is located in Marion County, Oregon approximately 6 miles south of Turner and 2 miles Northeast of the unincorporated town of Marion.



Directions to the Property

To access the Property from I-5 near Salem use the following Directions: 1) take exit 248 for Turner/Sunnyside; 2) immediately turn left (East) onto Delaney Rd SE; Continue east for 0.8 miles and then turn right (South) onto Parrish Gap Rd SE; 4) follow Parrish Gap Rd SE for 4.9 miles, then turn left (East) onto Hunsaker Rd SE; 5) after 2.0 miles turn right (South) onto Marion Rd SE; 6) after approximately 1.8 miles the entrance gate will be located on the right (West) side of the road just north of the home site.

Date of Site Visit

Three site visits were conducted during the preparation of this baseline documentation. The first was April 22nd, 2020; the second on April 23rd, 2020; and the third was on May 29, 2020.

Legal Description

Parcel 2 of Partition Plat No. 2019-041, Record of Partitions for Marion County Oregon, consisting of 110.86 acres of land, the boundary of which is described as:

Beginning at the initial point of this partition which is also the southwest corner of property described in Reel 2443, Page 186, Deed Records for said county, said initial point being 475.50 feet north $89^{\circ} 51' 23''$ west, on a southerly line of the Reuben Davis Donation Land Claim No. 51, from a 3 inch diameter brass cap which marks the re-entrant corner on the said southerly line; thence north $89^{\circ} 54' 17''$ west 1160.62 feet to a 1.25 inch diameter iron rod which marks the northwest corner of property described in reel 3883, Page 208, said deed records; thence north $89^{\circ} 49' 38''$ west 867.62 feet to a 5/8 inch diameter reinforcing bar with a yellow cap which marks the southeast corner of property described in Reel 2395, Page 475, said deed records; thence north $00^{\circ} 55' 38''$ east 1589.96 feet the northeast corner of the said property described in Reel 2395, Page 475; thence north $89^{\circ} 51' 08''$ east 440.75 feet to the southwest corner of the Joseph Davis Donation Land Claim No. 43; thence N $89^{\circ} 51' 50''$ E, on the south line, as surveyed and occupied, of property described in Reel 3350, Page 225, said deed records, 3207.02 feet; thence 38.71 feet, on a 409.26 foot radius arc right and the engineered center line of Marion Road (Market Road No. 3), the chord of which bears south $41^{\circ} 55' 53''$ west of 38.69 feet; thence south $44^{\circ} 38' 27''$ west, on the said center line, 392.33 feet; thence 142.53 feet, on a 477.47 foot radius arc left and the said center line, the chord of which bears south $36^{\circ} 05' 20''$ west 142.00 feet; thence south $27^{\circ} 32' 14''$ west, on the said center line, 1218.57 feet; thence north $89^{\circ} 51' 23''$ west, parallel with the said southerly line of Claim No. 51, 696.66 feet; thence south $00^{\circ} 01' 37''$ west, on the west line of the said property described in Reel 2443, Page 186, said Deed Records, 101.60 feet to the point of beginning.

Purpose and Background

In 2019, the Confederated Tribes of the Siletz Indians (CTSI) were granted funding from Bonneville Power Administration (BPA), to be administered by Oregon Department of Fish and Wildlife (ODFW) through the Willamette Wildlife Mitigation Program (WWMP), for the fee-title acquisition of the single tax lot known as Oak Haven and herein referred to as the Property. CTSI will purchase the property from the Bridges Foundation and, upon closing, will grant BPA the Conservation Easement on the Property.

The purpose of the Conservation Easement is to protect and enhance the Conservation Values inherent to the Property in perpetuity. The Conservation Values associated with Oak Haven include; 1) the locally rare and strategy habitat types, as stated in the Oregon Conservation Strategy, occurring on the Property; 2) the culturally significant plant species present as well as the numerous wildlife species that utilize the Property; and 3) the habitat connectivity that the Property provides to regional conservation properties.

Conservation Values

Strategy Habitat Types

Three habitats of conservation concern, as stated in the Oregon Conservation Strategy, are currently present on the Property; oak woodland, grassland, and flowing water and riparian (Figure A3). Approximately 23.4 acres of oak woodland are currently present on the Property. Oak woodland habitats, once spanning an estimated 400,000 acres across the Willamette Valley, are estimated to consist of less than 5 percent of their historical acreage. Approximately 12.3 acres of the Property currently consist of grassland prairie. Approximately 8.8 acres of the Property consist of riparian and flowing water habitat. The riparian habitats include Oregon ash-dominated floodplain forest, approximately 0.4 miles of mainstem Marion Creek, and an additional approximately 0.4 miles of side channel habitat.

Culturally Significant Plant Species

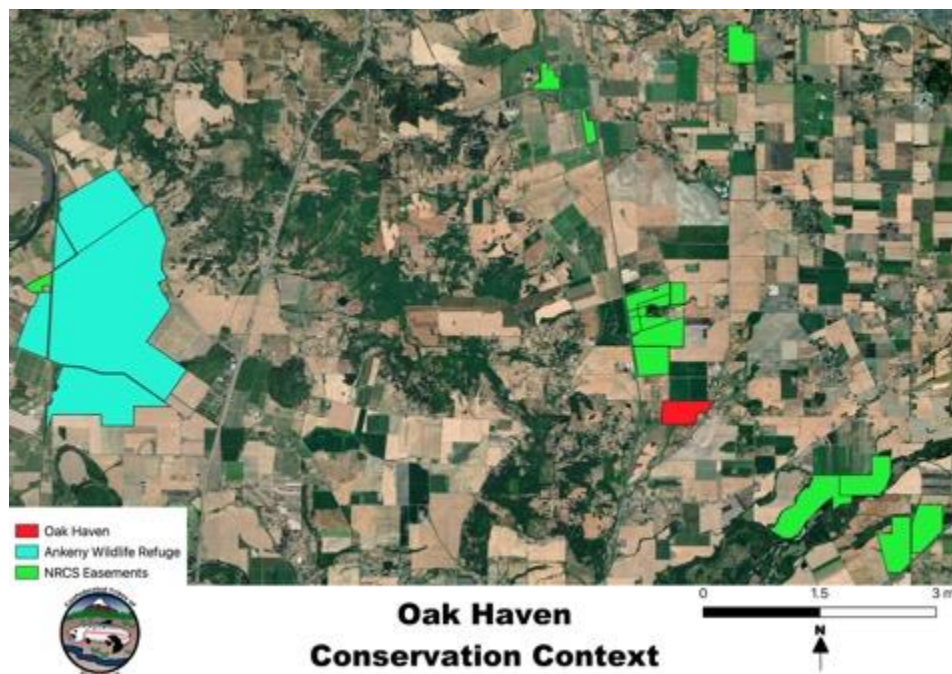
The most abundant plant species of cultural value at the Property include Oregon white oak (*Quercus garryana*), Indian plum (*Oemleria cerasiformis*), pacific serviceberry (*Amelanchier alnifolia*), and Oregon ash (*Fraxinus latifolia*). Oregon white oak and pacific serviceberry provided historical food sources and were actively managed historically, via the application of fire to the landscape, to

increase their productivity. Historically, bands from the central Kalapuyan language groups would tend to the prairies and oak savannas in the lower North Santiam Watershed (Figure A4) by regularly applying fire to the landscape. A major benefit from the prescribed burns by the Kalapuya was the increased production of these food staples. Additional benefits from the application of fire to the landscape include an increased production of acorns in oak savannas, a decrease in thatch for improved acorn harvests, the increased production of forbs, and improved wildlife habitat.

Additional plant species found at Oak Haven that have cultural significance as food and material resources include Sitka willow (*Salix sitchensis*), tall Oregon Grape (*Mahonia aquifolium*), beaked hazelnut (*Corylus cornuta*), Bigleaf Maple (*Acer macrophyllum*), wild strawberry (*Fragaria virginiana*), gummy gooseberry (*Ribes lobbii*), great camas (*Camassia leichtlinii suksdorfii*), common rush (*Juncus effusus*), dense sedge (*Carex densa*), and slough sedge (*Carex obnupta*).

Habitat Connectivity

The Property builds upon a regional conservation block consisting of private properties with permanent conservation easements held by the NRCS (Figure A5). A nearly 400-acre block of NRCS easement properties, known as the Duckflat Conservation Complex, is approximately 1/3 of a mile to the north of Oak Haven. The Duckflat Conservation Complex is managed as early successional prairie and freshwater marsh habitats for the benefit of grassland birds, rare plant species, pollinators, and native herpetofauna. A second block of NRCS easement properties, that spans more than 600 acres, is located approximately 1.5 miles to the Southeast of the Property along the North



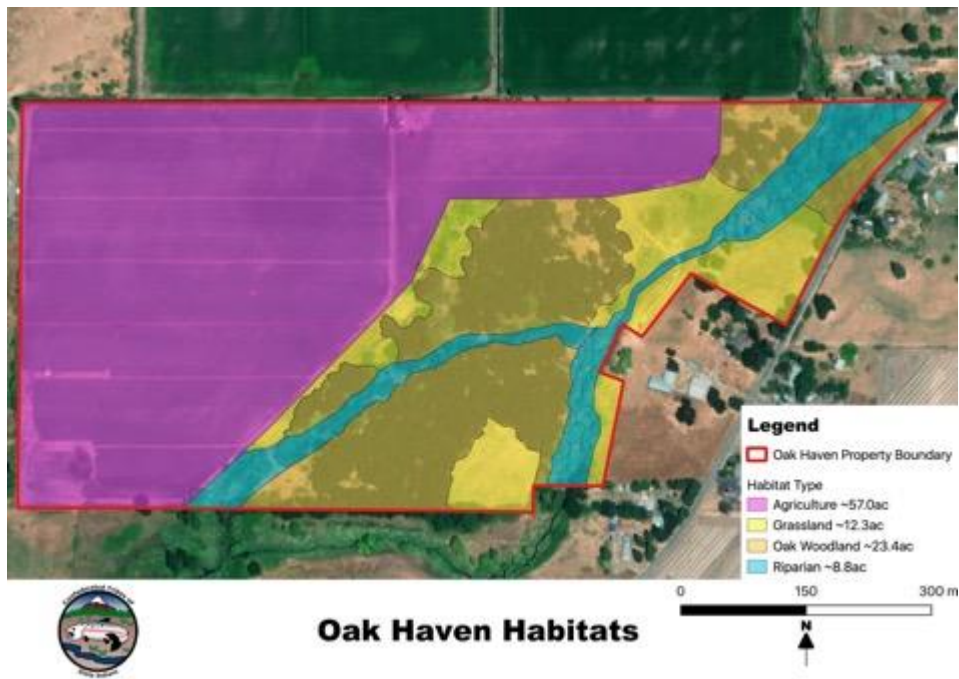
Santiam River. Additionally, Ankeny Wildlife Refuge is located approximately 5.5 miles to the west of Oak Haven (Figure A5). The Property builds upon the mosaic of privately and publicly-owned conservation properties in the mid-Willamette Valley.

Oak Haven contains approximately 0.4 miles of Marion Creek as well as an additional approximately 0.4 miles of Marion Creek side channel. Marion Creek is a perennial tributary to the North Santiam River. Oak Haven is found approximately 3.8 miles upstream from Marion Creek’s confluence with the North Santiam River (Figure A6)

Property Description

Habitat Conditions

There are four unique habitat types currently present at Oak Haven: 1) Oak Woodland, 2) Riparian, 3) Grassland, and 4) Agriculture.



The oak woodland habitats are concentrated outside of the riparian corridor along Marion Creek beginning in the northeastern corner of the property and continuing along the central and southern stream reaches of Marion Creek on the Property (Figure A3). The canopy of the oak woodland habitats consists of almost entirely Oregon white oak (*Quercus garryana*) with minor components of Oregon ash (*Fraxinus latifolia*) that are found along the riparian-oak woodland and grassland-oak woodland ecotones. The major mid-story components include Indian plum (*Oemleria*

cerasiformis), English hawthorn (*Crataegus monogyna*), serviceberry (*Amelanchier alnifolia*), snowberry (*Symphoricarpos albus*), tall Oregon grape (*Mahonia aquifolium*), Armenian blackberry (*Rubus armeniacus*), poison oak (*Toxicodendron diversilobum*), evergreen blackberry (*Rubus laciniatus*), black hawthorn (*Crataegus douglasii*), and sweetbriar rose (*Rosa rubiginosa*). The predominant ground cover is shiny geranium (*Geranium lucidum*; Figure A7 and Appendix D). Vegetation surveys showed that other significant ground cover components include numerous graminoid species such as soft brome (*Bromus hordeaceus*), poverty brome (*Bromus sterilis*), orchard grass (*Dactylis glomerata*), velvet grass (*Holcus lanatus*), barley (*Hordeum vulgare*), annual ryegrass (*Lolium perenne*), fowl bluegrass (*Poa palustris*), and Kentucky bluegrass (*Poa pratensis*) as well as bed straw (*Gallium aparine*), snowberry, and Armenian blackberry (Appendix D).

Several small patches of grassland habitat span the Property (Figure A3). Grassland habitats range in size from just under an acre to nearly 4 acres and are dominated by graminoids (Appendix D). Grassland graminoids often include soft brome (*Bromus hordeaceus*), poverty brome (*Bromus sterilis*), orchard grass (*Dactylis glomerata*), meadow foxtail (*Alopecurus pratensis*), red fescue (*Festuca rubra*), velvet grass (*Holcus lanatus*), barley (*Hordeum vulgare*), annual ryegrass (*Lolium perenne*), fowl bluegrass (*Poa palustris*), and Kentucky bluegrass (*Poa pratensis*). Trees species such as Oregon white oak, Oregon ash, and ponderosa pine (*Pinus ponderosa*) as well as Armenian blackberry are found scattered around the perimeters and of the grassland habitats and property boundaries.

The riparian habitats include floodplain forest, approximately 0.4 miles of mainstem Marion Creek, and an additional approximately 0.4 miles of Marion Creek side channel habitat (Figure A3). The canopy of the riparian habitats is dominated by Oregon ash and contain minor Oregon white oak as well as black cottonwood components. The riparian mid-story is predominantly Armenian blackberry with additional components consisting of Indian plum, tall Oregon grape, snowberry, English hawthorn, black hawthorn, Douglas spirea, and Sitka willow. The ground cover found in the riparian habitats is dominated by plant species such as reed canary grass, Armenian blackberry, and evergreen blackberry as well as an assortment of introduced and native pasture grasses (Appendix D).

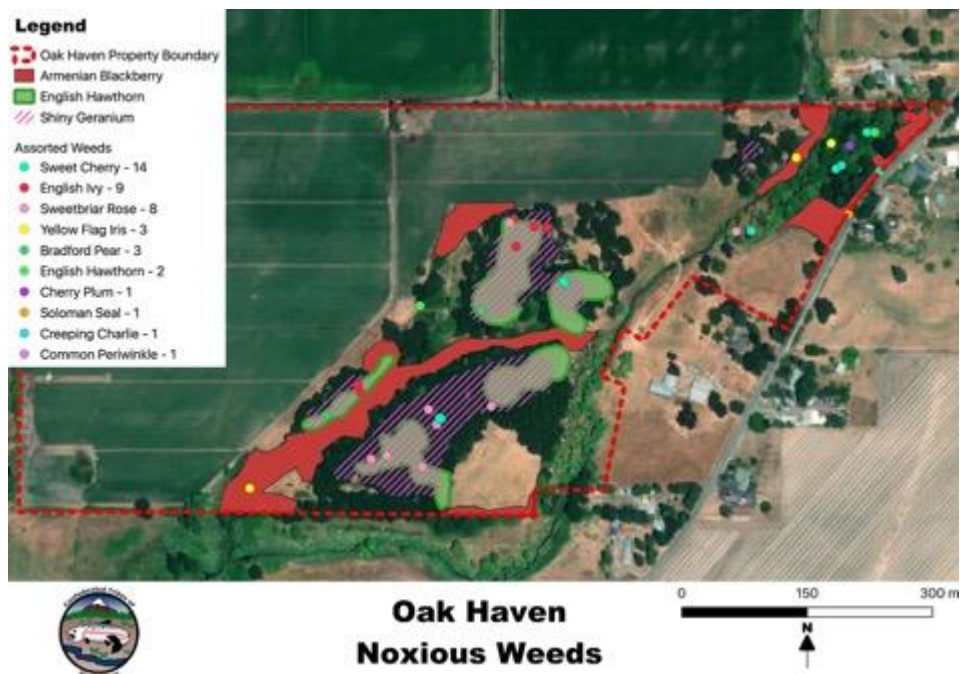
The remaining approximately 57 acres at Oak Haven is currently in active agriculture (Figure A3). The entirety of the agricultural area is used for the production of Silage corn for a neighboring dairy farmer. No vegetation surveys were conducted in the agricultural areas due to the annual site preparation herbicide treatments that takes place prior to corn planting. Photopoints 1, 2, 8, 9, and 14 depicted in Appendix E display the condition of the agricultural production area prior to the silage corn being planted.

Rare and Strategy Habitat Types

The Property currently provides several diverse habitat types including in-tact oak woodlands, riparian as well as flowing water from the mainstem and side channels of Marion Creek, and grasslands (Figure A3). All three of these habitat types are specified as Strategy Habitats by the Oregon Conservation Strategy for the critical benefits that they provide to wildlife species of conservation concern. The remainder of the property is actively managed for agriculture and has the potential to enhance the conservation values of the property and further the regional conservation goals after future restoration projects.

Exotic Plant Species

The history of land management on the Property seems to have minimized the establishment of many common woody invasive weeds in the open oak woodland and grassland habitats. The most prevalent exotic plant species present at Oak Haven are Armenian blackberry, shiny geranium, and English hawthorn. Approximately 6.3 acres of Armenian blackberry is concentrated in the riparian habitats along Marion Creek as well as along the property boundaries (Figure A7). Annual sheep grazing has suppressed Armenian blackberry establishment in the grassland and oak woodland habitats. An average of more than 35% of the ground cover in the oak woodland habitats is shiny geranium and it is concentrated in the interior woodlands (Figure A7 and Appendix D). The early spring germination of shiny geranium places competitive pressure on native forbs with slower floral



phenology. English Hawthorn is a major mid-canopy component across approximately 5 acres of the oak woodland habitat, where it is found in a clumped distribution at an average density of approximately 28 stems per acre (Figure A7).

Exotic pasture including grasses such as soft brome (*Bromus hordeaceus*), poverty brome (*Bromus sterilis*), orchard grass (*Dactylis glomerata*), meadow foxtail (*Alopecurus pratensis*), velvet grass (*Holcus lanatus*), barley (*Hordeum vulgare*), and annual ryegrass (*Lolium perenne*) are universally distributed across the grassland, riparian, and oak woodland habitats (Appendix D). Other exotic weeds and non-native plants including yellow flag iris (*Iris pseudacorus*), sweet cherry (*Prunus avium*), Solomon seal (*Polygonatum multiflorum*), common periwinkle (*Vinca minor*) are found near the Property boundaries and were likely introduced from sources on adjacent properties or vehicular traffic on Marion Rd; in addition to English ivy (*Hedera helix*), sweetbriar rose (*Rosa rubiginosa*), Bradford pear (*Pyrus calleryana*), cherry plum (*Prunus cerasifera*), and creeping charlie (*Glechoma hederacea*) that are found minimally distributed across the Property (Figure A7).

Flora and Fauna

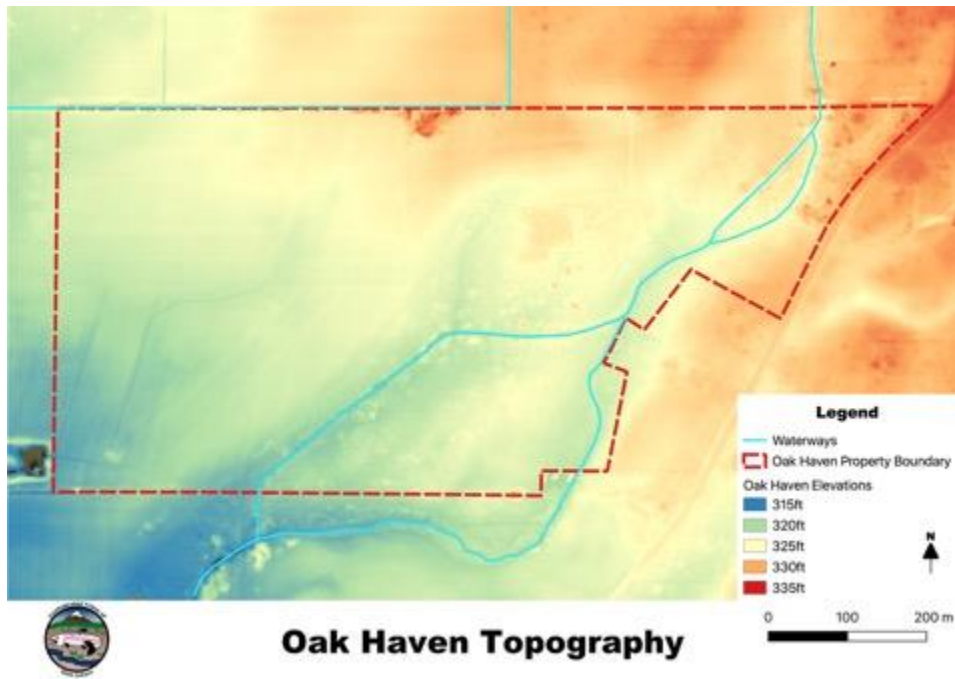
The continuum of strategy habitat types present at Oak Haven supports a total of 117 observed plant species, 59 of which are native and 58 are non-native (Appendix B). Vegetation surveys were conducted at 15 randomly selected locations (5 sample sites for each of the 3 strategy habitat types) across Oak Haven to quantify the average ground cover for each habitat type (Figure A8 and Appendix D).

44 species of wildlife (35 birds, 4 fish, 3 mammals, 1 amphibian, and 1 crustacean) have been observed utilizing the property leading up to and during the development of this report (Appendix B). The 35 species of birds listed in Appendix B were observed on and in the immediate vicinity of Oak Haven by the Audubon Society of Portland during a wildlife viewing event held at the Property during the 2017 “Great American Eclipse.” Most notably two OCS Strategy bird species, white breasted nuthatch (*Sitta carolineansis aculeata*) and western meadowlark (*Sturnella neglecta*), were found utilizing the Property. ODFW staff surveyed the Oak Haven section of Marion Creek in 2019 and found reidside shiners (*Richardsonius balteatus*), speckled dace (*Rhinichthys osculus*), sculpin species (*Cottoidea*), brook lamprey redds (*Lampetra richardsoni*), signal crayfish (*Pacifastacus leniusculus*), and red-legged frogs (*Rana aurora*). Mammals observed utilizing the property include beaver (*Castor canadensis*), black tailed deer (*Odocoileus hemionus columbianus*), and nutria (*Myocastor coypus*).

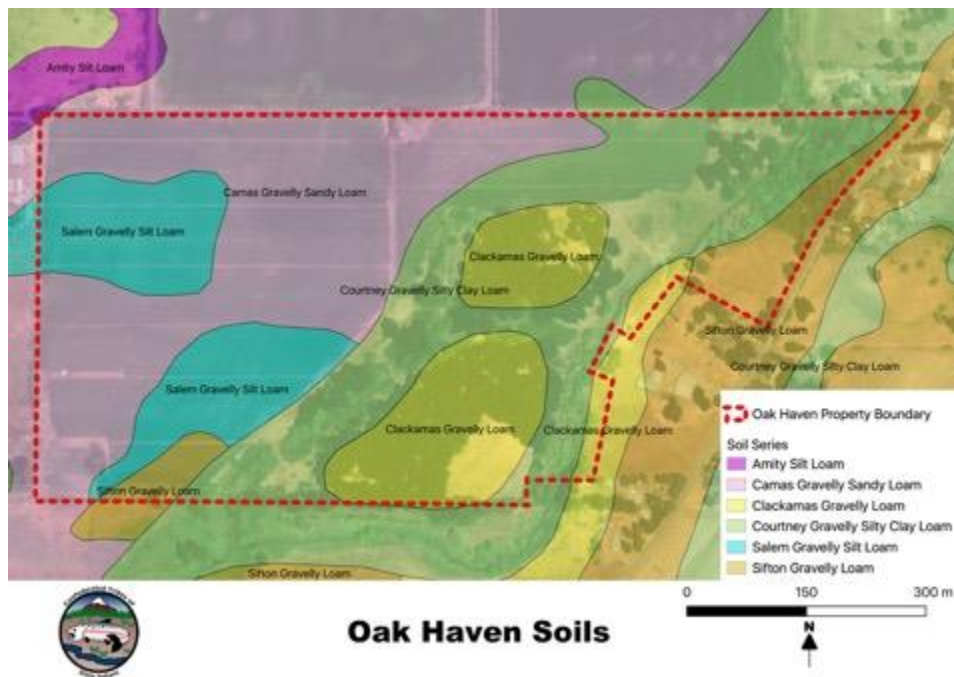
Wildlife Species of Oak Haven			
Birds			
American Bittern	<i>Botaurus lentiginosus</i>	Great Horned Owl	<i>Bubo virginianus</i>
American Crow	<i>Corvus brachyrhynchos</i>	American Kestrel	<i>Falco sparverius</i>
American Goldfinch	<i>Spinus tristis</i>	Lesser Goldfinch	<i>Spinus psaltria</i>
American Robin	<i>Turdus migratorius</i>	Mourning Dove	<i>Zenaida macroura</i>
Anna's Hummingbird	<i>Calypte anna</i>	Northern Flicker	<i>Colaptes auratus</i>
Barn Swallow	<i>Hirundo rustica</i>	Northern Harrier	<i>Circus hudsonius</i>
Belted Kingfisher	<i>Megaceryle alcyon</i>	Pacific-slope Flycatcher	<i>Empidonax difficilis</i>
Bewick's Wren	<i>Thryomanes bewickii</i>	Red-tailed Hawk	<i>Buteo jamaicensis</i>
Black-capped Chickadee	<i>Poecile atricapillus</i>	Song Sparrow	<i>Melospiza melodia</i>
Brown Creeper	<i>Certhia americana</i>	Spotted Towhee	<i>Pipilo maculatus</i>
Bullock's Oriole	<i>Icterus bullockii</i>	Turkey Vulture	<i>Cathartes aura</i>
Bushtit	<i>Psaltriparus minimus</i>	Vaux's Swift	<i>Chaetura vauxi</i>
California Quail	<i>Callipepla californica</i>	Violet-green Swallow	<i>Tachycineta thalassina</i>
Common Yellowthroat	<i>Geothlypis trichas</i>	Western Meadowlark*	<i>Sturnella neglecta</i>
Downy Woodpecker	<i>Picoides pubescens</i>	Western Wood-Pewee	<i>Contopus sordidulus</i>
Eurasian Collared-Dove	<i>Streptopelia decaocto</i>	White-Breasted Nuthatch*	<i>Sitta carolinensis aculeata</i>
Great Blue Heron	<i>Ardea herodias</i>	Yellow Warbler	<i>Setophaga petechia</i>
Great Egret	<i>Ardea alba</i>	Mammals	
Fish		Beaver	<i>Castor canadensis</i>
Brook Lamprey*	<i>Lampetra richardsoni</i>	Black-tailed Deer	<i>Odocoileus hemionus columbianus</i>
Redside Shiners	<i>Richardsonius balteatus</i>	Nutria	<i>Myocastor coypus</i>
Sculpin	<i>Cottoidea</i>	Crustacean	
Speckled Dace	<i>Rhinichthys osculus</i>	Signal Crayfish	<i>Pacifastacus leniusculus</i>
Amphibians		*OCS Strategy Species	
Red-legged Frog*	<i>Rana aurora</i>		

Hydrology

Both natural and artificial water features span the Property. Approximately 1.1 miles of flowing water habitats are present on the Property. This consists of approximately 0.4 miles of mainstem Marion Creek, approximately 0.4 miles of side channel Marion Creek, and an additional 0.35 miles of Santiam Water Control District-owned canal ditch along the northern property boundary (Figure A9).



Soils



The soil profile at Oak Haven is characterized by floodplain and stream terraces derived from various alluvial deposits (Figure A10). These highly productive soils are sought after for their inherent physical and chemical characteristics being ideal for agricultural production. In the past,

these soil characteristics have subjected the OCS Strategy oak woodland, grassland, and riparian habitats found on the Property to developmental pressures.

Oak Haven Soils						
Soil Type	Farmland Classification	Landform	Parent Material	Depth to Restrictive Feature/Textural Change	Depth to Water Table	Hydric
Courtney Gravelly Silty Clay Loam	Farmland of Statewide Importance	Drainageways on Stream Terraces	Alluvium	10-19"	0"	Yes
Amity Silt Loam	Prime Farmland if Drained	Terraces	Mixed Silty Alluvium	80+"	6-18"	No
Camas Gravelly Sandy Loam	Farmland of Statewide Importance	Floodplains	Recent Alluvium derived from Igneous and Sedimentary Rock	9-17"	80+"	No
Clackamas Gravelly Loam	Prime Farmland if Drained	Terraces	Alluvium	80+"	6-18"	No
Salem Gravelly Silt Loam	Prime Farmland	Terraces	Gravelly Mixed Alluvium Parent Material	80+"	80+"	No
Sifton Gravelly Loam	Prime Farmland	Terraces	Alluvium over Gravelly Sand Parent Material	80+"	80+"	No

Current Management and Use

Historical Ownership

The lower North Santiam Watershed was inhabited by bands from the central Kalapuyan language groups prior to the mid-19th century when they were forcibly removed onto the Coast Reservation, later known as the Siletz Reservation, to provide additional homesteading opportunities for euro-American settlers. For the first half of the 1900's, the entirety of the property was part of a 500-acre farm owned by the Schermacher family. The family retained 250 acres of the original property through the turn of the century. Prior to 1963, Oak Haven was used to produce row crops such as pole beans and strawberries as well as laying hens. From 1963 up until 2005, the Property shifted to being used for cattle grazing. The open cattle pastures were slowly converted back to row crops beginning around 2012. The Bridges Foundation purchased the Property in 2017 to in an effort to preserve the Oregon white oak woodlands from being developed into hazelnut production.

Current Property Uses

The Bridges Foundation, a local charitable trust that actively participates in conservation on private lands, is the Property seller. The Property is being split to accommodate this acquisition and the seller is retaining 7.99 acres. The Property is primarily used for the production of silage corn by agreement with a lessee. Management activities, outside of corn production, have been geared towards preserving the oak woodland and grassland habitats in recent years. The primary restoration tool that has been used is spring and summer sheep grazing. The Bridges Foundation have utilized sheep grazing, as opposed to cattle grazing which is more common locally, to minimize the threats of soil compaction, erosion, and non-point source pollution that are commonly associated with cattle grazing. Sheep grazing has been used as a restoration tool to minimize the establishment and encroachment of woody invasives in the oak woodland and grassland habitats as well as to control pasture grasses.

Threats to Conservation Values

The greatest threats to the conservation values of the Property is the continued establishment of exotic vegetation across the oak woodland, grassland and riparian habitats as well as the expansion of agricultural production. Monoculture establishing invasives such as Armenian blackberry, English ivy, English hawthorn, and yellow flag iris all pose the threat of outcompeting grassland, oak woodland understory, and riparian plant species as well as minimizing the natural recruitment of native species. Additionally, without the permanent protection of the Property, the habitats of conservation concern will likely be degraded by future ownership for more economically lucrative agricultural practices or the Property will be fully converted to field crops because the current ecologically conscious management approach does not maximize the commercial productivity potential.

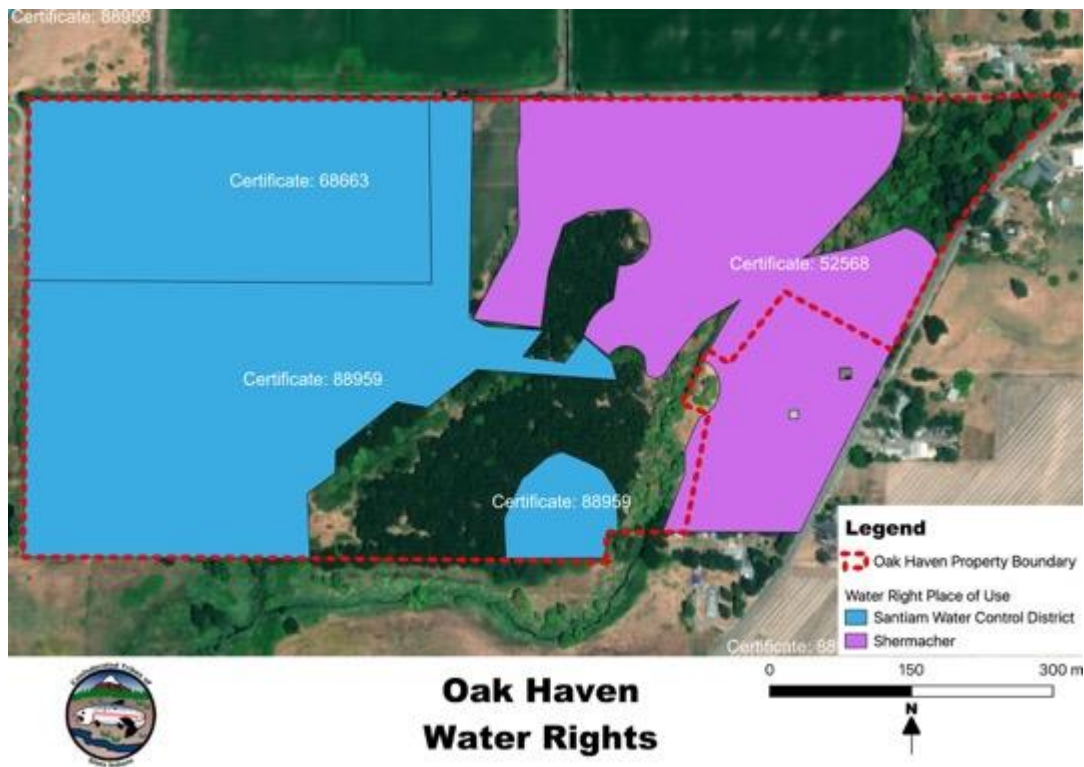
Stewardship Plans

There are no existing forestry, burning, or stewardship plans in place for Oak Haven. Silage corn is produced by an adjacent landowner through an informal agreement. The current intention is to allow the neighboring landowner to continue to produce silage corn through at least the 2021 growing season. The continued production of silage corn in the short-term will provide the CTSI with a sufficient timeline to diligently design the prairie restoration of the current agricultural habitat. Additionally, the short-term continuation of corn production will allow for the CTSI to address the

priority exotic weeds currently found in the habitats of conservation concern.

Water Rights

Several water rights are associated with the Property (Figure A11). Water rights with a priority date from 1950 (Certificate 52568) for the irrigation and supplemental irrigation of 16.1 acres will be acquired by the CTSI through the WWMP funded acquisition of the Oak Haven (Figure A11). Two additional water delivery contracts from the Santiam Water Control District will be acquired by the CTSI as well. One water delivery contract has the priority date from 1909 for the irrigation of 23.4 acres (Certificate 68663) and the other is for the delivery of water for the irrigation and supplemental irrigation of 34.0 acres with a priority date from 1978 (Certificates 88958 and 88959; Figure A11).



Infrastructure

Structures

There are two culverts on Marion creek (Figure A12). One of the culverts provides access to the

portions of the Property west of Marion Creek and the second provides year-round access to the section of the Property that found between Marion Creek and its side channel. There is a set of powerlines that enter the Property from the partitioned homesite from the subject larger taxlot (Figure A12). Additionally, there is a concrete slab approximately 60ftx30ft in size that was likely the footprint of an outbuilding from the early 1900's.



A concrete slab is located in the oak woodland habitat near the active agriculture. The concrete slab was likely the footprint of a structure, although there is no evidence of a structure being present since 1955 (Figure A12)

Fencing

The property boundary fence line along Marion Road is constructed of high tensile smooth wire. The fencing elsewhere on the property is constructed of barbed wire. All fencing is intact.

Utilities

The Property is serviced with electricity by the set of powerlines. The utility is currently used for the diversion of irrigation water for agricultural production (Figure A12).

Multi-Use Trails and Roads

There are no improved trails or roads present on the Property. The current landowner mows several small walking paths around the oak woodland habitats for personal use. Legal access to the Property is provided by a gate located just north of the homesite that was partitioned from the subject larger taxlot (Figure A12).



A south facing aerial view of the upstream culvert on Marion Creek. The culvert provides legal access from the property gate on Marion Road to the habitats found west of Marion Creek.

Easements and Encumbrances

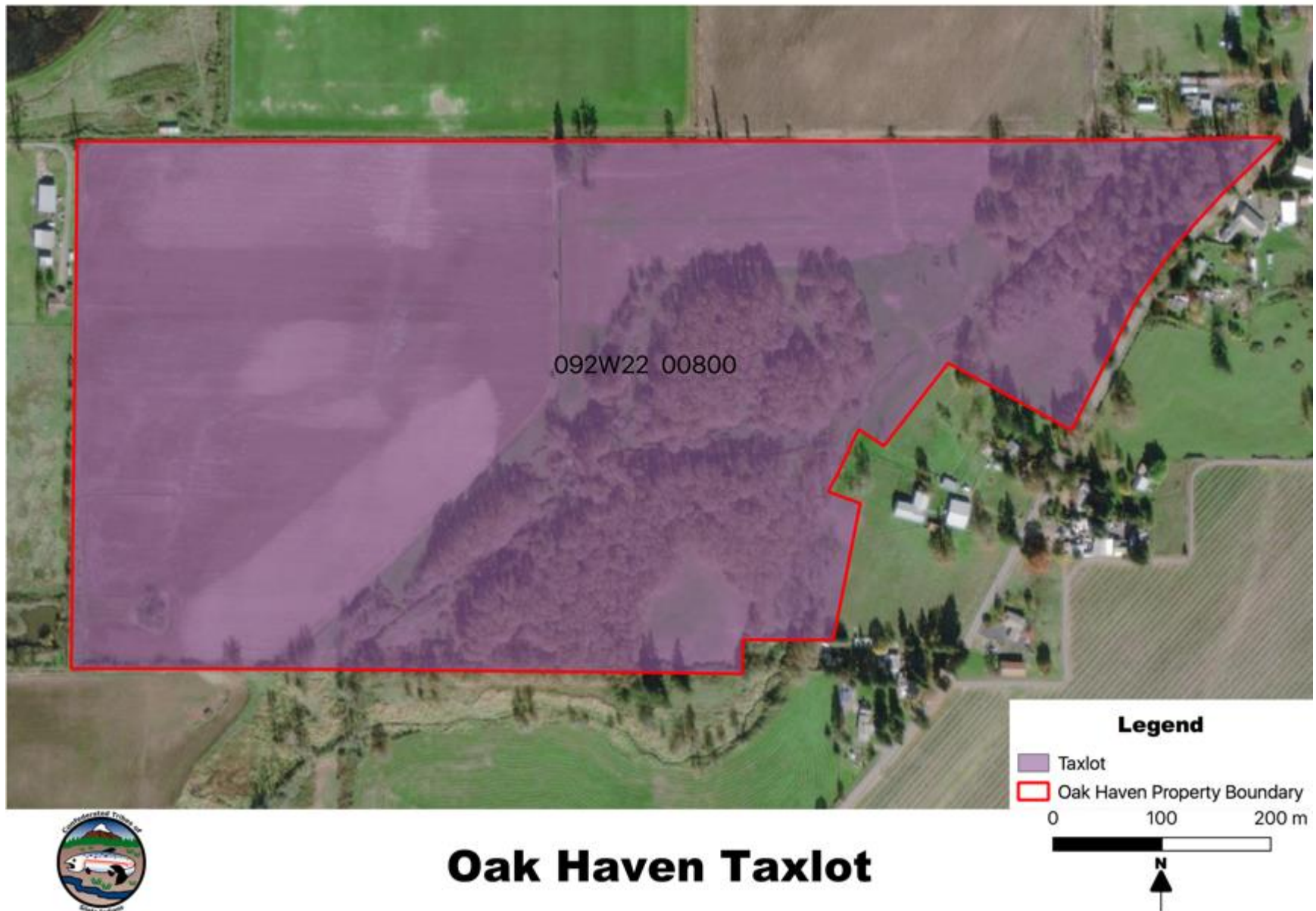
A set of powerlines enter the Property from the partitioned homesite (Figure A11). There are two easements held by the Mountain States Power Company for the maintenance of the electric pole line guy anchors (July 24, 1941) as well as the electric power line, telephone, or aerial cable line (August 18, 1948; Figure A12).

There are two water deliver contracts with Santiam Water Control District that are described on page 15 of this report in the Water Rights section. Additionally, there is a right of way contract held by the El Paso Natural Gas Company (April 22, 1960) for the maintenance of a pipeline that runs adjacent to Marion Rd.

List of Appendices

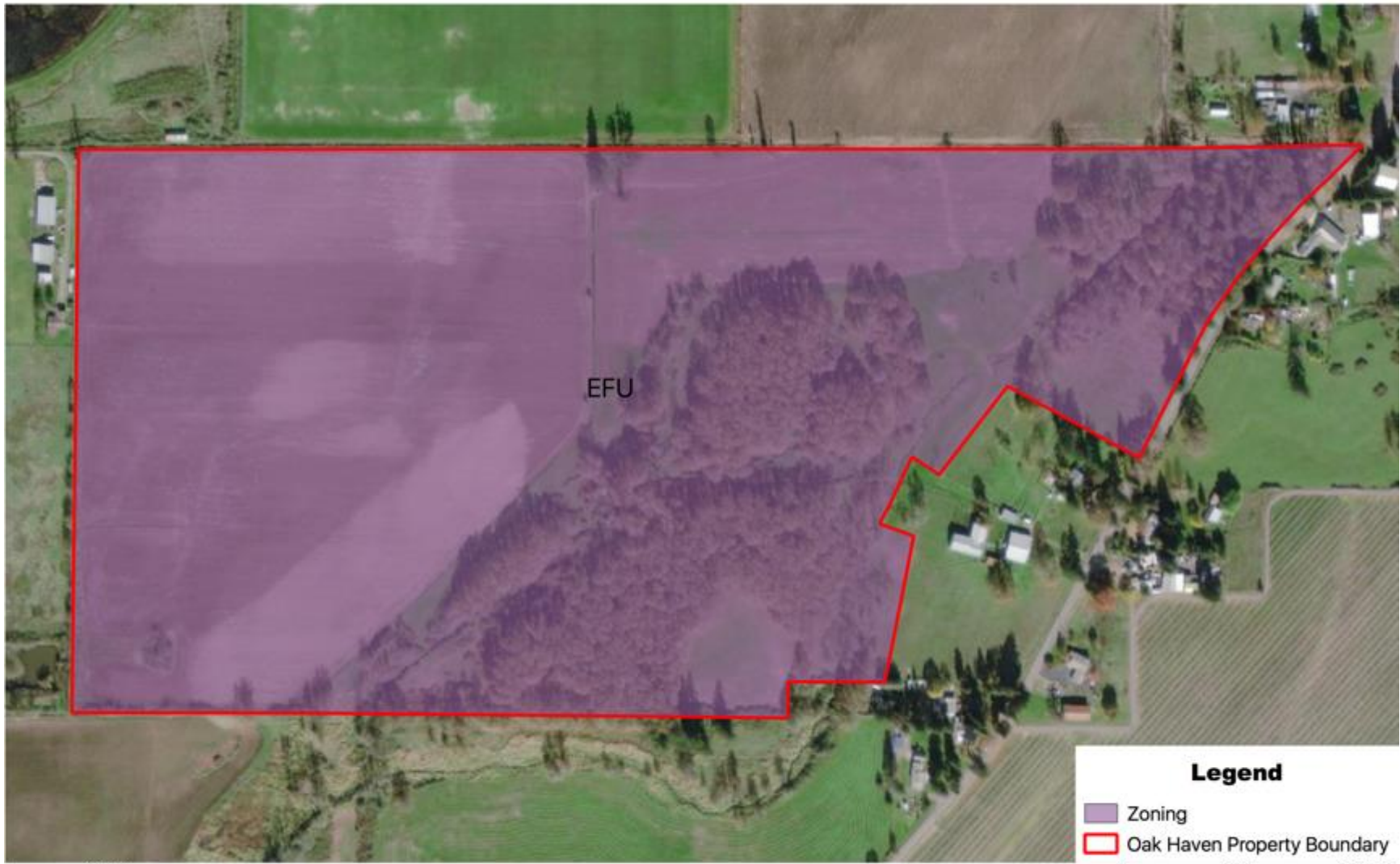
APPENDIX A: MAPS	18
FIGURE A1: TAXLOT	188
FIGURE A2: ZONING	19
FIGURE A3: CURRENT HABITAT CONDITIONS.....	20
FIGURE A4: HISTORICAL VEGETATION	21
FIGURE A5: CONSERVATION CONTEXT.....	22
FIGURE A6: REGIONAL HYDROLOGY	23
FIGURE A7: NOXIOUS WEEDS.....	24
FIGURE A8: VEGETATION SURVEY LOCATIONS.....	25
FIGURE A9: TOPOGRAPHY	26
FIGURE A10: SOILS.....	27
FIGURE A11: WATER RIGHTS	28
FIGURE A12: INFRASTRUCTURE.....	29
APPENDIX B: OAK HAVEN FLORA AND FAUNA.....	30
APPENDIX C: HISTORICAL AERIAL IMAGERY.....	32
APPENDIX D: VEGETATION SURVEY DATA.....	35
APPENDIX E: PHOTOPOINTS	37

Appendix A: Maps



Oak Haven Taxlot

Figure A1: Taxlot. Oak Haven consists of the single taxlot 092W22 00800



Oak Haven Zoning

Figure A2: Zoning. The entirety of Oak Haven is zoned as Exclusive Farm Use.

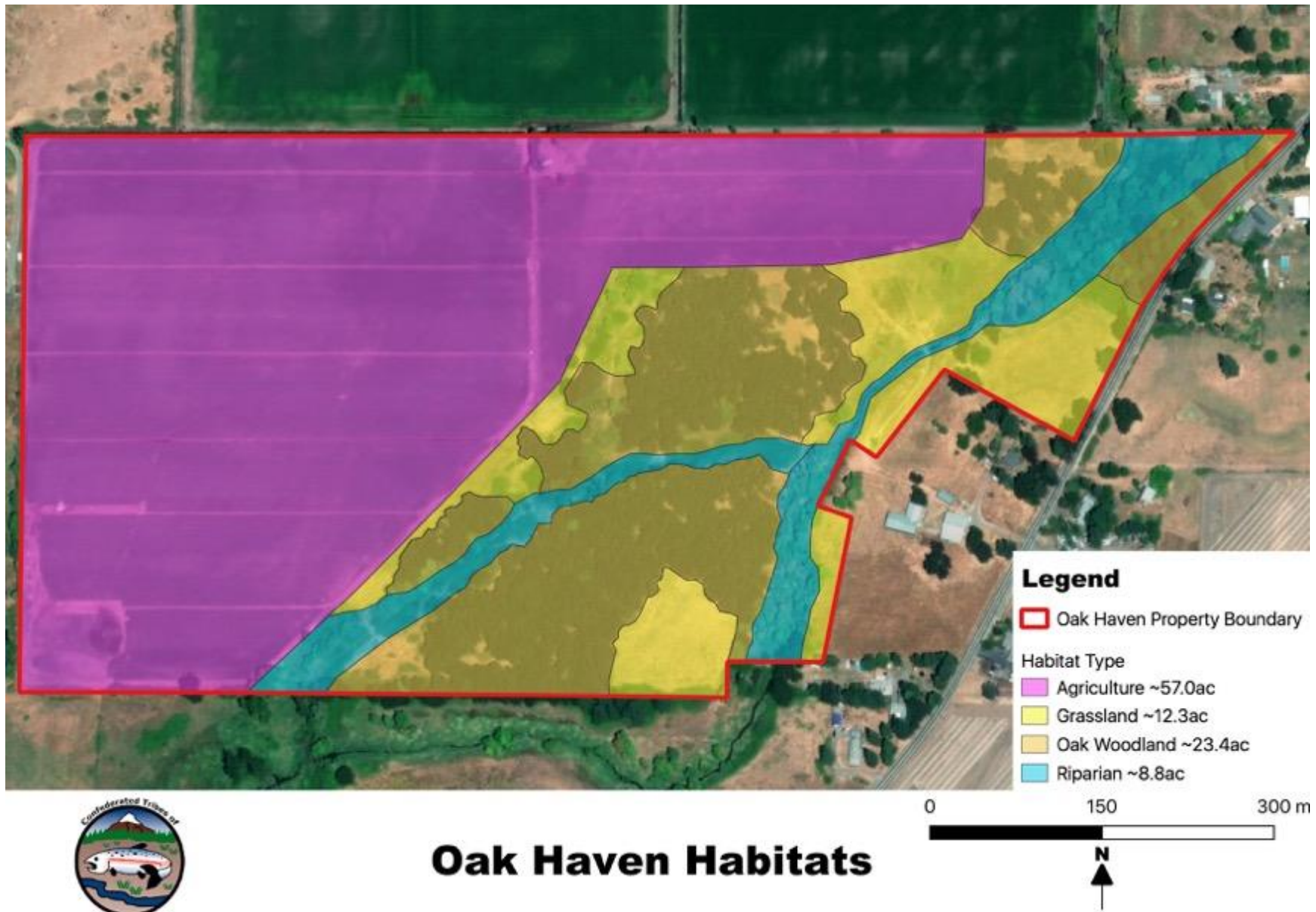


Figure A3: Current Habitat Conditions. There are four habitat types present at oak haven; agriculture, oak woodland, grassland, and riparian. Oak woodland, grassland, and riparian habitats are identified as Strategy Habitats by the Oregon Conservation Strategy for the critical habitat features that they provide for wildlife species of conservation concern.

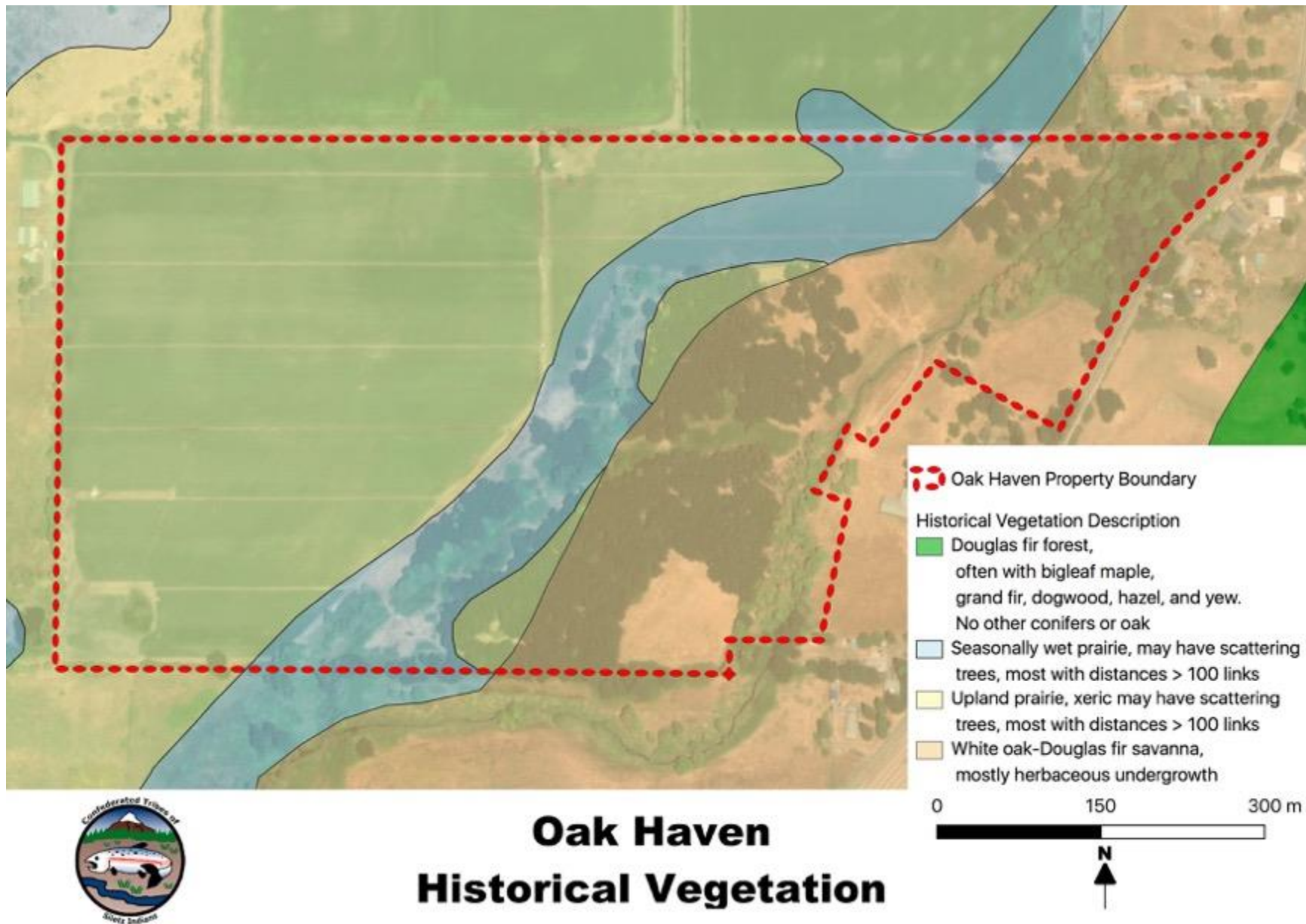
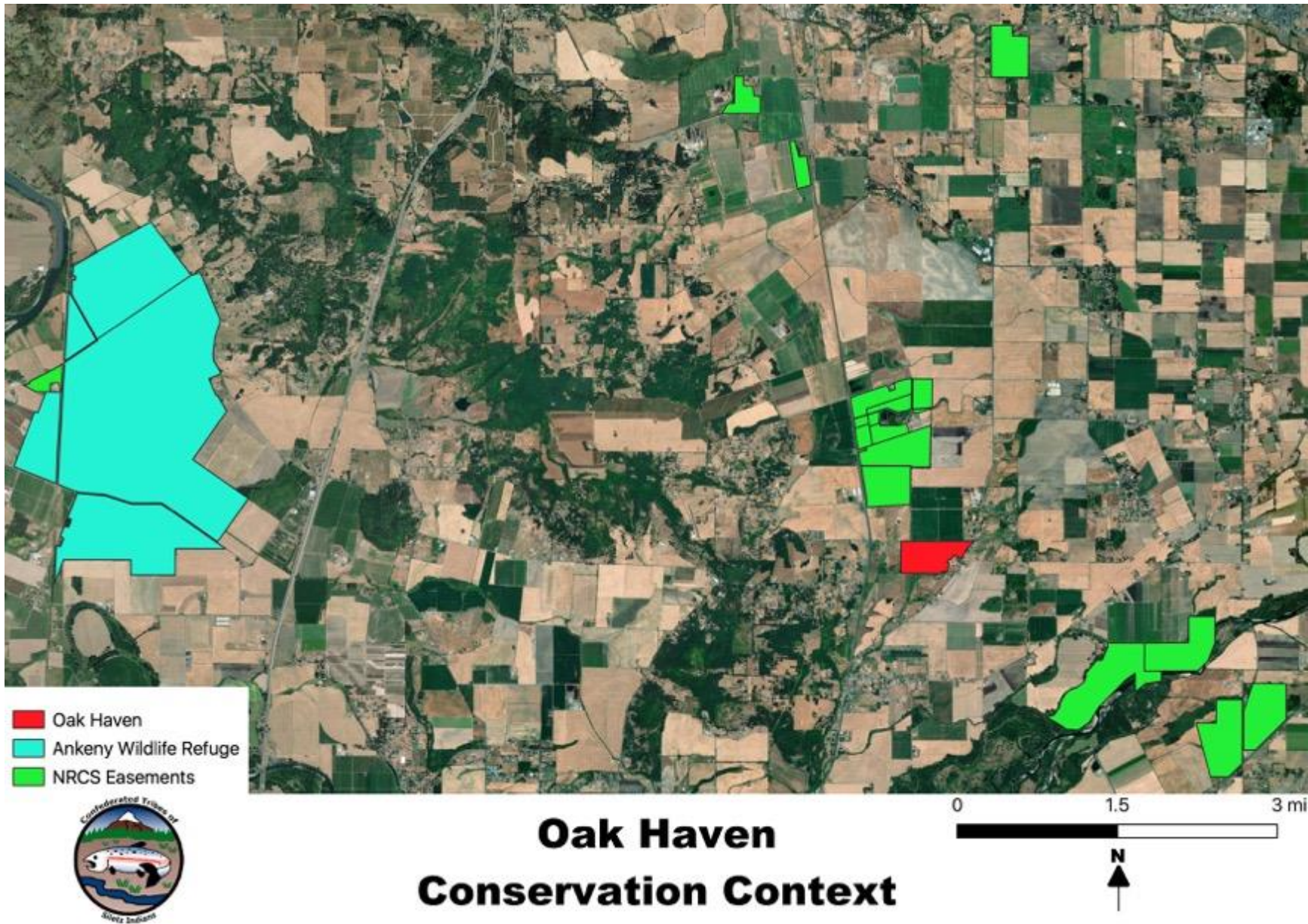


Figure A4: Historical Vegetation. GLO historical vegetation data suggests that the white oak habitats currently at Oak Haven have remained in place despite the channelization of wet prairie habitats into present-day Marion Creek. The historical upland prairie and white oak habitats were degraded by the conversion to agriculture and rural development.



Oak Haven Conservation Context

Figure A5: Conservation Context. Oak Haven is a part of an expanding cluster of private conservation properties located within the vicinity of Ankeny Wildlife Refuge. Specifically, Oak Haven builds upon a series of properties with NRCS Wetland Reserve Easements such as the approximately 400-acre Duckflat Conservation Complex as well as a greater than 600-acre complex on the Santiam River.

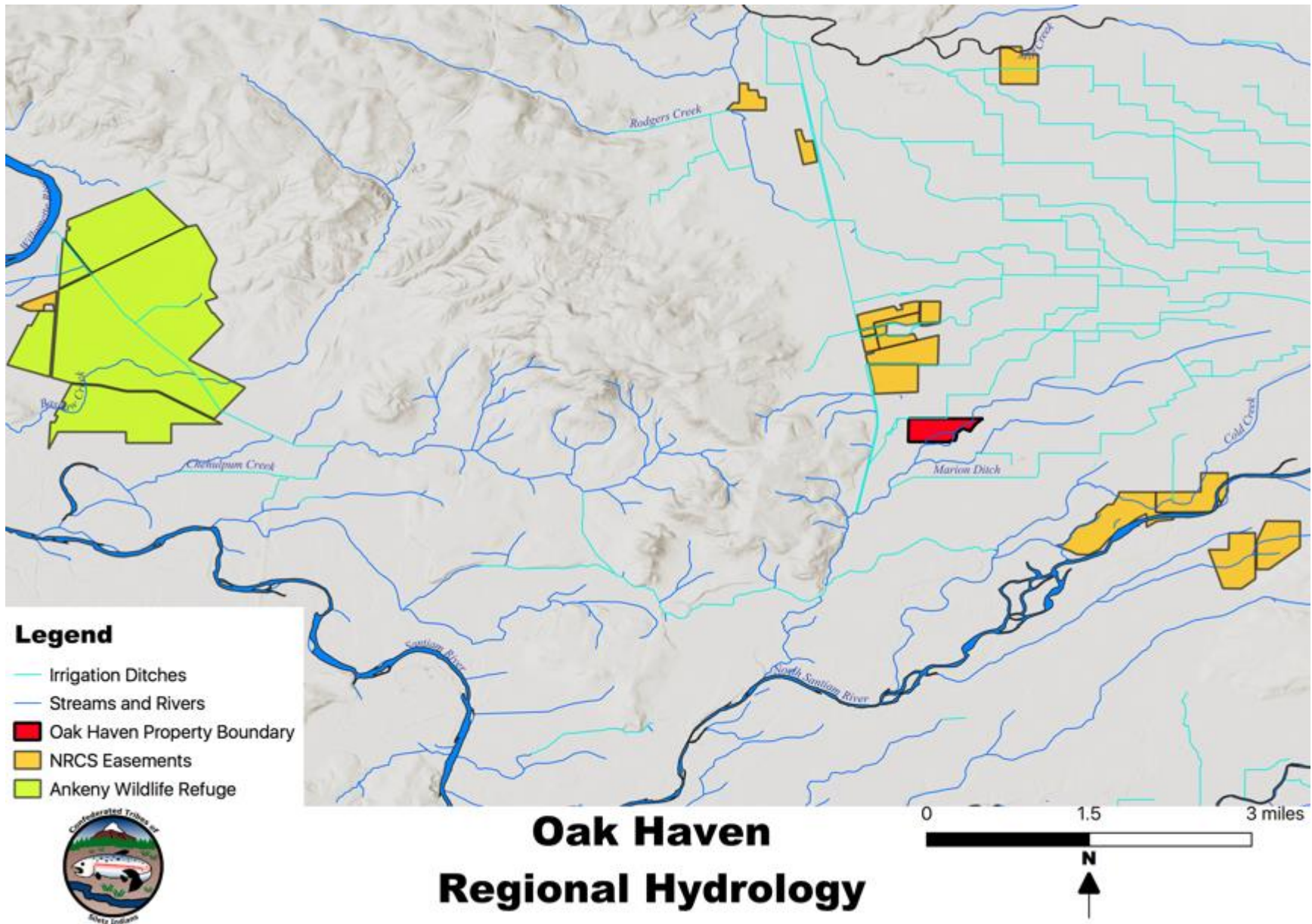


Figure A6: Regional Hydrology. Approximately 0.4 miles of mainstem Marion Creek, a tributary of the North Santiam River and an additional approximately 0.4 miles of side channel habitat are found at Oak Haven. Oak Haven is located in the Lower North Santiam River Watershed, which is characterized by a substantial irrigation network and natural perennial tributaries.

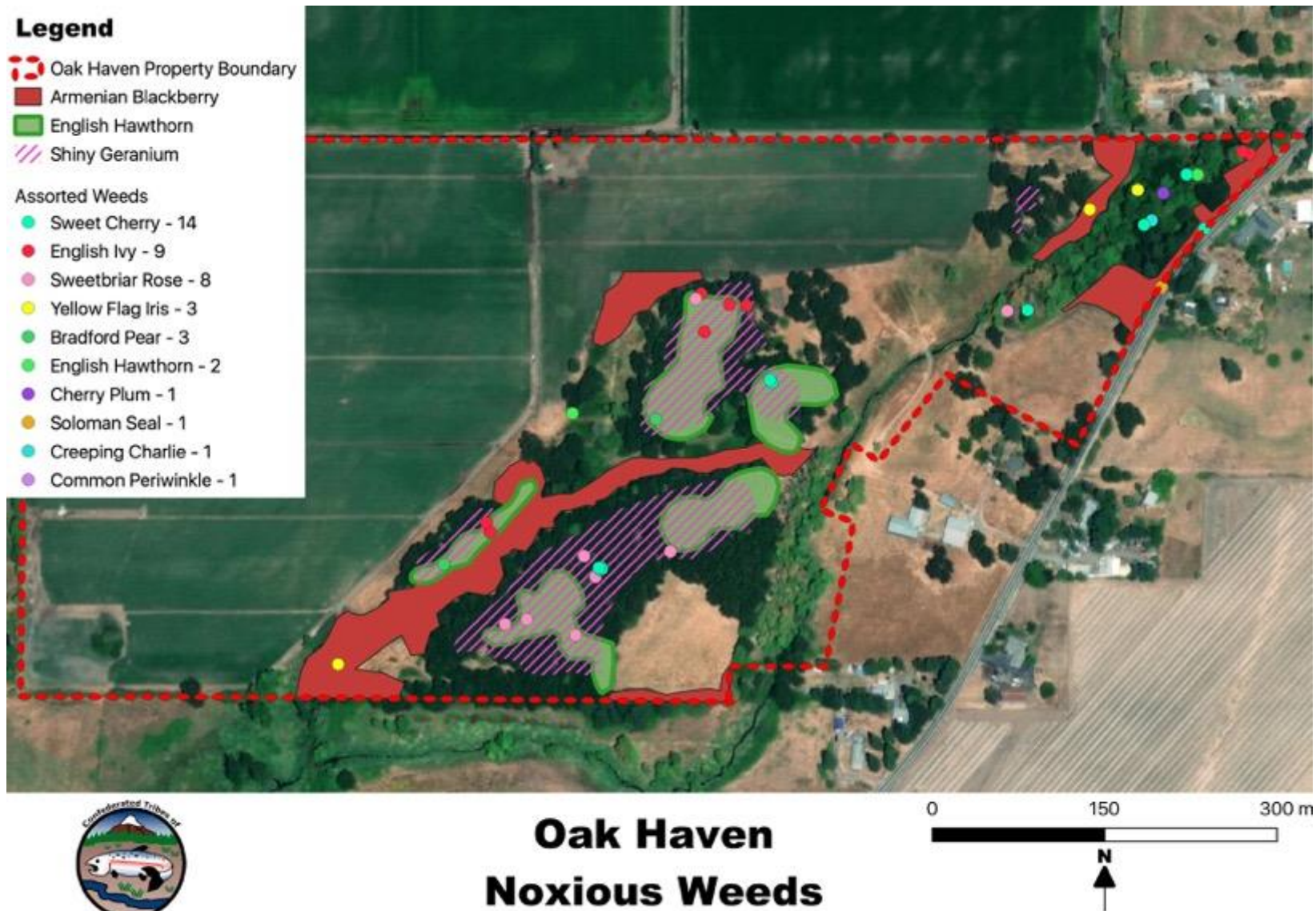


Figure A7: Noxious Weeds. The most prevalent noxious weed infestations at Oak Haven are Armenian blackberry, shiny geranium, and English hawthorn. There are approximately 7.5 acres where shiny geranium is the predominant ground cover species. Armenian blackberry heavily infests approximately 6.3 acres concentrated along the riparian corridor and Property boundary fencelines. English hawthorn is a major mid-canopy component across approximately 4.7 acres at Oak Haven, where it is found in a clumped distribution at a density of approximately 27.8 stems per acre. An exhaustive list of non-native species present at Camp Creek Hills can be found in Appendix B. Weed points represent a patch ranging in size from an individual plant to an approximately 20 square meter infestation area

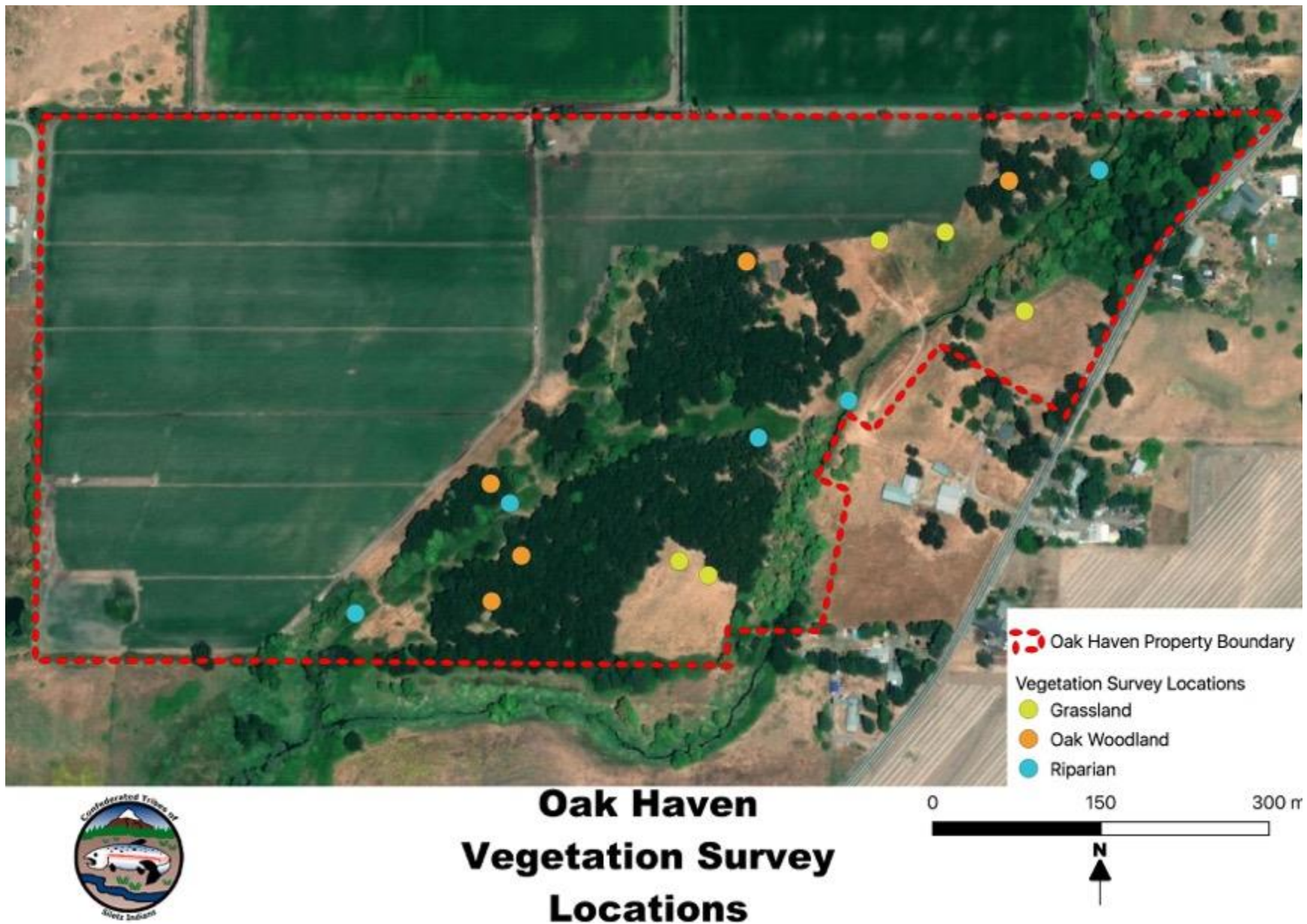
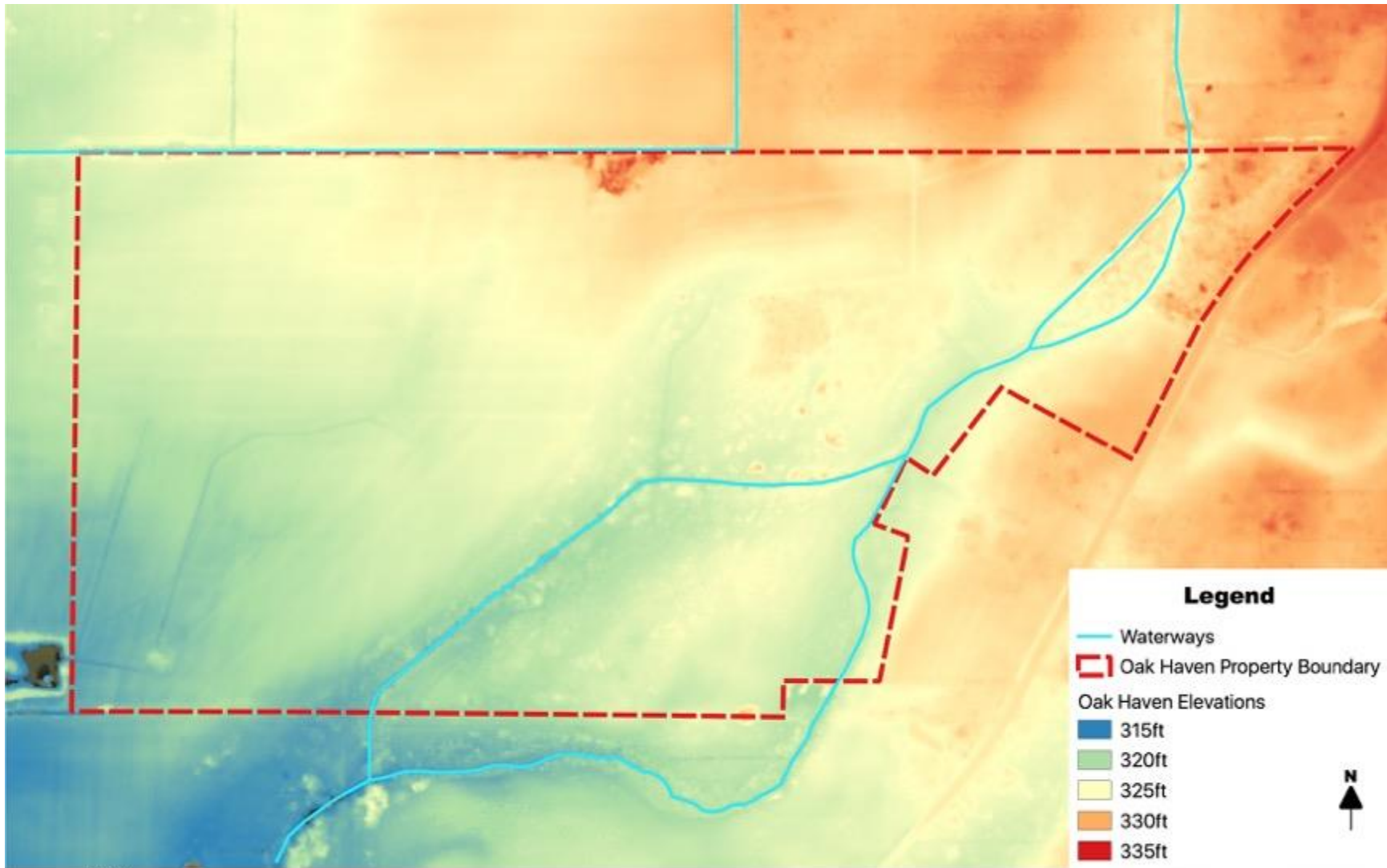
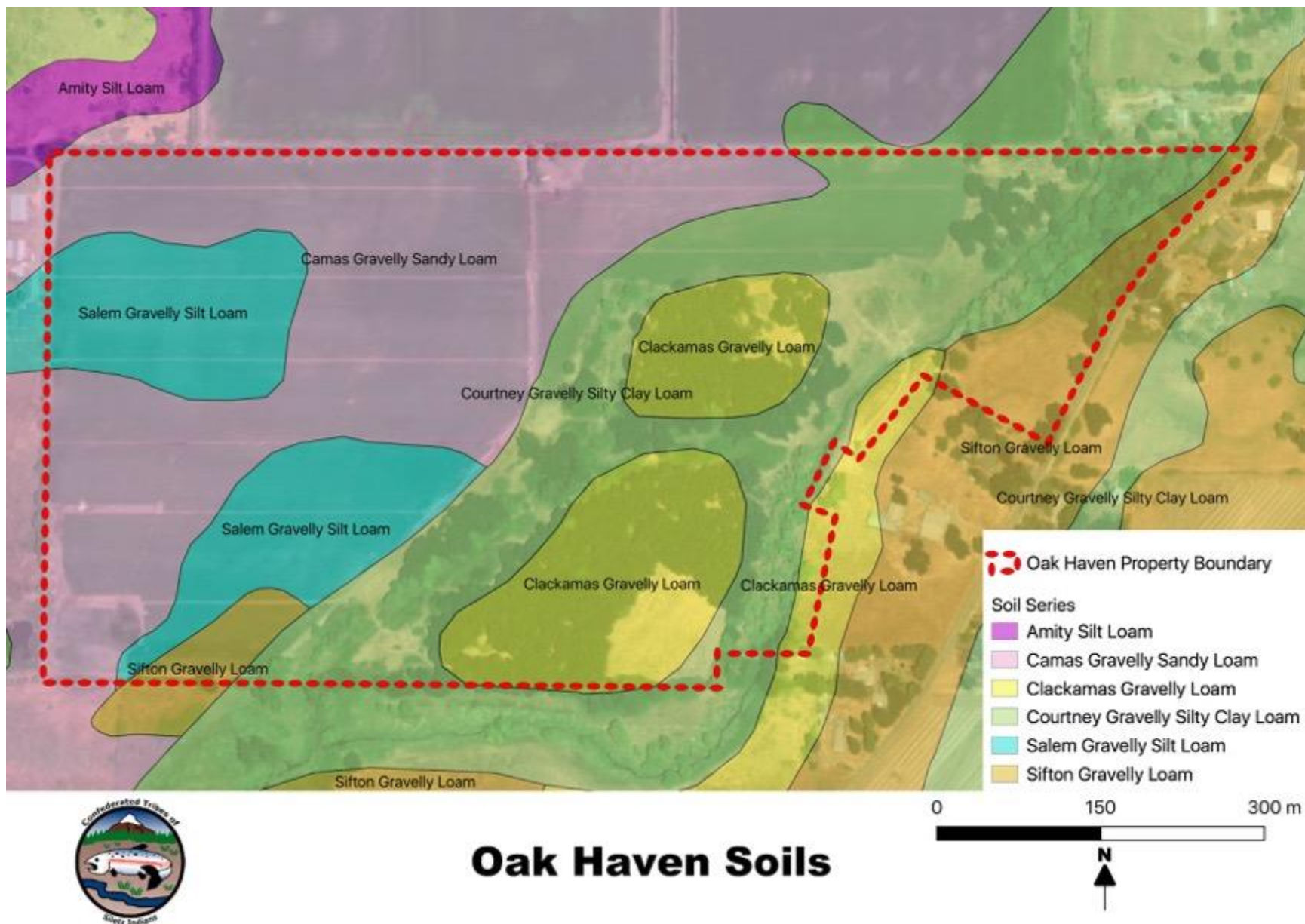


Figure A8: Vegetation Survey Locations. A modified Daubenmire cover class methodology was used to measure percent ground cover at each survey site. At each randomly selected survey sample site, percent ground cover was measured at 5 evenly spaced 2m² quadrats along a 50m North-South oriented transect or a transect oriented perpendicular to Marion Creek for riparian habitat transects. Average ground covers were derived from the summation of data from the 5 quadrats for each sample site of a given habitat type.



Oak Haven Topography

Figure A9: Topography. The Oak Haven property contains approximately 0.4 miles of mainstem Marion Creek, approximately 0.4 miles of side channel Marion Creek, and an additional 0.35 miles of Santiam Water Control District-owned canal ditch along the northern property boundary.



Oak Haven Soils

Figure A10: Soils. USDA NRCS soil map data shows that the vast majority of the Property is derived from floodplain and stream terraces derived from various alluvial deposits. These highly productive soil classes of Courtney gravelly silty clay loam and Camas gravelly sandy loam have been identified as farmland of statewide importance. Salem gravelly loam and Sifton gravelly loam are identified as prime farmland, while Amity silt loam and Clackamas gravelly loam are considered prime farmland if drained.

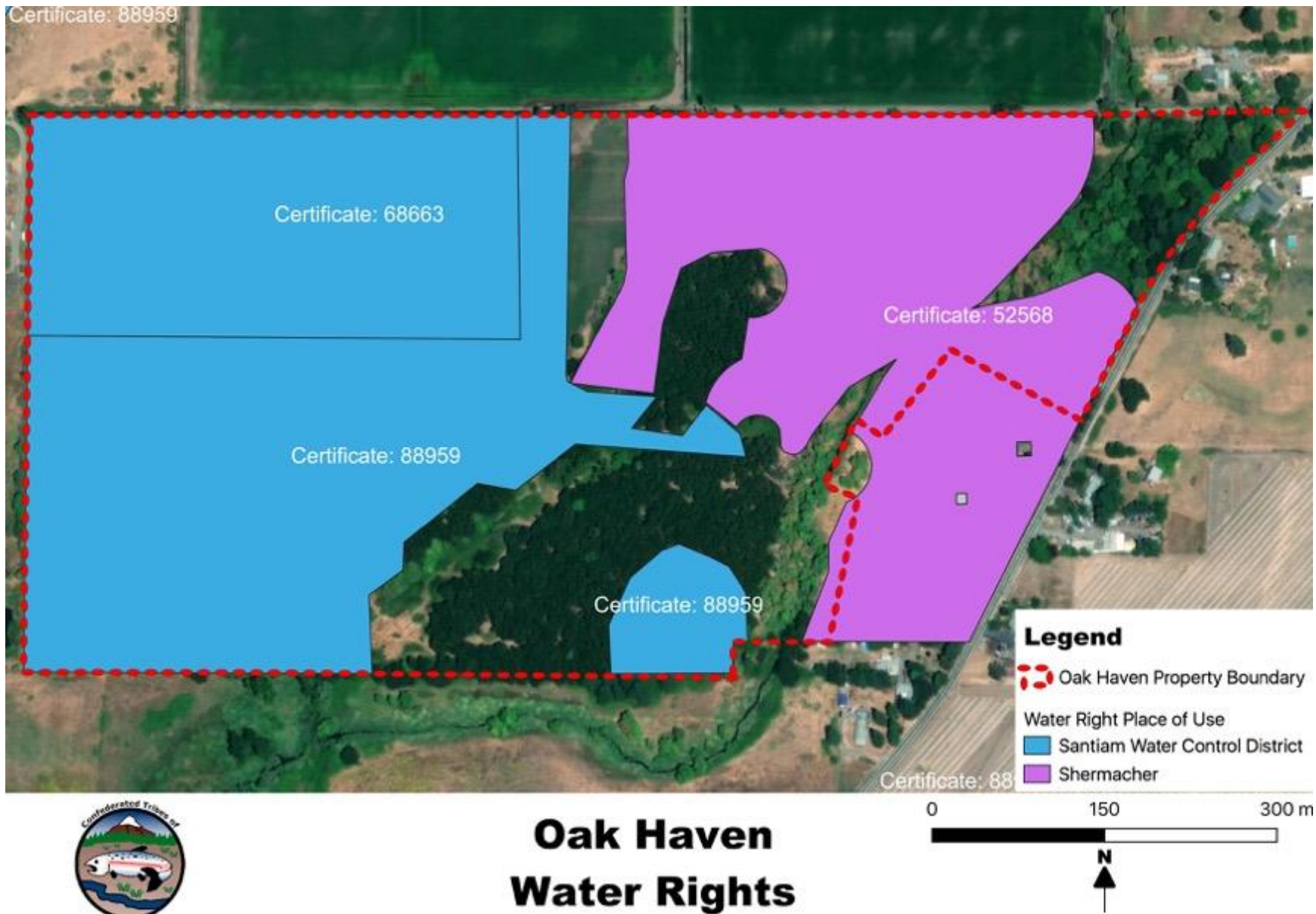


Figure A11: Water Rights. One water right and two water deliver contracts from the Santiam Water Control District are associated with Oak Haven. Certificate 52568 has a priority date from 1950 and provides irrigation and supplemental irrigation for 16.1 acres that will be required by CTSI. One of the water delivery contract has the priority date from 1909 for the irrigation of 23.4 acres (Certificate 68663) and the other is for the delivery of water for the irrigation and supplemental irrigation of 34.0 acres with a priority date from 1978 (Certificates 88958 and 88959).

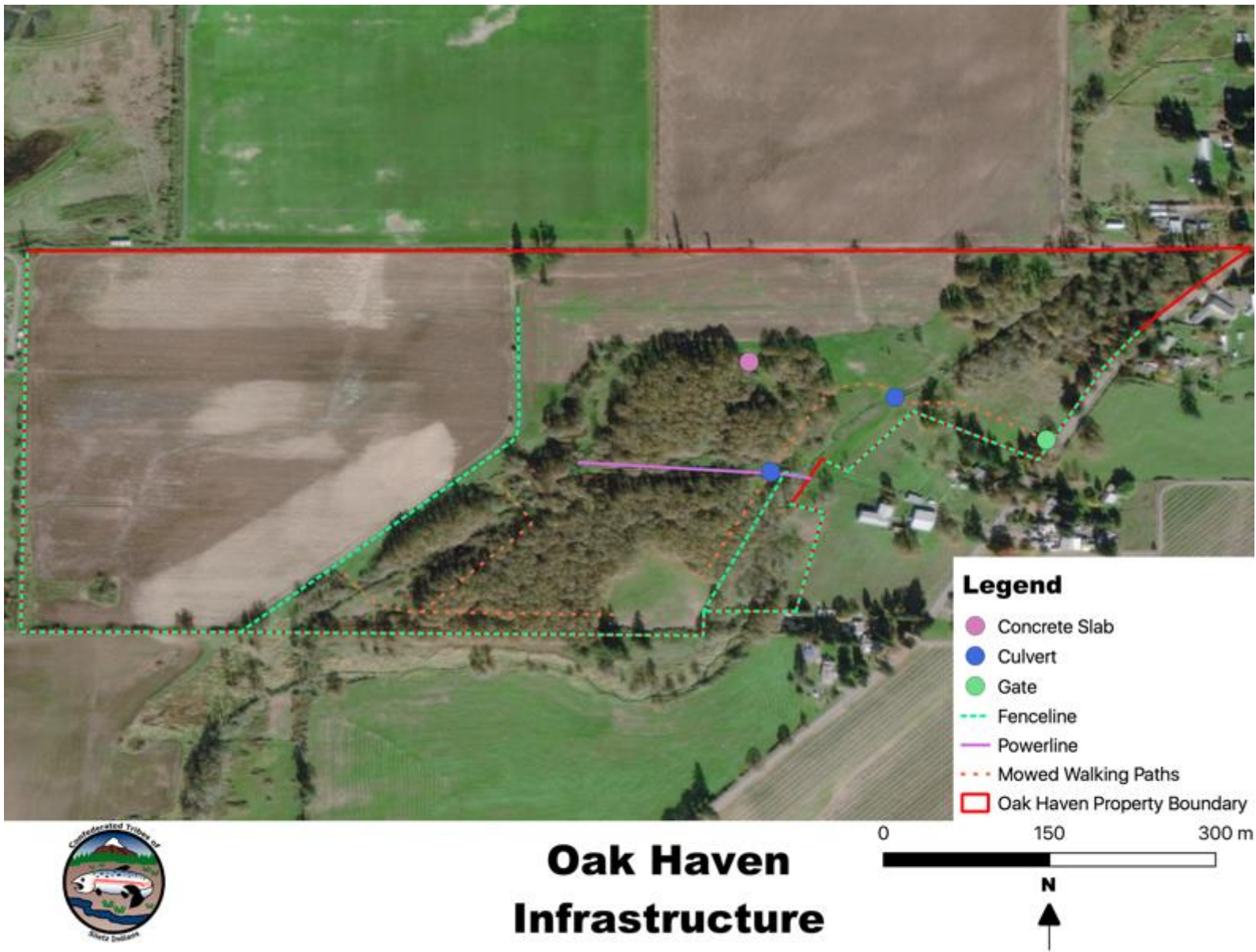


Figure A12: Infrastructure. Perimeter fencing follows the majority of the property boundary, separates the agriculture from OCS habitat types, and partially restricts access to Marion Creek. There are two culverts on Marion Creek; one that provides legal access from the entrance gate to the portions of Oak Haven that are west of Marion Creek and the second that provides year-round access to the portion of the Property that lies between Marion Creek its side-channel. Additionally, a powerline provides electricity to the Property.

Appendix B: Oak Haven Flora and Fauna


Flora of Oak Haven					
<i>Acer macrophyllum</i>	Big Leaf Maple	<i>Geum macrophyllum</i>	Large-leaved Avens	<i>Populus x canescens*</i>	Grey Poplar
<i>Achillea millefolium</i>	Yarrow	<i>Glechoma hederacea*</i>	Creeping Charlie	<i>Prunus avium*</i>	Sweet Cherry
<i>Alnus rubra</i>	Red Alder	<i>Hedera helix*</i>	English Ivy	<i>Prunus cerasifera*</i>	Cherry Plum
<i>Alopecurus pratensis*</i>	Meadow Foxtail	<i>Holcus lanatus*</i>	Velvet Grass	<i>Pseudotsuga menziesii</i>	Douglas Fir
<i>Amelanchier alnifolia</i>	Pacific Serviceberry	<i>Hordeum vulgare*</i>	Barley	<i>Pteridium aquilinum</i>	Bracken Fern
<i>Arctium minus*</i>	Common Burdock	<i>Hypochaeris radicata*</i>	Hairy Cat's Ear	<i>Pyrus calleryana*</i>	Bradford Pear
<i>Avena fatua*</i>	Wild Oats	<i>Impatiens capensis*</i>	Common Jewelweed	<i>Quercus garryana</i>	Oregon White Oak
<i>Bidens cernua</i>	Nodding Beggartick	<i>Iris pseudacorus*</i>	Yellow Flag Iris	<i>Ranunculus repens*</i>	Creeping Buttercup
<i>Bromus hordeaceus*</i>	Soft Brome	<i>Juncus effusus</i>	Common Rush	<i>Ranunculus occidentalis</i>	Western Buttercup
<i>Bromus sterilis*</i>	Poverty Brome	<i>Kickxia spuria*</i>	Roundleaf Cancerwort	<i>Ranunculus uncinatus</i>	Small-Flowered Buttercup
<i>Camassia leichtlinii suksdorfii</i>	Great Camas	<i>Lactuca serriola*</i>	Prickly Lettuce	<i>Rhamnus purshiana</i>	Cascara
<i>Cardamine hirsuta*</i>	Hairy Bittercress	<i>Lamium purpureum*</i>	Dead-Nettle	<i>Ribes lobbii</i>	Gummy Gooseberry
<i>Cardamine pensylvanica</i>	Pennsylvania Bittercress	<i>Lapsana communis*</i>	Nipplewort	<i>Rorippa nasturtium-aquaticum</i>	White Watercress
<i>Carduus pycnocephalus*</i>	Italian Thistle	<i>Lemna minor</i>	Common Duckweed	<i>Rosa rubiginosa*</i>	Sweetbriar Rose
<i>Carex densa</i>	Dense Sedge	<i>Ligustrum japonicum*</i>	Japanese Privet	<i>Rubus armeniacus*</i>	Armenian Blackberry
<i>Carex obnupta</i>	Slough Sedge	<i>Lolium perenne*</i>	Annual Ryegrass	<i>Rubus laciniatus*</i>	Evergreen Blackberry
<i>Cerastium fontanum vulgare*</i>	Big Chickweed	<i>Lotus corniculatus*</i>	Bird's Foot Trefoil	<i>Rubus ursinus</i>	Trailing Blackberry
<i>Cirsium arvense*</i>	Canada Thistle	<i>Mahonia aquifolium</i>	Tall Oregon Grape	<i>Rumex acetosella*</i>	Red Sorrel
<i>Cirsium vulgare*</i>	Bull Thistle	<i>Maianthemum dilatatum</i>	False Lily of the Valley	<i>Rumex crispus*</i>	Curly Dock*
<i>Claytonia perfoliata</i>	Minor's Lettuce	<i>Malva neglecta*</i>	Dwarf Mallow	<i>Salix sitchensis</i>	Sitka Willow
<i>Claytonia sibirica</i>	Pink Purslane	<i>Marah oreganus</i>	Coast Manroot	<i>Sambucus racemosa</i>	Red Elderberry
<i>Conium maculatum*</i>	Poison Hemlock	<i>Matricaria discoidea</i>	Pineapple Weed	<i>Sanicula crassicaulis</i>	Pacific Sanicle
<i>Convolvulus arvensis*</i>	Field Bindweed	<i>Myosotis laxa</i>	Smaller Forget-Me-Not	<i>Senecio jacobaea*</i>	Tansy Ragwort*
<i>Corylus cornuta</i>	Beaked Hazelnut	<i>Osmorhiza berteroi</i>	Sweet Cicely	<i>Sidalcea oregana</i>	Oregon Checkermallow
<i>Crataegus douglasii</i>	Black Hawthorn	<i>Nemophila pedunculata</i>	Meadow Nemophila	<i>Sisymbrium officinale*</i>	Hedge Mustard
<i>Crataegus monogyna*</i>	English Hawthorn	<i>Oemleria cerasiformis</i>	Indian Plum	<i>Solanum dulcamara*</i>	Bittersweet Nightshade
<i>Dactylis glomerata*</i>	Orchard Grass	<i>Oenanthe sarmentosa</i>	Water Parsley	<i>Solidago canadensis</i>	Canada Goldenrod
<i>Daucus Carrota*</i>	Queen Anne's Lace	<i>Persicaria lapathifolia</i>	Pale Smartweed	<i>Spiraea douglassii</i>	Douglas Spirea
<i>Dipsacus fullonum*</i>	Common Teasel	<i>Phalaris arundinacea*</i>	Reed Canary Grass	<i>Stachys cooleyae</i>	Hedge Nettle
<i>Elymus glaucus</i>	Blue Wildrye	<i>Physocarpus capitatus</i>	Pacific Ninebark	<i>Stellaria media*</i>	Chickweed
<i>Euphorbia lathyris*</i>	Caper Spurge	<i>Pinus ponderosa</i>	Ponderosa Pine	<i>Symphoricarpos albus</i>	Common Snowberry
<i>Festuca rubra</i>	Red Fescue	<i>Plantago lanceolata*</i>	Lance-Leaf Plantain	<i>Taraxacum officinale*</i>	Common Dandelion
<i>Fragaria virginiana</i>	Wild Strawberry	<i>Plantago major*</i>	Broadleaf Plantain	<i>Tellima grandiflora</i>	Fringe Cup
<i>Fraxinus latifolia</i>	Oregon Ash	<i>Poa palustris</i>	Fowl Bluegrass	<i>Toxicodendron diversilobum</i>	Pacific Poison Oak
<i>Galium aparine</i>	Bedstraw	<i>Poa pratensis</i>	Kentucky Bluegrass	<i>Trifolium pratense*</i>	Red Clover
<i>Geranium dissectum*</i>	Cutleaf Geranium	<i>Polygonatum multiflorum*</i>	Soloman Seal	<i>Urtica dioica</i>	Stinging Nettle
<i>Geranium lucidum*</i>	Shiny Geranium	<i>Polypodium glycyrrhiza</i>	Licorice Fern	<i>Veratrum viride</i>	Corn Lily
<i>Geranium molle*</i>	Dove's-foot Geranium	<i>Polystichum munitum</i>	Sword Fern	<i>Vicia villosa*</i>	Hairy Vetch
<i>Geranium robertianum*</i>	Stinky Bob	<i>Populus trichocarpa</i>	Black Cottonwood	<i>Vinca minor*</i>	Common Periwinkle

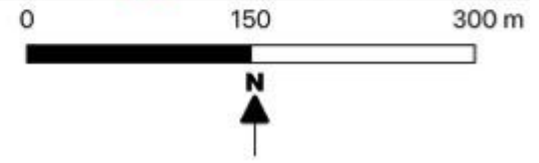
*Introduced Species

Wildlife Species of Oak Haven			
Birds			
American Bittern	<i>Botaurus lentiginosus</i>	Great Horned Owl	<i>Bubo virginianus</i>
American Crow	<i>Corvus brachyrhynchos</i>	American Kestrel	<i>Falco sparverius</i>
American Goldfinch	<i>Spinus tristis</i>	Lesser Goldfinch	<i>Spinus psaltria</i>
American Robin	<i>Turdus migratorius</i>	Mourning Dove	<i>Zenaida macroura</i>
Anna's Hummingbird	<i>Calypte anna</i>	Northern Flicker	<i>Colaptes auratus</i>
Barn Swallow	<i>Hirundo rustica</i>	Northern Harrier	<i>Circus hudsonius</i>
Belted Kingfisher	<i>Megaceryle alcyon</i>	Pacific-slope Flycatcher	<i>Empidonax difficilis</i>
Bewick's Wren	<i>Thryomanes bewickii</i>	Red-tailed Hawk	<i>Buteo jamaicensis</i>
Black-capped Chickadee	<i>Poecile atricapillus</i>	Song Sparrow	<i>Melospiza melodia</i>
Brown Creeper	<i>Certhia americana</i>	Spotted Towhee	<i>Pipilo maculatus</i>
Bullock's Oriole	<i>Icterus bullockii</i>	Turkey Vulture	<i>Cathartes aura</i>
Bushtit	<i>Psaltriparus minimus</i>	Vaux's Swift	<i>Chaetura vauxi</i>
California Quail	<i>Callipepla californica</i>	Violet-green Swallow	<i>Tachycineta thalassina</i>
Common Yellowthroat	<i>Geothlypis trichas</i>	Western Meadowlark*	<i>Sturnella neglecta</i>
Downy Woodpecker	<i>Picoides pubescens</i>	Western Wood-Pewee	<i>Contopus sordidulus</i>
Eurasian Collared-Dove	<i>Streptopelia decaocto</i>	White-Breasted Nuthatch*	<i>Sitta carolinensis aculeata</i>
Great Blue Heron	<i>Ardea herodias</i>	Yellow Warbler	<i>Setophaga petechia</i>
Great Egret	<i>Ardea alba</i>	Mammals	
Fish		Beaver	<i>Castor canadensis</i>
Brook Lamprey*	<i>Lampetra richardsoni</i>	Black-tailed Deer	<i>Odocoileus hemionus columbianus</i>
Redside Shiners	<i>Richardsonius balteatus</i>	Nutria	<i>Myocastor coypus</i>
Sculpin	<i>Cottoidea</i>	Crustacean	
Speckled Dace	<i>Rhinichthys osculus</i>	Signal Crayfish	<i>Pacifastacus leniusculus</i>
Amphibians		*OCS Strategy Species	
Red-legged Frog*	<i>Rana aurora</i>		

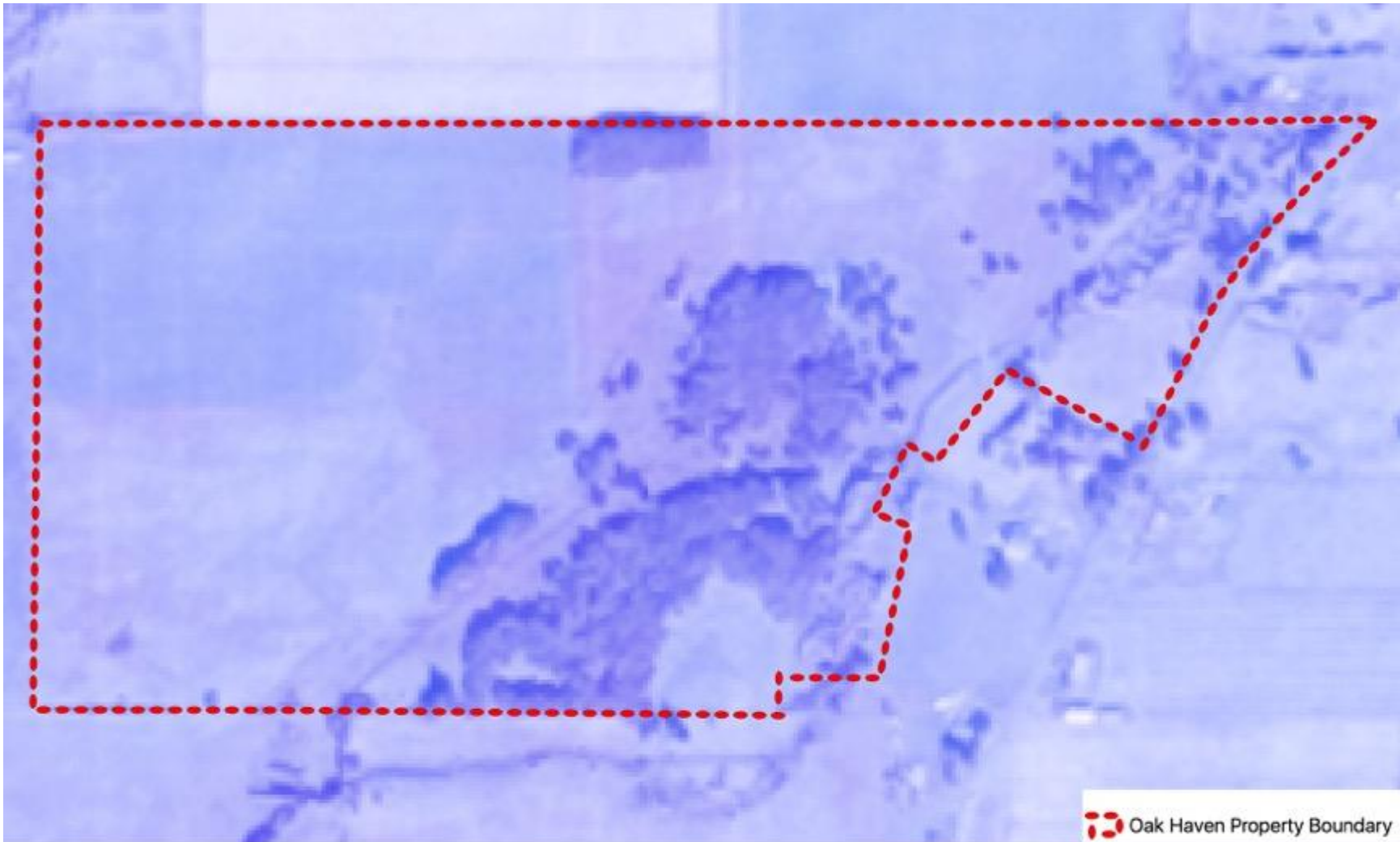
Appendix C: Historical Aerial Imagery



 Oak Haven Property Boundary

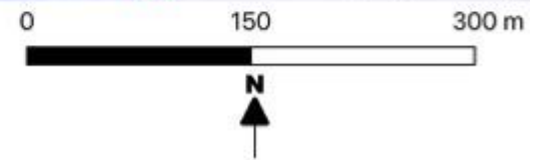


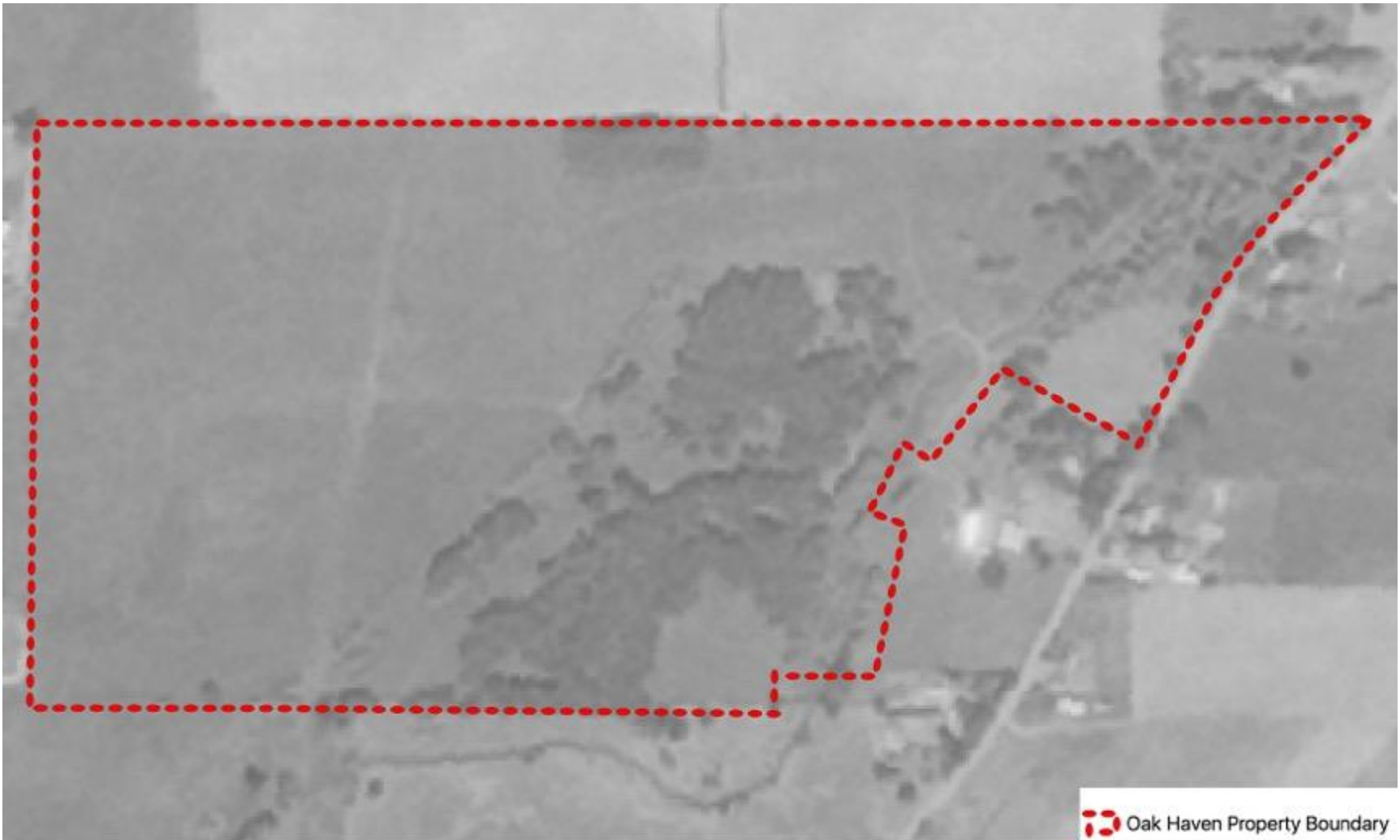
Oak Haven
May 28, 1955



Oak Haven

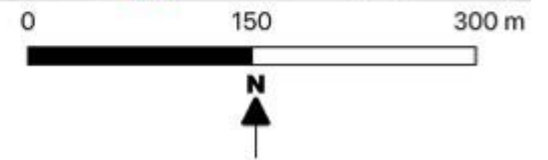
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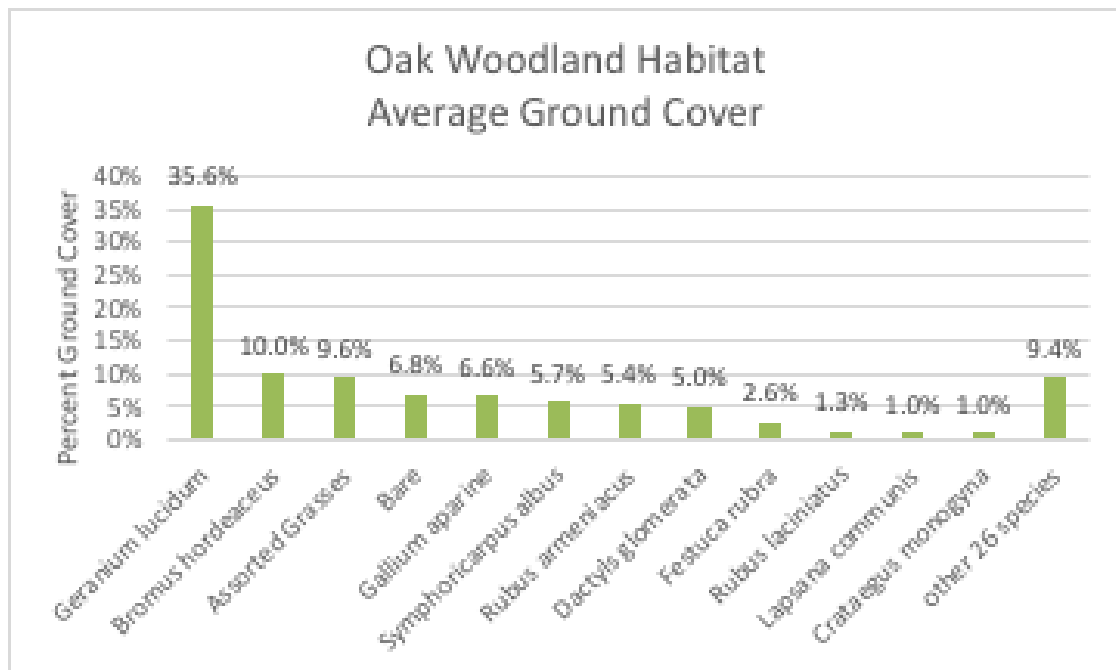
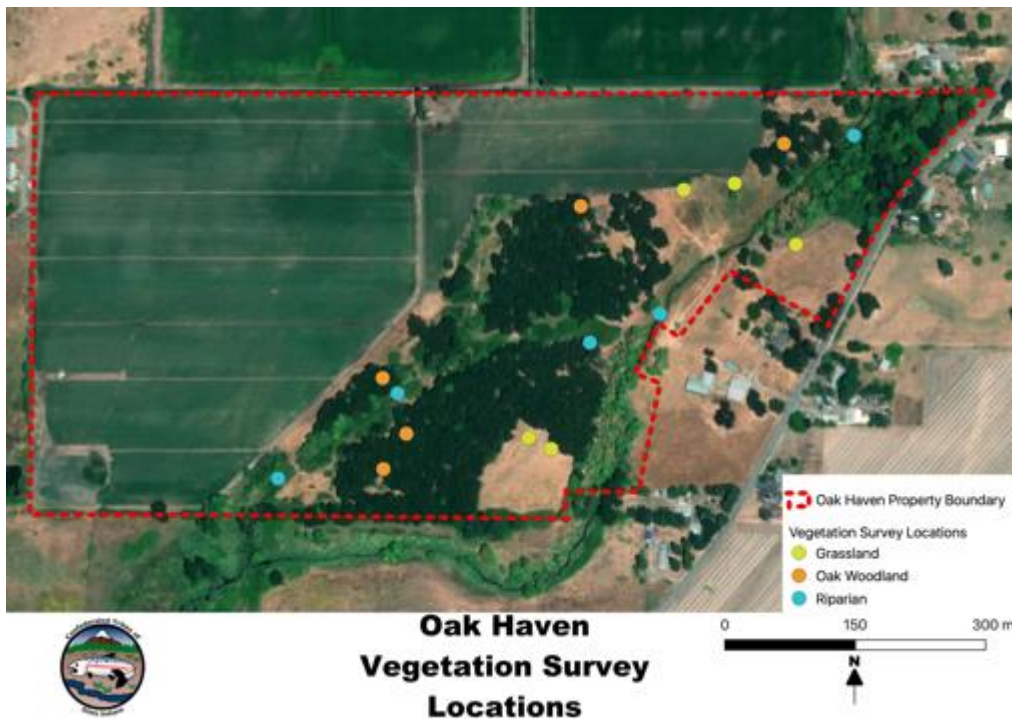
Oak Haven

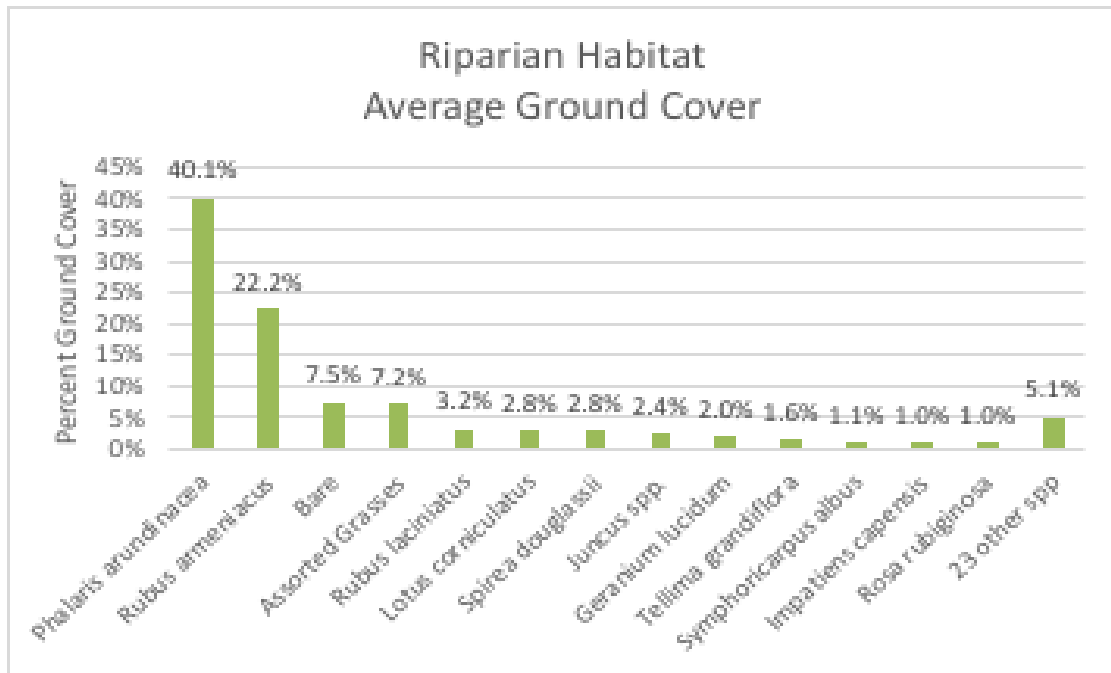
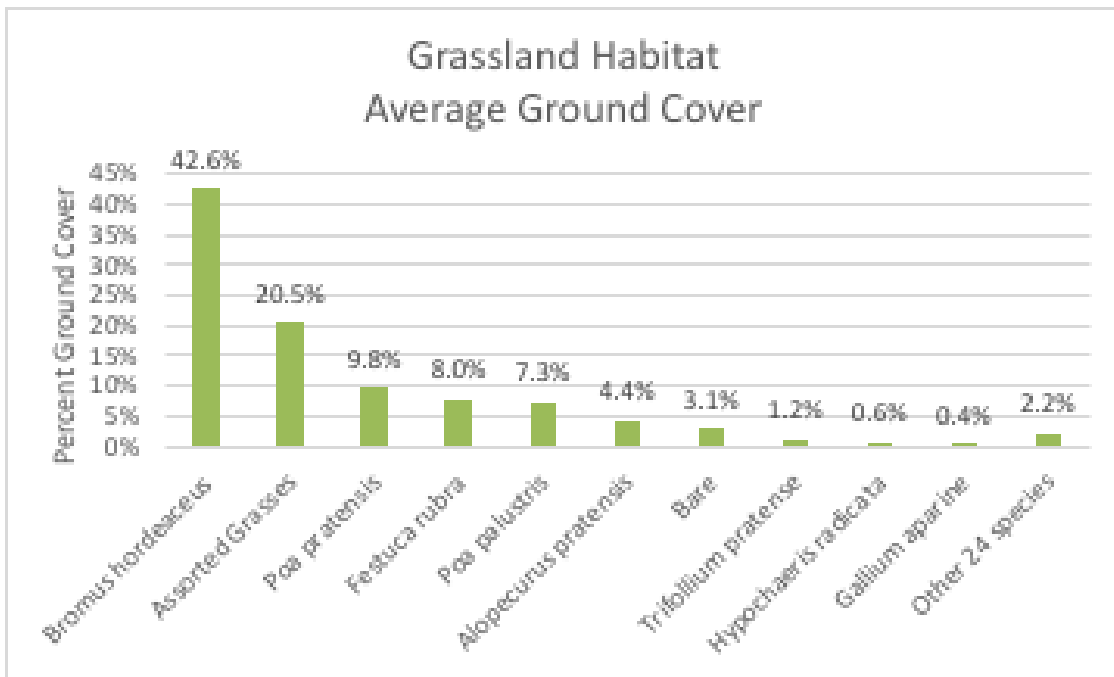
May 23, 1994



Appendix D: Vegetation Survey Data

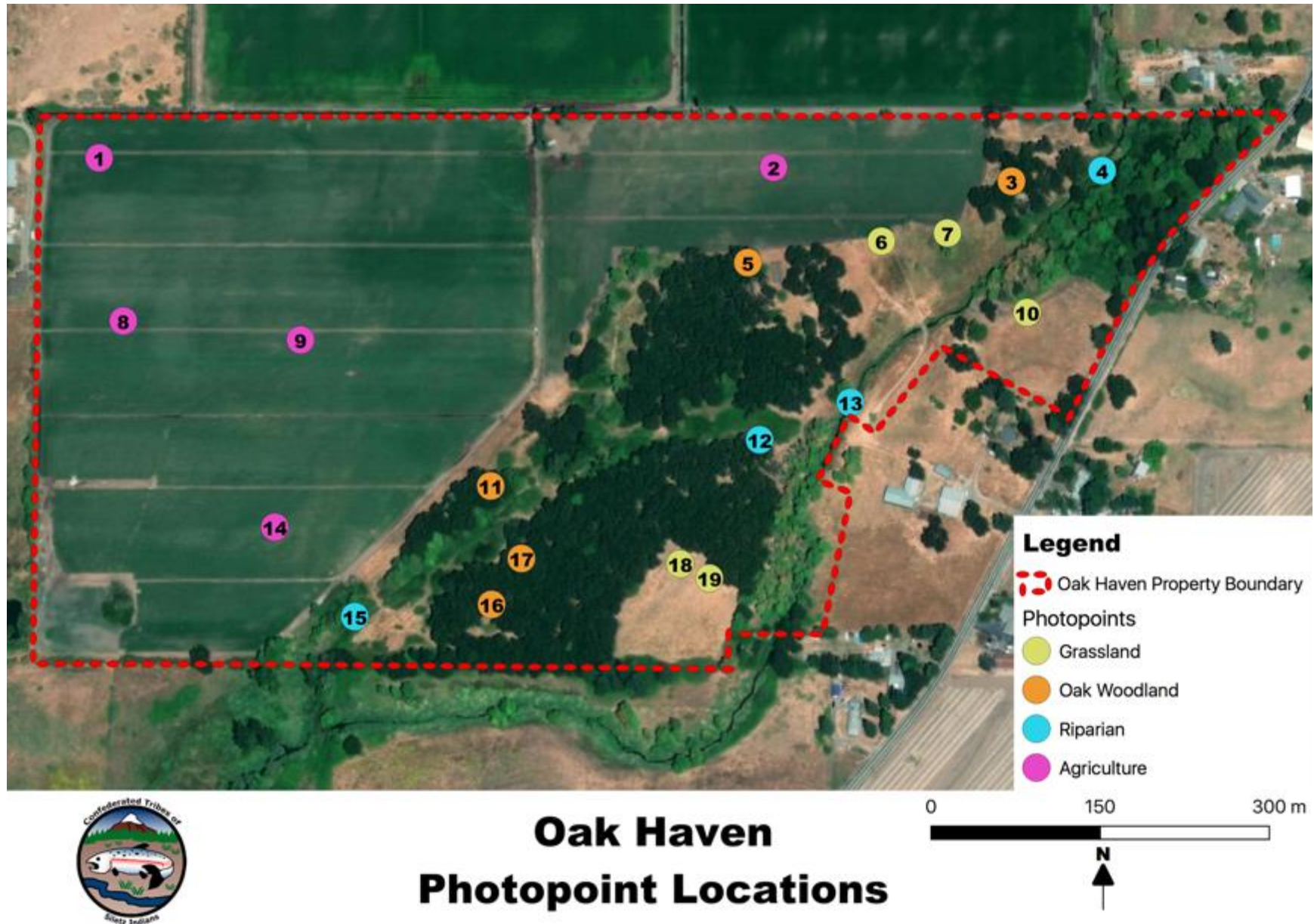
A modified Daubenmire cover class methodology was used to measure percent ground cover at each survey site. At each randomly selected survey sample site, percent ground cover was measured at 5 evenly spaced 2m² quadrats along a 50m North-South oriented transect or a transect oriented perpendicular to Marion Creek for riparian habitat transects. Average ground covers were derived from the summation of data from the 5 quadrats for each sample site of a given habitat type.





*Assorted grasses refers to several grass species that were not yet to seed during the April 22nd, 2020 and April 23rd, 2020 site visits. These grasses were subsequently identified during the May 29th, 2020 site visit. Grass species included in the assorted grasses category include poverty brome (*Bromus sterilis*), barley (*Hordeum vulgare*), blue wildrye (*Elymus glaucus*), annual ryegrass (*Lolium perenne*), fowl bluegrass (*Poa palustris*), Kentucky bluegrass (*Poa pratensis*), and wild oats (*Avena fatua*).

Appendix E: Photopoints



Photopoint 1:

Latitude - 44.768579°, Longitude: -122.930512°

North



West



South



East



Photopoint 2:

Latitude 44.768504°, Longitude: -122.922955°
West

North



South



East



Photopoint 3:

Latitude: 44.768393°, Longitude: -122.920290°

North



West



South



East



Photopoint 4:

Latitude: 44.768478°, Longitude: -122.919274°

North



West



South



East



Photopoint 5:

Latitude: 44.767747°, Longitude: -122.923244°

North



West



South



East



Photopoint 6:

Latitude: 44.767917°, Longitude: -122.921748°
West

North



South



East



Photopoint 7:

Latitude: 44.767982°, Longitude: -122.921007°
West

North



South



East



Photopoint 8:

Latitude: 44.767283°, Longitude: -122.930242°

North



West



South



East



Photopoint 9:

Latitude: 44.767133°, Longitude: -122.928256°

North



West



South



East



Photopoint 10:

Latitude: 44.767351°, Longitude: -122.920115°

North



West



South



East



Photopoint 11:

Latitude: 44.765972°, Longitude: -122.926125°

North



West



South



East



Photopoint 12:

Latitude: 44.766339°, Longitude: -122.923112°

North



West



South



East



Photopoint 13:

Latitude: 44.766636°, Longitude: -122.922095°

North



West



South



East



Photopoint 14:

Latitude: 44.765645°, Longitude: -122.928544°

North



West



South



East



Photopoint 15:

Latitude: 44.764934°, Longitude: -122.927648°

North



West



South



East



Photopoint 16:

Latitude: 44.765031°, Longitude: -122.926115°
West

North



South



East



Photopoint 17:

Latitude: 44.765396°, Longitude: -122.925781°

North



West



South



East



Photopoint 18:

Latitude: 44.765353°, Longitude: -122.924002°

North



West



South



East



Photopoint 19:

Latitude: 44.765239°, Longitude: -122.923675°
West

North



South



East

