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RE: Summary of Wetland and Stream Reconnaissance
Wicklund Farm Property, Springfield Oregon
(RAI #: 2009-023-001)

At your request, Raedeke Associates, Inc. staff visited the Wicklund Farm property to investigate the area for the presence of critical areas, particularly wetlands, streams, or riparian habitats. The approximately 110 acre site is located east of Interstate 5, north of International Way, and south and west of the McKenzie River. Specifically the project is located in portions of Section 15, Township 17 South, Range 3 West, W.M. as depicted on drawings received from Mr. Tim Ramis in July 2009.

This letter is not intended to constitute a full critical area technical report, nor does it include a detailed discussion of potential project impacts to environmentally critical areas. Ultimately, the Oregon Department of State Lands may require a full wetland and stream assessment report in order to complete its review of any development application for the site.

DEFINITIONS AND METHODOLOGIES

Under Section 404 of the Clean Water Act, a wetland is defined as an area "inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (Federal Register 1986:41251).

We based our wetland investigation upon the guidelines of the U.S. Army Corps of Engineers (COE) Wetlands Delineation Manual (Environmental Laboratory 1987), as updated by the Regional Supplement to the Corps of Engineers Delineation Manual: Western Mountains, Valleys, and Coast Region (Environmental Laboratory 2008). The COE has federal regulatory jurisdiction of the dredging or filling of "Waters of the United States," including wetlands. As outlined in the federal methodology, the interaction of hydrophytic vegetation, hydric soil, and wetland hydrology must be present for an area to be classified as wetland.

and potential wetland areas. Colors of the soils were determined using the Munsell Soil Color Chart (Munsell Color 2000).

RESULTS

BACKGROUND INFORMATION

The soils of the project area were mapped at a scale of 1:24,000 by the NRCS (NRCS 2009). Mapped soils for the majority of property consist of the well-drained Newberg fine sandy loam soils series (Mapping Unit 95) and excessively well drained Camas gravelly sandy loam soil series (Mapping Unit 22). The poorly drained fluvents (Mapping Unit 48) is mapped along the perimeter of the project site. Newberg and Camas soil series are not hydric soils. Fluvents is not a soil series as such is not listed.

The USFWS NWI (2009), East Eugene, Oregon Quadrangle map, shows no wetland features on the Wicklund Farm property. The shoreline of the McKenzie River is mapped as a riverine lower perennial unconsolidated shore seasonally flooded (R2USC) wetland. Wetlands shown on the NWI are general in terms of location and extent, as they are determined primarily from aerial photographs. Thus, the number and areal extent of existing wetlands located within the study area may differ from those marked on an NWI map.

PROPERTY DESCRIPTION

The Wicklund Farm property is located along a terrace of the McKenzie River. The McKenzie River defines the northeastern property line. The majority of the property is flat and lies approximately 15 feet higher in elevation than the river. Areas to the south of the project site are developed as commercial/industrial properties. The property west of the site is in agricultural production. The property is roughly triangular in shape, with single-family houses located near the center of the property, approximately 200 feet from the river. Vacant, wooded land occupies the eastern portion of the property. The central and western portions of the property are used to grow crops. An abandoned meander channel/slough of the McKenzie River forms the southern and western boundaries of the property.

We investigated the property and found no streams or watercourses on the Wicklund Farm property. Native trees line property lines along the perimeter of the property. Agricultural crops and common herbs are found through the central portions of the site. Soils observed throughout the site lack characteristics of hydric soils. We found no evidence of frequent or regular flooding or saturation of soil through most of the site.

Dense patches of Himalayan blackberry (*Rubus armeniacus,* FACU) were found throughout the abandoned meander channel/slough of the river along the south and west

top of the berm is approximately 6 to 8 feet above the river level at the east end of the site and approximately 13 to 15 feet above the river level at the west end of the Wicklund Farm site.

SUMMARY

Based on our August 25 and 26, 2009 field investigation, only portions of the site directly adjacent to the McKenzie River exhibited positive indicators of hydrophytic vegetation, hydric soil, or wetland hydrology. The remainder of the site lacked at least one criteria necessary to be considered wetland. The abandoned meander channel/slough of the river in the south and west portions of the site exhibits evidence of ponding in portions along the southern property boundary. However, there is no evidence of flow through the channel/slough to or from the McKenzie River, nor is there a continuous ordinary high water mark indicating that the channel/slough would be a navigable water of the state. The areas within the channel/slough that contain hydrophytic vegetation and evidence of ponding lack positive indicators of hydric soils and may not be regulated as wetlands. If the portions of the abandoned meander channel/slough containing reed canarygrass and evidence of ponding are regulated as wetlands, they would be small discontinuous areas that are hydrologically isolated from the McKenzie River.

LIMITATIONS

We have prepared this report for the exclusive use of Mr. Tim Ramis of Jordan Schrader Ramis PC and their consultants. No other person or agency may rely upon the information, analysis, or conclusions contained herein without permission from Mr. Ramis.

The determination of ecological system classifications, functions, values, and boundaries is an inexact science, and different individuals and agencies may reach different conclusions. With regard to wetlands, the final determination of their boundaries for regulatory purposes is the responsibility of the various agencies that regulate development activities in wetlands. We cannot guarantee the outcome of such determinations. Therefore, the conclusions of this report should be reviewed by the appropriate regulatory agencies.

We warrant that the work performed conforms to standards generally accepted in our field, and was prepared substantially in accordance with then-current technical guidelines and criteria. The conclusions of this report represent the results of our analysis of the information provided by the project proponent and their consultants, together with

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