

W. H. C

**AGENDA COVER MEMO
SUPPLEMENTAL**

DATE: December 9, 2005 (memo)
December 14, 2005 (second reading/public hearing)
TO: Lane County Board of Commissioners
DEPT: Public Works/Land Management Division
FROM: Stephanie Schulz, Planner

TITLE: **ORDINANCE NO. PA 1227: IN THE MATTER OF AMENDING THE JUNCTION CITY COMPREHENSIVE PLAN TO ADOPT EXCEPTIONS TO STATEWIDE PLANNING GOALS 3 AND 14 PURSUANT TO GOAL 2 AND MODIFY THE URBAN GROWTH BOUNDARY TO INCLUDE AN ADDITIONAL 74.26 ACRES OF LAND CURRENTLY WITHIN THE CITY LIMITS; AND ADOPTING A SEVERABILITY CLAUSE. (file no. PA05-5132; Country Coach, Inc./Junction City)**

ATTACHMENTS

Please add these attachments to your packet for the upcoming Public Hearing.

Exhibit No. 12 – Reerslev Farms, Inc. letter

Exhibit No. 13 – Country Coach letter in response to 1000 Friends

Three additional items submitted by the applicant:

Exhibit No. 14 – SS&W Inc. Engineers responding to Stormwater Management concerns

Exhibit No. 15 – City of Junction City letter of support

Exhibit No. 16 – Wetland Delineation Report for Country Coach tax lot 100 that includes aerial snapshots and photographs not previously included in the record.

12-07-05 A11:18 RCVD



Reerslev Farms, Inc.

220 East 18th Avenue • Junction City, Oregon 97448 • Phone (541) 998-6909 • Fax (541) 998-8979

PAZC 05-5132
ORD No. PA 1227
Date 12-6-05 (FAX copy)
Exhibit No. 12

December 6, 2005

**BY FAX 682-3947 AND
FIRST CLASS MAIL**

Lane County Land Management Division
Lane County Courthouse
125 East 8th Avenue
Eugene, OR 97401

Attention: Stephanie Schulz

RE: Country Coach, Inc.
Urban Growth Boundary Expansion
PA 1227

Dear Ms. Schulz:

I am submitting this letter to comment on Country Coach's application to Lane County seeking approval of the urban growth boundary expansion that has already been approved by Junction City. The urban growth boundary expansion will allow the company to expand onto the 74-acre parcel adjacent to its current property.

Our company currently farms the 74-acre expansion parcel described in the application. The purpose of this letter is to discuss some of the financial aspects of the current farm use of the property.

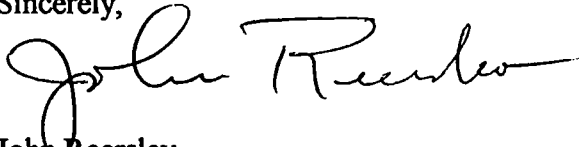
Although the amount of labor required to farm the property depends on the crop, typically we have used the property for growing grass seed. The past year was a typical year and the farm use of the property required approximately 112 hours of labor as follows: soil preparation and planting—30 hours; fertilizing and spraying—5 hours; irrigation—12 hours; windrowing—15 hours; and harvesting—50 hours.

Our gross yield from farming the property in this typical year was roughly \$45,000.

Please include this letter in the record of the above matter for consideration by the Board of County Commissioners.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "John Reerslev". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke at the end.

John Reerslev
Reerslev Farms, Inc.

PAZC05-5132
ORD No. PA1227
Date REC'D DEC 08 2005
Exhibit No. 13

Jay L. Howard
President

COUNTRY COACH

December 6, 2005

**BY FAX 682-3947 AND
FIRST CLASS MAIL**

Lane County Board of Commissioners
c/o Stephanie Schulz
Lane County Land Management Division
Lane County Courthouse
125 East 8th Avenue
Eugene, OR 97401

RE: Country Coach, Inc.
Urban Growth Boundary Expansion
PA 1227

Dear Commissioners:

The purpose of this letter is to address the comment submitted by 1000 Friends of Oregon to the effect that the urban growth boundary should not be expanded and Country Coach should not be allowed to expand its factory campus onto the proposed expansion property because Country Coach has not accounted for allegedly underutilized portions of Tax Lots 202, 102 and 200 on Assessor's Map 16-04-05. 1000 Friends' claim is incorrect as we have already fully addressed that issue both in the written record and orally during the hearing before the City Council of Junction City. However, because some of the explanation was provided orally at the public hearing before the city, I wanted to specifically address the issue raised by 1000 Friends in a separate letter for your consideration.

Attached to my letter is a copy of a property diagram that shows the current Country Coach factory campus on East 1st Avenue (River Road) in Junction City. That map also shows the proposed expansion area.

Tax Lot 102 is owned by Country Coach's parent corporation, National RV Holdings. The southerly portion of Tax Lot 102 that is still being used for agriculture and that has not yet been developed by Country Coach consists of the approximately 17.5 acre parcel that was added to the urban growth boundary in 1999. The balance of Tax Lot 102 is for all practical purposes fully built out with manufacturing buildings, storage areas and parking areas used by Country Coach

as part of its current factory operations. It is neither available nor suitable for the company's proposed expansion.

Country Coach also leases a portion of its factory campus from a third party. The leased portion consists of (1) the property north of River Road and shown on the enclosed map, (2) Tax Lot 202, and (3) the northerly portion of Tax Lot 200. The portion of the factory campus leased by Country Coach from the third party is built out and is unavailable for Country Coach's proposed expansion. Also, contrary to 1000 Friends' claim, the southerly portion of Tax Lot 200 is neither owned by nor leased by Country Coach. Also, the owner of that southerly portion of Tax Lot 200 is unwilling to lease that property to Country Coach on any reasonably acceptable terms. Therefore, that property is not available for the proposed expansion.

With respect to the presently undeveloped 17.5 acre property that was added to the urban growth boundary in 1999, we have previously explained why that property has not yet been developed and utilized by the company and also why Country Coach needs the additional expansion area as requested in the present application.

As I explained in my statement attached as Exhibit R to the application, in 1998, the company was producing 550 coaches per year, which represents a 500% increase from the number of coaches produced just nine years earlier in 1989. That 500% increase in production was one reason justifying the company's request to expand the urban growth boundary to add the 17.5-acre expansion site in 1999.

Unfortunately, not long after the urban growth boundary expansion was approved in 1999, demand for the company's products started to fall. As is the case with almost any manufacturing enterprise, the production of high-line motor coaches is subject to economic cycles and other factors that affect product demand and sales. By 2002, the company's production had fallen from the 1998 level of 550 units to only 416 units. The short-term drop in the demand for the company's products from 1998 to 2002 adequately explains and justifies why the company has not yet expanded onto the 17.5-acre site.

However, our application also shows that from 2002 to 2004, the company's production and employment levels have nearly doubled. That was due to a significant increase in the demand for our products. Also, our application shows that despite some up and down cycles over the years, the company has over the longer term always shown significant growth. Exhibit D to our application describes the company's growth in more detail.

Given the near doubling of the company's employment and production from 2002 to 2004, our near term growth projections based on past growth results, and our long term history of growth, we have established our need for the entire 74-acre expansion site. I would also like to point out that the demographics appear good for future product demand. There are a sizeable number of "baby-boomers" who are entering or nearing retirement age, and there is a good demand for our products by such persons.

Finally, we readily admit that the entire 74-acre expansion site will not be immediately needed by Country Coach for its first phase of the expansion which includes the proposed 300,000 plus

square foot manufacturing building. That building and the associated storage areas, areas for maneuvering materials and finished products in and out of the building, parking areas, road and utility infrastructure, setbacks and required "buffer" areas, stormwater detention facilities, and wetland areas may use about half of the 74 acres. However, given the company's historic growth and expansion, we believe it is unreasonable to expect our company to make an enormous investment into a new manufacturing facility adjacent to our current campus unless we are assured that our reasonably anticipated future expansion needs will also be met on the expansion site.

Thank you for your consideration.

Sincerely,

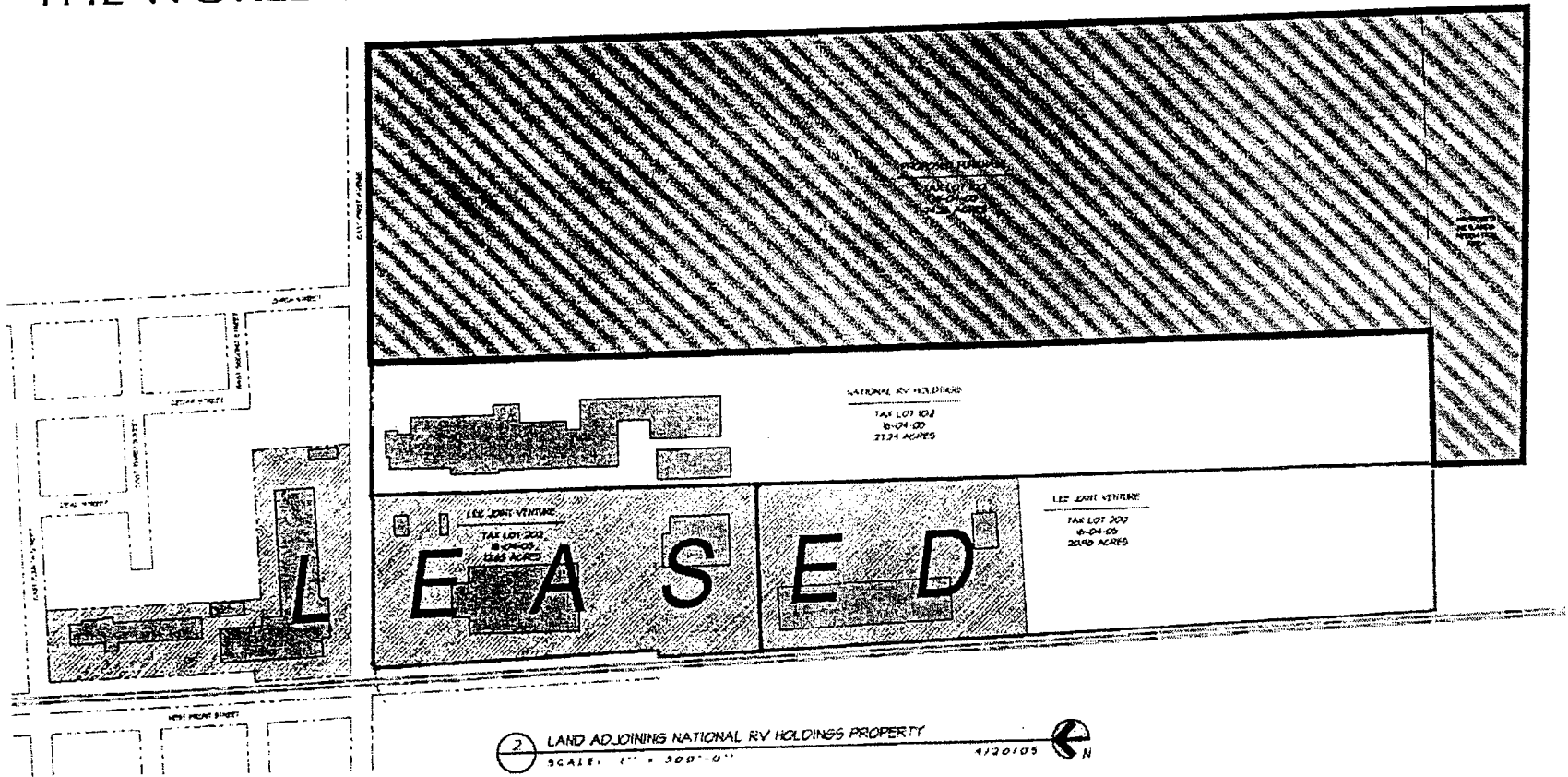
A handwritten signature in black ink, appearing to read "Jay Howard", with a large, stylized flourish at the end.

Jay Howard
President, Country Coach, Inc.



COUNTRY COACH

THE WORLD'S FINEST MOTORCOACHES

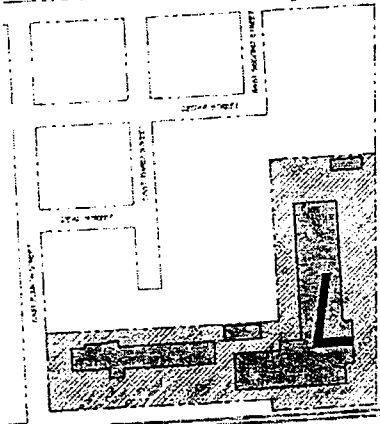


NATIONAL RV HOLDINGS
 TAX LOT 408
 8-04-00
 21.24 ACRES

NATIONAL RV HOLDINGS
 TAX LOT 408
 8-04-00
 21.24 ACRES

LEASED

LEE JOHN VENTURE
 TAX LOT 200
 8-04-00
 20.40 ACRES



LAND ADJOINING NATIONAL RV HOLDINGS PROPERTY

SCALE: 1" = 500'-0"

4/20/05



05-5135
ORD No. PA1227
Date
Exhibit No. 12-07-05A11:18 RCVD

HERSHNER HUNTER
LLP

PAUL V. VAUGHAN
Direct: (541) 302-5244

December 7, 2005

HAND DELIVERED

Stephanie Schulz
Lane County Land Management Division
Lane County Courthouse
125 East 8th Avenue
Eugene, OR 97401

RE: Country Coach, Inc.
Urban Growth Boundary Expansion
PA 1227
Our File No. 14552.30011

Dear Ms. Schulz:

Enclosed are the following letters and documents to be submitted into the record in the above referenced matter:

1. An original letter to the Lane County Board of Commissioners dated December 5, 2005, from Kenneth D. Schaudt, SS&W Inc. - Engineers.
2. An original letter dated December 5, 2005, from Mike Leighton, City Administrator, City of Junction City, that addresses storm water drainage issues.
3. A Wetland Delineation Report for the subject expansion property prepared by Terra Science, Inc.


With respect to the enclosed Wetland Delineation Report, a copy of that report marked "Draft" is already included in the record. However, the draft report did not include the data sheets and aerial photographs and snapshots included as Appendix C and Appendix D of the final report.

December 7, 2005

Page 2

Please let me know if you have any questions.

Yours truly,


PAUL V. VAUGHAN

PVV:ao
Enclosures

SS&W Inc.-Engineers

SURVEYORS & PLANNERS
PAZC 05-5132

ORD No. PA1227

Date 12-7-05

Exhibit No. 14

December 5, 2005

Job #04-6090

Lane County Commissioners
c/o Stephanie Schultz, County Planner

RE: Proposed Comprehensive Plan Amendments and Zone Change for Country Coach (CPA-05-1 / RZ-05-2)

To all Commissioners:

Please accept this letter into the record for the above referenced Country Coach urban growth boundary plan amendment / zone change. This letter is sent to you with the intent that it be included in your packet prior to the December 14, 2005 hearing. Comments related to stormwater issues were made during the Lane County Planning Commission deliberations regarding whether development on this proposed Country Coach property would increase flooding within the City of Junction City. It is best to clarify a response on paper prior to your hearing.

The City of Junction City, in their Public Works Design Standards manual, devotes a chapter to the requirements of Stormwater Management. It is comprehensive, and covers applicability, terminology, standard construction and details, materials and alternate methods, special items, and general design considerations.

Division 3.18 relates to Detention Facilities, where required, and gives allowable runoff (outflow) rates, detention facility siting, and design. It is notable that, under detention basin storage capacity, the City of Junction City requires the difference between a 5-year storm (under pre-development conditions) and a 25-year frequency storm (under developed conditions) to be detained on site. This is a standard much higher than the City of Eugene, which currently requires no detention under developed conditions.

On March 8, 2005, our firm met with Junction City's Administrator, Engineer, and Planner to discuss potential solutions to several problems. We proposed a storm water system improvement that would utilize on-site cleansing, detention, and possible re-routing of part of the heavy storm water flow that is problematic for the City. The plan would use vegetated swales in the parking lots, connected to drainage basins graded for maximum detention, and ultimately connected (with a pre-designated quantity) to an approved stormwater discharge location.

The proposed stormwater improvements would have a recognized impact in minimizing future flood events within the City. Upon presentation of the plan, Junction City's Administrator felt encouraged enough to offer the City's support for the plan during future storm water permit processes. (Please note, we have included a letter from Mike Leighton, City Administrator, referencing our past discussions with Junction City regarding this property expansion.)

It is also noteworthy to point out that approximately 8.4 acres of the land proposed for purchase by Country Coach is to be dedicated for wetlands mitigation. Although considered a "seasonal" wetland, it could also be utilized as a drainage basin, following a series of pre-treatment swales. Terra Science, Inc. of Portland is working with Country Coach to delineate, plan, and propose solutions for overall site drainage goals.

As you know, Lane County requires Facility Permits for any construction within the right-of-way of roads under County jurisdiction, including drainage facilities. County roadside ditches are not to be used as channels for water diverted from private property, except through a Facility Permit issued from the Dept. of Public Works. Stormwater management plans shall be reviewed during site review, with Lane County staff allowed to pursue any additional information.

Our firm has worked through this process on other projects, and feels strongly that Country Coach's application can be accomplished through typical solutions which City, County, and State regulations allow. Thank you for your consideration regarding this application.

Sincerely,

SS&W Inc. - Engineers



Kenneth D. Schaudt
Project Coordinator

PAZC 05-5132

ORD NO. PA1227

Date 12-7-05

Exhibit No. 15

CITY OF JUNCTION CITY

680 GREENWOOD • P. O. BOX 250
JUNCTION CITY, OREGON 97448-0250
TELEPHONE 998-2153 • FAX 998-3140

December 5, 2005

To Whom It May Concern:

Re: Country Coach Expansion

Regulating Body:

This correspondence is in support of the Country Coach expansion project.

The City of Junction City has been involved in the planning of this project from the beginning. The City's Engineering firm, Westech Engineering and its building inspector, Clair Company, have reviewed and approved the plans for this needed expansion.

We have particularly been involved at both the staff and consultant level with the storm water drainage issue due to building and parking issues in the plan. We are most satisfied with Country Coach's plans with regard to this issue. Construction related to Country Coach's plan would have no adverse impact upon storm water drainage for the City of Junction City.

If I can provide further comment on this project please feel free to request it at your convenience.

Sincerely,



Mike Leighton
City Administrator

C. file



TERRA SCIENCE, INC.

Soil, Water & Wetland Consultants
CCB no. 138507

PAZC 05-5132

ORD NO. PA 1227

Date 12-7-05

Exhibit No. 16

**WETLAND DELINEATION REPORT FOR
COUNTRY COACH TAX LOT 100,
JUNCTION CITY, LANE COUNTY, OREGON**

Prepared for

COUNTRY COACH

Post Office Box 400
Junction City, OR 97448

Prepared by

TERRA SCIENCE, INC.

4710 S.W. Kelly Avenue, 1st Floor
Post Office Box 2100
Portland, Oregon 97208-2100

PROJECT NO. TSI-2004-1028

APRIL 2005

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

This form constitutes a request for a jurisdictional determination by the Department of State Lands. It must be fully completed and signed, and attached to the front of reports submitted to the Department for review and approval.

**Wetlands Program Manager/Oregon Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279**

<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Country Coach, Inc. Attn: Ed Reed Post Office Box 400 Junction City, OR 97448	Business phone # (541) 998-3720 Home phone # (optional) FAX # (541) 998-9273 E-mail:
<input type="checkbox"/> Authorized Legal Agent, Name and Address:	Business phone # FAX # E-mail:
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact. Typed/Printed Name: Ed Reed Signature: 4-27-05 Date: _____ Special instructions regarding site access: _____	

Project and Site Information (for latitude & longitude, use centroid of site or start & end points of linear project)

Project Name: Country Coach Expansion	Latitude: 42° 12' 43" North Longitude: 123° 11' 37" West
Proposed Use: Expansion of the existing Country Coach RV manufacturing facility	Tax Map # 16-04-05
Project Street Address (or other descriptive location): South of First Street (aka High Pass Road) and immediately east of the existing Country Coach facilities	Township 16S Range 4W Section(s) 5
	Tax Lot(s) 100
City: Junction City County: Lane	Waterway: Unnamed River Mile: N/A intermittent swales NWI Quad(s): Junction City, Oregon Quad. 1994

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: Terra Science, Inc., Attn: Greg Swenson Post Office Box 2100 Portland, OR 97208-2100	Phone # (503) 274-2100 FAX # (503) 274-2101 E-mail address: greg@terrascience.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. Consultant Signature: Date: 8/16/05	
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Total Wetland Acreage: 3.44 acres	

Delineation Purpose:

<input type="checkbox"/> R-F permit application submitted with delineation <input type="checkbox"/> Mitigation bank site <input type="checkbox"/> Industrial Land Certification Program site <input checked="" type="checkbox"/> R-F application will be submitted within 90 days	<input type="checkbox"/> Sale, purchase, lease etc. <input type="checkbox"/> Partition, re-plat, lot line adjustment <input type="checkbox"/> Habitat restoration project <input type="checkbox"/> Other: _____
Other Information: Y N Has previous delineation/application been made on parcel? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If known, previous DSL # _____ Does LWI, if any, show wetland on parcel? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N LWI wetland code: N/A	

For Office Use Only

DSL Reviewer: _____	Report Tier: <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	DSL WD # _____
Date Delineation Received: ___/___/___	DSL Project # _____	DSL Site # _____
Scanned: <input type="checkbox"/> Final Scan: <input type="checkbox"/>	DSL WN # _____	DSL App. # _____

TERRA SCIENCE, INC.

Soil, Water & Wetland Consultants
CCR no. 138507

WETLAND DELINEATION SUMMARY

PROJECT: Country Coach (RV Manufacturer) Expansion.
SUBJECT SITE: Tax Lot 100 on Lane County Assessors' map numbers 16-04-05.
LOCATION: South of River Road (aka High Pass Road) and immediately east of the existing Country Coach facilities in the southeast part of Junction City, Lane County, Oregon; T. 16S, R. 4W, Section 05, W.M.
CLIENT: Mr. Ed Reed, Country Coach, Inc., Post Office Box 400, Junction City, Oregon 97448; Phone: (541) 998-3720, Fax: (541) 998-9273.
AREA: 73.25 acres.
METHODS: 1987 Corps of Engineers Wetland Delineation Manual.
STUDY PERIOD: The field study was conducted on October 28, 2004, February 23, 2005, and April 07, 2005. The growing season for the Junction City, Oregon vicinity is approximately March 18 to November 26.
ELEVATION: Approximately 323 to 330 feet above mean sea level (from SS & W, Inc. topographic survey, 2005).
LATITUDE/LONG: 42 Deg. 12' 43" North, 123 Deg. 11' 37" West.
TOPOGRAPHY: Alluvial terrace dissected by intermittent swales that gently slope north to northwest and eventually discharge to Flat Creek.
WATERWAY: None. Swales that dissect the site run roughly parallel to the Willamette River.
WETLAND TYPES: Palustrine, emergent, seasonally flooded, farmed (PEMCF), palustrine, emergent, seasonally flooded, excavated (PEMCX).
PROPOSED USE: Expansion of the existing Country Coach RV manufacturing facility.
PRESENT/PAST USE: Agricultural (cultivated) land.
ADJ. LAND USE: NORTH: Single family residences.
SOUTH: Agricultural land (cultivated).
EAST: Agricultural land (cultivated).
WEST: Existing Country Coach RV manufacturing facility.

WETLAND DELINEATION SUMMARY (continued)

The 73.25-acre tax lot studied for this report consists of an alluvial terrace dissected by several swales and excavated ditches. For clarity, the tax lot was divided into a North Study Area and a South Study Area defined by an east/west farm road in the northern third of the site. As verified through review of historical aerial photographs and conversations with the landowner, the entire site has been farmed for several decades. The North Study Area is a monoculture of winter wheat that was seeded in fall 2004 and the South Study Area is a monoculture of ryegrass that was seeded in 2003. The wetland swales documented during the field study are mostly barren due to prolonged wetness in the early part of the growing season and absence of seeding by the farmer. Based on the farmed condition of the site, the vegetation parameter was considered inconclusive and a lack of hydrophytic dominance was not used to disqualify areas as potential wetland. Hydrology sources for the site are primarily precipitation, seasonal irrigation, and limited upgradient runoff. Based on field reconnaissance and historical aerial photographs, there is no indication of subsurface drainage tiles. Due to below average precipitation for the 2004-2005 water year, the lack of saturation near the soil surface was not used to disqualify areas as potential wetland.

Soils on the alluvial terrace best resemble the well drained Malabon silty clay loam (non-hydric) and the moderately well drained Coburg silty clay loam (non-hydric) series. Soils within the Central, East, and Southwest swales best resemble the poorly drained Conser silty clay loam series (hydric). Redoximorphic characteristics are readily apparent in the Conser soil, but not in the upper part of the Malabon and Coburg soils. Soils within the excavated ditches are likely truncated versions of these soils. Given the lack of a reliable plant community and below average precipitation, the presence or absence of hydric soils was strongly relied upon for determining the wetland boundary.

The wetlands within the study area identified under the Corps of Engineers 1987 Wetlands Delineation Manual amount to 3.44 acres. The presence of saturation near the soil surface during the beginning of the growing season (as interpolated by reviewing historical aerial photographs) and the presence of hydric soils were considered a basis for qualifying an area as wetland. All wetland areas were marked by the consultant team with colored wire pin flagging and mapped by Terra Science, Inc. using hand-held GPS equipment. Wetland acreages were calculated using computer assisted drafting (AutoCAD) software with an estimated accuracy of ± 1.5 feet.

PROJECT STAFF: Greg Swenson, Soil Scientist (greg@terrascience.com)
Phil Scoles, Soil and Water Scientist (pscoles@terrascience.com)
Jason Clinch, Wetland Scientist (jason@terrascience.com)

WETLAND DELINEATION REPORT FOR COUNTRY COACH TAX LOT 100, JUNCTION CITY, LANE COUNTY, OREGON

INTRODUCTION

Terra Science, Inc. prepared the following report at the request of Country Coach, Inc. (Mr. Ed Reed) to assist in the planning for the expansion of their existing RV manufacturing facility. The study area is located south of River Road (aka High Pass Road) and immediately east of the existing Country Coach facility in the southeast part of Junction City, Lane County, Oregon (Figure 1). The study area is also bounded by cultivated agricultural land to the south and east. For the purpose of this report, the subject land was divided into a North study area and a South study area defined by an unimproved east/west-aligned farm road. The 20.5-acre North study area is currently cultivated for winter wheat and the 53.75-acre South study area is currently cultivated for ryegrass. This report documents existing conditions for both upland and wetland areas in accordance with the 1987 Corps of Engineers Wetland Delineation Manual.

MANDATORY CRITERIA AND INDICATORS

The premise of a jurisdictional wetland focuses on having all of the following criteria (or diagnostic environmental characteristics), as defined in the 1987 Manual and as required by OAR 141-090-0030 (1):

- Hydrology: The area is inundated either permanently or periodically at mean water depth less than or equal to 6.6 feet, or the soil is saturated to the surface at some time during the growing season of the prevalent vegetation.
- Soil: Soils are present and have been classified as hydric, or they possess characteristics that are associated with reducing soil conditions.
- Vegetation: A prevalence of vegetation typically adapted for life in saturated soil conditions (hydrophytic vegetation). Hydrophytic species, due to morphological, physiological, and/or reproductive adaptation(s), have the ability to grow, effectively compete, reproduce, and/or persist in anaerobic soil conditions.

Under normal circumstances, the 1987 Manual requires that positive indicators of wetland hydrology, hydric soil and hydrophytic vegetation be present for an area to qualify as wetland. Many natural situations exist where one or two of the evaluation parameters have positive indicators, but the remaining indicator(s) is (are) misleading.

Country Coach Expansion Wetland Report

Tax Lot 100; T. 16S, R. 04W, Section 05 W.M.; Junction City, Lane County, Oreg.

For example, low chroma matrix colors may reflect the soil mineralogy instead of anaerobic conditions and many wetland plant species can grow in non-wetland environments. Furthermore, hydric soil indicators or hydrophytic plant dominance may persist long after the wetland hydrology has changed due to local/regional flood control, historic/pre-jurisdictional draining or surrounding development. For these reasons, the 1987 Manual requires positive indicators of all three parameters to ensure consistent and technically accurate wetland delineations. Appendix A contains additional information about state and federal regulations, while Appendix B includes a glossary of terms and supplemental information.

FIELD METHODS

The initial field investigation was conducted on October 28, 2004 by Terra Science, Inc. (Greg Swenson and Phil Scoles, Soil Scientists) and focused on defining the swales and other suspect wetland drainage patterns. Follow-up field work was conducted on February 23, 2005 and April 07, 2005 to collect additional data and map the wetland boundary. Background research involved reviews of aerial photographs from February 27, 1991 (color) and March 25, 1994 (black and white), review of the National Wetland Inventory Map, SCS/NRCS soils maps and the U.S.G.S. topographic map. For regulatory purposes, the subject site was determined to have normal circumstances because the hydrologic conditions affecting the land have not changed within five years. The normal circumstances of the plant community consists of cultivated winter wheat and ryegrass. Although the entire study area is currently under cultivation, the wetland delineation was conducted to the standards of the 1987 Corps of Engineers Wetland Delineation Manual.

During the field study, 5 transects and 8 solitary sample plots were established to document indicators of wetland and upland conditions. For each transect and sample plot, the intermediate-level approach was used to visually estimate percent vegetative cover for each plant species observed within a 5-foot radius for herbaceous ground cover and a 30-foot radius for trees and shrubs (none present). All species were ranked based on spatial cover for each vegetative layer, and then the dominant species were selected and evaluated. Soils and hydrology were evaluated at each of these plots using a tile spade or standard bucket auger to examine the upper part of the soil profile and observe saturation (if present) within the major part of the root zone. Where possible, test holes were typically dug to a depth of 20 or more inches. All field observations were recorded on data sheets and included with this report as Appendix C. Finally, photographs that document existing conditions for the entire study area are provided in Appendix D.

Country Coach Expansion Wetland Report

Tax Lot 100; T. 16S, R. 04W, Section 05 W.M.; Junction City, Lane County, Oreg.

The wetland boundaries and sample plot locations were marked with colored wire pin flagging, then tied-in using hand-held GPS equipment. The wetland acreages were then calculated using AutoCAD software. Accuracy for all wetland boundaries is ± 1.5 feet based on the limitations of the GPS equipment. Figure 3 shows existing conditions, the location of the transects/sample plots and wetland boundaries.

Climate and Precipitation [OAR 141-090-0035 (8)(i)]

The Willamette Valley is considered to have a Modified Mediterranean climate. This climatic regime means temperatures are moderated by the proximity of the Pacific Ocean. Summers are fairly warm and mostly rain free. Winter, fall and spring are cool, but snow and freezing temperatures are rare. Rain falls frequently during the late winter and early spring. The average annual rainfall for the Eugene WSO Airport (approximately 7.5 miles south of Junction City) is around 45 inches per year.

As indicated in Table 1A, observed precipitation for the two weeks prior to the study dates ranged from well above average to well below average; however, only the below average observations reflect the trend for the water year. For example, Table 1B shows average rainfall for the first month of the water year (October) trending to less than half of normal rainfall for the following five months. These below average rainfall conditions explain the lack of measurable saturation at all but one of the wetland sampling locations; therefore, the lack of saturation was not considered sufficient to disqualify an area as wetland.

TABLE 1 A. Rainfall summary for two-week intervals preceding the site visits for Eugene WSO Airport, Oreg. (from the Oregon Climate Service).

Study Date	Two Weeks Prior to Study Interval	Observed Precipitation For Two Weeks Prior to Study Interval	Average Precipitation For Two Weeks Prior to Study Interval (Prorated)	Percent of Average
Oct. 28, 2004	Oct. 15-Oct. 28, 2004	2.29 in.	1.54 in.	149%
Feb. 23, 2005	Feb. 10-Feb. 23, 2004	1.13 in.	3.22 in.	35%
April 07, 2005	Mar. 25-Apr. 07, 2005	2.53 in.	2.16 in.	117%

Country Coach Expansion Wetland Report

Tax Lot 100; T. 16S, R. 04W, Section 05 W.M.; Junction City, Lane County, Oreg.

TABLE 1 B. Rainfall summary for October 01, 2004 through April 07, 2005 for Eugene WSO Airport, Oreg. (from the Oregon Climate Service).

	Oct. 2004	Nov. 2004	Dec. 2004	Jan. 2005	Feb. 2005	March 2005	April 01-07, 2004
Observed Precip.	3.47 in.	2.21 in.	4.11 in.	1.66 in.	1.22 in.	3.57 in.	0.73 in.
Average Precip. (1971-2000)	3.35 in.	8.44 in.	8.29 in.	7.65 in.	5.27 in.	5.80 in.	0.85 in.
Percent of Average	104%	26%	50%	22%	23%	62%	86%

SITE FEATURES AND LANDFORMS

Existing Conditions and Site History [OAR 141-090-0035 (7)(d) and (8)(a)]

The tax lot studied for this report is a wheat and ryegrass farm (Figure 3A). Adjacent lands to the east and south are mostly cultivated farmlands with interspersed rural residences and outbuildings. The existing Country Coach RV manufacturing facility borders the site to the west and River Road (aka High Pass Road), then residential subdivisions border the site to the north. As evident from historical aerial photographs, the entire site has been farmed for at least 60 years. At the time of the field studies, the entire North Study Area (north of the east/west farm road) had recently been plowed and seeded with winter wheat. The South Study Area (south of the east/west farm road) was not recently plowed, but ryegrass was seeded in 200. There is no field evidence to suggest the presence of any tile drains.

Landforms and Elevations [OAR 141-090-0035 (8)(a)]

The subject site is located within the Willamette Valley floor on a very gently sloping alluvial terrace. Slopes range from gentle to almost flat and are generally oriented northwest. Onsite elevations range from approximately 323 to 330 feet above mean sea level (from SS & W, Inc. topographic survey, 2005). The following paragraphs describe each of the landforms and some of their attributes.

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- Alluvial Terrace:** This extensive upland landform makes up the majority of the site. The alluvial terrace is nearly flat to very gently northwest sloping and is used for agricultural production. Precipitation and seasonal irrigation are the primary hydrology sources for this landform. Soils within the alluvial terrace consist primarily of Coburg silty clay loam (non-hydric) with a few slightly higher topographic areas having Malabon silty clay loam (non-hydric). As a result of ongoing agricultural activities occurring on the alluvial terrace, there is no natural vegetation.
- Swales:** Swales are the primary wetland landforms onsite. The swales dissect the alluvial terrace and range between 1 to 3 feet lower. Hydrology for this landform is provided by precipitation, upgradient runoff, and summer irrigation. The soils within the swales best resemble Conser silty clay loam which is listed as hydric by the NRCS. The swales have no natural vegetation due to ongoing agricultural activity; however some patches of barnyard grass are present.
- Excavated Ditches:** The North Study Area includes an excavated drainage ditch aligned north/south that was created decades ago to capture runoff from the Central swale. The Northwest ditch lies along the west property boundary and appears to be partially created in old fill material placed during construction of the offsite Country Coach parking area and onsite farm road that flanks the east side of the ditch. The Northwest ditch is approximately 850 feet long and averages 4 feet in width. The smaller 200-foot long by 2-foot wide North ditch lies just offsite along the south side of River Road. The North ditch was created decades ago to collect runoff from River Road. The North ditch merges with the Northwest ditch via a small culvert, which in turn discharges to a culvert under River Road. Finally, the Ditched East swale lies within the South Study Area along the south edge of the east/west farm road. The ditch is only about 100 feet long by 2 feet wide and was excavated to capture runoff from the East swale. The ditch appears to be regularly maintained for agricultural drainage.

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NATIONAL WETLANDS INVENTORY [OAR 141-090-0035 (17)(e)]

The National Wetlands Inventory (NWI) maps identify potential wetland resources as overlays to U.S.G.S. quadrangle maps. The accuracy of the NWI maps is limited, since the mapping utilized high-resolution aerial photographs and topographic data as the primary basis for wetland identification. Consequently, the NWI rarely identifies agricultural wetlands, disturbed wetlands, very small seasonal wetlands and urbanized (remnant) wetlands, even though these are true jurisdictional wetlands. Generally, onsite field study is necessary to confirm the presence or absence of NWI-identified wetlands, in addition to defining the jurisdictional boundary. Typically, Local Wetland Inventories (LWI) maps are more precise than NWI maps, still very small or degraded jurisdictional wetlands can be overlooked or misclassified due to sampling or mapping limitations. Generally, onsite field study is necessary to confirm the presence or absence of NWI and LWI-identified wetlands, in addition to defining the jurisdictional boundary. No LWI maps are currently available for the Junction City vicinity.

The NWI map obtained for this project (NWI Junction City, Oreg., quadrangle, Figure 4) identified the presence of some, but not all wetlands within the study area. The field study documented additional wetland features within the study site. Table 1 on the following page summarizes the NWI mapping, Cowardin and HGM Classifications, and field confirmation of the wetland features found onsite.

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TABLE 1. Summary of NWI/LWI mapping and confirmation of wetland features.

Wetland Feature	NWI Mapping Confirmation and Classification	Local Wetland Inventory	Field Study Cowardin Classification	Hydrogeomorphic Classification
Central Swale	Not mapped	N/A	Palustrine emergent seasonally flooded farmed (PEMcf)	Depressional Outflow/Flats
East Swale	Yes; Palustrine emergent temporarily flooded (PEMA)	N/A	Palustrine emergent seasonally flooded farmed (PEMcf)	Depressional Outflow/Flats
Southwest Swale	Not mapped	N/A	Palustrine emergent seasonally flooded farmed (PEMcf)	Depressional Outflow/Flats
Excavated Ditches	Not mapped	N/A	Palustrine emergent seasonally flooded excavated (PEMCx)	Depressional Outflow

NWI Quad: Junction City, Oreg.

HYDROLOGY

Hydrology is considered the driving force of wetland formation, and as an evaluation parameter it is often the least precise and most difficult to document due to seasonal changes in soil saturation, ponding, and flooding. The 1987 Manual defines wetland hydrology as "areas that are periodically inundated or have soils saturated to the surface at some time during the growing season." This definition includes all those areas where the surface and/or ground water has an overriding influence on the soils and vegetation by facilitating anaerobic conditions. Actual observation of wetland hydrology is sometimes difficult to document due to the timing of the field evaluation and seasonal nature of many wetlands. For the purposes of wetland delineations, the following indicators are regarded as evidence of sufficient hydrologic conditions: Visual observation of inundation and ground water saturation, watermarks, sediment deposition, drift lines, drainage patterns, stream gauge data, and historic records.

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The 1987 Manual defines the duration of saturation, flooding, or ponding as 5% to more than 12.5% of the growing season. The growing season begins when the soil temperature rises above 41 degrees F and ends when the soil temperature drops below this "biological zero." For Eugene, and the majority of Lane County, the growing season (on the average) begins March 18 and ends November 26 in most years (from Tables 2 and 3 of the Soil Survey of Lane County Area, Oregon, 1987). That is, for non-cultivated areas, the 1987 Manual requires an area meeting the wetland hydrology requirements to be periodically inundated and/or have saturated soils at or near the surface for 13 consecutive days (at least five percent of the growing season).

Hydrology Features

The primary hydrologic features onsite are the Central, East, and Southwest swales. All of the swales are sustained by precipitation, upgradient runoff from the surrounding terrace, limited runoff from offsite lands, and seasonal irrigation. No flowing or standing water was observed in any of the swales during the field study; however, the lower parts of the swales are saturated in the early part of the growing season and may become inundated after heavy rainfall events. The swales also have an obvious wetland drainage pattern that is consistently evident on historical aerial photographs (see "Aerial Photograph Interpretation" section of this report for more detail). Modifications to the hydrology of the swales appears to be limited to historic channelization/ditching for agricultural drainage. No agricultural tiling was observed during the field survey.

The Central swale originates from offsite agricultural lands to the southeast, extends southeast to northwest approximately 2600 feet through the site, then terminates at an excavated ditch along the west site boundary. The 4-foot wide by 2-foot deep ditch was likely created before or during construction of the adjacent Country Coach RV manufacturing facility and employee parking area. The Central swale is crossed by a north/south oriented farm road and an east/west oriented farm road. The Central swale averages 40 feet wide and ranges from 1 to 3 feet lower than the surrounding alluvial terrace.

The East swale also originates offsite from east/southeast agricultural lands and extends approximately 500 feet through the site before merging with the Central swale. The East swale is more narrow (35-foot average width) than the Central swale and is only 1- to 2-feet lower than the surrounding terrace. Decades ago, part of the East swale was filled for the construction of the east/west farm road and a small culvert was installed. A second culvert was installed approximately 100 feet to the east and a small

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driveway was created providing access to the east edge of the site. A 2-foot wide by 1- to 2-foot deep ditch (ditched East swale) was created between these culverts to improve drainage.

The Southwest swale originates as a forested wetland offsite to the south, extends approximately 800 feet through the southwest corner, and continues offsite to the west as an emergent/forested wetland complex. The Southwest swale averages 37-foot wide and ranges from 1 to 1.5 feet lower than the surrounding terrace. While no standing water or soil saturation was observed in any part of the swale during the field study, strong indicators of wetland hydrology such as stained leaves and algae on the soil surface were apparent offsite. The Southwest swale does not connect with the Central or East swales.

Aerial Photograph Interpretation

Due to the below average rainfall conditions for the 2004-2005 water year, historical aerial photographs were reviewed to help verify wetland drainage patterns during average water years. As such, two aerial photographs were obtained to infer soil moisture conditions during the early part of the growing season. The February 27, 1991 color photograph reflects 85 percent of average rainfall conditions for the water year spanning 1990-1991 and 99 percent of average rainfall conditions for February 1991. The March 25, 1994 black and white photograph reflects 77 percent of average rainfall conditions for the water year spanning 1993-1994 and 96 percent of average rainfall conditions for March 1994.

The aerial photographs were examined for signature patterns indicating significant ponding, crop loss or reduced crop growth especially in areas mapped with hydric soils by the soil survey. For example, the swales and excavated ditches have a very dark brown to black tonal pattern on the February 27, 1991 color aerial photograph. These colors were interpreted as a combination of standing water represented by the black color and saturation near the soil surface represented by the dark brown color. In the North Study Area, the upland alluvial terrace beyond the swales has a uniform green tone that is indicative of cultivated plant growth. The North Study Area shows no sign of crop distress outside of the immediate vicinity of the swales and excavated ditches. In the South Study Area, the upland alluvial terrace is a uniform light brown (barren ground) color with very subtle darker tones that define old meander scars. The meander scars do not appear nearly as dark as the swales since they have a higher landscape position that is 1 to 1.5 feet higher than the upper edge of the swale landform/wetland boundary. In addition, soil profiles within

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the meander scars lack redoximorphic features in the upper 12 or 13 inches of the surface, whereas soils within the swales have strong redoximorphic features in the upper part.

The March 25, 1994 photograph shows the swales vividly as well; however, the saturated fringe of the swales in the South Study Area appears obscured by robust cultivated plant growth. The fringe is clearly visible in the North Study Area possibly due to the lack of cultivated ground cover. The remainder of the North and South Study Areas show no indication of ponding, crop loss and/or wetland signature patterns on the aerial photographs.

HYDRIC SOIL AND INDICATORS

Jurisdictional wetlands must have hydric soils, which the 1987 Manual defines as hydric, "soil that is saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophytic vegetation." Under saturated or flooded conditions that become reduced (anaerobic) for part of the growing season, soil profiles usually acquire unique characteristics that can be relied upon as positive indicators of hydric soil. Most organic soils (Histosols) are hydric, while mineral soils tend to develop one or more of the following characteristics when associated with a reducing environment: Histic epipedon (organic surface horizon), hydrogen sulfide odor and other sulfidic material, aquic conditions (oxygen-deficient soil saturation), soil series on hydric soil lists, and redoximorphic features such as gleyed soil matrix color, low chroma matrix color with or without bright mottling and segregated iron and manganese concretions. Hydric sandy soils may lack these characteristics, but may have a high organic matter content in the surface horizon, organic matter streaking in the subsoil, and illuviated organic and/or spodic horizons.

NRCS Mapped Soil Conditions

Soil conditions for the site are mapped by the Soil Conservation Service (since renamed to Natural Resource Conservation Service, NRCS) as Coburg silty clay loam (mapping unit 31 on Figure 5), Conser silty clay loam (mapping unit 33), Malabon silty clay loam (mapping unit 75), Malabon-Urban land complex (mapping unit 76), and Salem gravelly silt loam (mapping unit 118). Field documentation generally followed SCS/NRCS soil mapping, although the Coburg soil series appears more extensive than the soils maps indicate. In addition, the Salem soil series was not observed during the

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field study. Detailed descriptions of these soils are included in the Soil Survey of Lane County Area, Oregon. The following paragraphs describe soil conditions encountered during the field study.

Coburg silty clay loam

The Coburg silty clay loam is a very deep, moderately well drained soil formed on level or convex slopes on broad valley terraces and plains. The parent material is composed of silty and clayey alluvium of mixed sources. Onsite, the Coburg soil is transitional between the well drained soils found on the broad upland stream terraces and poorly drained soils found in the swales. The Coburg soil formed in a climate of warm summers and mild, but cool winters (modified Mediterranean climate) and has a well developed clayey horizon below the topsoil (Oxyaquic Argixerolls, NRCS revised). The Coburg series is not listed as hydric soil by the NRCS.

Conser silty clay loam

The Conser silty clay loam series is a very deep, poorly drained soil found in depressions on low alluvial terraces. According to the soil survey, this soil was extensively mapped through the swales and other landforms including historic meander scars and excavated drainage ditches. During the field study, this soil was found to be less extensive and was generally confined to areas with strong wetland drainage patterns. Where documented, the Concord soil generally has a low chroma matrix color and distinct to prominent redoximorphic features within the upper 10 inches of the soil profile (despite ongoing cultivation). The Conser soil is classified as Vertic Argiaquolls (NRCS revised) which means that it is a dark, well developed soil that has a seasonally high water table in the upper part of the soil profile. The Conser soil also tends to crack open during the dry summer months due to shrink/swell clay mineralogy ("vertic" properties). The Conser series is listed as hydric soil by the NRCS.

Malabon silty clay loam & Malabon-Urban land complex

The Malabon silty clay loam series is a very deep, well drained soil that occurs on broad upland stream terraces. The Malabon series classifies as Pachic Ultic Argixerolls which means that it is a dark, very well developed soil that formed in a climate of warm summers and mild, but cool winters (modified Mediterranean climate). The Malabon soil typically lacks a low chroma matrix and/or strong redoximorphic features to a depth of 60 inches, hence it is not listed as a hydric soil by the NRCS. Onsite conditions

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that best match this soil type are the higher topographic positions within the alluvial terrace landform.

The Malabon-Urban land complex (ULC) is best described as morphologically similar to the typical Malabon series, but affected by urban development. For example, the Malabon-ULC was mapped by the NRCS near the north edge of the North Study Area. Soil conditions in this vicinity have been modified primarily by the historic construction of River Road, which included the placement of fill material and excavation to create a roadside drainage ditch. Much of this area is just offsite and, therefore, the NRCS mapping does not reflect current conditions onsite. The onsite area mapped as Malabon-ULC is more accurately described as either Malabon silty clay loam and/or Coburg silty clay loam. No sample plots were established within the Malabon-ULC; however, the fill material for the internal farm roads would be considered part of this mapping unit.

HYDROPHYTIC VEGETATION

Hydrophytic vegetation develops in areas having hydrologic, geologic, topographic and climatic conditions, which form an anaerobic growing environment in saturated soil. In particular, the 1987 Manual defines hydrophytic vegetation "as the sum total of macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present."

The hydrophytic vegetation criteria is met when the dominant species comprising the plant community are typically adapted to saturated soil conditions. The 1987 Manual specifies an area has hydrophytic vegetation when more than 50 percent of the dominant species from all strata are designated on national or regional lists as obligate (OBL), facultative wetland (FACW) or facultative (FAC and FAC+). In contrast, upland areas have 50 percent or less of such dominance. The presence of a few individual hydrophytic plants amidst an upland plant community is not evidence of hydrophytic vegetation or vice versa.

Plant Communities

Due to historic and current farming practices, land clearing and plowing have replaced the native plant community with cultivated grasses. For example, the North Study Area was most recently cultivated with winter wheat [*Triticum sp.*, NL (estimated)] and the South Study Area was cultivated with ryegrass [*Lolium sp.*, NL

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(estimated)]. The cultivation efforts were very effective and no other plant species were identified during the field study through most of the site. The only notable non-cultivated grass that was documented during the field study was barnyard grass (*Echinochloa crusgalli*, FACW). This wet tolerant weed was not actually growing during the field study, but a trace of last year's growth was still identifiable. Barnyard grass was only observed in the bottom of the Central and Southwest swales which likely indicates ponded conditions during the early part of the growing season. Within the South Study Area, the Central and Southwest swales are otherwise barren except for occasional tufts of ryegrass.

Functions and Values

On a cursory basis, the consultant team summarized wetland functions and values for the subject land by observing notable characteristics unique to wetlands. This summary of functions and values was done only for informational purposes. Overall, the subject site lacks any value for fisheries habitat, active or passive recreation, endangered or threatened species habitat, unique or rare wetland value, or shoreline stabilization. Likewise, active farming practices combined with historical land clearing have reduced most of the functional values of wetlands areas within the subject site. For example, the farmed wetland features are plowed and seeded annually with a "monoculture" of commercial crops. The wetland areas have no vertical structure/habitat such as trees or shrubs. As such, the wetland features each have very low functions and values for wildlife habitat, food chain support, storm water desynchronization, and flood storage. The wetlands provide only minimal sediment trapping and nutrient retention functions.

CONCLUSION [OAR 141-090-0035 (8(j))]

Jurisdictional wetlands are defined by the "common area" where all three parameters -- wetland hydrology, hydric soil and hydrophytic vegetation -- meet the wetland requirements identified in the 1987 Manual. Specifically, the Central swale, East swale, Central Swale, and Southwest swale appear to qualify as wetland. These features occupy the lowest positions in the landscape and have a defined wetland drainage pattern. Additionally, all of these features had moderate to strong wetland signature patterns on springtime aerial photographs. All of the wetland features within the subject site have redoximorphic features such as low chroma matrix color and distinct redox concentrations in the upper portion of the soil profile. Due to extensive annual farming, vegetation was not considered to be a reliable indicator of wetland or

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upland conditions for most of the site. The remainder of the site lacks hydric soils, drainage patterns, and springtime hydrology or wetland signature patterns.

Federal and State Jurisdiction

All the wetlands identified within the study site fall within the jurisdiction of the U.S. Army Corps Engineers pursuant to Section 404 of the Clean Water Act, and/or the Oregon Department of State Lands under the Oregon Removal/Fill Law. None of the wetlands appear hydrologically isolated. The Oregon Department of State Lands likely has identical jurisdiction for the same wetlands and waters.

Wetland fill permits would be required to alter, dredge or fill any jurisdictional wetlands; whereas, non-wetlands (once confirmed by state review of this report) do not need state or federal wetland fill permits to fill or excavate. Any filling or altering of the above-mentioned wetlands would require authorization of the regulatory agencies; however, any impact involving less than 50 cubic yards may not need a state permit.

LIST OF FIGURES

- Figure 1. Vicinity (Microsoft Streets & Trips, Inc., 2001).
- Figure 2. Tax Map 16-04-05 (ORMAP, 2004).
- Figure 3A. Existing Conditions, Sample Plot Locations & Site Topography (Adapted from SS & W, Inc. topographic survey, 2005).
- Figure 3A. Existing Conditions, Sample Plot Locations & Site Topography (Adapted from SS & W, Inc. topographic survey, 2005).
- Figure 4. National Wetlands Inventory (NWI Junction City, Oreg., 1994).
- Figure 5. Soil Mapping Units (Soil Survey of Lane County Area, Oregon, 1987).

APPENDICES

- Appendix A. Regulatory Background.
- Appendix B. Selected Definitions.
- Appendix C. Wetland Determination Data Sheets.
- Appendix D. Snapshots and Aerial Photographs

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Soil, Water & Wetland Consultants
CCB no. 138507

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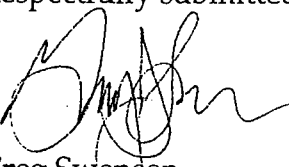
LIMITATIONS OF THIS REPORT

Terra Science, Inc. did not investigate or define wetland conditions beyond the immediate vicinity of Tax Lot 100 on Lane County assessors map no. 16-04-05. This report makes no claim or conclusions about those conditions beyond the study area. The data presented in this report was collected, analyzed and interpreted using standards of skill, care, and diligence ordinarily provided by a qualified professional using the 1987 Corps of Engineers Wetland Delineation Manual. The report findings are based on incidental information from the client, the observations of the project team, and limitations of the wetland delineation methodology. The report findings and their significance should not be extrapolated beyond the immediate area of the study. Terra Science, Inc. shall not be liable beyond the fees paid for its services for errors and omissions.


As required by OAR 141-090-035 (8)(k), the following statement must be included as part of this document: "This report documents the investigation, best professional judgment and conclusions of the investigator. It is correct and complete to the best on my knowledge. It should be considered a Preliminary Jurisdictional Determination and used at your own risk until it has been reviewed and approved in writing by the Oregon Department of State Lands in accordance with OAR 141-090-0005 through 141-090-0055."

This report was generated for the express use of Mr. Ed Reed, Country Coach, Inc. and their designates. These parties shall not interpret the report findings or conclusions any differently than stated without prior discussion with Terra Science Inc.

Respectfully submitted,


Greg Swenson
Soil Scientist




Phil Scoles, RPSS, PWS
Soil and Water Scientist

TERRA SCIENCE, INC.

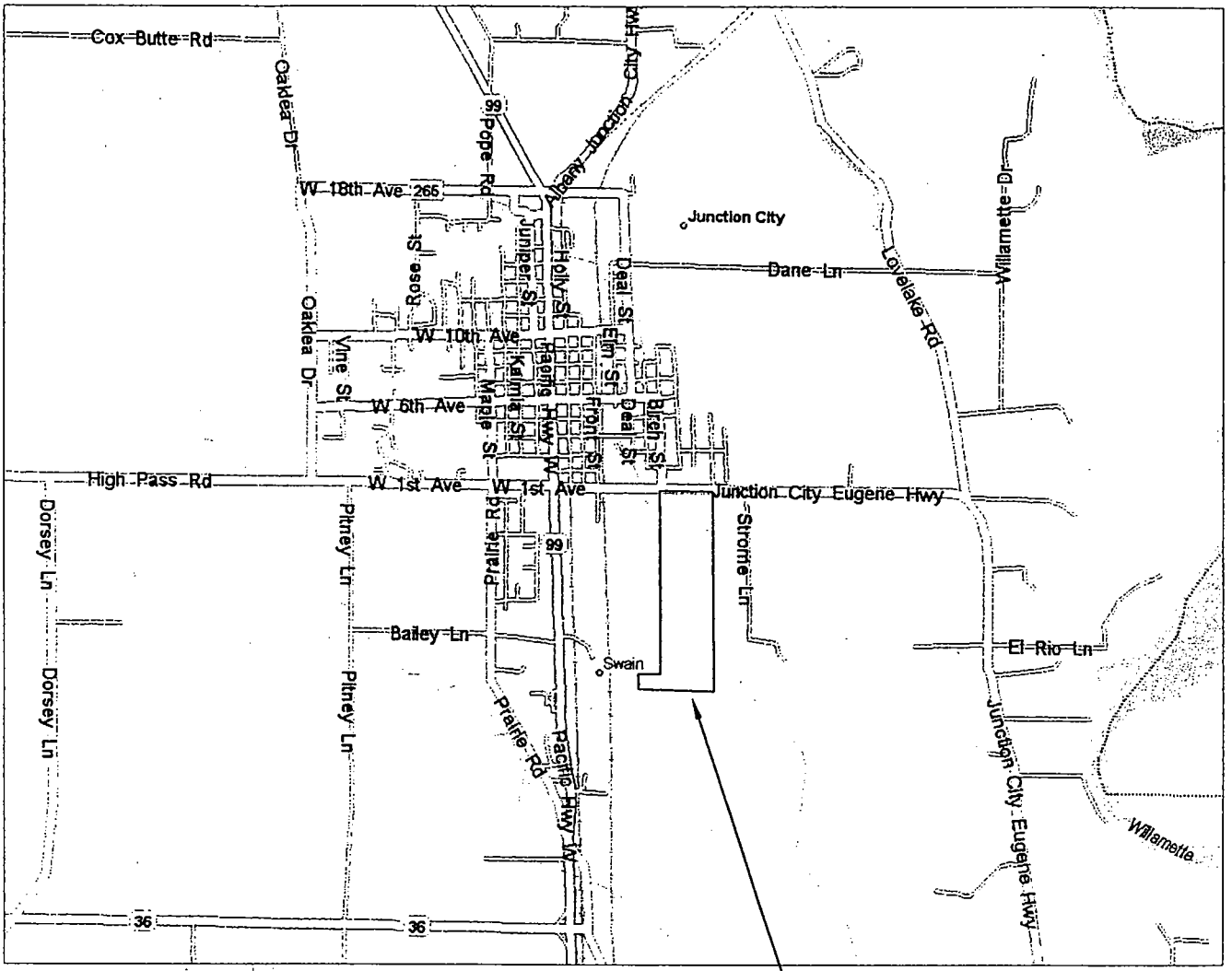
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Study Area

SOURCE: Microsoft Streets & Trips, 2001.

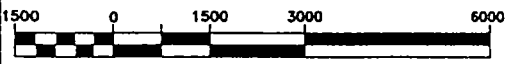
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WETLAND DELINEATION FOR
COUNTRY COACH TAX LOT 100
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VICINITY

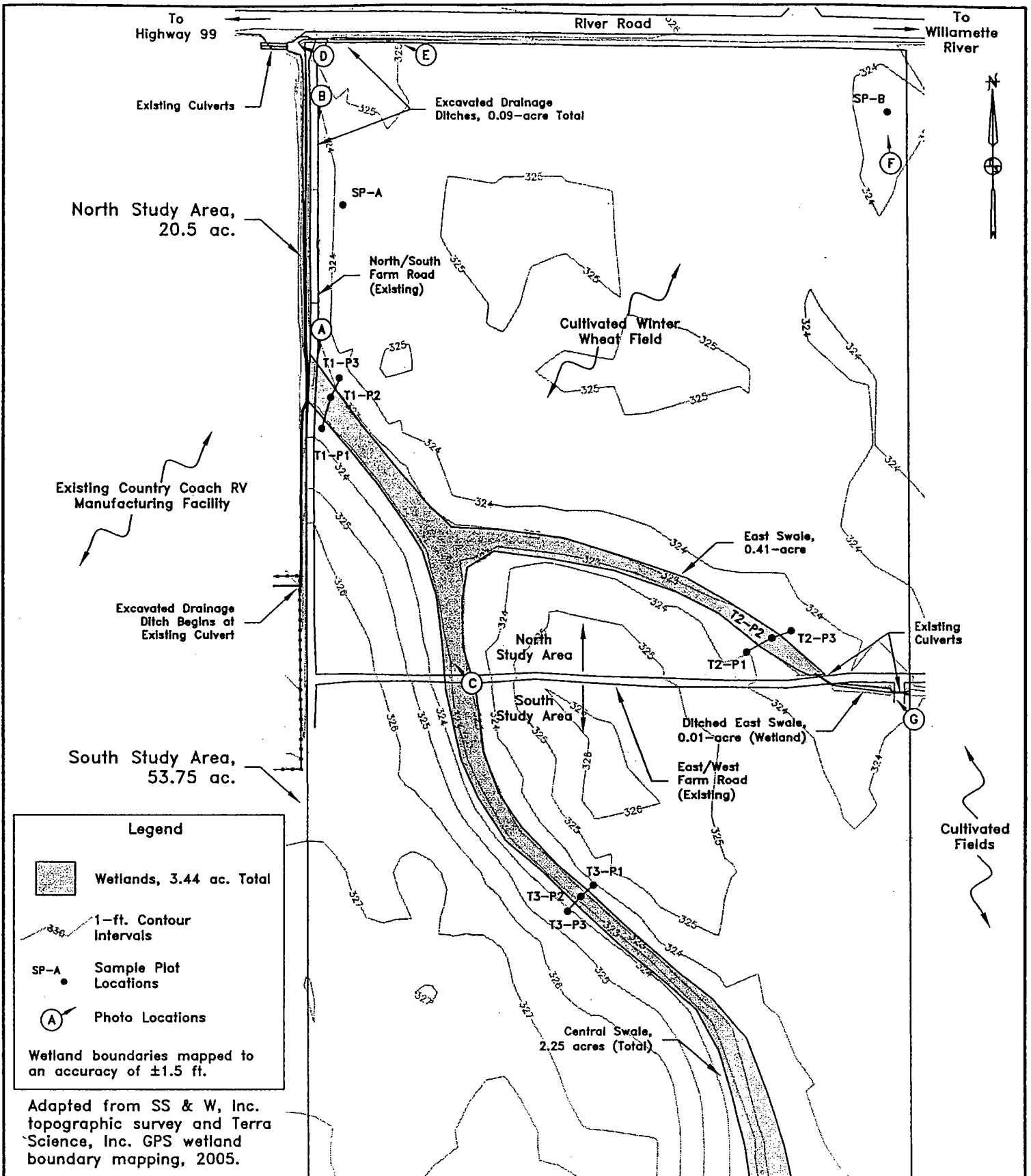
FIGURE 1

GRAPHIC SCALE



(IN FEET)
1 inch = 3000 ft.

April 2005



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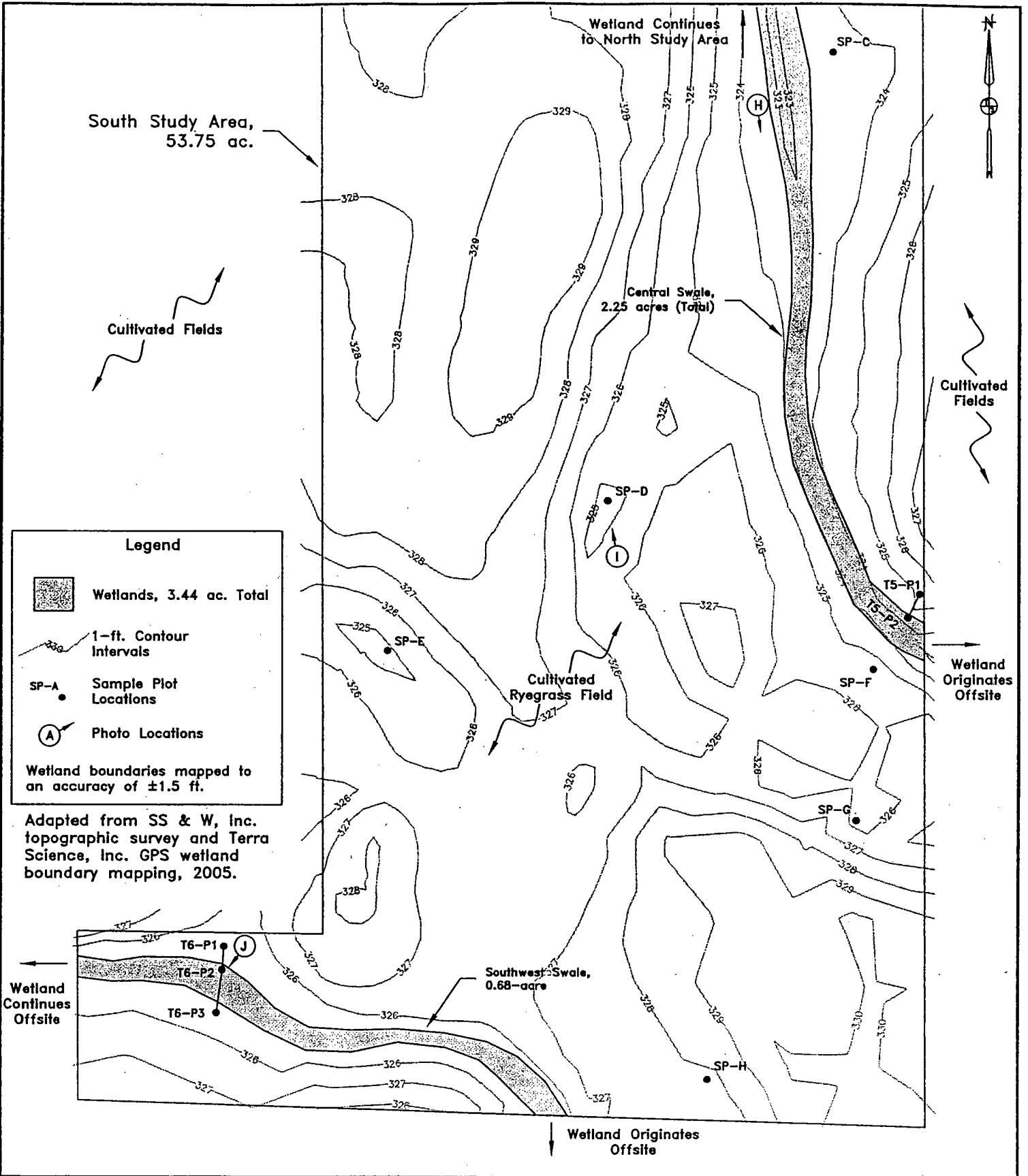
GRAPHIC SCALE
100 0 100 200 400
(IN FEET)
1 inch = 200 ft.

**WETLAND DELINEATION FOR
COUNTRY COACH TAX LOT 100
Junction City, Lane County, Oregon**

April 2005

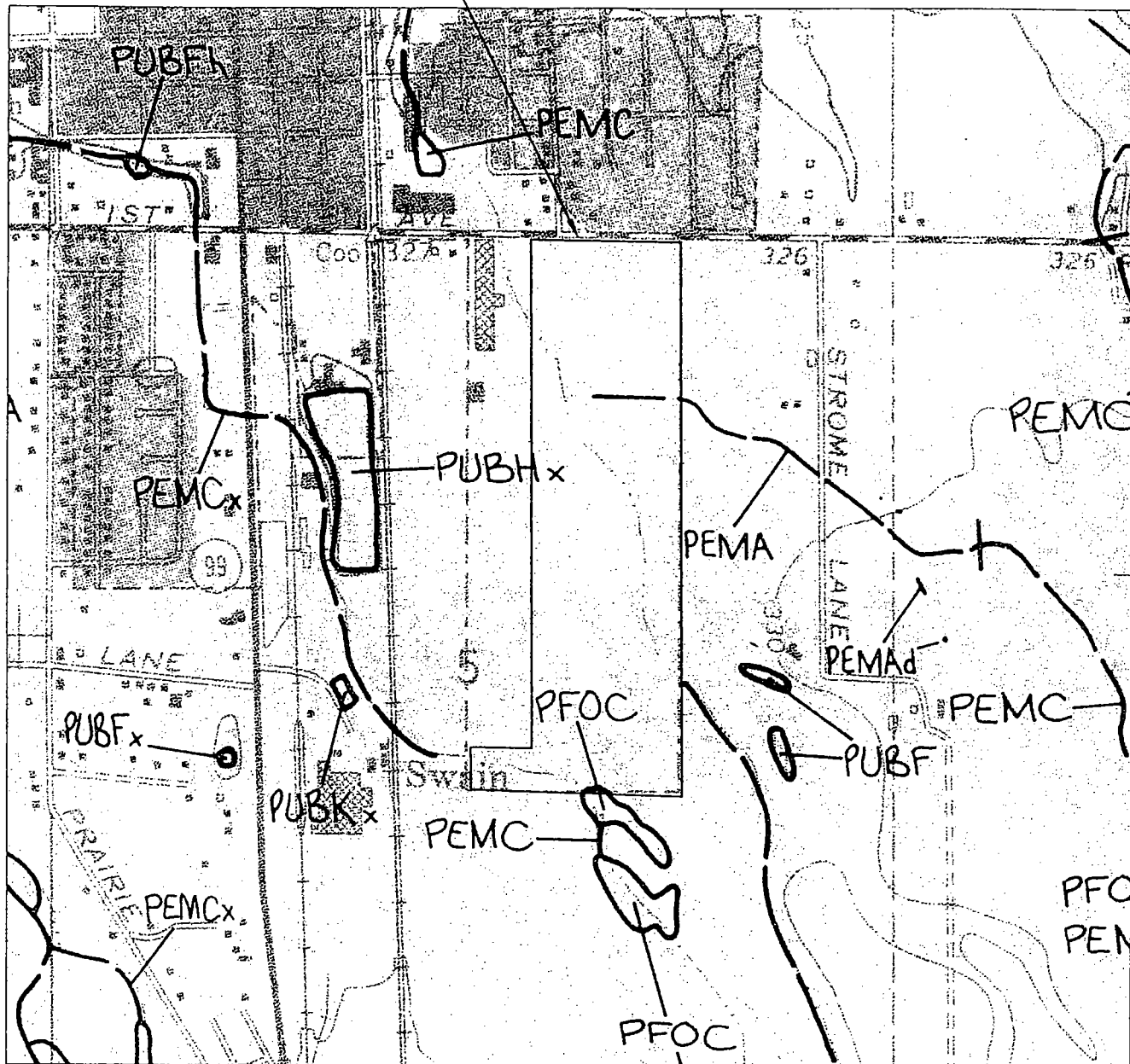
**EXISTING
CONDITIONS &
WETLAND
BOUNDARY
(NORTH STUDY
AREA)**

FIGURE 3A





Study Area



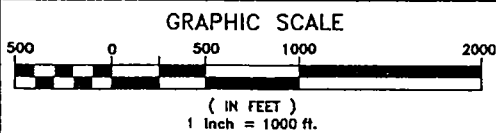
PEMA—Palustrine emergent temporarily flooded

SOURCE: NWI Junction City, Oreg., 1994.

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WETLAND DELINEATION FOR
COUNTRY COACH TAX LOT 100
Junction City, Lane County, Oregon

NATIONAL
WETLANDS
INVENTORY

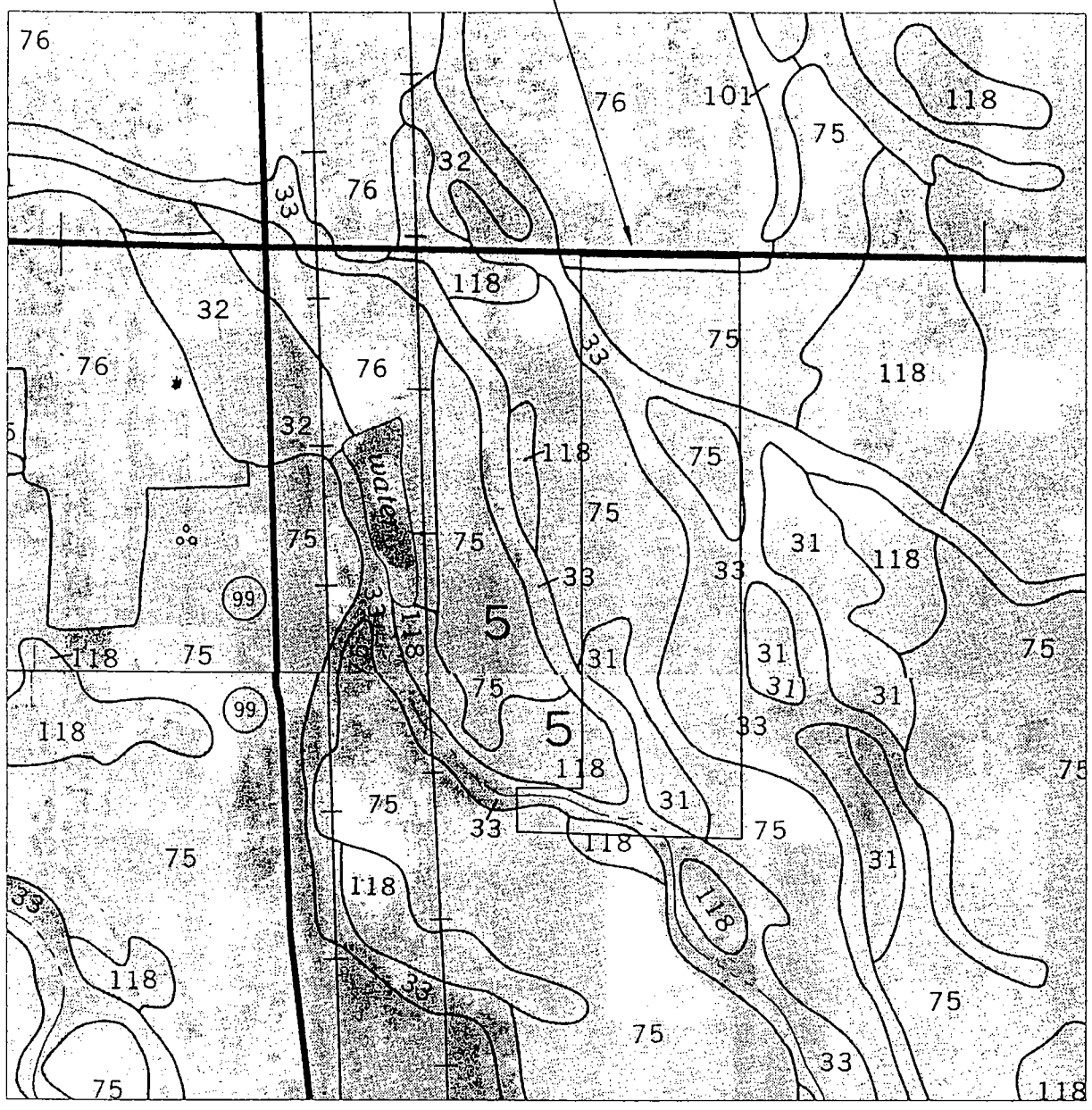


April 2005

FIGURE 4



Study Area



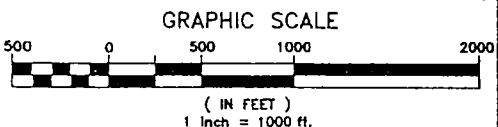
- 31-Coburg silty clay loam
- 33-Conser silty clay loam
- 75-Malabon silty clay loam
- 76-Malabon-Urban land complex
- 118-Salem gravelly silt loam

SOURCE: Soil Survey of Lane County Area, Oregon, 1987 map pages 16 & 27.

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WETLAND DELINEATION FOR
COUNTRY COACH TAX LOT 100
Junction City, Lane County, Oregon

SOIL
MAPPING
UNITS



April 2005

FIGURES 5

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APPENDIX A
REGULATORY BACKGROUND

REGULATORY BACKGROUND

Wetlands, whether they are marshes, bogs, wet meadows or bottomlands, can provide essential habitats for wildlife, provide flood protection through absorption of storm water, improve water quality by retention of sediments and add scenic diversity and aesthetic value to the landscape. To curb loss of wetland acreage, federal and state legislation exists to preserve wetland values and functions. The Clean Water Act (33 U.S.C. 1344) was enacted by the U.S. Congress to maintain and restore water quality, biological integrity and chemical balance of all Water of the United States. The Act empowered the U.S. Army Corps of Engineers (CE) with a jurisdiction over filling of wetlands and authorized the U.S. Environmental Protection Agency (EPA) to oversee the CE fill permitting process.

Through the Oregon Removal/Fill law, the Division of State Lands (DSL) also has jurisdiction over filling and dredging of wetlands and issues a concurrent permit with the CE. In January 1987, the Corps of Engineers Wetlands Delineation Manual (1987 Manual) was issued to provide technical guidelines for identifying wetlands, and provide supporting information and methods for applying the technical guidelines. This 1987 Manual, along with other official guidance, is relied upon for proper wetland identification and delineation.

DELINEATION METHODOLOGY

1987 Corps of Engineers Wetlands Delineation Manual

The 1987 Manual prescribes several methods to define the wetland boundaries based on offsite and onsite evaluations, and different degrees of study (routine, intermediate, and comprehensive). Offsite inspections are commonly done for wetland inventories or when only an approximation is needed for a particular purpose. Onsite inspections are done when a precise wetland boundary is needed to assess potential impacts from new development or change of land use, or to simply total the wetland acreage of a specific area. The standard routine level approach generally combines the assembling of existing information (maps, aerials, etc.) with an onsite inspection/study to determine the location of the wetland boundary.

The comprehensive-level approach is infrequently needed, since it applies to very complex situations and requires extensive field research and data analysis to complete. Most commonly, the Routine, Level 2 approach is used since it incorporates more field study than the standard routine level method, and it uses site specific data to determine the wetland boundary. For areas recently cultivated, hydrology must be assessed utilizing the NFSAM standards, while the vegetation and soils can be evaluated using the 1987 Manual guidelines.

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APPENDIX B
GLOSSARY OF TERMS

GLOSSARY OF TERMS

Agricultural Lands: From the 1996 NFSAM, "Agricultural lands are lands that are intensively used and managed for food fiber production. Examples of such lands include cropland, hayland and pastures, native pasture, rangeland, orchards, vineyards, areas which support wetland crops such as cranberries, taro, watercress, and rice and other lands used to produce or support the production of livestock, as well as small tree farms. Conversely, non-agricultural lands encompass, but are not limited to: commercial tree farms managed for forest products and urbanized areas."

Atypical Situations: There are circumstances when one or more of the mandatory wetland criteria are not present as a result of natural events or human activities. Natural events, like river course changes, avalanches, or beaver dams, may create new wetlands that lack a predominance of hydrophytic vegetation or hydric soil characteristics. Human activities, such as ditching (or tile draining), filling, diversion construction (berms or levees), irrigation, grading or clearing, may obscure or disguise some of the mandatory wetland criteria. In these or similar situations, the 1987 Manual has provisions to define the wetland based on fewer parameters. The 1987 Manual considers unauthorized filled or drained wetlands, newly-formed wetlands (by natural event) and human-induced wetlands as atypical wetlands, which by definition lack one or more of the mandatory criteria.

Drained Hydric Soil: Drained hydric soil, that which no longer supports hydrophytic vegetation, can typically be characterized by the presence of dikes or levees, ditches or subsurface drains, flood control and upgradient diversions of runoff or ground water flow.

Hydric Soil: The National Technical Committee for Hydric Soils (NTCHS) in December 1986 developed criteria for hydric soil. This criteria encompasses both drained or undrained soils, so only those hydric soils which support hydrophytic vegetation and have positive wetland hydrology indicators are considered wetland soils. The NTCHS revised the criteria in 1991 and 1995 as follows:

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1. All Histosols except Folists; or
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Aquisalids, Pachic subgroups, or Cumulic subgroups that are:
 - a. somewhat poorly drained and have a frequently occurring water table at less than 0.0 feet from the surface for a significant period during the growing season, or
 - b. poorly drained or very poorly drained and have either:
 - (1) a frequently occurring water table at less than 0.0 feet from the surface for a significant period during the growing season if textures are coarse sand, sand, or fine sand in all layers within 20 inches, or for other soils;
 - (2) a frequently occurring water table at less than 0.5 feet from the surface for a significant period (usually more than 2 weeks) during the growing season if permeability is equal to or greater than 6.0 inches per horizon in all layers within 20 inches, or
 - (3) a frequently occurring water table at less than 1.0 feet from the surface for a significant period during the growing season if permeability is less than 6.0 inches per horizon in all layers within 20 inches, or
3. Soils that are ponded for long duration or very long duration during the growing season; or
4. Soils that are frequently flooded for long duration or very long duration during the growing season.

Hydrology Factors: Like soil formation, climate, topography, stratigraphy, soil permeability, plant cover, and land use all influence soil wetness. The duration of soil saturation and/or inundation varies due to seasonal fluctuations of the ground water, precipitation events and flooding, surface ditches and/or subsurface tiling, local and/or regional flood control, and adjacent land use. The hydrologic regime is frequently summarized as one of the classes shown on the following table (from Clark and Benforado, 1981):

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Zone	Name	Duration*	Comments
I	Permanently inundated	100% depth	Inundation >6.6 ft. mean water
II	Semipermanent to nearly permanently inundated or saturated	>75%-<100%	Inundation defined as ≤6.6 ft. mean water depth
III	Regularly inundated or saturated	>25%-75%	
IV	Seasonally inundated or saturated	>12.5%-25%	
V	Irregularly inundated or saturated	≥5%-12.5%	Many areas having these hydrologic characteristics are not wetlands
VI	Intermittently or never inundated or saturated	<5%	Areas with these hydrologic characteristics are not wetlands

* Refers to duration of inundation and/or soil saturation during the growing season.

Nonwetlands: From the 1987 Manual, "Uplands and lowland areas that are neither deepwater aquatic habitats, wetlands, nor other special aquatic sites. They are seldom or never inundated, or if frequently inundated, they have saturated soils for only brief periods during the growing season, and, if vegetated, they normally support a prevalence of vegetation typically adapted for life only in aerobic soil conditions."

Normal Circumstances: The term normal circumstances refer to the soil and hydrologic conditions that are normally present, without regard to whether the vegetation has been removed.

Plant Indicator Status: For Oregon and Washington, the National List of Plant Species That Occur in Wetlands: Northwest (Region 9) (Reed, 1988) compiled by the USFWS assigns one of the ratings in the following table to indigenous and introduced plant species.

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Indicator Category	Indicator Symbol	Definition
Obligate Wetland	OBL	Plants that occur almost always in wetlands under natural conditions (>99%), but which may also occur rarely in nonwetlands (<1%). Examples: cattails, dense sedge, bulrush.
Facultative Wetland*	FACW	Plants that occur usually in wetlands (>67% to 99%), but also occur in nonwetlands (1% to 33%). Examples: Oregon ash, soft rush.
Facultative Plants*	FAC	Plants with a similar likelihood of occurring in both wetlands and nonwetlands (33% to 67%). Examples: Scouler's willow, common velvetgrass, tall fescue.
Facultative Upland*	FACU	Plants that occur sometimes in wetlands (1% to <33%), but occur more often in nonwetlands (>67% to 99%). Examples: Douglas-fir, sword-fern.
Upland Plants	UPL	Plants that rarely occur in wetlands (<1%), but occur almost always in nonwetlands under natural conditions (>99%). Examples: Oregon oak, salal.
Non-Indicator	NI	Rating assigned to plants having inconclusive data regarding occurrence in wetlands.
Not on List	NL	Rating inferring UPL status.

* The three facultative categories are subdivided by (+) and (-) modifiers.

Problem Areas: The 1987 Manual also identifies problem area wetlands that may lack hydrophytic plant dominance during the later part of the growing season, and/or have marginal or no hydric soil characteristics. Problem Areas include wetlands on glacial till, variable seasonal wetlands, prairie potholes, vegetated flats, interdunal swale wetlands, and vegetated river bars and adjacent flats. Problem area wetlands generally need additional site study to confirm the wetland boundary.

Soil: Soil has many definitions, but for the purposes of wetland delineations it is considered the "unconsolidated natural material that supports, or is capable of supporting plant life." Soils are composed of varied percentages of organic and mineral fractions -- sand, silt, clay and rock fragments.

Soil Formation: Climate, organisms, parent material, topographic relief and time are considered the primary influences in soil formation. Physical and chemical weathering of the parent material varies from location to location, so different soil characteristics evolve within a short distance of each other.

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Soil Horizons: Over time, soil profiles develop diagnostic horizons (layers) and color patterns that reflect environmental influences.

Special aquatic sites: The Environmental Protection Agency (EPA) lists special aquatic sites including sanctuaries and refuges; vegetated shallows; wetlands, coral reefs, mudflats; and riffle and pool complexes.

Vegetation Indicators: From 1987 Manual -- Visual observation of plants species growing in areas of prolonged inundation and/or soil saturation, morphological plant adaptations, technical literature which document the presence of specific plant species in saturated soils for long periods, physiological adaptations, and reproductive adaptations.

Waters of the United States: Section 404 of the Clean Water Act specifies that waters of the U.S. include territorial seas; coastal and inland lakes and streams that are navigable, including their tributaries and adjacent wetlands; interstate waters plus their tributaries and adjacent wetlands; and isolated wetlands and lakes, intermittent streams, prairie potholes, and other waters that are not a part of a tributary system to interstate waters or navigable waters of the United States, the degradation or destruction of which could affect interstate commerce.

Wetlands: The Clean Water Act and the 1987 Manual define wetlands as: "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." (33 CFR 323).

Wetland Classification: In 1979, the U.S. Fish and Wildlife Service (USFWS, Dept. of Interior, Cowardin, et al.) developed a classification system for use in identifying, categorizing, and mapping deep-water habitats and special aquatic sites, including wetlands. The classification system begins with five broad classes -- Marine, Estuarine, Riverine, Lacustrine, Palustrine -- that further break down into many subclasses defined by water regime, substrate condition, vegetation cover, and human-influenced factors.

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APPENDIX C

WETLAND DETERMINATION DATA SHEETS

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 05 02 23 / 12:30 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED WINTER WHEAT FIELD Transect / Plot No.: SP-A
 Plot Location: NORTHWEST CORNER OF SITE, 40 FEET EAST OF NORTH/SOUTH FARM ROAD AND 250 FEET SOUTH OF RIVER ROAD/HIGH PASS ROAD.

Recent Weather: SUNNY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 35 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, PLOWED AND SEEDED IN 2004.
 Explain/Comment:

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 50%)</i>		
1.			1. TRITICUM SP.	NL*	50
2.			2. BARREN GROUND		50
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		

Percent of Dominant Species () That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE
 Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: MALABON SILTY CLAY LOAM Drainage Class: MODERATELY WELL DRAINED (REVISED)
 Taxonomy: PACHIC ULTIC ARGIXEROLLS On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES COBURG) Landform/Slope: ALLUVIAL TERRACE, VERY GENTLY SLOPING NORTHWEST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-2 IN.	Ap1	10YR 3/3	NONE	CLAY, >50% OF ROOTS, MOIST
2-14 IN.	Ap2	10YR 3/3	NONE	CLAY, MOIST
14-23+ IN.	B	10YR 3/4	FEW, FAINT 7.5YR 3/4	CLAY, MOIST

Hydric Soil Indicators: NONE
 Histosol / Histic Epipedon Concretions/Nodules (within 3 inches, >2mm)
 Sulfidic Odor High Organic Content in Surface in Sandy Soil
 Reducing Conditions (test positive) Organic Pan / Streaking in Sandy Soil
 Gleyed Listed on Natl./Local Hydric Soils List (soil profile matches)
 Redox. Features (within 10 inches) Other/Regional Indicators:

Criteria met? YES NO Comments:

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
Field Data Depth of Inundation: NONE Depth to Saturation: >23 IN.* Depth to Free Water: >23 IN.*
 Major Portion of the Root Zone: 2 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
Primary Hydrology Indicators: NONE **Secondary Hydrology Indicators (2 or more required):** NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: *WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 05 02 23 / 1:00 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED WINTER WHEAT FIELD Transect / Plot No.: **SP-B**
 Plot Location: NORTHEAST CORNER OF SITE, 100 FEET SOUTH BY SOUTHEAST OF NORTHEAST PROPERTY CORNER (SURVEY MARKER).

Recent Weather: SUNNY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 35 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, PLOWED AND SEEDED IN 2004.
 Explain/Comment:

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 60%)</i>		
1.			1. TRITICUM SP.	NL*	60
2.			2. BARREN GROUND		40
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		

Percent of Dominant Species () That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE
 Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO ONGOING CULTIVATION.

SOILS

Map Unit Name: MALABON SILTY CLAY LOAM Drainage Class: SOMEWHAT POORLY DRAINED (REVISED)
 Taxonomy: PACHIC ULTIC ARGIXEROLLS On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES COBURG) Landform/Slope: ALLUVIAL TERRACE, VERY GENTLY SLOPING NORTHWEST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-2 IN.	Ap1	10YR 3/2	NONE	SILTY CLAY LOAM, >50% OF ROOTS, MOIST
2-14 IN.	Ap2	10YR 3/2	NONE	SILTY CLAY LOAM, MOIST
14-22 IN.	B1	10YR 3/2	FEW, FAINT 10YR 3/3	SILTY CLAY LOAM, MOIST
22-30+ IN.	B2	10YR 3/2	COMMON, FAINT 10YR 3/3 & COMMON, DISTINCT 7.5YR 3/4	SILTY CLAY LOAM, MOIST

Hydric Soil Indicators: NONE
 Histosol / Histic Epipedon Concretions/Nodules (within 3 inches, >2mm)
 Sulfidic Odor High Organic Content in Surface in Sandy Soil
 Reducing Conditions (test positive) Organic Pan / Streaking in Sandy Soil
 Gleyed Listed on Natl./Local Hydric Soils List (soil profile matches)
 Redox. Features (within 10 inches) Other/Regional Indicators:

Criteria met? YES NO Comments: REDOXIMORPHIC FEATURES ARE TOO DEEP IN THE PROFILE TO BE CONSIDERED A HYDRIC SOIL INDICATOR.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
Field Data Depth of Inundation: NONE Depth to Saturation: >30 IN.* Depth to Free Water: >30 IN.*
 Major Portion of the Root Zone: 2 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
Primary Hydrology Indicators: NONE **Secondary Hydrology Indicators (2 or more required):** NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: *WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR; HOWEVER, PLOT CLEARLY LACKS A WETLAND DRAINAGE PATTERN AND EARLY SPRING HYDROLOGY IN FEBRUARY 27, 1991 AND MARCH 25, 1994 AERIAL PHOTOGRAPHS.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 05 02 23 / 2:15 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED RYEGRASS FIELD Transect / Plot No.: SP-C
 Plot Location: EAST-CENTRAL PART OF SITE, 140 FEET WEST OF EAST PROPERTY LINE AND 305 FEET SOUTHWEST OF SURVEY MARKER ALONG EAST PROPERTY LINE.

Recent Weather: SUNNY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 35 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, SEEDED IN 2003.
 Explain/Comment:

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 20%)</i>		
1.			1. LOLIUM SP.	FACU*	20
2.			2. BARREN GROUND		80
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE
 Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO ONGOING CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: SOMEWHAT POORLY DRAINED (REVISED)
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES COBURG) Landform/Slope: EDGE OF ALLUVIAL TERRACE, VERY GENTLY SLOPING NORTHEAST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-2 IN.	Ap1	10YR 3/2	NONE	SILTY CLAY LOAM, >50% OF ROOTS, MOIST
2-14 IN.	Ap2	10YR 3/2	NONE	SILTY CLAY LOAM, MOIST
14-25 IN.	B	10YR 3/2	COMMON, DISTINCT 10YR 4/4	SILTY CLAY LOAM, MOIST
25-28+ IN.	BC	10YR 4/3	COMMON, PROMINENT 7.5YR 4/6	SILTY CLAY LOAM, MOIST

Hydric Soil Indicators: NONE
 Histosol / Histic Epipedon Concretions/Nodules (within 3 inches, >2mm)
 Sulfidic Odor High Organic Content in Surface in Sandy Soil
 Reducing Conditions (test positive) Organic Pan / Streaking in Sandy Soil
 Gleyed Listed on Natl./Local Hydric Soils List (soil profile matches)
 Redox. Features (within 10 inches) Other/Regional Indicators:
Criteria met? YES NO Comments: REDOXIMORPHIC FEATURES TOO DEEP IN THE PROFILE TO QUALIFY AS HYDRIC SOIL INDICATOR.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
Field Data Depth of Inundation: NONE Depth to Saturation: >28 IN.* Depth to Free Water: >28 IN.*
 Major Portion of the Root Zone: 2 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
Primary Hydrology Indicators: NONE **Secondary Hydrology Indicators (2 or more required):** NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: * WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR; HOWEVER, PLOT CLEARLY LACKS A WETLAND DRAINAGE PATTERN AND EARLY SPRING HYDROLOGY IN FEBRUARY 27, 1991 AND MARCH 25, 1994 AERIAL PHOTOGRAPHS.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 04 10 28 / 1:05 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED RYEGRASS FIELD Transect / Plot No.: SP-D
 Plot Location: SOUTH-CENTRAL PART OF SITE WITHIN HISTORIC MEANDER SCAR; 480 FEET WEST OF EAST PROPERTY LINE AND 935 FEET NORTH OF SOUTH PROPERTY LINE.

Recent Weather: CLOUDY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 149 PERCENT OF PRORATED AVERAGE.

Do Normal Environ. Conditions Exist? YES NO Explain:

Has Veg. Soil Hydrology Been Significantly Disturbed? YES, SEEDED IN 2003.

Explain/Comment:

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 95%)</i>		
1.			1. LOLIUM SP.	FACU*	95
2.			2. THATCH		5
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE

Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO ONGOING CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: SOMEWHAT POOLY DRAINED (REVISED)
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES COBURG) Landform/Slope: HISTORIC MEANDER SCAR WITHIN ALLUVIAL TERRACE, VERY GENTLY SLOPING NORTH BY NORTHEAST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-3 IN.	Ap1	10YR 3/2	NONE	SILTY CLAY LOAM, >50% OF ROOTS, MOIST
3-12 IN.	Ap2	10YR 3/2	NONE	SILTY CLAY LOAM, MOIST
12-20 IN.	B1	10YR 3/1	COMMON, DISTINCT 10YR 4/4	CLAY, MOIST
20-24 IN.	B2	10YR 3/1	MANY, DISTINCT 10YR 4/4	CLAY, MOIST
24+ IN.	BC	10YR 3/2	NONE	CLAY, MOIST

Hydric Soil Indicators: NONE

Histosol / Histic Epipedon	Concretions/Nodules (within 3 inches, >2mm)
Sulfidic Odor	High Organic Content in Surface in Sandy Soil
Reducing Conditions (test positive)	Organic Pan / Streaking in Sandy Soil
Gleyed	Listed on Natl./Local Hydric Soils List (soil profile matches)
Redox. Features (within 10 inches)	Other/Regional Indicators:

Criteria met? YES NO Comments: BC HORIZON HAS 15 PERCENT 10YR 4/6 SANDY PARENT MATERIAL. REDOXIMORPHIC FEATURES TOO DEEP IN THE PROFILE TO QUALIFY AS HYDRIC SOIL INDICATOR.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
 Field Data Depth of Inundation: NONE Depth to Saturation: >24 IN.* Depth to Free Water: >24 IN.*
 Major Portion of the Root Zone: 3 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
 Primary Hydrology Indicators: NONE Secondary Hydrology Indicators (2 or more required): NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: *WATER TABLE DATA UPDATED FEB. 23, 2005; WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR; HOWEVER, PLOT CLEARLY LACKS A WETLAND DRAINAGE PATTERN AND EARLY SPRING HYDROLOGY IN FEBRUARY 27, 1991 AND MARCH 25, 1994 AERIAL PHOTOGRAPHS.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 04 10 28 / 1:35 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED RYEGRASS FIELD Transect / Plot No.: **SP-E**
 Plot Location: SOUTHWEST PART OF SITE WITHIN HISTORIC MEANDER SCAR, 105 FEET DUE EAST OF WEST PROPERTY LINE AND 700 FEET NORTH OF SOUTH PROPERTY LINE.
 Recent Weather: CLOUDY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 149 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, SEEDED IN 2003.
 Explain/Comment:

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 90%)</i>		
1.			1. LOLIUM SP.	FACU*	90
2.			2. BARREN GROUND		10
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE
 Other Notable Species: * ESTIMATED INDICATOR STATUS.
 Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: SALEM GRAVELLY SILT LOAM	Drainage Class: SOMEWHAT POOLY DRAINED (REVISED)
Taxonomy: PACHIC ULTIC ARGIXEROLLS	On Hydric Soil List? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Survey Mapping Verified? NO (RESEMBLES CONSER)	Landform/Slope: HISTORIC MEANDER SCAR WITHIN ALLUVIAL TERRACE, VERY GENTLY SLOPING NORTHWEST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-3 IN.	Ap1	10YR 3/2	NONE	SILTY CLAY LOAM, >50% OF ROOTS, MOIST
3-13 IN.	Ap2	10YR 3/2	NONE	SILTY CLAY LOAM, FEW ROUNDED GRAVELS, MOIST
13-20 IN.	B1	10YR 3/1	COMMON, PROMINENT 10YR 4/4	SILTY CLAY, FEW ROUNDED GRAVELS, MOIST
20-25 IN.	B2	10YR 3/1	MANY, PROMINENT 10YR 4/4	CLAY, FEW ROUNDED GRAVELS, MOIST
25-27+ IN.	BC	10YR 3/2	MANY, DISTINCT 10YR 4/4	CLAY, MOIST

Hydric Soil Indicators: NONE
 Histosol / Histic Epipedon
 Sulfidic Odor
 Reducing Conditions (test positive)
 Gleyed
 Redox. Features (within 10 inches)
 Concretions/Nodules (within 3 inches, >2mm)
 High Organic Content in Surface in Sandy Soil
 Organic Pan / Streaking in Sandy Soil
 Listed on Natl./Local Hydric Soils List (soil profile matches)
 Other/Regional Indicators:
 Criteria met? YES NO Comments: BC HORIZON HAS MULTI-COLORED SANDY PARENT MATERIAL THROUGHOUT. REDOXIMORPHIC FEATURES TOO DEEP IN THE PROFILE TO QUALIFY AS HYDRIC SOIL INDICATOR.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
Field Data Depth of Inundation: NONE Depth to Saturation: >27 IN.* Depth to Free Water: >27 IN.*
 Major Portion of the Root Zone: 3 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
Primary Hydrology Indicators: NONE **Secondary Hydrology Indicators (2 or more required):** NONE
 Inundated
 Saturated in Upper 12 Inches
 Water Marks
 Drift Lines
 Sediment Deposits
 Drainage Patterns in Wetlands: NONE
 Oxidized Root Channels (upper 12 inches)
 Water-Stained Leaves
 Local Soil Survey Data
 FAC-Neutral Test
 Other:
 Criteria met? YES NO Comments: *WATER TABLE DATA UPDATED FEB. 23, 2005; WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR; HOWEVER, PLOT CLEARLY LACKS A WETLAND DRAINAGE PATTERN AND EARLY SPRING HYDROLOGY IN FEBRUARY 27, 1991 AND MARCH 25, 1994 AERIAL PHOTOGRAPHS.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 05 02 23 / 5:40 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED RYEGRASS FIELD Transect / Plot No.: SP-F
 Plot Location: SOUTHEAST PART OF SITE, 100 FEET SOUTHWEST OF SAMPLE PLOT T4-P2 AND 1.5 FEET HIGHER.
 Recent Weather: SUNNY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 35 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, SEEDED IN 2003.
 Explain/Comment: SAMPLE PLOT IS LOCATED 50 FEET SOUTHWEST OF WETLAND BOUNDARY.

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 80%)</i>		
1.			1. LOLIUM SP.	FACU*	80
2.			2. BARREN GROUND		20
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE

Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: MODERATELY WELL DRAINED (REVISED)
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES MALABON) Landform/Slope: EDGE OF SWALE WITHIN ALLUVIAL TERRACE,
 VERY GENTLY SLOPING NORTHEAST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-3 IN.	Ap1	10YR 3/2	NONE	CLAY LOAM, >50% OF ROOTS, MOIST
3-12 IN.	Ap2	10YR 3/2	NONE	CLAY LOAM, MOIST
12-20+ IN.	B	10YR 3/3	NONE	CLAY, MOIST

Hydric Soil Indicators: NONE

Histosol / Histic Epipedon	Concretions/Nodules (within 3 inches, >2mm)
Sulfidic Odor	High Organic Content in Surface in Sandy Soil
Reducing Conditions (test positive)	Organic Pan / Streaking in Sandy Soil
Gleyed	Listed on Natl./Local Hydric Soils List (soil profile matches)
Redox. Features (within 10 inches)	Other/Regional Indicators:

Criteria met? YES NO Comments:

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
 Field Data Depth of Inundation: NONE Depth to Saturation: >20 IN.* Depth to Free Water: >20 IN.*
 Major Portion of the Root Zone: 3 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
 Primary Hydrology Indicators: NONE Secondary Hydrology Indicators (2 or more required): NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: *WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 04 10 28 / 2:15 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED RYEGRASS FIELD Transect / Plot No.: SP-G
 Plot Location: SOUTHEAST CORNER OF SITE WITHIN HISTORIC MEANDER SCAR, 475 FEET NORTHWEST OF SOUTHEAST PROPERTY CORNER (SURVEY MARKER) AND 105 FEET WEST OF EAST PROPERTY LINE.

Recent Weather: CLOUDY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 149 PERCENT OF PRORATED AVERAGE.

Do Normal Environ. Conditions Exist? YES NO Explain:

Has Veg. Soil Hydrology Been Significantly Disturbed? YES, SEEDED IN 2003.

Explain/Comment:

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 60%)</i>		
1.			1. LOLIUM SP.	FACU*	60
2.			2. THATCH		40
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE

Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: MALABON SILTY CLAY LOAM Drainage Class: SOMEWHAT POORLY DRAINED (REVISED)
 Taxonomy: PACHIC ULTIC ARGIXEROLLS On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES COBURG) Landform/Slope: HISTORIC MEANDER SCAR WITHIN ALLUVIAL TERRACE, VERY GENTLY SLOPING SOUTHWEST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-3 IN.	Ap1	10YR 3/2	NONE	SILTY CLAY LOAM, >50% OF ROOTS, MOIST
3-13 IN.	Ap2	10YR 3/2	NONE	SILTY CLAY LOAM, MOIST
13-23 IN.	B1	10YR 3/2	COMMON, DISTINCT 7.5YR 3/4	CLAY, MOIST
23-29+ IN.	B2	10YR 3/2	MANY, DISTINCT 7.5YR 3/4	CLAY, MOIST

Hydric Soil Indicators: NONE

Histosol / Histic Epipedon	Concretions/Nodules (within 3 inches, >2mm)
Sulfidic Odor	High Organic Content in Surface in Sandy Soil
Reducing Conditions (test positive)	Organic Pan / Streaking in Sandy Soil
Gleyed	Listed on Natl./Local Hydric Soils List (soil profile matches)
Redox. Features (within 10 inches)	Other/Regional Indicators:

Criteria met? YES NO Comments: REDOXIMORPHIC FEATURES ARE TOO DEEP IN THE PROFILE TO BE CONSIDERED A HYDRIC SOIL INDICATOR.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
 Field Data Depth of Inundation: NONE Depth to Saturation: >29 IN.* Depth to Free Water: >29 IN.*
 Major Portion of the Root Zone: 3 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
 Primary Hydrology Indicators: NONE Secondary Hydrology Indicators (2 or more required): NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: *WATER TABLE DATA UPDATED FEB. 23, 2005; WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR; HOWEVER, PLOT CLEARLY LACKS A WETLAND DRAINAGE PATTERN AND EARLY SPRING HYDROLOGY IN FEBRUARY 27, 1991 AND MARCH 25, 1994 AERIAL PHOTOGRAPHS.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 05 02 23 / 4:30 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED RYEGRASS FIELD Transect / Plot No.: SP-H
 Plot Location: SOUTH-CENTRAL PART OF SITE, 345 FEET WEST BY NORTHWEST OF SOUTHEAST PROPERTY CORNER (SURVEY MARKER) AND 55 FEET NORTH OF SOUTH PROPERTY BOUNDARY.

Recent Weather: SUNNY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 35 PERCENT OF PRORATED AVERAGE.

Do Normal Environ. Conditions Exist? YES NO Explain:

Has Veg. Soil Hydrology Been Significantly Disturbed? YES, SEEDED IN 2003.

Explain/Comment:

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 60%)</i>		
1.			1. LOLIUM SP.	FACU*	60
2.			2. BARREN GROUND		40
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE

Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: MODERATELY WELL DRAINED (REVISED)
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES MALABON) Landform/Slope: ALLUVIAL TERRACE, VERY GENTLY SLOPING SOUTH

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-3 IN.	Ap1	10YR 3/3	NONE	CLAY LOAM, >50% OF ROOTS, MOIST
3-11 IN.	Ap2	10YR 3/3	NONE	CLAY, FEW ROUNDED GRAVELS, MOIST
11-25+ IN.	B	10YR 3/3	NONE	GRAVELLY CLAY (ROUNDED GRAVELS), MOIST

Hydric Soil Indicators: NONE

Histosol / Histic Epipedon

Sulfidic Odor

Reducing Conditions (test positive)

Gleyed

Redox. Features (within 10 inches)

Concretions/Nodules (within 3 inches, >2mm)

High Organic Content in Surface in Sandy Soil

Organic Pan / Streaking in Sandy Soil

Listed on Natl./Local Hydric Soils List (soil profile matches)

Other/Regional Indicators:

Criteria met? YES NO Comments:

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:

Field Data Depth of Inundation: NONE Depth to Saturation: >25 IN.* Depth to Free Water: >25 IN.*

Major Portion of the Root Zone: 3 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.

Primary Hydrology Indicators: NONE Secondary Hydrology Indicators (2 or more required): NONE

Inundated

Saturated in Upper 12 Inches

Water Marks

Drift Lines

Sediment Deposits

Drainage Patterns in Wetlands: NONE

Oxidized Root Channels (upper 12 inches)

Water-Stained Leaves

Local Soil Survey Data

FAC-Neutral Test

Other:

Criteria met? YES NO Comments: *WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 05 02 23 / 11:55 AM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED WINTER WHEAT FIELD Transect / Plot No.: T1-P1
 Plot Location: NORTHWEST PART OF SITE, 10 FEET EAST OF NORTH/SOUTH FARM ROAD AND 580 FEET SOUTH OF NORTHWEST PROPERTY CORNER (SURVEY MARKER).

Recent Weather: SUNNY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 35 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, PLOWED AND SEEDED IN 2004.
 Explain/Comment: SAMPLE PLOT IS LOCATED 10 FEET SOUTH OF THE WETLAND BOUNDARY.

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 50%)</i>		
1.			1. TRITICUM SP.	NL*	50
2.			2. BARREN GROUND		50
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE
 Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: MODERATELY WELL DRAINED (REVISED)
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES COBURG) Landform/Slope: EDGE OF SWALE WITHIN ALLUVIAL TERRACE, VERY GENTLY SLOPING NORTHEAST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-2 IN.	Ap1	10YR 3/2	NONE	SILTY CLAY, >50% OF ROOTS, MOIST
2-14 IN.	Ap2	10YR 3/2	NONE	CLAY, MOIST
14-31+ IN.	B	10YR 3/3	COMMON, FAINT 7.5YR 3/4	CLAY, MOIST

Hydric Soil Indicators: NONE
 Histosol / Histic Epipedon Concretions/Nodules (within 3 inches, >2mm)
 Sulfidic Odor High Organic Content in Surface in Sandy Soil
 Reducing Conditions (test positive) Organic Pan / Streaking in Sandy Soil
 Gleyed Listed on Natl./Local Hydric Soils List (soil profile matches)
 Redox. Features (within 10 inches) Other/Regional Indicators:

Criteria met? YES NO Comments:

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
Field Data Depth of Inundation: NONE Depth to Saturation: >31 IN.* Depth to Free Water: >31 IN.*
 Major Portion of the Root Zone: 2 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
Primary Hydrology Indicators: NONE **Secondary Hydrology Indicators (2 or more required):** NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: *WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 04 10 28 / 3:45 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED WINTER WHEAT FIELD Transect / Plot No.: **T1-P2**
 Plot Location: NORTHWEST PART OF SITE WITHIN CENTRAL SWALE; 50 FEET NORTH OF SAMPLE PLOT T1-P1 AND 1.5 FEET LOWER.

Recent Weather: CLOUDY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 149 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, PLOWED AND SEEDED IN 2004.
 Explain/Comment:

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 60%)</i>		
1.			1. TRITICUM SP.	NL*	60
2.			2. BARREN GROUND		40
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE
 Other Notable Species: * ESTIMATED INDICATOR STATUS.
Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: POORLY DRAINED
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? YES Landform/Slope: SWALE WITHIN ALLUVIAL TERRACE, VERY GENTLY SLOPING NORTHWEST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-2 IN.	Ap1	10YR 3/2	COMMON, DISTINCT 7.5YR 3/4.	SILTY CLAY LOAM, >50% OF ROOTS, MOIST
2-12 IN.	Ap2	10YR 3/2	COMMON, DISTINCT 7.5YR 3/4	SILTY CLAY LOAM, MOIST TO SATURATED
12-23 IN.	B1	10YR 3/1	COMMON, PROMINENT 7.5YR 3/4	CLAY, SATURATED
23-30+ IN.	BC	10YR 4/2	COMMON, DISTINCT 7.5YR 3/4	CLAY, SATURATED

Hydric Soil Indicators: YES
 Histosol / Histic Epipedon Concretions/Nodules (within 3 inches, >2mm)
 Sulfidic Odor High Organic Content in Surface in Sandy Soil
 Reducing Conditions (test positive) Organic Pan / Streaking in Sandy Soil
 Gleyed Listed on Natl./Local Hydric Soils List (soil profile matches)
 ✓ Redox. Features (within 10 inches) Other/Regional Indicators:

Criteria met? YES NO Comments: BC HORIZON HAS 7.5YR 4/6 SANDY PARENT MATERIAL THROUGHOUT.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
Field Data Depth of Inundation: NONE Depth to Saturation: 10 IN.* Depth to Free Water: 13 IN.*
 Major Portion of the Root Zone: 2 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
Primary Hydrology Indicators: YES **Secondary Hydrology Indicators (2 or more required):** NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 ✓ Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 ✓ Drainage Patterns in Wetlands: SWALE

Criteria met? YES NO Comments: *WATER TABLE DATA UPDATED FEB. 23, 2005.

DETERMINATION

WETLAND? YES NO Comments: HAS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 05 02 23 / 12:10 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED WINTER WHEAT FIELD Transect / Plot No.: T1-P3
 Plot Location: NORTHWEST PART OF SITE, 30 FEET NORTHEAST OF SAMPLE PLOT T1-P2 AND 1 FOOT HIGHER.
 Recent Weather: SUNNY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 35 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, PLOWED AND SEEDED IN 2004.
 Explain/Comment: SAMPLE PLOT IS LOCATED 15 FEET NORTHEAST OF WETLAND BOUNDARY.

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 50%)</i>		
1.			1. TRITICUM SP.	NL*	50
2.			2. BARREN GROUND		50
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE

Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: SOMEWHAT POORLY DRAINED (REVISED)
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES COBURG) Landform/Slope: EDGE OF SWALE WITHIN ALLUVIAL TERRACE,
 VERY GENTLY SLOPING SOUTHEAST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-2 IN.	Ap1	10YR 3/2	NONE	SILTY CLAY & CLAY, >50% OF ROOTS, MOIST
2-15 IN.	Ap2	10YR 3/2	NONE	CLAY, MOIST
15-19 IN.	B1	10YR 3/2	FEW, DISTINCT 7.5YR 3/4	CLAY, MOIST
19-29+ IN.	B2	10YR 4/2	MANY, DISTINCT 7.5YR 3/4	CLAY, MOIST

Hydric Soil Indicators: NONE

Histosol / Histic Epipedon	Concretions/Nodules (within 3 inches, >2mm)
Sulfidic Odor	High Organic Content in Surface in Sandy Soil
Reducing Conditions (test positive)	Organic Pan / Streaking in Sandy Soil
Gleyed	Listed on Natl./Local Hydric Soils List (soil profile matches)
Redox. Features (within 10 inches)	Other/Regional Indicators:

Criteria met? YES NO Comments: REDOXIMORPHIC FEATURES TOO DEEP IN THE PROFILE TO QUALIFY AS HYDRIC SOIL INDICATOR.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
 Field Data Depth of Inundation: NONE Depth to Saturation: >29 IN.* Depth to Free Water: >29 IN.*
 Major Portion of the Root Zone: 2 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
 Primary Hydrology Indicators: NONE Secondary Hydrology Indicators (2 or more required): NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: *WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR; HOWEVER, PLOT CLEARLY LACKS A WETLAND DRAINAGE PATTERN AND EARLY SPRING HYDROLOGY IN FEBRUARY 27, 1991 AND MARCH 25, 1994 AERIAL PHOTOGRAPHS.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 05 02 23 / 10:30 AM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED WINTER WHEAT FIELD Transect / Plot No.: **T2-P1**
 Plot Location: NORTHEAST PART OF SITE, 40 FEET NORTH OF EAST/WEST FARM ROAD AND 245 FEET WEST OF EAST PROPERTY LINE.

Recent Weather: SUNNY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 35 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, PLOWED AND SEEDED IN 2004.
 Explain/Comment: SAMPLE PLOT IS 20 FEET SOUTHWEST OF WETLAND BOUNDARY.

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 50%)</i>		
1.			1. TRITICUM SP.	NL*	50
2.			2. BARREN GROUND		50
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE

Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: MALABON SILTY CLAY LOAM Drainage Class: MODERATELY WELL DRAINED (REVISED)
 Taxonomy: PACHIC ULTIC ARGIXEROLLS On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES COBURG) Landform/Slope: EDGE OF SWALE WITHIN ALLUVIAL TERRACE, VERY GENTLY SLOPING NORTHEAST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-2 IN.	Ap1	10YR 3/2	NONE	SILTY CLAY, >50% OF ROOTS, MOIST
2-14 IN.	Ap2	10YR 3/2	NONE	SILTY CLAY, MOIST
14-35+ IN.	B	10YR 3/3	COMMON, FAINT 7.5YR 3/4	CLAY, MOIST

Hydric Soil Indicators: NONE

Histosol / Histic Epipedon	Concretions/Nodules (within 3 inches, >2mm)
Sulfidic Odor	High Organic Content in Surface in Sandy Soil
Reducing Conditions (test positive)	Organic Pan / Streaking in Sandy Soil
Gleyed	Listed on Natl./Local Hydric Soils List (soil profile matches)
Redox. Features (within 10 inches)	Other/Regional Indicators:

Criteria met? YES NO Comments: REDOXIMORPHIC FEATURES TOO DEEP IN THE PROFILE TO QUALIFY AS HYDRIC SOIL INDICATOR.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
 Field Data Depth of Inundation: NONE Depth to Saturation: >35 IN.* Depth to Free Water: >35 IN.*
 Major Portion of the Root Zone: 2 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
 Primary Hydrology Indicators: NONE Secondary Hydrology Indicators (2 or more required): NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: *WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 04 10 28 / 3:25 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED WINTER WHEAT FIELD Transect / Plot No.: T2-P2
 Plot Location: NORTHEAST PART OF SITE WITHIN EAST SWALE; 40 FEET EAST BY NORTHEAST OF SAMPLE PLOT T2-P1 AND 1.5 FEET LOWER.

Recent Weather: CLOUDY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 149 PERCENT OF PRORATED AVERAGE.

Do Normal Environ. Conditions Exist? YES NO Explain:

Has Veg. Soil Hydrology Been Significantly Disturbed? YES, PLOWED AND SEEDED IN 2004.

Explain/Comment:

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 50%)</i>		
1.			1. TRITICUM SP.	NL*	50
2.			2. THATCH		50
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE

Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: POORLY DRAINED
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? YES Landform/Slope: SWALE WITHIN ALLUVIAL TERRACE, GENTLY SLOPING NORTHWEST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-2 IN.	Ap1	10YR 3/2	FEW, DISTINCT 7.5YR 3/4	SILTY CLAY, >50% OF ROOTS, MOIST
2-12 IN.	Ap2	10YR 3/2	FEW, DISTINCT 7.5YR 3/4	CLAY, MOIST
12-28+ IN.	B1	10YR 3/3	COMMON, FAINT 7.5YR 3/4	CLAY, MOIST

Hydric Soil Indicators: YES

Histosol / Histic Epipedon

Sulfidic Odor

Reducing Conditions (test positive)

Gleyed

✓ Redox. Features (within 10 inches)

Concretions/Nodules (within 3 inches, >2mm)

High Organic Content in Surface in Sandy Soil

Organic Pan / Streaking in Sandy Soil

Listed on Natl./Local Hydric Soils List (soil profile matches)

Other/Regional Indicators:

Criteria met? YES NO Comments:

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:

Field Data Depth of Inundation: NONE Depth to Saturation: >28 IN.* Depth to Free Water: >28 IN.*

Major Portion of the Root Zone: 2 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.

Primary Hydrology Indicators: YES Secondary Hydrology Indicators (2 or more required): NONE

Inundated

Saturated in Upper 12 Inches

Water Marks

Drift Lines

Sediment Deposits

✓ Drainage Patterns in Wetlands: SWALE

Oxidized Root Channels (upper 12 inches)

Water-Stained Leaves

Local Soil Survey Data

FAC-Neutral Test

Other:

Criteria met? YES NO Comments: *WATER TABLE DATA UPDATED FEB. 23, 2005; WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR.

DETERMINATION

WETLAND? YES NO Comments: HAS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 05 02 23 / 10:55 AM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED WINTER WHEAT FIELD Transect / Plot No.: T2-P3
 Plot Location: NORTHEAST PART OF SITE, 35 FEET NORTH BY NORTHEAST OF SAMPLE PLOT T2-P2 AND 1.5 FEET HIGHER.
 Recent Weather: SUNNY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 35 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, PLOWED AND SEEDED IN 2004.
 Explain/Comment: SAMPLE PLOT IS LOCATED 15 FEET NORTHEAST OF WETLAND BOUNDARY.

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 50%)</i>		
1.			1. TRITICUM SP.	NL*	50
2.			2. BARREN GROUND		50
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE

Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: MODERATELY WELL DRAINED (REVISED)
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES COBURG) Landform/Slope: EDGE OF SWALE WITHIN ALLUVIAL TERRACE,
 VERY GENTLY SLOPING SOUTHWEST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-2 IN.	Ap1	10YR 3/2	NONE	SILTY CLAY, >50% OF ROOTS, MOIST
2-13 IN.	Ap2	10YR 3/2	NONE	SILTY CLAY, MOIST
13-15 IN.	A	10YR 3/2	FEW, DISTINCT 7.5YR 3/4	CLAY, MOIST
15-34+ IN.	B	10YR 3/3	COMMON, FAINT 7.5YR 3/4	CLAY, MOIST

Hydric Soil Indicators: NONE

Histosol / Histic Epipedon	Concretions/Nodules (within 3 inches, >2mm)
Sulfidic Odor	High Organic Content in Surface in Sandy Soil
Reducing Conditions (test positive)	Organic Pan / Streaking in Sandy Soil
Gleyed	Listed on Natl./Local Hydric Soils List (soil profile matches)
Redox. Features (within 10 inches)	Other/Regional Indicators:

Criteria met? YES NO Comments: REDOXIMORPHIC FEATURES TOO DEEP IN THE PROFILE TO QUALIFY AS HYDRIC SOIL INDICATOR.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
 Field Data Depth of Inundation: NONE Depth to Saturation: >34 IN.* Depth to Free Water: >34 IN.*
 Major Portion of the Root Zone: 2 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
 Primary Hydrology Indicators: NONE Secondary Hydrology Indicators (2 or more required): NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: *WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR; HOWEVER, PLOT CLEARLY LACKS A WETLAND DRAINAGE PATTERN AND EARLY SPRING HYDROLOGY IN FEBRUARY 27, 1991 AND MARCH 25, 1994 AERIAL PHOTOGRAPHS.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 05 02 23 / 1:35 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED RYEGRASS FIELD Transect / Plot No.: T3-P1
 Plot Location: NORTH-CENTRAL PART OF SITE, 300 FEET SOUTH OF EAST/WEST FARM ROAD AND 480 FEET WEST OF EAST PROPERTY LINE.

Recent Weather: SUNNY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 35 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, SEEDED IN 2003.
 Explain/Comment: SAMPLE PLOT IS LOCATED 10 FEET NORTHEAST OF WETLAND BOUNDARY.

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 30%)</i>		
1.			1. LOLIUM SP.	FACU*	30
2.			2. BARREN GROUND		70
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE
 Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: MODERATELY WELL DRAINED (REVISED)
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES COBURG) Landform/Slope: EDGE OF SWALE WITHIN ALLUVIAL TERRACE, VERY GENTLY SLOPING SOUTHEAST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-2 IN.	Ap1	10YR 3/2	NONE	CLAY, >50% OF ROOTS, MOIST
2-15 IN.	Ap2	10YR 3/2	NONE	CLAY, MOIST
15-19 IN.	B1	10YR 3/3	FEW, FAINT 10YR 4/4	CLAY, MOIST
19-24 IN.	B2	10YR 3/3	COMMON, FAINT 10YR 4/4	CLAY, MOIST
24-30+ IN.	BC	10YR 4/3	MANY, PROMINENT 7.5YR 4/6	CLAY, MOIST

Hydric Soil Indicators: NONE
 Histosol / Histic Epipedon Concretions/Nodules (within 3 inches, >2mm)
 Sulfidic Odor High Organic Content in Surface in Sandy Soil
 Reducing Conditions (test positive) Organic Pan / Streaking in Sandy Soil
 Gleyed Listed on Natl./Local Hydric Soils List (soil profile matches)
 Redox. Features (within 10 inches) Other/Regional Indicators:

Criteria met? YES NO Comments: REDOXIMORPHIC FEATURES TOO DEEP IN THE PROFILE TO QUALIFY AS HYDRIC SOIL INDICATOR.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
Field Data Depth of Inundation: NONE Depth to Saturation: >30 IN.* Depth to Free Water: >30 IN.*
 Major Portion of the Root Zone: 2 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
Primary Hydrology Indicators: NONE **Secondary Hydrology Indicators (2 or more required):** NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: *WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 04 10 28 / 11:05 AM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED RYEGRASS FIELD Transect / Plot No.: T3-P2
 Plot Location: NORTH-CENTRAL PART OF SITE WITHIN CENTRAL SWALE; 25 FEET SOUTHWEST OF SAMPLE PLOT T3-P1 AND 1.5 FEET LOWER.

Recent Weather: CLOUDY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 149 PERCENT OF PRORATED AVERAGE.

Do Normal Environ. Conditions Exist? YES NO Explain:

Has Veg. Soil Hydrology Been Significantly Disturbed? YES, SEEDED IN 2003.

Explain/Comment:

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 40%)</i>		
1.			1. LOLIUM SP.	FACU*	40
2.			2. THATCH		50
3.			3. BARREN GROUND		10
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE

Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: POORLY DRAINED
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? YES Landform/Slope: EDGE OF SWALE WITHIN ALLUVIAL TERRACE, VERY GENTLY SLOPING SOUTHEAST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-4 IN.	Ap1	10YR 3/2	FEW, PROMINENT 5YR 3/4 & FEW DISTINCT 10YR 3/4	SILTY CLAY LOAM, >50% OF ROOTS, MOIST
4-9 IN.	Ap2	10YR 3/2	COMMON, PROMINENT 5YR 3/4 & COMMON, DISTINCT 10YR 3/4	SILTY CLAY LOAM, MOIST
9-15 IN.	B1	10YR 3/2	MANY, DISTINCT 10YR 3/4	CLAY LOAM, MOIST
15-20 IN.	B2	10YR 3/2	MANY, DISTINCT 10YR 3/4	SANDY CLAY LOAM, MOIST
20-26+ IN.	B3	10YR 3/2	MANY, DISTINCT 10YR 3/4	CLAY, MOIST

Hydric Soil Indicators: YES

Histosol / Histic Epipedon

Sulfidic Odor

Reducing Conditions (test positive)

Gleyed

✓ Redox. Features (within 10 inches)

Concretions/Nodules (within 3 inches, >2mm)

High Organic Content in Surface in Sandy Soil

Organic Pan / Streaking in Sandy Soil

Listed on Natl./Local Hydric Soils List (soil profile matches)

Other/Regional Indicators:

Criteria met? YES NO Comments:

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:

Field Data Depth of Inundation: NONE Depth to Saturation: >26 IN.* Depth to Free Water: >26 IN.*

Major Portion of the Root Zone: 4 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.

Primary Hydrology Indicators: YES Secondary Hydrology Indicators (2 or more required): NONE

Inundated

Saturated in Upper 12 Inches

Water Marks

Drift Lines

Sediment Deposits

✓ Drainage Patterns in Wetlands: SWALE

Oxidized Root Channels (upper 12 inches)

Water-Stained Leaves

Local Soil Survey Data

FAC-Neutral Test

Other:

Criteria met? YES NO Comments: *WATER TABLE DATA UPDATED FEB. 23, 2005; WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR.

DETERMINATION

WETLAND? YES NO Comments: HAS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 05 02 23 / 1:45 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED RYEGRASS FIELD Transect / Plot No.: T3-P3
 Plot Location: NORTH-CENTRAL PART OF SITE, 30 FEET SOUTHEAST OF SAMPLE PLOT T3-P2 AND 1.5 FEET HIGHER.
 Recent Weather: SUNNY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 35 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, SEEDED IN 2003.
 Explain/Comment: SAMPLE PLOT IS LOCATED 15 FEET SOUTHWEST OF WETLAND BOUNDARY.

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 70%)</i>		
1.			1. LOLIUM SP.	FACU*	70
2.			2. BARREN GROUND		30
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE

Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: MALABON SILTY CLAY LOAM Drainage Class: SOMEWHAT POORLY DRAINED (REVISED)
 Taxonomy: PACHIC ULTIC ARGIXEROLLS On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES COBURG) Landform/Slope: EDGE OF SWALE WITHIN ALLUVIAL TERRACE,
 VERY GENTLY SLOPING NORTHEAST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-2 IN.	Ap1	10YR 3/2	NONE	CLAY, >50% OF ROOTS, MOIST
2-16 IN.	Ap2	10YR 3/2	NONE	CLAY, MOIST
16-20 IN.	B1	10YR 3/2	FEW, PROMINENT 7.5YR 4/6	CLAY, MOIST
20-30+ IN.	B2	10YR 3/2	COMMON, PROMINENT 7.5YR 4/6	CLAY, MOIST

Hydric Soil Indicators: NONE

Histosol / Histic Epipedon	Concretions/Nodules (within 3 inches, >2mm)
Sulfidic Odor	High Organic Content in Surface in Sandy Soil
Reducing Conditions (test positive)	Organic Pan / Streaking in Sandy Soil
Gleyed	Listed on Natl./Local Hydric Soils List (soil profile matches)
Redox. Features (within 10 inches)	Other/Regional Indicators:

Criteria met? YES NO Comments: REDOXIMORPHIC FEATURES TOO DEEP IN THE PROFILE TO QUALIFY AS HYDRIC SOIL INDICATOR.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
 Field Data Depth of Inundation: NONE Depth to Saturation: >30 IN.* Depth to Free Water: >30 IN.*
 Major Portion of the Root Zone: 2 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
 Primary Hydrology Indicators: NONE Secondary Hydrology Indicators (2 or more required): NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: *WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR; HOWEVER, PLOT CLEARLY LACKS A WETLAND DRAINAGE PATTERN AND EARLY SPRING HYDROLOGY IN FEBRUARY 27, 1991 AND MARCH 25, 1994 AERIAL PHOTOGRAPHS.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 05 02 23 / 5:10 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED RYEGRASS FIELD Transect / Plot No.: T4-P1
 Plot Location: SOUTHEAST PART OF SITE, 810 FEET NORTH OF SOUTHEAST PROPERTY CORNER (SURVEY MARKER) AND 5 FEET WEST OF EAST PROPERTY LINE.

Recent Weather: SUNNY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 35 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, SEEDED IN 2003.
 Explain/Comment: SAMPLE PLOT IS LOCATED 55 FEET NORTHEAST OF WETLAND BOUNDARY.

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 40%)</i>		
1.			1. LOLIUM SP.	FACU*	40
2.			2. BARREN GROUND		60
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE
 Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: SOMEWHAT POORLY DRAINED (REVISED)
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES COBURG) Landform/Slope: EDGE OF SWALE WITHIN ALLUVIAL TERRACE, VERY GENTLY SLOPING SOUTHWEST

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-3 IN.	Ap1	10YR 3/2	NONE	CLAY LOAM, >50% OF ROOTS, MOIST
3-14 IN.	Ap2	10YR 3/2	NONE	CLAY LOAM, MOIST
14-18 IN.	B1	10YR 3/2	FEW, DISTINCT 7.5YR 3/4	CLAY, MOIST
18-21+ IN.	B2	10YR 3/2	COMMON, DISTINCT 7.5YR 3/4	CLAY, MOIST

Hydric Soil Indicators: NONE
 Histosol / Histic Epipedon Concretions/Nodules (within 3 inches, >2mm)
 Sulfidic Odor High Organic Content in Surface in Sandy Soil
 Reducing Conditions (test positive) Organic Pan / Streaking in Sandy Soil
 Gleyed Listed on Natl./Local Hydric Soils List (soil profile matches)
 Redox. Features (within 10 inches) Other/Regional Indicators:

Criteria met? YES NO Comments: REDOXIMORPHIC FEATURES TOO DEEP IN THE PROFILE TO QUALIFY AS HYDRIC SOIL INDICATOR.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
Field Data Depth of Inundation: NONE Depth to Saturation: >21 IN.* Depth to Free Water: >21 IN.*
 Major Portion of the Root Zone: 3 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
Primary Hydrology Indicators: NONE **Secondary Hydrology Indicators (2 or more required):** NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: *WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR; HOWEVER, PLOT CLEARLY LACKS A WETLAND DRAINAGE PATTERN AND EARLY SPRING HYDROLOGY IN FEBRUARY 27, 1991 AND MARCH 25, 1994 AERIAL PHOTOGRAPHS.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 04 10 28 / 12:05 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED RYEGRASS FIELD Transect / Plot No.: T4-P2
 Plot Location: SOUTHEAST PART OF SITE WITHIN LOW BENCH ADJACENT CENTRAL SWALE, 40 FEET SOUTHWEST OF SAMPLE PLOT T4-P1 AND 6 INCHES LOWER.

Recent Weather: CLOUDY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 149 PERCENT OF PRORATED AVERAGE.

Do Normal Environ. Conditions Exist? YES NO Explain:

Has Veg. Soil Hydrology Been Significantly Disturbed? YES, SEEDED IN 2003.

Explain/Comment: SAMPLE PLOT IS LOCATED 15 FEET NORTHEAST OF WETLAND BOUNDARY.

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 60%)</i>		
1.			1. LOLIUM SP.	FACU*	60
2.			2. THATCH		40
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE

Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION. TWO OFFSITE SWALES FEED MAIN NORTH/SOUTH SWALE. OFFSITE SWALES ARE DOMINATED BY PHALARIS ARUNDINACEA AND MENTHA PULEGIUM.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: POORLY DRAINED
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? YES Landform/Slope: LOW BENCH ADJACENT SWALE WITHIN ALLUVIAL TERRACE, VERY GENTLY SLOPING SW

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-3 IN.	Ap1	10YR 3/2	VERY FEW, DISTINCT 10YR 3/4	SILTY CLAY LOAM, >50% OF ROOTS, MOIST
3-9 IN.	Ap2	10YR 3/2	VERY FEW, DISTINCT 10YR 3/4	SILTY CLAY LOAM, MOIST
9-22 IN.	B1	10YR 3/2	COMMON, DISTINCT 10YR 3/4	SILTY CLAY, MOIST
22-28 IN.	B2	10YR 3/2	MANY, DISTINCT 10YR 3/4 & MN+ CONCRETIONS	SILTY CLAY, MOIST
28-37+ IN.	BC	7.5YR 3/2	MANY, DISTINCT 10YR 3/4	SANDY CLAY LOAM, MOIST

Hydric Soil Indicators: YES
 Histosol / Histic Epipedon Concretions/Nodules (within 3 inches, >2mm)
 Sulfidic Odor High Organic Content in Surface in Sandy Soil
 Reducing Conditions (test positive) Organic Pan / Streaking in Sandy Soil
 Gleyed Listed on Natl./Local Hydric Soils List (soil profile matches)
 ✓ Redox. Features (within 10 inches) Other/Regional Indicators:

Criteria met? YES NO Comments: BC HORIZON HAS 5 PERCENT 5YR 4/6 SANDY PARENT MATERIAL.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
Field Data Depth of Inundation: NONE Depth to Saturation: >37 IN.* Depth to Free Water: >37 IN.*
 Major Portion of the Root Zone: 3 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.

Primary Hydrology Indicators: YES **Secondary Hydrology Indicators (2 or more required):** NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:

✓ Drainage Patterns in Wetlands: LOW ALLUVIAL BENCH

Criteria met? YES NO Comments: *WATER TABLE DATA UPDATED FEB. 23, 2005; WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR.

DETERMINATION

WETLAND? YES NO Comments: HAS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 05 02 23 / 3:30 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED RYEGRASS FIELD Transect / Plot No.: T5-P1
 Plot Location: SOUTHWEST CORNER OF SITE, 225 NORTHEAST OF SOUTHWEST PROPERTY CORNER (SURVEY MARKER).
 Recent Weather: SUNNY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 35 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, SEEDED IN 2003.
 Explain/Comment: SAMPLE PLOT IS LOCATED 25 FEET NORTH OF WETLAND BOUNDARY.

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 70%)</i>		
1.			1. LOLIUM SP.	FACU*	70
2.			2. BARREN GROUND		30
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE

Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: SOMEWHAT POORLY DRAINED (REVISED)
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? NO (RESEMBLES COBURG) Landform/Slope: EDGE OF SWALE WITHIN ALLUVIAL TERRACE,
 GENTLY SLOPING SOUTH

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-3 IN.	Ap1	10YR 3/2	NONE	CLAY LOAM, >50% OF ROOTS, MOIST
3-16 IN.	Ap2	10YR 3/2	NONE	CLAY LOAM, MOIST
16-27+ IN.	B	10YR 3/2	COMMON, DISTINCT 7.5YR 3/4	CLAY, MOIST

Hydric Soil Indicators: NONE

Histosol / Histic Epipedon	Concretions/Nodules (within 3 inches, >2mm)
Sulfidic Odor	High Organic Content in Surface in Sandy Soil
Reducing Conditions (test positive)	Organic Pan / Streaking in Sandy Soil
Gleyed	Listed on Natl./Local Hydric Soils List (soil profile matches)
Redox. Features (within 10 inches)	Other/Regional Indicators:

Criteria met? YES NO Comments: REDOXIMORPHIC FEATURES TOO DEEP IN THE PROFILE TO QUALIFY AS HYDRIC SOIL INDICATOR.

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
Field Data Depth of Inundation: NONE Depth to Saturation: >27 IN.* Depth to Free Water: >27 IN.*
 Major Portion of the Root Zone: 2 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
Primary Hydrology Indicators: NONE **Secondary Hydrology Indicators (2 or more required):** NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:
 Drainage Patterns in Wetlands: NONE

Criteria met? YES NO Comments: *WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR; HOWEVER, PLOT CLEARLY LACKS A WETLAND DRAINAGE PATTERN AND EARLY SPRING HYDROLOGY IN FEBRUARY 27, 1991 AND MARCH 25, 1994 AERIAL PHOTOGRAPHS.

DETERMINATION

WETLAND? YES NO Comments: LACKS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

WETLAND DETERMINATION DATA SHEET (1987 MANUAL)

City/County/State: JUNCTION CITY / LANE COUNTY / OREGON Date (YY MM DD)/Time: 04 10 28 / 1:55 PM
 Project/Contact: COUNTRY COACH / ED REED Field Investigator(s): G. SWENSON
 Plant Community: CULTIVATED RYEGRASS FIELD Transect / Plot No.: T5-P2
 Plot Location: SOUTHWEST PART OF SITE, 25 FEET SOUTH OF T5-P1 AND 6 INCHES LOWER.
 Recent Weather: CLOUDY. PRECIPITATION FOR PREVIOUS 2 WEEKS: 149 PERCENT OF PRORATED AVERAGE.
 Do Normal Environ. Conditions Exist? YES NO Explain:
 Has Veg. Soil Hydrology Been Significantly Disturbed? YES, SEEDED IN 2003.
 Explain/Comment:

VEGETATION

<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>	<u>Dominant Species</u>	<u>Status</u>	<u>% Cover</u>
<i>Tree Stratum (Total Cover: None)</i>			<i>Herb Stratum (Total Cover: 95%)</i>		
1.			1. LOLIUM SP.	FACU*	95
2.			2. BARREN GROUND		5
3.			3.		
<i>Sapling/Shrub Stratum (Total Cover: None)</i>			4.		
1.			5.		
2.			6.		
3.			7.		
4.			8.		

Percent of Dominant Species (✓) That Are OBL, FACW, FAC+ & FAC (not FAC-): INDEFINITE

Other Notable Species: * ESTIMATED INDICATOR STATUS.

Criteria met? YES NO Comments: VEGETATION PARAMETER IS INCONCLUSIVE DUE TO RECENT CULTIVATION.

SOILS

Map Unit Name: CONSER SILTY CLAY LOAM Drainage Class: POORLY DRAINED
 Taxonomy: VERTIC ARGIAQUOLLS (NRCS REVISED) On Hydric Soil List? YES NO
 Survey Mapping Verified? YES Landform/Slope: LOW BENCH ADJACENT SWALE WITHIN ALLUVIAL TERRACE, GENTLY SLOPING SOUTH

<u>Depth</u>	<u>Horizon</u>	<u>Matrix Color(s)</u>	<u>Redoximorphic Features (Abund., Contrast)</u>	<u>Texture, Structure, Concretions, Other</u>
0-3 IN.	Ap1	10YR 3/2	NONE	SILTY CLAY LOAM, >50% OF ROOTS, MOIST
3-11 IN.	Ap2	10YR 3/2	VERY FEW, FAINT 7.5YR 3/3	SILTY CLAY LOAM, MOIST
11-20 IN.	B1	10YR 3/1	COMMON, FAINT 7.5YR 3/3	CLAY, MOIST
20-34+ IN.	B2	10YR 3/1	MANY, FAINT 7.5YR 3/3	CLAY, MOIST

Hydric Soil Indicators: YES

- | | |
|--------------------------------------|--|
| Histosol / Histic Epipedon | Concretions/Nodules (within 3 inches, >2mm) |
| Sulfidic Odor | High Organic Content in Surface in Sandy Soil |
| Reducing Conditions (test positive) | Organic Pan / Streaking in Sandy Soil |
| Gleyed | Listed on Natl./Local Hydric Soils List (soil profile matches) |
| ✓ Redox. Features (within 10 inches) | Other/Regional Indicators: |

Criteria met? YES NO Comments:

HYDROLOGY

Recorded Data Available Not Available Aerial Photos Stream Gauge Other:
 Field Data Depth of Inundation: NONE Depth to Saturation: >34 IN.* Depth to Free Water: >34 IN.*
 Major Portion of the Root Zone: 3 IN. Growing Season: 13 DAYS, MARCH 18 THROUGH NOV. 26.
 Primary Hydrology Indicators: YES Secondary Hydrology Indicators (2 or more required): NONE
 Inundated Oxidized Root Channels (upper 12 inches)
 Saturated in Upper 12 Inches Water-Stained Leaves
 Water Marks Local Soil Survey Data
 Drift Lines FAC-Neutral Test
 Sediment Deposits Other:

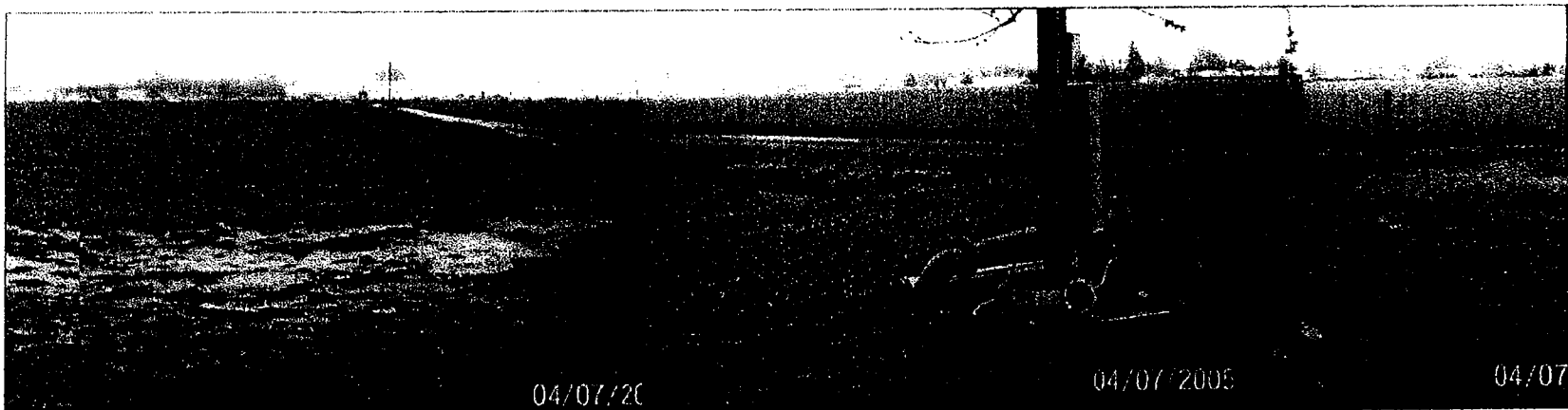
✓ Drainage Patterns in Wetlands: LOW ALLUVIAL BENCH

Criteria met? YES NO Comments: *WATER TABLE DATA UPDATED FEB. 23, 2005; WATER TABLE DATA NOT CONSIDERED RELIABLE DUE TO BELOW AVERAGE RAINFALL FOR THE WATER YEAR.

DETERMINATION

WETLAND? YES NO Comments: HAS POSITIVE INDICATORS IN SOILS AND HYDROLOGY PARAMETERS.

Photo G

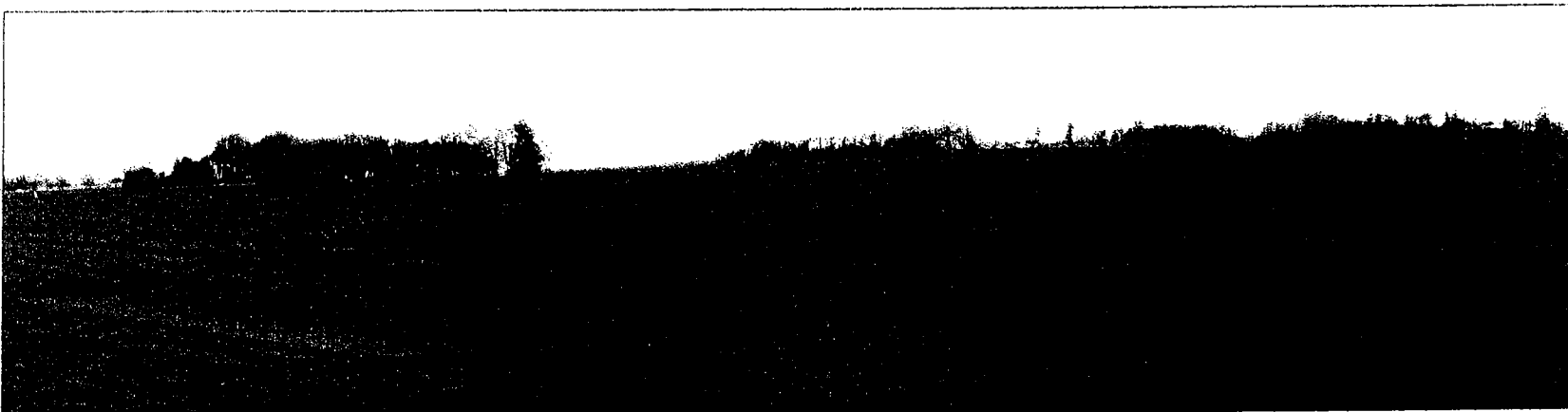


West

Northwest

Photo G: Panoramic view of the east/west farm road and Ditched East Swale (marked with blue flags). East property line is located approximately at the power pole. Photographer is facing roughly west to northwest.

Photo H



Southeast

South

Photo H: Panoramic view of the Central Swale (barren ground) and surrounding farmed ryegrass fields. Photographer is facing southeast to south.

Terra Science, Inc.

Soil, Water, & Wetland Consultants

WETLAND DELINEATION FOR
COUNTRY COACH TAX LOT 100
Junction City, Lane County, Oregon

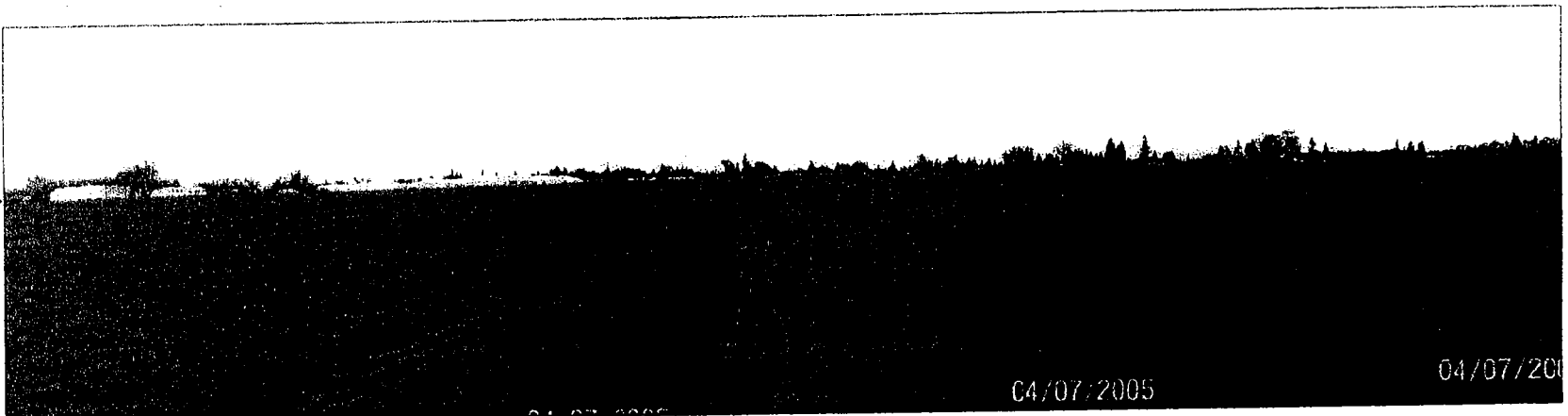
Photographs Taken
April 07, 2005

April 2005

PLATE 3

Photo I

Northwest



North

Photo I: Panoramic view of the upland ryegrass fields in the central part of the South Study Area. Sample plot SP-D is flagged in red near the center of the photo. Photographer is facing roughly west to northwest.

Photo H

Southwest



South

Photo H: Panoramic view of the Southwest Swale (barren ground) and surrounding farmed ryegrass fields. West property line is near the Oregon ash trees to the right. Photographer is facing south to southwest.

Terra Science, Inc.
Soil, Water, & Wetland Consultants

WETLAND DELINEATION FOR
COUNTRY COACH TAX LOT 100
Junction City, Lane County, Oregon

Photographs Taken
April 07, 2005

April 2005

PLATE 4

W. 16-C

12-9-2005

SUPPLEMENTAL MATERIAL

OPEN LETTER

to

Lane County Board of Commissioners

I urge you to vote no on the proposed "Land use Change for Country Coach" for the reasons listed:

- 1. The Lane County Planning Commission voted to deny this expansion of the urban growth boundary because of concerns about air quality, flood water runoff, traffic, and changing prime farmland to industrial use.**
- 2. In 1999 Country Coach wanted to expand and purchased 17 acres of prime farmland, had hearings and had it rezoned to industrial use. They never started their expansion! This is 765,000 sq. ft. of prime farmland for a 300,000 sq. ft. building. Why do they need an additional 3,190,000 sq. ft. of prime farmland for an expansion that has never started?**
- 3. Lane Regional Air Pollution Authority approved an increase of Volatile Organic Compounds for Country Coach, from 158 tons per year to 218 tons per year. L.R.A.P.A. has never conducted a test to see if Country Coach is contaminating our Air, Land, Water or People!**
- 4. Independent chemical analyses show that Country Coach has contaminated our land with Styrene! Styrene is a Volatile Organic Compound and as such is Carcinogenic. Additional testing should be done to the water to determine if it has been contaminated. L.R.A.P.A., Dept of Environmental Quality and E.P.A. all say that its not their responsibility. Whose responsibility is it? Is it the Board of Commissioners if they allow this expansion to go through? Or do they get L.R.A.P.A., D.E.Q. or the E.P.A. to determine if Country Coach has poisoned our water and the people of Junction City?**

Jerry Szerlip
93951 Strome Lane
Junction City, OR. 97448
541-998-7378