

ROAD EASEMENT

THIS ROADWAY EASEMENT is made this 13th day of March, 1992, by Bailey Hill South, an Oregon partnership, Bailey Hill Land Company, an Oregon partnership, and Breeden Bros., Inc., an Oregon corporation, hereinafter collectively referred to as "Grantors" and Bailey Hill South, an Oregon partnership, hereinafter referred to as "Grantee".

RECITALS:

1. Grantors are the owners of the real property described at Exhibit "A" attached hereto and made a part hereof.
2. Grantee is the owner of the real property described at Exhibit "B" attached hereto and made a part hereof.
3. The Exhibit "B" property borders and is contiguous to the Exhibit "A" property to the south.
4. The parties agree that a roadway easement shall exist across the Exhibit "A" property for the use and benefit of the Exhibit "B" property in accordance with the terms and conditions set forth below.

AGREEMENT:

1. Grantors grant and convey to Grantee and reserve unto themselves a perpetual nonexclusive easement to use a strip of land thirty (30) feet wide located across the Exhibit "A" property as described in Exhibit "C" attached hereto. Grantee, its agents, independent contractors and invitees shall have the right to use the easement strip for road purposes only for access to the Exhibit "B" property and in conjunction with such use may construct, reconstruct, maintain and repair a road thereon. "Road purposes" shall be interpreted and limited to permit all ordinary and reasonable uses of the easement strip for access purposes for residential, agricultural and forestry uses of the Exhibit "B" property and including installation of utilities.
2. Grantors shall have the right to relocate all or any portion of the roadway at any time to facilitate future development and improvement of the Exhibit "A" property, provided that Grantors shall reconstruct the road at such new location in as good or better condition as existed at the prior location. If, from time to time, all or any portion of the road is relocated to a location comprising a street and/or right of way dedicated to the public or to a private association of property owners and available as access for Grantee, such dedication shall eliminate the rights of Grantee in the original easement strip. If the road is relocated, Grantors may record an instrument indicating the relocated road centerline and such instrument shall serve to amend this easement and eliminate any rights of Grantee in the original easement strip. Such amendment of the

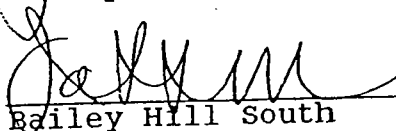
description shall be effective whether or not signed by Grantee, but Grantee shall execute it or such other document necessary to indicate relocation of the easement strip when and if requested by Grantors.

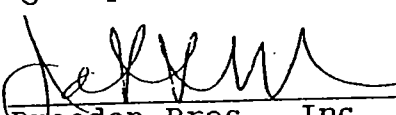
3. Grantee agrees to indemnify and defend Grantors from any loss, claim or liability to Grantors arising in any manner out of Grantee's use of the easement strip. Grantee assumes all risk arising out of its use of the easement strip and Grantors shall have no liability to Grantee or others for any condition existing thereon.
4. This easement shall be perpetual; however, in the event that it is abandoned by Grantee, the easement shall automatically expire and Grantee shall upon request execute a recordable document evidencing such expiration.
5. The roadway shall be used with due regard to the rights of others and their use thereof and shall not be used in any manner that would impair the rights of others to use it.
6. This easement is granted subject to all prior easements or encumbrances of record.
7. This grant and reservation of easement shall run with the land and be binding on and inure to the benefit of the owners of the Exhibits "A" and "B" properties, their heirs, successors, and assigns and shall be appurtenant to the Exhibit "B" property.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed the day and year above written.

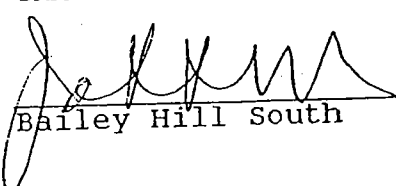
GRANTORS:


Bailey Hill Land Company


Bailey Hill South


Breedon Bros., Inc.
By John F. Breedon, its President

GRANTEE:


Bailey Hill South

STATE OF OREGON, County of Lane, SS. March 13, 1992

Personally appeared John F. Breeden who, being first duly sworn, did say that he is the president of Breeden Bros., Inc., and that said instrument was signed in behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 1-18-93

STATE OF OREGON, County of Lane, SS. March 13, 1992

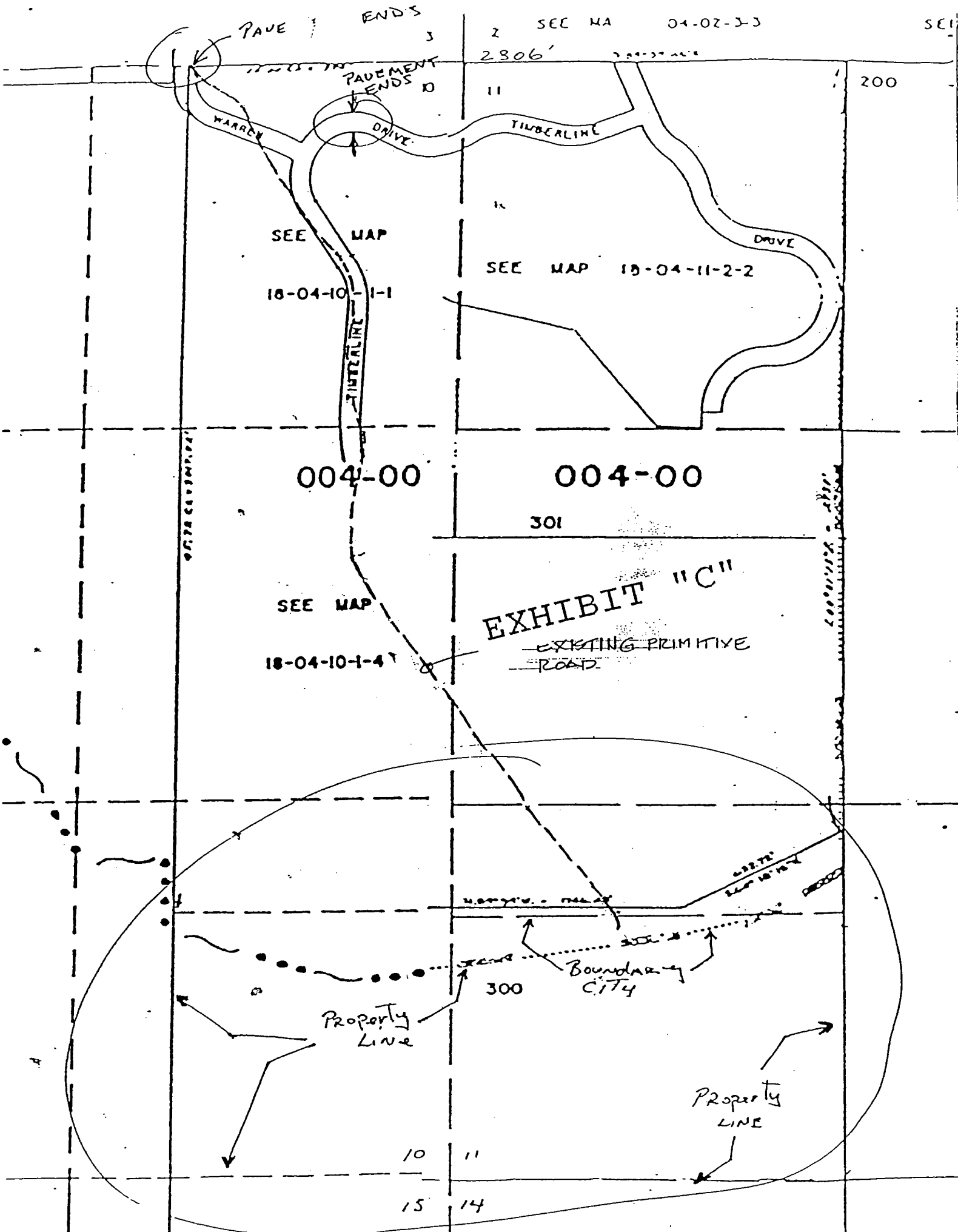
Personally appeared John F. Breeden, partner of Bailey Hill Land Company, and acknowledged that the said instrument was signed in behalf of said partnership by authority of the partners, and he acknowledged said instrument to be his voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 1-18-93

STATE OF OREGON, County of Lane, SS. March 13, 1992

Personally appeared John F. Breeden, partner of Bailey Hill South, and acknowledged that the said instrument was signed in behalf of said partnership by authority of the partners, and he acknowledged said instrument to be his voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: 1-18-93



PAVE ENDS

SEE MA 04-02-3-3

SEI

2306'

200

WARREN

PAVEMENT ENDS

DRIVE

TIMBERLINE

DRIVE

SEE MAP

18-04-10-1-1

SEE MAP 18-04-11-2-2

004-00

004-00

301

SEE MAP

18-04-10-1-4

EXHIBIT "C"

EXISTING PRIMITIVE ROAD

PROPERTY LINE

300

Boundary City

Property Line

Property Line

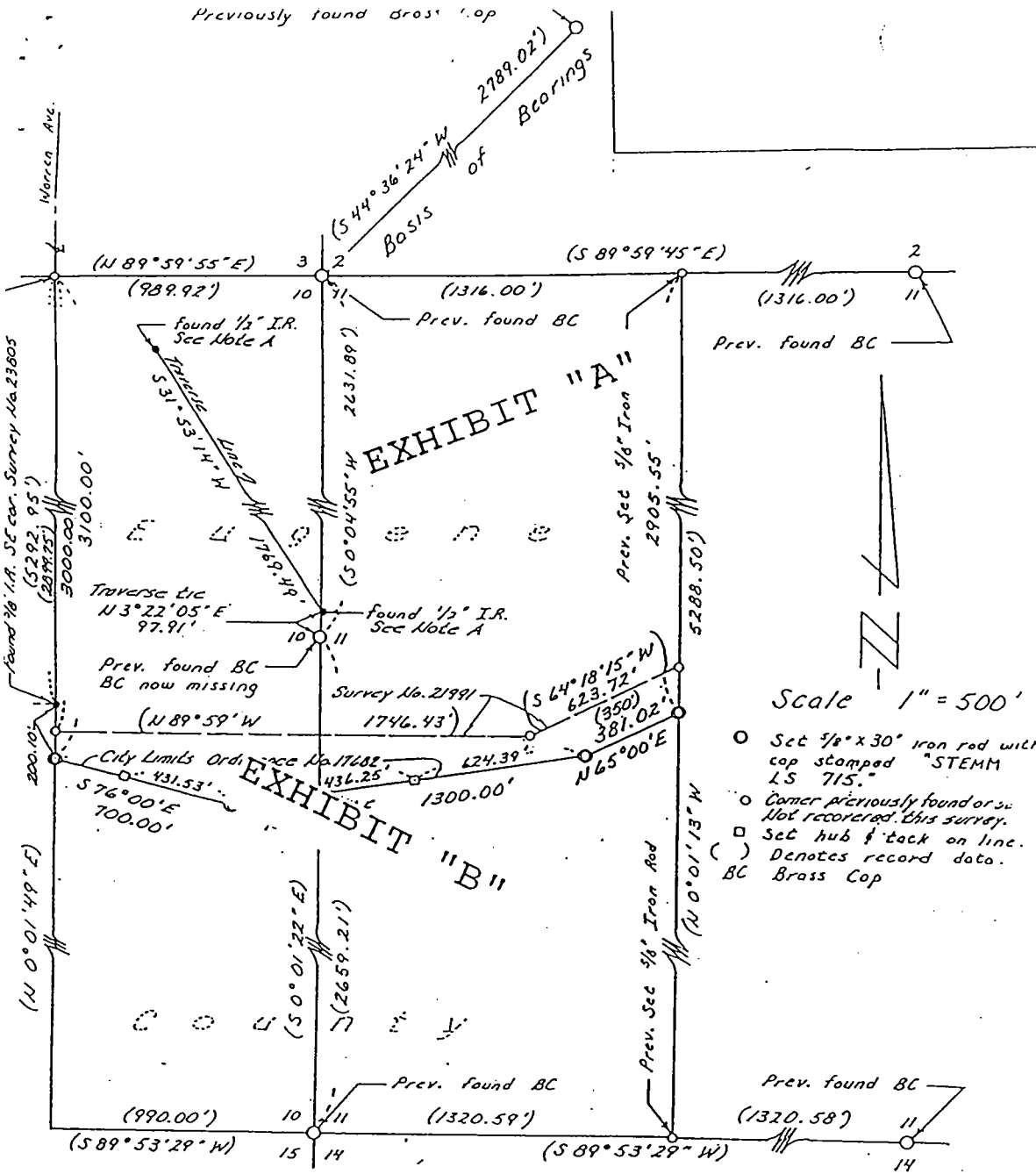
10

11

15

14

Previously found brass cap



Scale 1" = 500'

- Set 5/8" x 30" iron rod with cap stamped "STEMM LS 715."
- Corner previously found or set, not recovered, this survey.
- Set hub & tack on line.
- () Denotes record data.
- BC Brass Cap

Note A:
1/2" iron rod set as traverse point in Nov. 1976 for control only.

Narrative by separate document.

Survey of City Limits for Breeden Bros., Inc. in the E 1/2 of Sec. 10 & W 1/2 of Sec. 11, T1B5, R4W, W.M. Lane County, Oregon

Job No. 89-341B July 6, 1989 by M.R.D

REGISTERED PROFESSIONAL LAND SURVEYOR

Donn E. Stemm

OREGON JULY 9, 1988 DONN E. STEMM 715

Schaudt, Stemm & Wild, Inc.

CONSULTING ENGINEERS, SURVEYORS AND PLANNERS

503/485-8383

388 High Street

Eugene, Oregon 97401

EXHIBIT "3"

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE NO. PA 1021) IN THE MATTER OF AMENDING THE RURAL
) COMPREHENSIVE PLAN DESIGNATION
) APPLYING TO THE NORTHERN 40 ACRES OF
) TAX LOT 300, MAP 18-04-11, FROM
) AGRICULTURE TO MARGINAL LANDS, AND
) REZONING FROM E40/RCP (EXCLUSIVE FARM
) USE) TO ML/RCP (MARGINAL LANDS),
) ADOPTING A SEVERABILITY CLAUSE AND
) FINDINGS IN SUPPORT OF THIS ACTION.

WHEREAS, the Board of Commissioners of Lane County, through enactment of Ordinance PA 884, has adopted Land Use Designations and Zoning for lands within the jurisdiction of the Lane County Rural Comprehensive Plan, and

WHEREAS, a procedure exists in Lane Code Chapter 16.400 for amending land use designations within the jurisdiction of the Lane County Rural Comprehensive Plan, and for concurrent rezoning to maintain compliance with such amended designations; and

WHEREAS, an application has been received for an amendment to the Rural Comprehensive Plan to redesignate 40 acres of land from agricultural to marginal lands; and

WHEREAS, the Lane County Planning Commission conducted a public hearing on April 15, 1992 to consider the application; and

WHEREAS, the Lane County Planning Commission recommends the amendment because evidence in the record indicates the application meets the requirements of Lane Code 16.400, 16.252, and applicable state and local law; and

WHEREAS, the Board of County Commissioners has conducted a public hearing and is now ready to take action; NOW

THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY ORDAINS AS FOLLOWS:

1. Plot map 319 of the Lane County Rural Comprehensive Plan shall be amended by redesignating the northern 40 acres of tax lot 300, Township 18, Range 04, Section 11, as Marginal Lands, as indicated in Exhibit "A".
2. The rural zoning designation of the northern 40 acres of tax lot 300, Township 18, Range 04, Section 11, shall be changed to ML/RCP (Lane Code 16.214), to correspond with the Lane County Rural Comprehensive Plan, as indicated in Exhibit "B".

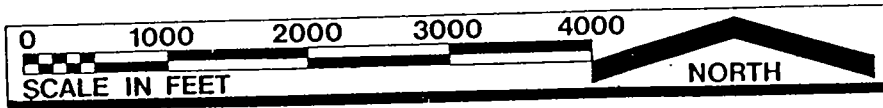
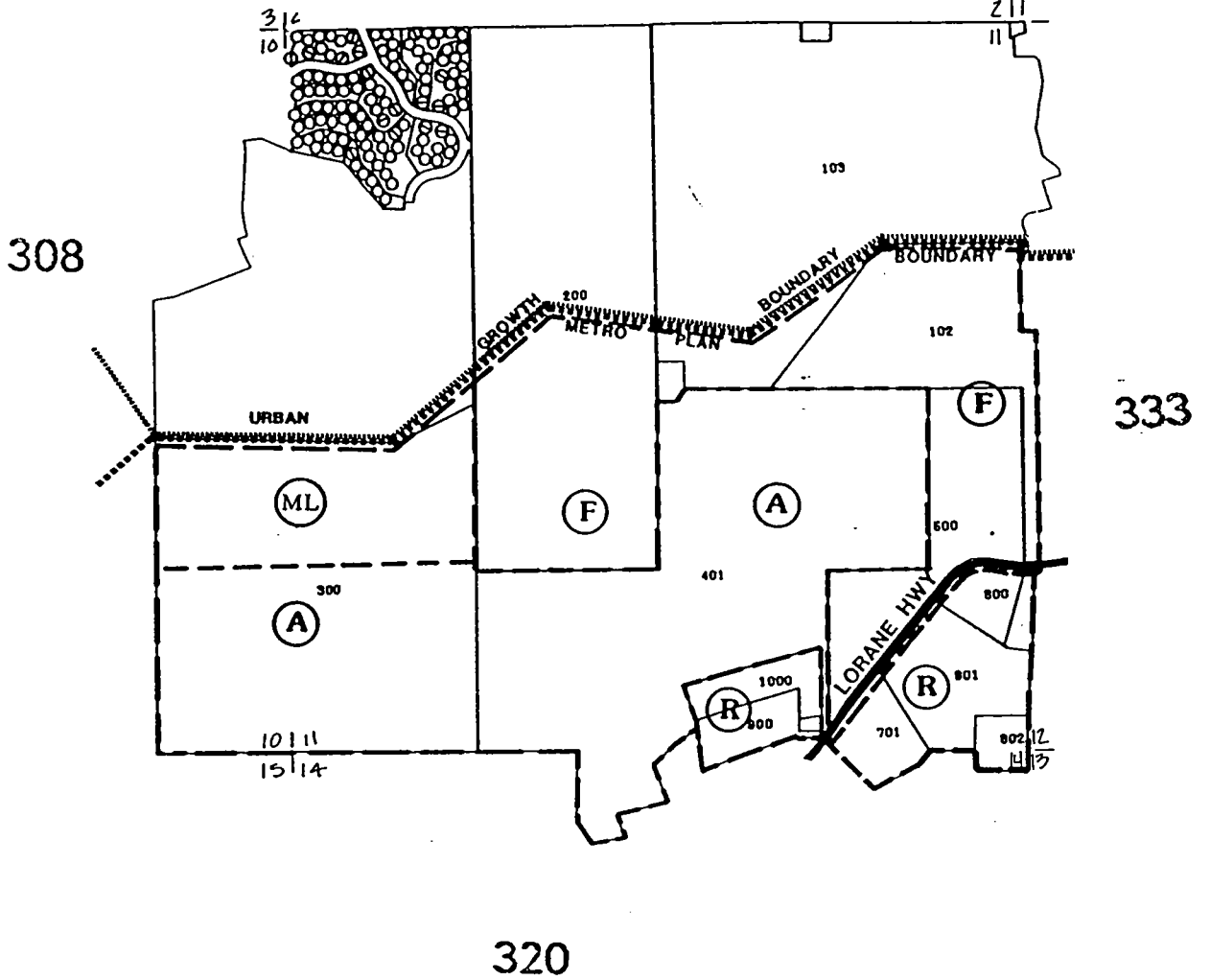
3. The Board of Commissioner's adoption of this amendment is supported by the findings adopted by the Lane County Planning Commission on December 3, 1991, enclosed as Exhibit "C".
4. If any section, subsection, sentence, clause phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independant provision and such holding shall not affect the validity of the remaining portions thereof.

Enacted this ____ day of _____, 1992

Chair, Lane County Board of Commissioners

Recording Secretary for the Board

EXHIBIT "4"



lane county



OFFICIAL PLAN MAP

PLOT # 319

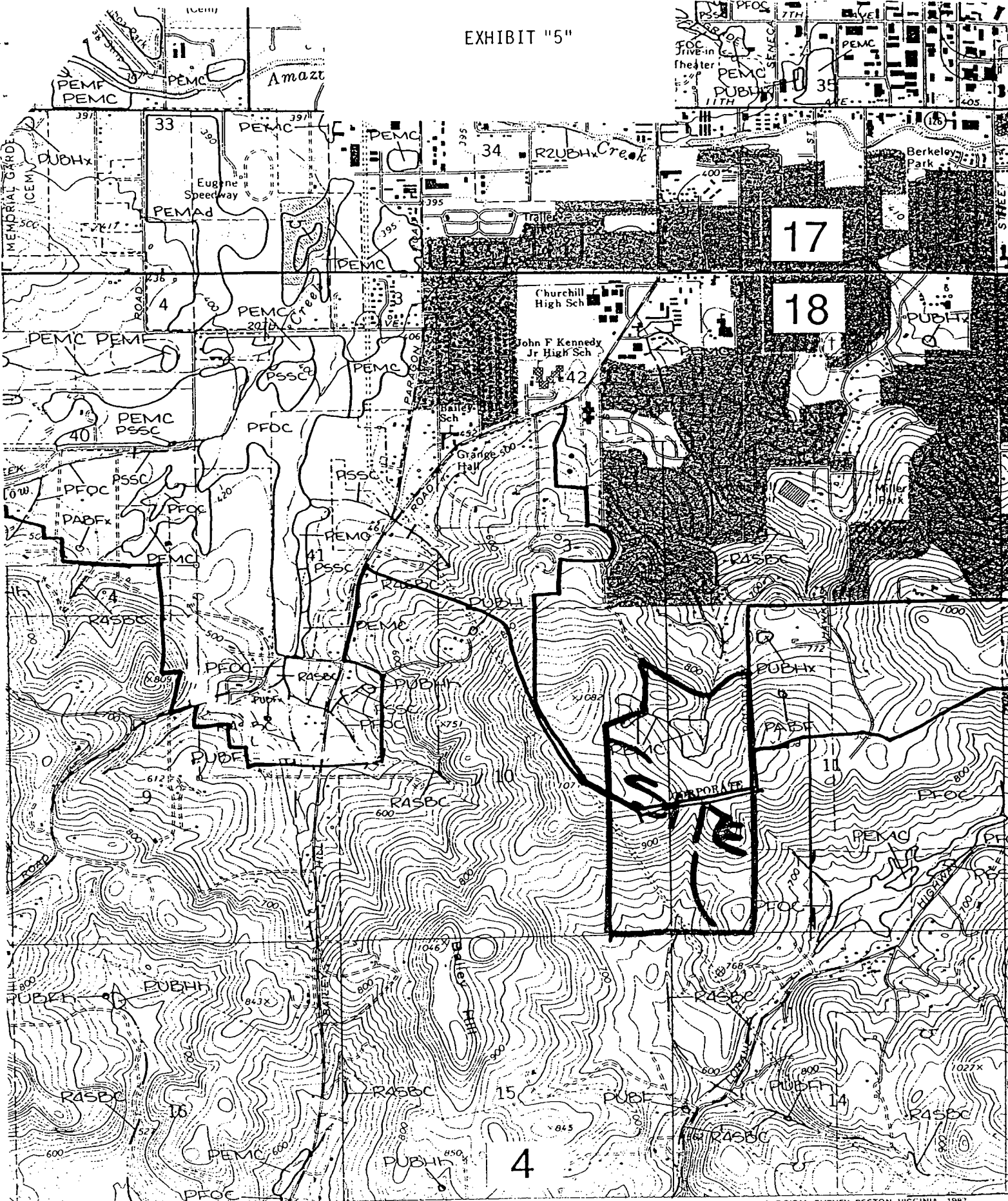
Twtnshp Range Section

18 04 11

ORIGINAL ORD. # _____ PA 884 _____ DATE 2/29/1984 FILE # _____

" " " DA1021 _____ DATE 7/3/92 FILE # _____

EXHIBIT "5"



GILLESPIE CORNERS 9 MI. 10' 487 488 INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1967 489000m E. 12

DACT

NWI MAP
 EUGENE WEST
 PA# 3826-92

EUGENE WEST, OR

April 19, 1993

Mr. Harvey Hoglund
Land Management Division
125 East 8th Avenue
Eugene, OR 97401

SUBJECT: Somerset Property Partition - PA 3826-92

Dear Harvey:

I have reviewed the options you have proposed for the division of the subject property with the owners. They wish to have the division line established as shown in the most recent submittal from Donn Stemm. It is understood that the final partition plat will have a notation that neither parcel can be further divided. The division line shown on Mr. Stemm's submittal is based on the location of an existing access road and other physical features of the property.

I have also attached a copy of a letter from the Eugene Planning & Development Department indicating that it does not need a redevelopment plan for Parcel #3 of the proposed partition. The letter also indicates the availability of water and sanitary sewer service for the proposed Parcel #3. I believe that this letter should allow you to remove two of the proposed conditions of tentative approval of this partition.

Please let me know if you have any questions concerning either the owners' wishes with respect to configuration of this partition or the referral from the City of Eugene.

Sincerely,



Jim Saul

Encl.

cc: Mr. Jim Breeden [with encl.]



April 16, 1993

City of Eugene
777 Pearl Street
Eugene, Oregon 97401
(503) 687-5481Saul & Associates
111 West 7th Avenue, Suite 300
PO Box 1650
Eugene OR 97440

Dear Mr. Saul:

PARTITION FOR BREEDEN BROTHERS LOCATED AT SOUTH TERMINUS OF TIMBERLINE DRIVE

The Planning Division is in receipt of your letter questioning the requirement from the Eugene Planning and Development Department that a layout for future development of proposed parcel 3 be required prior to Lane County granting approval for a three-lot minor partition located at the south terminus of Timberline Drive. The Planning staff has again reviewed the proposed minor partition in the above location and is not requiring an overall layout for parcel 3 or the 100-acre portion of the minor partition. The Planning staff is in agreement with your assessment regarding future development of this parcel; that it is unnecessary to require a future layout of the parcel at this time, in light of its size (approximately 100 acres) and current access at two locations from Timberline Drive, a public right-of-way. Sequential development of this parcel will ensure access to adjacent property owners.

In your letter dated April 1, 1993, you inquired regarding the availability of public water and sewer for parcel 3. Sanitary sewer is located in the adjoining subdivision of Somerset Hills VIII to the north, down slope. Although sanitary sewer is available to serve parcel 3, extension of this service will be required from within the adjacent subdivision. Reference is made to the existing facility terminating approximately 250 feet north of the most northeasterly corner of proposed parcel 3. The sequential extension of sanitary sewers to serve the entire site must be addressed by the Engineering Division of the Public Works Department.

With respect to water service for proposed parcel 3, the availability and extension of this service is based on policies and procedures of the Eugene Water & Electric Board.

I hope this letter has addressed your questions regarding requirement of a future layout, and the availability of water and sanitary sewer for parcel 3 for Breeden Brothers Inc., Tax Lots 300 and 301--Assessor's Map 18-04-11-0 0.

Cordially,

William French
Planner

WF:je

cc: Duane Bischoff, PIC

ATTACHMENT A

DEMONSTRATION OF WATER AVAILABILITY

Lane Code 13.080 requires that when a division is to be served by individual water systems, sufficient evidence shall be submitted to show that each parcel or lot will have available at time of development an adequate supply of potable water.

IF AN ADEQUATE SUPPLY OF WATER CANNOT BE DEMONSTRATED OR AN ALTERNATE WATER SUPPLY DEVELOPED, YOUR PARTITION OR SUBDIVISION WILL BE DENIED. THEREFORE IT IS IMPERATIVE THAT THE WATER ISSUE BE RESOLVED PRIOR TO EXPENDING SIGNIFICANT EXPENSE, TIME AND EFFORT.

In areas designated by the B/CC as water quantity and quality limited areas (Lane Manual Section 13.010) Lane Code 13.050(13)(c)(i) requires that these areas have an aquifer test performed along with any additional work that may be required to demonstrate long term supply. Aquifer tests must be conducted and analyzed by a licensed geologist or engineer and must demonstrate: transmissivity, permeability, storage coefficient and specific yield. Chemical tests will be required as appropriate. A prediction of long term supply is also required. A qualified professional requires a water budget including infiltration rate, recharge, change in storage, runoff, evapotranspiration and precipitation in order to support the prediction.

In areas where water quantity and quality is a concern but not defined by the Board as limited, the standards of Lane Code Ch 13.050(13)(a)(b)(d) will apply. These standards require that an adequate demonstration of water availability be made and the long term supply addressed. In meeting these requirements, the County may ask for any or all of the following: 1) an aquifer test as is required in quantity limited areas, 2) a 5 gpm well on each lot to affirmatively demonstrate water, 3) a minimum 5 hour well test (pumping test) with analysis or 4) an analysis and listing of wells and well logs for the area adjacent to the proposed development. Any or all of the above requirements may be necessary to adequately demonstrate water.

Again, we recommend a prudent approach and that you NOT wait for water adequacy demonstration until late in the process. If adequate water is not available, your development will be denied. Monies already spent on roads, surveys and other installations will be wasted. It is a very important step to prove water first; it is not a valid assumption that every parcel has adequate water available. Within the bounds of Lane Code and Lane Manual, the County Hydrogeologist will work with applicants to meet these requirements. The applicant should ultimately be prepared to drill a well on each parcel, perform a five (5) hour pumping test in non-limited areas or be prepared for a full scale aquifer test in quantity and quality limited areas.

New Wells

Where a new well is being placed on each lot to demonstrate adequate water supply a 5 gpm minimum standard will be used. It may be required that the well have a 5 hour pump test to confirm the flow if the area is suspected or known to have highly variable flows. Pump tests will generally be required on wells more than 6 months old. (See below)

Conducting an Acceptable Pump Test

In those instances where the aquifer or water bearing formation need not be evaluated for the hydraulic characteristics of the aquifer, a pumping test can provide a

measure of the productive capacity of a completed well and provide data for the selection of pumping equipment.

The pumping test, if intended for use as part of a land division or loan review process, should be conducted by a licensed professional competent in the field and a report submitted by that professional to this office.

The test must be a minimum of 5 hour pumping duration and measure and record the following information as the minimum raw data:

1. Static Water Level
2. Pumping Level
3. Drawdown
4. Recovery
5. Residual Drawdown
6. Well Yield (pumping rate)
7. Specific Capacity

These measurements should be made before pumping begins, during the pumping phase and during the recovery phase as necessary.

Preparing a Well Log Report

The well log report should contain the following minimum information:

1. A tax lot map showing the subject property and surrounding area.
2. All well logs from adjacent and nearby properties.
3. Location of the wells on the tax lot map.

Chemical/Bacteriological Tests

In areas where water quality can be a problem a chemical and/or bacteriological test is required. These tests will generally be limited to tests for arsenic, total coliform, fecal coliform and high conductivity (indicating salt water). Applicants in "hard rock" areas of Lane County west of Territorial Road should be prepared to provide arsenic analysis and possibly conductivity. In other hard rock areas conductivity may be the only requirement. In some gravel or alluvial aquifer areas of Lane County, biological contamination can be a problem and bacteriological testing may be required where conditions warrant.

CONDUCTING AN ACCURATE AND ACCEPTABLE AQUIFER TEST

An aquifer test is conducted to determine the ability of an aquifer to store and then deliver water to a well. The information from the test is necessary to accurately assess the long term water supply available in the aquifer. By using several aquifer tests on wells covering a larger area, the maximum usage the aquifer can sustain can be determined and limits can be set to assure all users of an adequate long term water supply.

In order to make this assessment accurate data must be supplied to the professionals doing the calculations to determine aquifer constants.

DATA COLLECTION

The data collected and the method of collection are as follows:

- 1) The rate of pumping (in gpm) must remain constant throughout the test.
- 2) The water levels in the pumped well and one or more observation wells must be accurately measured beginning with static water level (the pre-pumping water level) and water levels measurements at prescribed intervals thereafter according to a schedule.
- 3) Each measurement and activity must be accurately timed from the beginning of the pump test until the end of the recovery phase, in minutes.
- 4) Recovery (water level rise after pumping has stopped) must be recorded (and timed) for either:
 - a) a period equal to one half the time pumped or longer,
 - b) or until the water level returns to the static water level.

Aquifer tests that do not conform to the above standards will not give acceptable results and will necessitate re-testing. An aquifer test should be approximately 24-72 hours in duration, pumping at 1/4 to 1/2 the maximum yield expected of the well. In no case will an aquifer test of less than 24 hours be accepted. A pump or flow test (not an aquifer test) of less than 24 hours may be accepted in some cases but the data collection requirements will remain the same.

The following hints may be useful in meeting the above requirements:

- 1) The regulation of the rate of flow from the pump should be accomplished by adjusting valves rather than the pump speed. This is more accurate, subject to less fluctuation and can be accurately controlled. The pump, pipe and valve size should be such that the valve is about 1/4 open when the desired pumping rate is being maintained.
- 2) Several methods of measuring pumping rates are available such as:
 - a) Measuring the time required to fill a known volume, i.e. a five gallon bucket in one minute is equal to 5 gpm.
 - b) A commercial water meter that measures gpm directly.
 - c) A meter which indicates the total amount pumped. Find the difference between two readings and divide that by the time between the measurements.

- d) An orifice wier with appropriate set up.
 - e) An orifice bucket.
 - f) A flume with appropriate set-up.
- 3) The measurement of water level in wells can be accomplished by direct measurement with an electric contact measuring device designed to allow an electric charge to pass through the instrument when the tip touches water. The measurement is then read off the markings of the electric cord that lowers the tip into the well. Also useful in measuring the water level in the pumped well is the air tube method. A rigid tube is put down the well and pumped full of air to evacuate all the water from the tube. An air pressure gauge on the tube (some are calibrated in "feet of water" for this purpose) is read to determine the length of tube that is submerged. Therefore, you must know the total length of tube that is inserted down the well. If the air gauge is not calibrated in feet of water, a conversion factor must be used. The reading in PSI is multiplied by 2.31 to convert it to feet of water. Depth to water is found by subtracting gauge reading from the total length of tube. Depth = Total length of tube - gauge reading in feet of water. In observation wells, the wetted tape method may be used. The tape (with a weight attached) is covered by chalk at the lower end, lowered down until the end enters the water (an estimated distance to water is often needed). The top of the tape is read at a reference point (usually the top of the casing) and the wetted portion of the tape subtracted from the reading. A sample schedule of measuring water levels would be:

- every 30 seconds for the first five minutes
- every five minutes for the next one hour
- every 15 minutes for the next two hours
- every hour after three hours.

Adjustments to this schedule should be made according to rate of water level decline or recovery. The more rapid the rate the shorter the sampling interval.

- 4) Observation wells do not need to be of the same diameter as the pumped well (two inch wells are common). They should be between 100 and 300 feet from the pumped well. One observation well may be sufficient, however, circumstances may require more. Occasionally a test may be completed without an observation well if sufficient data from the pumped well is available. Observation wells must be placed into the same aquifer or aquifers that are being tested. This may require setting observation wells at various depths. (See diagram C)
- 5) The pumped well should have had sufficient rest time from the time it was last pumped to be at completely static conditions. That is, it should be completely recovered from any previous pumping before the test begins.
- 6) A complete log of all pertinent events and associated observations should be kept, with times. Examples of items that should be logged are break downs, accidents, movement of heavy equipment near observation or pumped wells that may cause water level fluctuation due to compression, temporary changes in flow rate or any other event that may cause a change in the procedure, flow rate, schedule or aquifer characteristics.

ANALYSIS

After completion of the aquifer test the collected data must be analyzed using one of the accepted procedures for deriving transmissivity, permeability, storage coefficient

and specific capacity. In most cases the non-equilibrium method of Theis, or some modification of that method will be used. Applicable formulas and computational methods can be found in texts on ground water such as Groundwater by Cherry and Freeze, Hydrogeology by Davis and DeWeist, Ground Water and Wells by the Johnson Division, UOP Inc., Groundwater Resource Evaluation by Walton, Ground Water Manuel by the Department of the Interior and many others. Test data without the appropriate calculations and analysis are not acceptable for aquifer tests. For pump or flow tests the requirement for analysis may be waved in specific instances. Check before submitting raw data.

ATTACHMENT B

STATEMENT OF WATER RIGHTS

"Description of the property - not just map and taxlot number"

_____ The parcels identified within this plan, plat or replat DO NOT have a water right.

The parcels identified within this plan, plat or replat use water ONLY from the following suppliers:

_____ The City of _____ for municipal use.

_____ Special District _____ for _____ use.

_____ Other _____

The above information is true and complete to the best of my knowledge.

Signed: _____

Date: _____

STATE OF)
COUNTY OF) ss.

On _____, 199 , personally appeared the above-named and

_____ acknowledged the foregoing instrument to be a voluntary act before me:

Notary Public for
My Commission expires: _____

ATTACHMENT C

S A M P L E

GRANT OF EASEMENT AND MAINTENANCE AGREEMENT

For value received, receipt of which is hereby acknowledged,

_____ (Grantors),

hereby grant, transfer and convey to _____

_____ (Grantees), a

perpetual nonexclusive easement to use a strip of land _____ () feet

wide described as follows:

Beginning at a point 360.00 feet North 89° 05' 20" West of the Southeast corner of the H. Hadley Donation Land Claim No. 38 in Section 20, Township 18 South, Range 4 West of the Willamette Meridian; run thence North 1474.21 feet; thence North 89° 44' West 30.00 feet; thence South 1374.35 feet; thence on a 244.05 foot radius curve right (the long chord of which bears South 5° 54' 03" West 50.18 feet) a distance of 50.27 feet; thence South 710.06 feet; thence South 89° 05' 20" East 10.32 feet to the Point of Beginning, in Lane County, Oregon.

Description of the easement

1. This easement is not personal or in gross but is to be appurtenant to each and every portion of the following described property owned by Grantees:

Beginning at the Southeast corner of the H. Hadley Donation Land Claim No. 38 in Township 18 South, Range 4 West of the Willamette Meridian; thence North 860 feet; thence North 89° 05' 20" West 360 feet; thence South 860 feet; thence South 89° 05' 20" East 360 feet to the Point of Beginning, in Lane County, Oregon.

Property served by easement

2. This easement is granted over and across property owned by Grantors in Lane County, Oregon, described as follows:

Beginning at a point 360 feet North 89° 05' 20" West of the Southeast corner of the H. Hadley Donation Land Claim No. 38 in Township 18 South, Range 4 West of the Willamette Meridian; thence North 89° 05' 20" West 10.32 feet; thence South 710.20 feet; thence North 89° 44' West 340.04 feet; thence North 2184.32 feet; thence South 89° 05' 20" West 360.00 feet; thence South 860.00 feet to the Point of Beginning in Lane County, Oregon.

Property crossed by the easement

IN WITNESS THEREOF, we have executed this Grant of Easement
and Maintenance Agreement on this _____ day of _____,
19__.

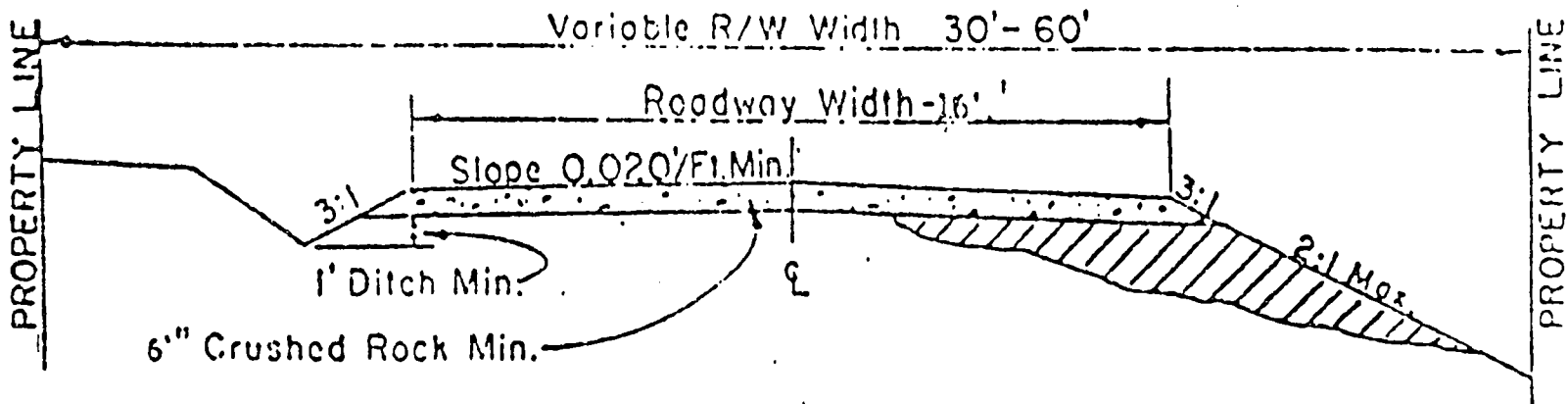
GRANTORS

STATE OF OREGON)
) ss.
County of Lane)

On the _____ day of _____, 19__, personally
appeared the above named _____, husband
and wife, and acknowledged the foregoing instrument to be their voluntary
act and deed. Before me:

Notary Public for Oregon
My Commission Expires: _____

Rural Residential Divisions Private Roads (Except Panhandle Access Strips) *TYPICAL SECTION



NOTE: Provide Adequate Drainage.
Ditch, Pipe or Structure as Applicable.

***** NOTE: A FULL 16' GRAVEL DRIVING SURFACE IS NEEDED FOR APPROVAL - 16% MAXIMUM GRADE

ATTACHMENT D

ATTACHMENT E

Final Partition Plat Requirements.

- (1) Conformance to Preliminary Plan. The plat shall substantially conform to the preliminary plan as approved.
- (2) Preparation. All plats for partitions shall be prepared by professional land surveyors registered with the State of Oregon.
- (3) Plat Format. Plats for partitions requiring surveys or not requiring surveys shall be prepared on 18" x 24" transparent or translucent archival media by silver halide photographic reproduction, or drawn onto such media such as tracing linen, archival tracing paper or synthetic film by drafting or tracing with permanent black ink.
- (4) Survey Requirements. Surveys for partitions shall:
 - (a) Comply with ORS Chapter 92, ORS 209.250, and the survey shall be of such accuracy that the error of closure shall not exceed 1 foot in 10,000 feet.
 - (b) Comply with the survey mapping standards set by the County Surveyor.
- (5) Plat Information. The partition plats shall contain the following information:
 - (a) The boundary lines with distances and bearings, the exact location and widths of existing or recorded streets intersecting the boundary of the tract:
 - (b) The lengths of arc, radii, internal angles, lengths and bearings of the tangents and the length and bearings of chords.
 - (c) The area of each parcel in either acres to the nearest 1/100th, or square feet.
 - (d) The dimensions shown on the plat shall be of such accuracy that the error of closure on any portion shall not exceed 1 foot of 10,000 feet. Copies of closure calculation sheets may be requested.
 - (e) Location of the parcel by 1/4 Section, Township and Range.
 - (f) Names and addresses of the partitioner, owner, mortgagee, if any, the person preparing the plat and partition number.
 - (g) North arrow, scale and date submitted.
 - (h) The name of any street intersecting or within the parcels.
 - (i) All easements provided for public services, utilities, access, or any type must be shown on the face of the plat along with the recorder's reception number if filed for record. If the easement is not recorded, a copy of the executed easement document capable of being reproduced must be provided to Lane County.
 - (j) Zoning classification, and location of any hazard areas.
 - (k) Basis of bearing and the course to either a section corner, one-sixteenth corner or a Donation Land Claim Corner or a monumented lot or boundary corner of a platted subdivision.
 - (l) A line for the approval signature of the Director, or Director's delegate, the County Surveyor, the date and any other lines which show approvals required by the County Commissioners shall be placed on the plat.
 - (m) Any additional information made a condition of the tentative plan, such as road naming, etc.
 - (n) Notation as to the Water Rights Statement filing data.
 - (o) A 1" margin shall be left on all sides of the plat, clear of any writing or drafting.
 - (p) A tie to a geodetic control monument approved by the County Surveyor, if located within 1/2 mile of the plat.

SPECIFIC APPLICATION REQUIREMENTS
FOR FINAL PARTITION, SUBDIVISION CLUSTER
SUBDIVISION OR PLANNED UNIT DEVELOPMENT

1. This application for final approval is being submitted for a tentatively approved land division plan with the following file number _____.
2. A copy of the letter of tentative approval for the partition or subdivision referenced by the file number in number 1 above is attached to this application. The date specified in this letter by which the conditions of tentative approval must all be satisfactorily met is _____.
3. Based upon the following conclusions and attached documentation, each condition of tentative approval has been satisfactorily met:

Condition 1 has been satisfactorily met because:

(Attach any information to document your above answer.)

Condition 2 has been satisfactorily met because:

(Attach any information to document your above answer.)

Condition 3 has been satisfactorily met because:

(Attach any information to document your answer.)

Condition 4 has been satisfactorily met because:

(Attach any information to document your answer.)

Condition 5 has been satisfactorily met because:

(Attach any information to document your answer.)

Condition 6 has been satisfactorily met because:

(Attach any information to document your answer.)

Condition 7 has been satisfactorily met because:

(Attach any information to document your answer.)

Condition 8 has been satisfactorily met because:

(Attach any information to document your answer.)

Condition 9 has been satisfactorily met because:

(Attach any information to document your answer.)

Condition 10 has been satisfactorily met because:

(Attach any information to document your answer.)

Condition 11 has been satisfactorily met because:

Lane County Planning Commission
125 E. 8th Avenue
Eugene OR 97401

MAR 03 2006

March 2nd, 2006,

Re: Ogle-Childs Marginal Lands Application, P.A. 05-5985

Dear members of the commission,

First, I would like to thank the commissioners for their dedication to the job they do in settling issues like this and others, to help make our county the desired area that it is.

I would also like to voice my concern about the February 21, 2006 meeting in which the commissioners gave the applicant's team of testifying experts unprecedented amounts of time for their presentation, only to limit those in opposition to three minutes each to present their case. I believe the rebuttal time for those in opposition should be increased.

Over thirty years ago, my wife and I purchased property and built on it, adjacent to and south of the subject property. Like the subject property used to contain, we have open meadows and dense forest land, each containing rocky clay soil, common in the Willamette Valley. It seems that our largest trees grow best surrounded by rocks, which provide better drainage. We have recycled many tons of rock in our landscaping and rock walls.

Our property also contains the same B.P.A. power line easement as the subject property recorded February 23, 1950. The easement can be used to grow Christmas trees or other income-producing vegetation. Clay Gandy with B.P.A. line maintenance would be happy to supply the necessary permit application.

We have removed 99% of the 'scotch broom' from our property, to lower the potential fire hazards. 'Scotch broom,' like its cousin 'Gorse' on the coast of Oregon and Washington States are non-native species, and extremely flammable. It was 'Gorse' that was credited for the uncontrollable fire that destroyed the coastal town of Bandon years ago. We are very concerned about brush control and responsible property ownership.

Trees do pose problems for power companies, as such right-of-ways must be maintained. I recently had our largest tree taken down by Lane Electric Co-op because it posed a danger, not only to the nearby road the neighbors use, but given the right conditions, if the tree fell on the 7,200 volt line, it would have snapped and possibly jumped and struck the 115,000 volt B.P.A. line nearby. The crew from

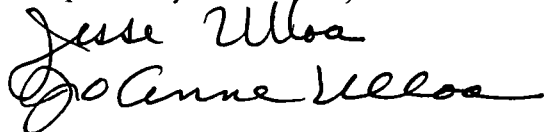
and cites ORS 197.247. In addition to annual gross income qualification, the land must meet one of the following tests. There are three tests; the first two having to do with adjacent parcel sizes, in which case the application would fail.

Judging by the size and number of marketable timber on our adjacent property, and the timber removed by Breeden Bros. from the subject property, I can't see how it would fail the Agricultural Capability Classification System test, and not produce 85 cubic feet of merchantable timber per acre per year, which is far less than a cord of wood.

We use wood heat to heat our home, and from the four dying trees we recently took down, we got just over three and one half cords of wood, or over 440 cubic feet of firewood.

The aerial photos (of 1936-1994) show ever-increasing encroachment of conifers in the meadow areas. The same thing was observed in the 'Wild Iris Ridge' study. The soil can be more productive on the subject parcels, it just has never been managed to be.

Respectfully submitted,

The image shows two handwritten signatures in black ink. The first signature is 'Jesse Ulloa' and the second is 'JoAnne Ulloa'. Both are written in a cursive, flowing style.

Jesse and JoAnne Ulloa

Saul & Associates

April 19, 1993

Mr. Harvey Hoglund
Land Management Division
125 East 8th Avenue
Eugene, OR 97401

SUBJECT: Somerset Property Partition - PA 3826-92

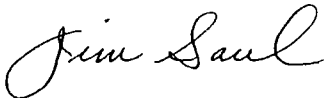
Dear Harvey:

I have reviewed the options you have proposed for the division of the subject property with the owners. They wish to have the division line established as shown in the most recent submittal from Donn Stemm. It is understood that the final partition plat will have a notation that neither parcel can be further divided. The division line shown on Mr. Stemm's submittal is based on the location of an existing access road and other physical features of the property.

I have also attached a copy of a letter from the Eugene Planning & Development Department indicating that it does not need a redevelopment plan for Parcel #3 of the proposed partition. The letter also indicates the availability of water and sanitary sewer service for the proposed Parcel #3. I believe that this letter should allow you to remove two of the proposed conditions of tentative approval of this partition.

Please let me know if you have any questions concerning either the owners' wishes with respect to configuration of this partition or the referral from the City of Eugene.

Sincerely,



Jim Saul

Encl.

cc: Mr. Jim Breeden [with encl.]

One result of this land partition is to authorize parcel 3 as a potential building site for one residence until the land is subdivided. The City of Eugene, rather than Lane County, would be responsible for issuing the building permit.

Another result would be to create two other parcels outside of the Urban Growth Boundary that will be subject to the land use regulations of Chapter 16 Lane Code. Both of these parcels will be "split zoned", in the sense that the northern third is zoned Marginal Lands and the remainder is zoned Exclusive Farm Use. The applicant is aware that neither parcel can be redivided because the agricultural portion of the parcels is less than the 40 acre minimum of the E40 zone (see Exhibit 7). The final plat will include a notation to that effect.

Tax lots 300/301 are within the Eugene School District and the Bailey-Spencer Rural Fire Protection District.

VI. FINDINGS

- A. The proposed partition of tax lots 300/301 complies with Lane Code 13.050(1) because it fulfills the relevant policies of the Eugene-Springfield Metropolitan Area General Plan and the Lane County Rural Comprehensive Plan. The former pertains to the northern 99.7 acres of the site, which are inside the corporate limits of Eugene and the Urban Growth Boundary (UGB). The Metro Plan promotes development of land within the UGB where public facilities are in place or can be provided. The Rural Comprehensive Plan applies to unincorporated land beyond the UGB, where the policy is to prohibit expansion of urban services. The public infrastructure necessary for the build-out of parcel 3 will eventually be specified by the City of Eugene, however it will not extend onto parcels 1 and 2 because to do so would be contrary to Goal 11 of the Rural Comprehensive Plan.
- B. The proposal to partition tax lots 300/301 into 3 new parcels complies with Lane Code 13.050(2) because each meets the minimum area requirements specified by Eugene and Lane Code. The northern portion of parcels 1 and 2 are zoned Marginal Lands, where the minimum area requirement for the creation of new parcels is 20 acres. Both parcels contain at least 20 acres within the Marginal Lands zone boundary. Neither parcel has 40 acres within the Exclusive Farm Use zone, so the applicant proposes a notation on the final plat that will alert future owners that neither parcel can be redivided. Parcel 3 is a 99.7 acre site that will eventually be developed as another phase of the Somerset Hills subdivision.



MAR 03 2006

Wild Iris Ridge

Interim Management Plan



September 2004

Wild Iris Ridge

Interim Management Plan

Prepared for

City of Eugene • Parks and Open Space Division
1820 Roosevelt Blvd.
Eugene, Oregon 97401
(541) 682-4800

Prepared by

Lane Council of Governments
99 East Broadway, Suite 400
Eugene, Oregon 97401
(541) 682-4283

September 2004

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Background

Wild Iris Ridge is a City of Eugene (City) owned property approximately 123 acres in size, situated just outside of the urban growth boundary (UGB) in Eugene's *south hills*. The site lies just to the north of Bailey Hill in the headwaters of Willow and Spencer Creeks and was purchased on January 8, 2003 by the City for habitat preservation, viewshed protection, and recreational use. The planned ridgeline trail extension will likely pass through this property in the future. The site boasts a range of plant communities including remnant upland prairie and oak savanna, excellent wildlife habitat, stunning vistas, and interesting topography. It also poses a number of difficult management issues such as invasive plant species colonization, erosion, potential fire hazard on the urban fringe, and off-road recreational vehicle access.

The purpose of this *Interim Management Plan* is to provide direction for the short- and long-term maintenance of the site's plant communities, habitats, and facilities. This plan provides a context under which future management decisions can be made and facilities can be planned within the confines of available resources and funding. Due to the diversity of this site's habitats, a degree of latitude has been written into the management strategies to allow for flexibility that responds to varying site conditions.

Site History and Existing Conditions

Site History

Based on interpretation of the Soil Survey of Lane County (SCS, 1987) and historic vegetation mapping (Christy et al. 1999 based on the General Land Office surveys of the 1850s), the site was most likely historically dominated by a white and black oak savanna community with scattered areas of upland prairie. This was part of a broader expanse of prairie and savanna habitats that were common throughout the southern Willamette Valley prior to Euro-American settlement. This valuable plant community, now rare within the Valley, provides some degree of habitat for over 200 species of vertebrates such as acorn woodpecker, western gray squirrel, white-breasted nuthatch, sharp-tailed snake, 10 species of bats, as well as a host of invertebrates (Campbell, 2004).

Fire has played a significant role in the ecology of Oregon white oak savanna and woodlands for thousands of years (Agee 1990). Frequent fires are believed to be the major disturbance factor that maintained oak savanna and woodland communities in the past (Thilenius 1968, Taylor and Boss 1975, Kertis 1986, Agee 1990) by limiting the invasion of conifer species. As Euro-American settlers began clearing the valley and suppressing fires in the mid 1800s, oak savannas and woodlands began to decline.

Review of the historic and current aerials photos (1936, 1952, 1968, 1977, 2000, and 2004), confirms the existence of prairie and savanna habitats on the site in 1936, with a gradual transition to a more a closed canopied forest system in the years following. Although the prairie areas on the site decreased somewhat in extent over this period, they are still present today. Periodic selective logging is evident on the property as early as 1936 and continues on various portions of the site in the period since then. The site was logged most recently in 1999-2000, with most of the harvestable Douglas fir and bigleaf maple removed across the entire site. A BPA power line corridor that runs along the northeastern edge of the property first appears on the 1952 aerial photo.

Topography and Surface Hydrology

The Wild Iris Ridge site is located on the upper reaches of the Willow Creek and Spencer Creek drainages, straddling a ridgeline that runs from Bailey Hill in a northeasterly direction. The site's

elevation ranges from approximately 600 to 1,071 feet with relatively steep slopes found throughout. The majority of the site contains south and west facing slopes in excess of 10 percent with a few flatter areas found along the ridge tops.

A series of small, mostly intermittent waterways drain the majority of the site toward Willow Creek to the west and north. Another waterway drains the southern most portion of the site toward Spencer Creek. Although no mapped wetlands exist on the site, many of these waterways originate from seeps or springs, sometimes associated with small seasonally wet meadow or riparian areas. Most of these waterways are typically dry by mid- to late-summer, although very low flow was observed in one of the waterways in early August (based on 2004 field observations).

Soils

The majority of the site is mapped by the Lane County Soil Survey (1987) as having the soil classification [43e] Dixonville Philomath-Hazelair complex (12-35 percent slope). This soil is described as being shallow to moderately deep (12-40 inches to bedrock), well drained, and having a high potential for erosion due to rapid runoff. Based on field observations, the prairie areas appear to generally have very shallow soils with occasional areas of exposed bedrock. The site's southern panhandle area is mapped as [102c] Panther silty clay loam, a deep, poorly drained soil, classified as hydric.

Vegetation Communities

The site's historic open prairie and oak savanna habitats, which were common throughout much of the Willamette Valley prior to Euro-American settlement, have been altered significantly over the past 150 years. A combination of factors including the cessation of native burning practices, periodic logging, grazing, management of the power line corridor, and road building have all contributed to the site's transition from a relatively open prairie and savanna landscape, to a more closed canopied forest habitat that is present today. In addition, a number of invasive exotic plant species such as Scot's broom (*Cytisus scoparius*), Armenian blackberry (*Rubus armeniacus*), and Canadian thistle (*Cirsium arvense*), along with a host of non-native grasses and forbs, have become well established across much of the site. However, some remnant prairie and savanna habitats are still present in areas of the site. Following the most recent logging operation, the site's current vegetation communities can be categorized into five generalized categories listed below and shown on the *Generalized Plant Communities Map*. This mapping and categorization is based on field observations and the recently completed Rare Plant Survey conducted by Environmental Solutions, LLC (June 2004).

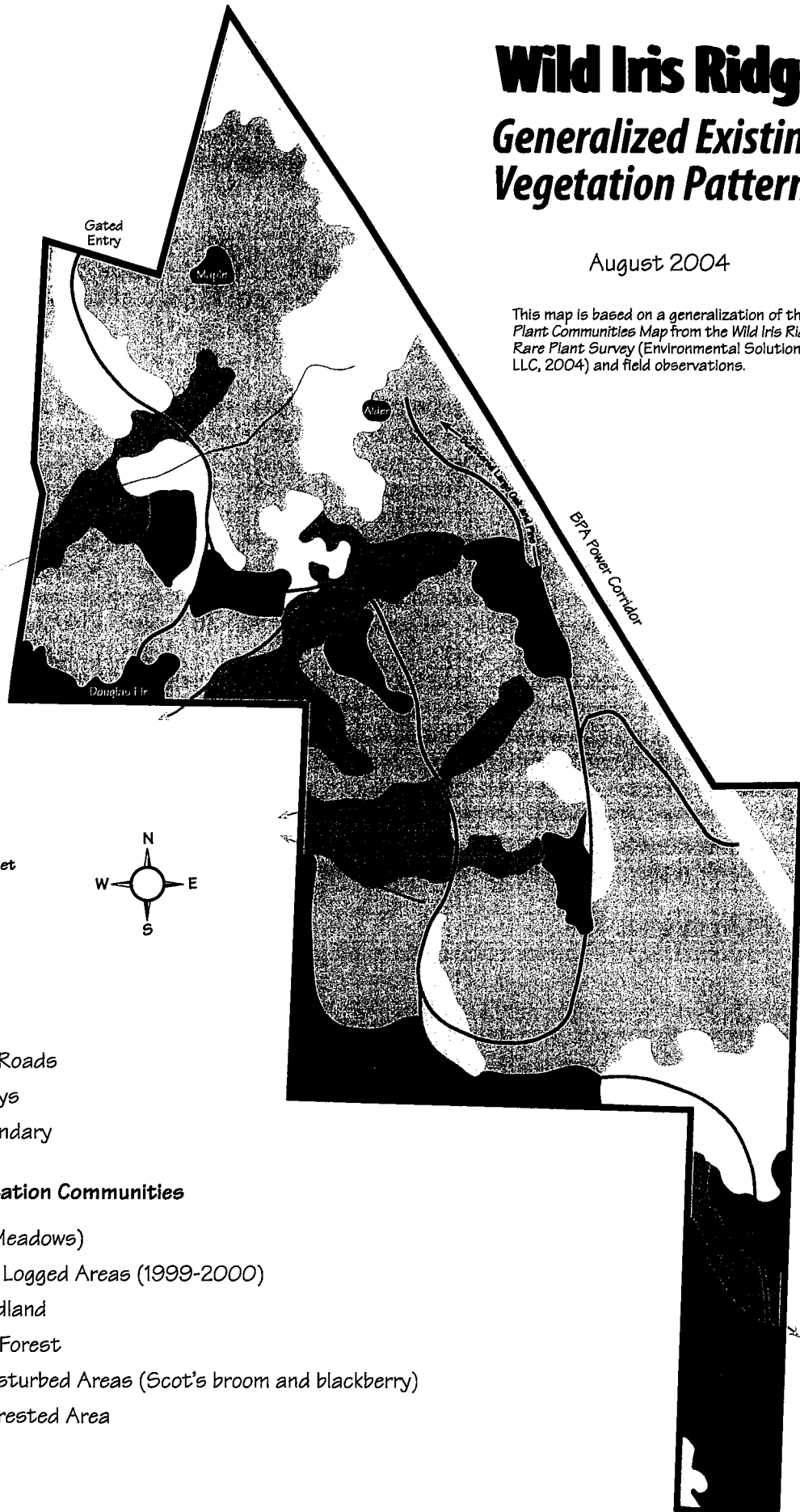
Upland Prairie (meadows)

Approximately 15 acres of remnant upland prairie is currently found in the northern and southern portion of the site, mainly on south- and southwest-facing slopes with shallow soils. These prairies, which were very clearly defined on the 1936 aerial photo, have been colonized by some trees, but for the most part remain open. The prairies are dominated by a mix of non-native grasses and forbs typically associated with pastures including tall fescue (*Festuca arundinacea*), dog-tailed grass (*Cynosurus echinatus*), ripgut brome (*Bromus rigidus*), meadow foxtail (*Alopecurus pratensis*) barren brome (*Bromus sterilis*), colonial bentgrass (*Agrostis tenuis*), and Queen Annes' lace (*Daucus carota*). However, remnant populations of native grasses and forbs can still be found in these prairies. Native species recorded during the rare plant survey include June grass (*Koeleria macrantha*), Roemer's fescue (*Festuca roemerii*), California oatgrass (*Danthonia californica*), mule's ears (*Wyethia angustifolia*), cat's ear (*Calochortus tolmiei*), and wild iris (*Iris tenax*).

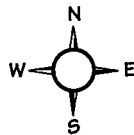
Wild Iris Ridge Generalized Existing Vegetation Patterns

August 2004




This map is based on a generalization of the Plant Communities Map from the Wild Iris Ridge Rare Plant Survey (Environmental Solutions, LLC, 2004) and field observations.



0 200 400 feet
Scale



Legend

-  Existing Roads
-  Waterways
-  Site Boundary

Generalized Vegetation Communities

-  Prairie (Meadows)
-  Recently Logged Areas (1999-2000)
-  Oak Woodland
-  Riparian Forest
-  Highly Disturbed Areas (Scot's broom and blackberry)
-  Other Forested Area

The prairies also contain significant colonies of highly invasive exotic species such as Armenian blackberry (*Rubus armeniacus*), Canadian thistle (*Cirsium arvense*), and Scot's broom (*Cytisus scoparius*), which will all continue to expand without a concerted maintenance effort. Another exotic species of note, false brome (*Brachypodium sylvaticum*), was recently identified on site. False brome is known to spread rapidly, forming monocultures if not controlled.

Following the most recent logging operation, valley ponderosa pine (*Pinus ponderosa* var. *ponderosa*) seedlings were planted across much of the site including portions of these prairie areas. These pines are now approximately two to five feet in height and were planted at intervals of between ten and fifteen feet.

Recently Logged Areas

The majority of the site (approximately 95 acres) falls into this category. During the 1999-2000 logging operation, most harvestable Douglas fir (*Pseudotsuga menziesii*) and bigleaf maple (*Acer macrophyllum*) were removed. Historically, these logged areas were most likely an oak savanna habitat with some scattered madrone and ponderosa pine that, over time, had been colonized by the fir and maple, forming a denser closed canopied forest. Following the logging, an overstory of widely scattered Oregon white oak, California black oak, madrone, and ponderosa pine remain in varying densities. Some of the older oaks remaining on the site have a wide spreading canopy that is typical of an open savanna condition, but the younger oaks are typically leggy, having grown in a shadier setting.

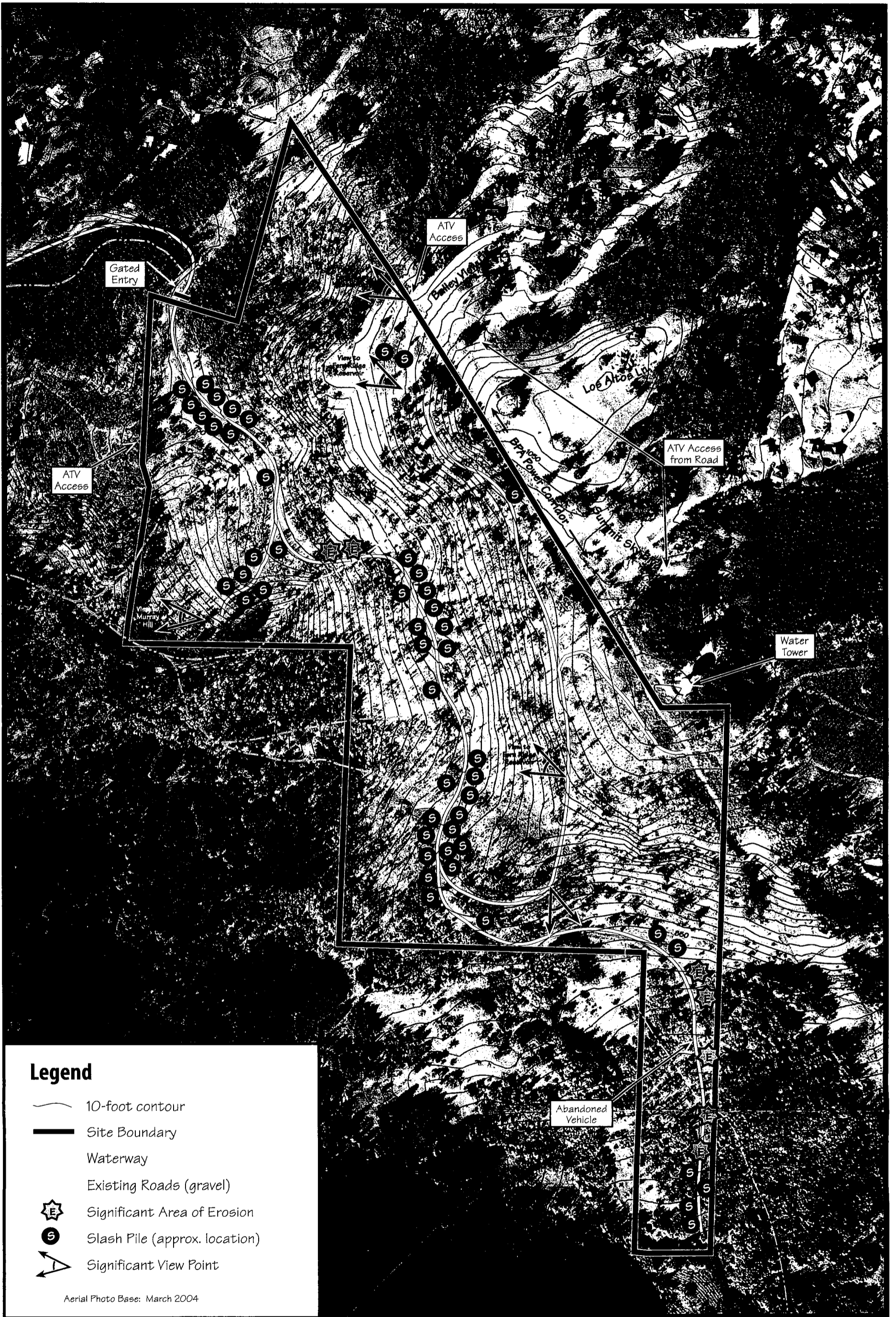
These logged areas contain significant colonies of Armenian blackberry (*Rubus armeniacus*) and Scot's broom (*Cytisus scoparius*), especially where site disturbances were the greatest. All of these logged areas were replanted with ponderosa pine (*Pinus ponderosa* var. *ponderosa*) in accordance with the Forest Practices Act. The pines have been planted at intervals of between 10 to 15 feet. Many of the bigleaf maple in these areas have re-sprouted from the stumps of the trees that were cut. Currently, approximately 50 large slash piles remain from the recent logging operation, mainly along the roadsides. These piles are rapidly being overgrown by blackberry and Scot's broom.

Oak Woodland






Approximately 10-15 acres of oak woodland currently exist, mainly in the central portion of the site, generally to the east of the main access road. These oak woodlands include both dense stands of evenly aged young oak as well as some pockets of older, more widely spaced mature oaks. The stands of mature oaks are in most cases being colonized by dense thickets of young oak and fir and have also been recently planted with ponderosa pine seedlings. These areas primarily contain stands of Oregon white oak (*Quercus garryanna*) with lesser amounts of California black oak (*Quercus kelloggii*). Also present are some older ponderosa pine (*Pinus ponderosa* var. *ponderosa*) and large madrone (*Arbutus menziesii*). Larger oak and pine are scattered throughout the site, but the main concentration lies in the area adjacent to the power corridor along the ridge top. A good native understory exists throughout much of the oak woodland including ocean spray (*Holodiscus discolor*), Oregon grape (*Berberis aquifolium*), serviceberry (*Amelanchier alnifolia*), poison oak (*Toxicodendron diversilobum*), filbert (*Corylus cornuta*), California fescue (*Festuca californica*), western fescue (*Festuca occidentalis*), and spreading rush (*Juncus patens*).

Riparian Forest

Most of the site's waterways are lined with corridors of riparian forest, with Oregon ash (*Fraxinus latifolia*) as the dominant overstory species along with smaller quantities of bigleaf



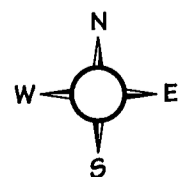
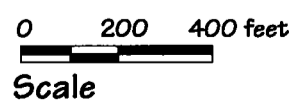
Legend

-  10-foot contour
-  Site Boundary
-  Waterway
-  Existing Roads (gravel)
-  Significant Area of Erosion
-  Slash Pile (approx. location)
-  Significant View Point

Aerial Photo Base: March 2004



Wild Iris Ridge
Existing Conditions Map



August 2004

maple (*Acer macrophyllum*), Douglas fir (*Pseudotsuga menziesii*), Oregon white oak (*Quercus garryana*), California black oak (*Quercus kelloggii*), red alder (*Alnus rubra*), English hawthorn (*Crataegus douglasii*), and cherry (*Prunus avium*). Understory species observed during the rare plant survey included Nootka rose (*Rosa nutkana*), lady fern (*Athyrium filix-femina*), and scouring rush (*Equisetum arvense*). The total area of the site covered by this forest type is approximately five acres and no recent logging has occurred in these areas. Although some exotic species such as Armenian blackberry (*Rubus armeniacus*) and Canadian thistle (*Cirsium arvense*) are present in these areas, they are nowhere near as plentiful as they are in other parts of the site.

Highly Disturbed Areas

Several areas of the site including the BPA power corridor and road cuts, have been highly disturbed and include large populations of invasive exotic species such as Scot's broom (*Cytisus scoparius*), Armenian blackberry (*Rubus armeniacus*), and Canadian thistle (*Cirsium arvense*). These areas serve as major seed sources for these exotic species and are expanding into the adjacent habitats.

Rare Plant Survey Results

Between May 13 and 21, 2004, a rare plant survey was conducted over the entire site by Environmental Solutions, LLC. Local ecologists Nancy Holzhauser, John Koenig, and Ethen Perkins performed the survey and also mapped general plant communities. Search images were used from local known locations of listed (Federal and State Threatened or Endangered) species. Species surveyed for, but not located, include Willamette daisy (*Erigeron decumbens* var. *decumbens*), Bradshaw's lomatium (*Lomatium bradshawii*), Kincaid's lupine (*Lupinus sulphureus* var. *kincaidii*), white-topped aster (*Aster curtus*), wayside aster (*Aster vialis*), meadow sidalcea (*Sidalcea campestris*), tall bugbane (*Cimicifuga elata*), and shaggy horkelia (*Horkelia congesta*). One potential population of Hitchcock's blue-eyed grass (*Sisyrinchium hitchcockii*) and one potential population of thin-leaved pea (*Lathyrus holochlorus*) were identified during the survey. A positive determination will be made on each of these species based on return visits to the site and consultation with local experts.

A few sightings of rather uncommon (but not rare or listed) native plant species were found on the site including Roemer's fescue (*Festuca roemerii*) and Junegrass (*Koeleria macrantha*) in the southern upland prairie area and several populations of California fescue (*Festuca californica*) amongst rocky openings within the oak woodlands in the south and west portions of the site.

A map showing the exact rare plant locations and the rare plant survey narrative is on file at the City of Eugene Parks and Open Space office.

Adjacent Land Uses

The Wild Iris Ridge site is located outside of, and adjacent to, Eugene's urban growth boundary and city limits. Recent single-family residential development has occurred within the UGB along the eastern edge of the site adjacent to the power line corridor. The areas to the south and west of the site are currently being managed as forest and pasture. Based on recent trends, this area could potentially be re-zoned to a rural residential or a marginal land designation, in which case they could be converted to large lot (5-10 acre) home sites. To the north, some large lot residential development already exists, with the potential for some additional residential development on the vacant lands that lie within the UGB.

Site Access

Primary vehicle access onto the site is gained from Bailey Hill Road via a City owned gravel driveway approximately 2,000 feet in length. A locked gate has been placed along this driveway at the property line of the site. A series of gravel and rock surfaced roads in varying states of repair cross the site. Many of these roads appear to have been constructed or improved as part of the recent logging operation. Erosion is evident in several locations parallel to these roadways and is likely the result of a combination of poor cross drainage, clogged culverts, steep slopes, and increased runoff and disturbances resulting from the recent logging.

Access onto the site by All-terrain vehicles (ATVs) and four-wheel drive trucks is apparent across much of the site, especially along the roadways, the power corridor, and in the meadow areas. Vehicles are most likely entering the site from Bailey View Drive, Summit Sky Boulevard, and the BPA power line corridor above and below the site. A single abandoned vehicle is located near the end of the road in the southern panhandle of the site.

Issues and Opportunities

Vegetation

1. Several large oaks with wide spreading canopies (remnants of savanna conditions) are still present, mainly near the power corridor in the northeast portion.
2. Remnant upland prairie patches still exist and contain some native grasses and forbs.
3. As a result of the logging operation, most of the Douglas fir and bigleaf maple have been removed from the site. This creates an opportunity to manage these areas as savanna, as was the site's historic condition.
4. Invasive exotic species such as Armenian blackberry, Scot's broom and Canadian thistle are found throughout the site, with the highest concentrations found along the roadsides, the power line corridor, and the areas that were more heavily disturbed during the recent logging operation. These species will continue to spread unless a significant maintenance effort is initiated.
5. Blackberry, Scot's broom, Canadian thistle, and false brome are beginning to colonize the remnant prairie areas.
6. Ponderosa pine (*Pinus ponderosa* var. *ponderosa*), a native variety of the Willamette Valley, has been planted across much of the site to satisfy the Forest Practices Act. Many pine were planted in the remnant prairies and underneath some of the large oak trees. The pines are now between two and five feet in height with spacing of between ten and fifteen feet between plants.
7. Slash piles left along the roadways following the logging operation are being overgrown by blackberry and Scot's broom. Mowing to control these species will not be possible in these areas until the slash is removed.
8. Conifer encroachment (mainly Douglas fir) is occurring in the oak forest and savanna areas and will shade out many of the oaks over time.

Access

1. Several of the roadways on the site are developing erosion problems. This is one likely source of the increased turbidity, now being observed in the water quality monitoring

being done on Willow Creek below the site. Much of this erosion is occurring in the ditches on the uphill side of the roads.

2. Illegal ATV and four-wheel drive access is currently occurring on the site. Access seems to be coming from Bailey View Drive, Summit Sky Boulevard, and the power corridor. No signage restricting this use is currently posted at these access points or elsewhere on the site.
3. An abandoned car is located on the roadway of the site's south panhandle area.
4. Some of the existing roadways may not be necessary for maintenance or recreational access and it may make sense to remove them to prevent erosion and maintenance costs.
5. A pedestrian access exists off Summit Sky Blvd.
6. Currently no formal parking or access routes have been designated for recreational users.

Recreation and Education

1. Excellent views to Fern Ridge Reservoir to the northwest, Spencer Butte to the east, and Bailey Hill to the southwest currently exist on the site. In some cases, pruning or removal of trees would further open these views.
2. All-weather roadways currently access much of the site. These could function as trails for walking and mountain biking.
3. Slash piles along the roadway would generally be considered as unattractive to recreational users.
4. Opportunities are abundant for environmental education and interpretation focused on savanna and prairie restoration.
5. The rock surfacing on the site's main entry road is large, creating a surface that is somewhat difficult to walk and bike on.
6. The City is in the process of trying to identify a location to site a *free-riding* bicycle facility. *Free-riding* is a sport where mountain bikers go over and around obstacles, sometimes on extreme slopes. Wild Iris Ridge has been mentioned as a possible area to accommodate this use.

Wildlife Habitat

- A. The site provides diverse and relatively high quality habitat for a variety of wildlife species including those dependant on open prairie environments. Although no formal wildlife surveys have been conducted for the site, abundant bird populations have been noted.
- B. The site contains patches of upland prairie and savanna, both an increasingly rare habitat in the Willamette Valley. This site provides a haven for those species that rely on these habitats.
- C. Large snags and logs are present on portions of the site providing good habitat for nesting birds, reptiles, and amphibians.
- D. The site's south facing slopes and exposed rock outcroppings generally tend to provide good habitat for reptiles.
- E. The site lies immediately adjacent to a relatively large area of undeveloped forest land to the south and west, making the site viable habitat for large mammals such as bear, cougar, and coyote.

- F. The site is proximate to the Willow Creek Preserve where there is a large breeding population of endangered Fender's blue butterfly (*Icaricia icarioides fenderi*). Opportunities exist to provide Fender's blue butterflies with enhanced nectar sources and possibly to create conditions for a breeding population by introducing Kincaid's lupine (*Lupinus sulphureus var. kincaidii*) to the site.

Maintenance

1. All-weather roadways currently cross much of the site providing good access for maintenance vehicles.
2. Conventional mowing may be difficult in some areas of the site due to steep terrain. This may require some specialized equipment.
3. Prescribed burning may be a useful management tool for the site, especially for savanna and prairie habitats, but would need to be weighed against risks to proximate structures..
4. Because the site lies at the fringe of the urban area, fire management is an important site consideration. Much of the site sits on steep slopes just below the newly developed Summit Sky Boulevard.
5. The extensive road network present on site will require continued maintenance of ditches, drains, and road surface.
6. Tall grass on roadways would potentially be a fire hazard if vehicles access the site during dry conditions.
7. The BPA maintains vegetation along its corridors on a regular basis. An opportunity exists to partner with the BPA to manage this area. One scenario would be to request that BPA do the initial clearing of the power corridor and then have the City maintain the corridor on an annual basis for habitat and control of exotic species.
8. The power corridor could be maintained primarily as prairie habitat with some native shrubs and trees left in scattered locations. This could be done while still controlling the exotics through mowing.
9. The east side of the power corridor is now being mowed by the adjacent property owner, However, the mowing is being done in the spring before any native grasses and forbs present have a chance to go to seed. The City may have the opportunity to take over management of this area through a maintenance agreement.
10. Very limited funding currently exists to maintain the site and implement the proposed management goals.

Proposed Management Actions

Site Planning Process

This management plan was developed using a collaborative planning process that solicited input from natural resource, recreation, and maintenance experts representing the City of Eugene Parks and Open Space Division (Natural Resources and Parks and Open Space Planning sections), Bureau of Land Management, Lane Council of Governments, Oregon Department of Forestry, The Nature Conservancy, and Environmental Solutions LLC. On June 29, 2004, representatives from each of these groups met on site for a half-day site planning session, which provided initial direction for development of the management plan. These representatives also served in a review capacity before and after the site visit. In addition to direct input by staff, relevant management plans that had been prepared for other City owned park and open space areas were reviewed for precedence on management issues.

Management Options

Two possible alternatives for the management of the site have emerged during the site planning process. The first alternative is a *minimal action* approach, while the second alternative would be to manage the site for mixed habitats including oak and pine savanna, upland prairie, and forest while accommodating passive recreational uses in a controlled fashion. The second approach will be referred to as the *preferred alternative* in this narrative. The trajectory, or anticipated condition over time, of the vegetation communities of each alternative have been projected for comparison purposes and are described in the table on page 9.

Minimal Action Alternative

Under the minimal action alternative, minimal active vegetation management or enhancement would occur. The site's existing vegetation communities will be allowed to continue to mature without intervention. Under this scenario, the overall site will generally trend toward a closed canopied forest condition. The remnant areas of prairie will likely become forested over time as ponderosa pine planted in these areas become mature and as Douglas fir naturally colonize these areas. Similarly, most areas that were recently logged will become re-forested over time as bigleaf maples re-sprout from stumps, planted ponderosa pine mature, and Douglas fir re-colonize these areas. The remaining large oak trees present on the site, many of which had developed with wide spreading canopies under the historic savanna conditions, will tend to die off over time as fir, maple, and pine over-top and shade out these trees.

With the limited maintenance that would occur under this scenario, the exotic plant species that are currently colonizing portions of the site will continue their spread. Based on local experience, species such as Armenian blackberry (*Rubus armeniacus*), Scot's broom (*Cytisus scoparius*), Canadian thistle (*Cirsium arvense*), and false brome (*Brachypodium sylvaticum*) will all continue to expand their range without intervention.

The end result of this scenario would likely be a continued decline of native grasses and forbs typically associated with upland prairie and savanna landscapes and the wildlife species that depend on these habitats. Fire danger would likely increase over time as the forested areas become denser and as flammable species such as Scot's broom continues to spread

Formalized facilities for public access and recreation will not be provided or encouraged under this scenario. However, public access onto the site will still likely increase as

awareness of the site increases, and illegal use by motorized vehicles and ATVs is likely to continue without formalized access control and signage.

Preferred Alternative

Under the preferred alternative, the site would be managed for a mix of habitats including oak and pine savanna, oak woodland, riparian forest, and upland prairie. Based on the historic vegetation patterns and the rarity of the habitat types in our region, management for upland prairie and oak/pine savanna would be given top priority on the site wherever feasible. Attention would be given to controlling exotic species across the site to contain their spread.

Controlled access and facilities for passive recreational activities such as hiking, mountain biking, and nature study would be provided. Formalized access controls and signage would be put in place to reduce illegal access by motorized vehicles and ATVs to minimize damage to the site.

Comparison of Anticipated Trajectories of Vegetation Communities

Plant Community	Minimal Action Alternative	Preferred Alternative
Upland Prairie	The upland prairie areas would continue to transition to forest as Douglas fir colonizes these areas and as the planted ponderosa pine matures. Exotic species such as blackberry, Scot's broom, and false brome would continue to spread into these areas.	The upland prairies would be maintained and enhanced over time through mowing and burning. Exotic species would be controlled through ongoing maintenance and populations of native forbs and grasses would increase.
Recently Logged Areas	These areas would become closed canopied forests dominated by an overstory of Douglas fir, ponderosa pine, and bigleaf maple. Exotic species such as blackberry and Scot's broom would remain as a significant component of the forest understory.	These areas would be managed as an oak and pine savanna with widely spaced trees. Exotic species would be controlled and over time, the native savanna shrub, forb, and grass community would be re-introduced. Slash piles would be removed mechanically or burned on-site.
Oak Woodland	The oak woodlands would transition over time to a conifer dominated forest as Douglas fir continues to colonize these areas.	The oak woodlands would be managed to promote mixed aged stands of oak dominated forest with a diverse native understory. Areas containing large wide canopied oaks would be brought back to a savanna condition.
Riparian Forest	The riparian forest areas would generally remain in their current condition with some additional colonization by exotic plant species.	The riparian forest areas would generally remain in their current condition with some reduction in exotic plant species.
Highly Disturbed Areas	These areas would continue to be dominated by exotic species such as blackberry and Scot's broom, which would continue spreading onto the adjoining areas.	These areas would be maintained as prairie with some native shrubs and trees present. Exotic plant species such as Scot's broom and blackberry would be greatly reduced through annual mowing.

Management Goals

The site management goals and recommended actions listed below relate directly to achieving the desired conditions under the *preferred alternative*.

Vegetation Management Goals

Goal 1:

Maintain and enhance the existing areas of upland prairie across the site.

Recommended Actions

- A. Control exotic plant species that are now in the process of colonizing the prairie areas. Top priority should be given to controlling Armenian blackberry, Canadian thistle, and Scot's broom, and eliminating false brome (where it exists). Exotics will be controlled through a combination of pulling, herbicide application, mowing, and other techniques based on effectiveness.
- B. Mow the prairies on an annual or biennial basis to limit shrub and tree colonization and to control exotic species. Mowing should be done in late July or August to allow the grasses and forbs to go to seed and to minimize impacting ground nesting birds, reptiles, and amphibians. Controlled burning of these prairies should be considered as an alternative to mowing if feasible.
- C. Remove all ponderosa pine trees that were recently planted in the prairies. This would be a project that could be handled by volunteers if available. Many of the pine are small enough to be dug by hand and transplanted onto other sites if desired (winter or early spring).
- D. Over time, re-introduce native grass and forb species to the prairies. An emphasis should be given to forb species, especially species that may serve as nectar sources for Fender's blue butterflies.

Goal 2:

Manage the majority of the recently logged areas as oak and pine savanna. Areas with south and west facing slopes (the microclimate best suited for savanna) and areas with large oaks present should be given priority.

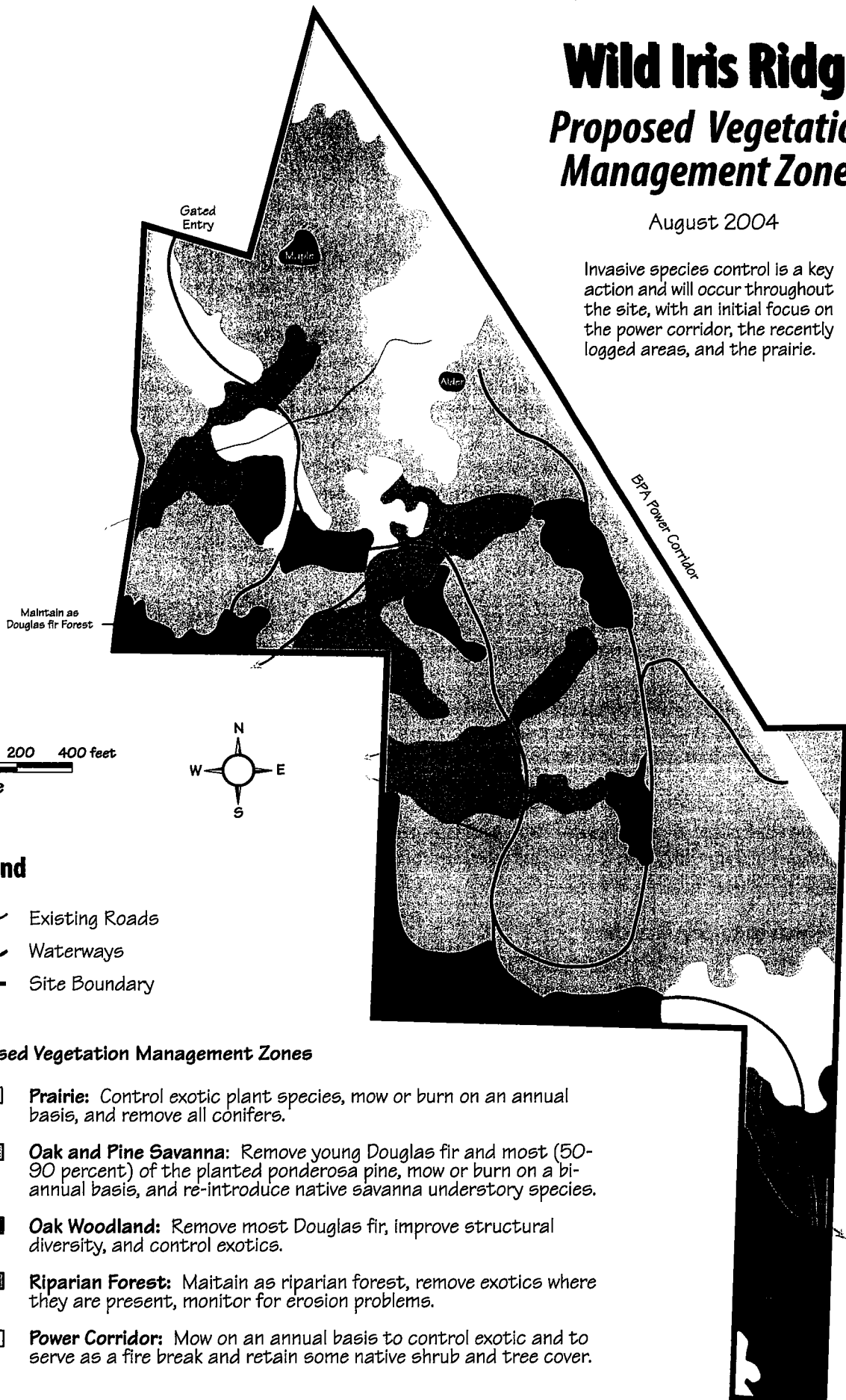
Recommended Actions

- A. Because Oregon white oak and California black oak will not tolerate shading, all Douglas fir that re-colonizes these areas should be removed. Exceptions may be made for some of the existing larger Douglas fir specimens.
- B. Selectively remove a portion of the recently planted ponderosa pine from these areas. Remove all of the pine that have been planted directly below or near the existing oak trees, especially the larger oak specimens concentrated in the northeast edge of the site. Elsewhere, remove between fifty and ninety percent of the small ponderosa pine trees. Final conditions should leave pines spaced randomly at intervals of between 25 and 100 feet. Local experts in savanna restoration will identify the specific trees to be retained.
- C. Selectively remove young oaks in the savanna areas where they are becoming too concentrated. As a rule of thumb, the target oak tree density in the savanna should be approximately 3-7 trees per acre (Campbell, 2004), interspersed with ponderosa pine.
- D. Control exotic plant species that are now in the process of colonizing the savannas. Top priority should be given to controlling Armenian blackberry and Scot's broom, and eliminating false brome.




Wild Iris Ridge Proposed Vegetation Management Zones

August 2004






Invasive species control is a key action and will occur throughout the site, with an initial focus on the power corridor, the recently logged areas, and the prairie.



Legend

-  Existing Roads
-  Waterways
-  Site Boundary

Proposed Vegetation Management Zones

-  **Prairie:** Control exotic plant species, mow or burn on an annual basis, and remove all conifers.
-  **Oak and Pine Savanna:** Remove young Douglas fir and most (50-90 percent) of the planted ponderosa pine, mow or burn on a bi-annual basis, and re-introduce native savanna understory species.
-  **Oak Woodland:** Remove most Douglas fir, improve structural diversity, and control exotics.
-  **Riparian Forest:** Maintain as riparian forest, remove exotics where they are present, monitor for erosion problems.
-  **Power Corridor:** Mow on an annual basis to control exotic and to serve as a fire break and retain some native shrub and tree cover.

- E. Maintain the open savanna condition on the site by rough mowing or burning (if feasible) on a two to three year cycle. Mowing or burning should be done between late July and October to reduce impacts to ground nesting birds, reptiles, and amphibians. If prescribed burning is possible, the burned areas should be seeded with a mix of native savanna grasses and forbs. Clusters of native shrubs should be left in the savanna where possible. In savannas, shrub cover should be approximately 10 percent of the total area (Campbell, 2004)
- F. Over time, re-introduce native savanna understory species such as Roemer's fescue (*Festuca roemerii*), California oatgrass (*Danthonia californica*), mule's ears (*Wyethia angustifolia*), cat's ear (*Calochortus tolmiei*), and wild iris (*Iris tenax*).

Goal 3

Maintain the thick stands of young oak found on the site as oak woodland and work to improve the habitat value and structural diversity of these areas. Areas containing more widely spread oaks or with large oaks present should be managed as oak savanna as listed under Goal 2 above.

Recommended Actions

- A. Because Oregon white oak and California black oak will not tolerate shading, the smaller Douglas fir that are colonizing the oak woodlands should be removed. Exceptions may be made for some of the larger specimens.
- B. In the thick stands of evenly aged young oaks, look for ways to improve the overall structural diversity. Consider the technique of cutting some of the oaks and allowing them to regenerate by stump sprouting. Mixed aged oak stands tend to provide greater habitat diversity (Washington Department of Fish and Wildlife, 1998). If this technique is used, cutting should be done between December and May for better stump sprouting. The practice of cutting select trees in these stands should be done with the goal of improving age-class and successional diversity, not an overall decline of oaks in the woodlands. Very old or large oaks should not be cut.
- C. The oak woodland areas are currently relatively free of exotic species. These areas should continue to be monitored for exotic species such as Armenian blackberry, pear, plum, English hawthorn, Scot's broom, which will be removed if found.

Goal 4

Maintain and enhance the riparian forest found along the site's waterways.

- A. The riparian forest areas are currently relatively free of exotic species. These areas should continue to be monitored for exotic species such as Armenian blackberry (*Rubus armeniacus*), pear (*Pyrus communis*), exotic cherry (*Prunus* spp.), English hawthorn (*Crataegus monogyna*), Scot's broom (*Cytisus scoparius*), which will be removed if found.
- B. The waterways should be monitored for signs of erosion and repaired if necessary.

Goal 5

Control the concentrations of exotic plant species currently found in abundance under the power line corridor and along road cuts to prevent their spread into the rest of the site.

Recommended Actions

- A. Mow the BPA power corridor on an annual basis to control Armenian blackberry and Scot's broom currently found in large quantities in this area. Mowing should be done no

earlier than mid-July to insure that the native grasses and forbs have dropped their seed and to minimize impacts on ground nesting birds and reptiles. Since the BPA is better equipped for removing thick brush, the City should negotiate to have BPA do the initial mowing. The City could then take over maintenance of the easement and mow on an annual basis. Native shrubs and trees should be retained where possible on this corridor to add some diversity and structure.

- B. The eastern half of the BPA power corridor is currently in private ownership and being maintained on a sporadic basis. The City should consider working out a maintenance agreement with adjacent property owners, whereby the City would be able to maintain both sides of the corridor. This would insure that mowing and other vegetation management is done on a consistent basis and in a way that supports the site's vegetation management and fire prevention goals.
- C. Remove Scot's broom and blackberry thickets that have formed dense monocultures by some of the steep cuts along the access road. A combination of hand removal and mowing with a flail-head mower will be used, possible followed by an herbicide application. Hydro-seeding these bare slopes with a native grass mix should be considered to prevent further erosion.

Recreation Goals

Goal 1

Provide site access to the public for recreational activities such as hiking, nature study, and mountain biking. The public access should be controlled in a way that minimizes negative impacts to the site's vegetation and wildlife.

Recommended Actions

- A. In the short-term, much of the existing road network will be retained and will function as the site's trail network. This would function as trail for both walkers and mountain bikers. Once the route of the planned ridgeline trail is determined, additional connector trails may be added to the site and unused roads and spurs should be decommissioned and restored.
- B. Fencing, berms, and additional gates should be added to the perimeter of the site to prevent illegal access by motorized vehicles (see Proposed Actions Map).
- C. The coarse rock surfacing on the site's main access road is somewhat difficult to walk and bicycle on. This road should eventually be re-surfaced with a finer gravel (3/4 minus) and re-graded to improve accessibility.
- D. Add a trail connection through the northern meadow between the upper road and lower road to create a loop option for hikers. This trail would be approximately 800 feet in length.
- E. Add a trail connection between Bailey View Drive and the upper road. This trail would be approximately 200 feet in length.
- F. The main pedestrian access to the site will be from Bailey Hill Road in the short-term, with parking available for approximately ten vehicles along the access road adjacent to the gate. This area should be mowed on a regular basis to better define the parking and to prevent fires. Existing on-street parking along Bailey View Drive can also accommodate users accessing the site from the east. In the long-term, a parking lot located immediately adjacent to Bailey Hill Road should be considered. With the good visibility of a Bailey Hill Road parking area, vehicles would be less susceptible to vandalism and theft.
- G. Post City park and open space regulations at all site access points. Additional signage prohibiting motorized vehicle access should be placed throughout the site.

- H. In the long-term, consider posting a site map indicating unique site features and adding interpretive signage to the site as use increases.
- I. Study the feasibility of using the site as a *free-riding* mountain biking facility. Potential impacts of this use on vegetation should be assessed and considered prior to permitting this use. Use zones that would protect waterways and sensitive plant populations could be considered as a way of centralizing and controlling any potential impacts.

Goal 2

Provide and maintain scenic vista points to Spencer Butte, Fern Ridge Reservoir, and the surrounding landscape.

Recommended Actions

- A. Prune and selectively remove vegetation as necessary to preserve views from the designated view points (see *Proposed Actions Map*).
- B. In the long-term, consider adding descriptive signage at the vista points identifying geographic features.

Wildlife Habitat Goals

Goal 1

Enhance habitat conditions across the site for native wildlife species associated with upland prairie, oak and pine savanna, oak woodland, and riparian forest.

Recommended Actions

- A. Provide habitat snags throughout the site in all vegetation zones. Snags provide habitat for invertebrates, which in turn provide food for vertebrate wildlife and also provide habitat for bird nesting and perching. In general, the larger trees designated for removal from prairie, savanna, and woodland zones, should either be topped, leaving the main trunk, or girdled and left entirely. No standing dead trees should be removed from the site unless necessary for safety or fire prevention reasons.
- B. Large fallen trees or tree limbs should be left on the ground where possible for reptile and amphibian habitat. In some cases, limbs may have to be moved or removed to provide sufficient access for mowing.
- C. To improve butterfly habitat, larval host and nectar producing plant species such as cat's ear (*Calochortus tolmiei*), great camas (*Camassia leichtlinii* var. *suksdorfii*), Rosy checkermallow (*Sidalcea virgata*), Hooker's onion (*Allium acuminatum*), Kincaid's lupine (*Lupinus sulphureus kincaidii*) and wooly sunflower (*Eriophyllum lanatum*) should be re-introduced to the prairie and savanna habitats.
- D. Additional habitat features such as bat boxes and bird nest boxes (for chickadees, nuthatches, wrens, Western screech owls, bluebirds, etc.) should be added throughout the site. This would be an excellent volunteer activity.

Maintenance and Access Goals

Goal 1

Provide adequate access onto the site for maintenance activities and fire control.

Recommended Actions

- A. The primary access roads onto the site should be maintained in a usable state to function as maintenance and fire fighting access. The access roads will also function as

walking and mountain biking trails in the short-term. Primary maintenance access will be via the access road from Bailey Hill Road on the northwest corner of the site.

- B. To keep the roads from becoming overgrown and to minimize the risk of fires being started by vehicles, all access roads should be mowed several times annually as needed.
- C. The road culverts and roadside ditches should be maintained to prevent erosion. Repairs should be made to the roadside ditches that are currently eroding (see map). Additional culverts may be necessary to improve roadside drainage and prevent further erosion. Forest road experts from the BLM or other local partners should be consulted.
- D. Over the long-term, several of the secondary access roads and spurs could be removed to reduce maintenance requirements and potential erosion problems (see *Proposed Actions Map*). The road accessing the south panhandle should be the top candidate for immediate removal. This road is poorly surfaced, is experiencing erosion in the roadside ditch, and sits on hydric soil which is poorly suited for un-surfaced roadways.
- E. Remove the abandoned car that is located along the road in the site's south panhandle.

Goal 2

Manage and maintain the site to reduce the risk of wildfires.

Recommended Actions

- A. Access onto the site should be maintained for fire fighting operations. This will occur along the exiting network of roads.
- B. If prescribed burning is used as a management tool, a fire plan should be developed and approved by the Oregon Department of Forestry and burning should be done with extreme caution and assistance from trained personnel.
- C. The slash piles that currently line the road should be burned, chipped, or otherwise removed as soon as possible to remove the fuel load and improve the site's visual quality.
- D. The BPA powerline easement, which forms the site's eastern edge, is ideally suited as a fire break because it sits generally atop a ridgeline and is immediately adjacent to urban density development to the east. This corridor should be mowed on an annual basis to reduce fuel loads.
- E. Signage should be posted to educate visitors of fire danger during the dry season. Park closure should be considered when fire danger is extreme, as is commonly done at Spencer Butte Park and the Buford Recreation Area.
- F. As part of the site's proposed vegetation management goals, much of the site will be maintained as prairie and savanna. This will serve to minimize fire danger by generally reducing fuel loads.

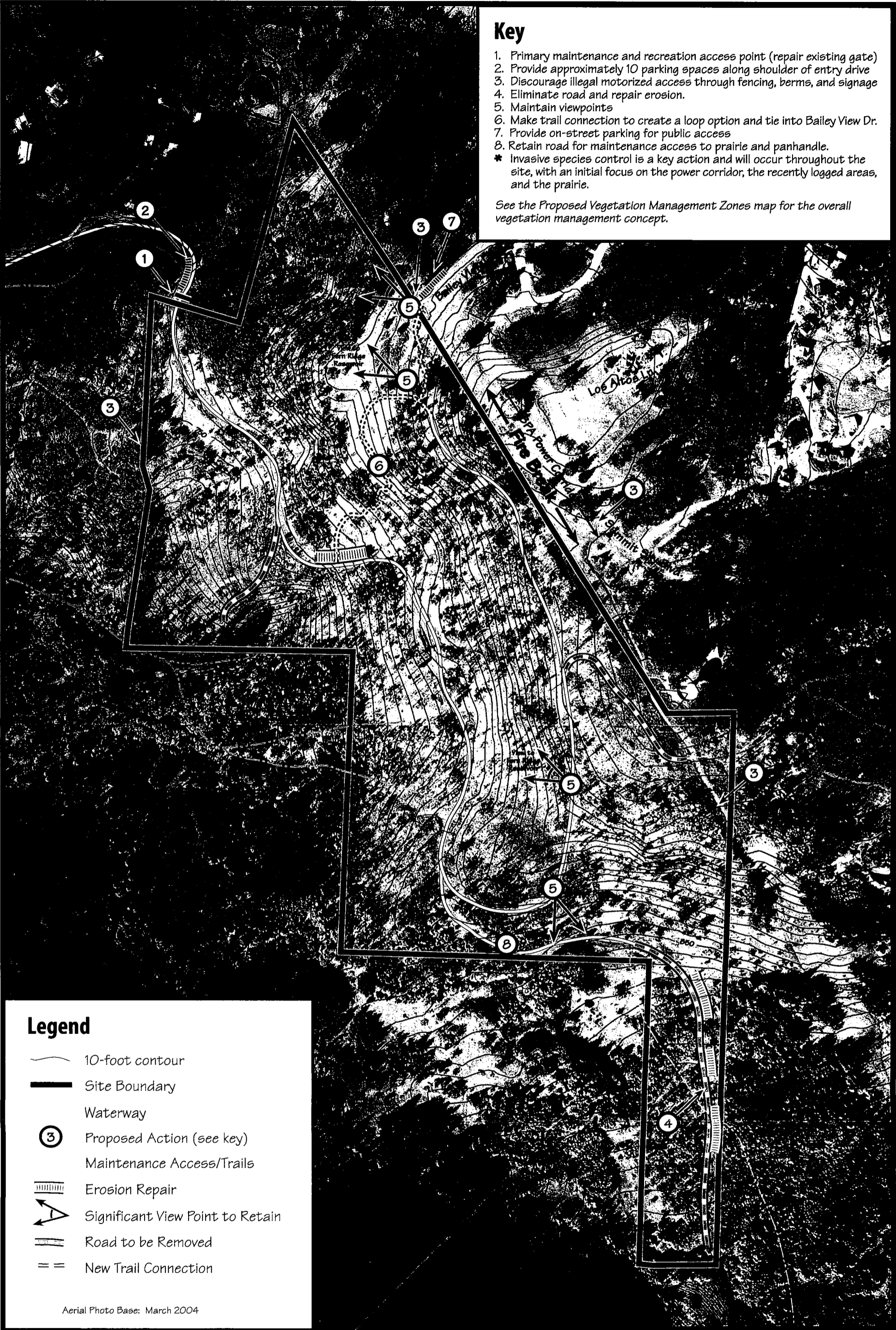
Physical Resources Goals

Goal 1

Reduce erosion and erosion potential throughout the site.

Recommended Actions

- A. Remove unnecessary road segments by regading and re-vegetating. The road segment accessing the south panhandle is particularly prone to erosion due to the hydric soils present and should be given top priority for removal. In addition, the logging spur located on the western edge of the site could also be eliminated or converted to a walking trail. These two road segments cover approximately 1,600 lineal feet. Both roads should be retained until after the slash piles have been burned since access into these areas will be required.



Key

- 1. Primary maintenance and recreation access point (repair existing gate)
- 2. Provide approximately 10 parking spaces along shoulder of entry drive
- 3. Discourage illegal motorized access through fencing, berms, and signage
- 4. Eliminate road and repair erosion
- 5. Maintain viewpoints
- 6. Make trail connection to create a loop option and tie into Bailey View Dr.
- 7. Provide on-street parking for public access
- 8. Retain road for maintenance access to prairie and panhandle.
- * Invasive species control is a key action and will occur throughout the site, with an initial focus on the power corridor, the recently logged areas, and the prairie.

See the Proposed Vegetation Management Zones map for the overall vegetation management concept.

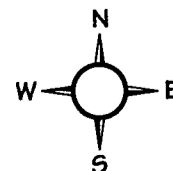
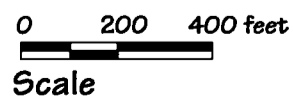
Legend

- 10-foot contour
- Site Boundary
- Waterway
- Proposed Action (see key)
- Maintenance Access/Trails
- Erosion Repair
- Significant View Point to Retain
- Road to be Removed
- New Trail Connection

Aerial Photo Base: March 2004



Wild Iris Ridge
Proposed Actions Map



September 16, 2004

- B. Repair the erosion occurring along several of the roadside ditches. Additional culverts under the roads may be necessary to re-establish the natural hydrology and reduce the amount of water flowing in these roadside ditches.
- C. New trails and recreational activities should be sited away from waterways and seeps to protect these sensitive areas.
- D. When possible, maintenance vehicles such as mowers should avoid accessing the site during the wet season, except along roadways. Maintenance vehicles should avoid crossing waterways and seep areas at all times.

Funding Goals

Goal 1

Identify funding sources to help implement the highest priority management and access goals and actions recommended in this management plan and to ensure adequate funding is allocated for long-term maintenance.

Recommended Actions

- A. Pursue the National Parks Foundation and Community Conservation Initiative (CCI) for potential funding for enhancement and maintenance efforts.
- B. Allocate resources in the City's annual maintenance budget to perform regular site maintenance activities such as mowing and road maintenance.

Converting Forest Land to Non-forest Uses

Under the Oregon *Forest Practices Act*, the previous owner of the site was required, under state law, to re-forest the site - in this case with ponderosa pine. Because the site is now in City ownership and will be managed for habitat as opposed to forest production, an official change in the site's land use is recommended to officially free the site from requirements under the *Forest Practices Act*. The Oregon Department of Forestry (ODF), which oversees the *Forest Practices Act*, has a simple process for indicating a proposed forestland conversion or change in the use of the land. Once this process is completed, ODF will no longer oversee the site's management.

Steps for making this land use conversion are as follows:

1. Submit a *Notification of Operation* form indicating the proposed forestland conversion activity to the local ODF office (a form is available at the local ODF office or at the ODF web site).
2. A Written Plan (form supplied by ODF) fully describing the planned conversion must be submitted. The plan must describe the intended change in land use and identify on a map the specific portion of the site where the proposed changes will occur. In this case, the requested land use change would be for the entire site.
3. The written plan and any required paperwork and/or approvals from other agencies must be submitted to ODF prior to starting your forestland conversion operation.

Implementation Priorities

The table below prioritizes the recommended actions based on the need for immediate action versus actions which can occur in the longer term. A number of the recommended actions will likely occur on an annual or semi-annual basis as part of an ongoing maintenance program and this has been indicated. The prioritization is intended to indicate preferred implementation sequencing. However, the order in which the recommended actions are implemented is based largely on the type of funding sources identified.

The following categories have been selected to indicate overall priorities:

- I Short Range (highest priority)
- II Medium Range
- III Long Range

RM Regular Maintenance (performed on an annual or bi-annual basis)

Goals and Recommended Actions*	Priority	Notes
Vegetation Management Goals		
Goal 1: Maintain and enhance the existing areas of upland prairie across the site.		
Recommended Actions		
A. Control exotic plant species	I	False brome eradication is underway and should be given top priority
B. Mow or burn prairies	RM	
C. Remove ponderosa pine seedlings	I	
D. Re-introduce native grasses and forbs	III	
Goal 2: Manage the majority of the recently logged areas as oak and pine savanna. Areas with south and west facing slopes (the microclimate best suited for savanna) and areas with large oaks present should be given priority.		
Recommended Actions		
A. Remove Douglas fir	II	
B. Selectively remove recently planted ponderosa pine	I	
C. Selectively remove some small oaks and maple	III	
D. Control exotic plant species	I	
E. Mow or burn	RM	Bi-annual basis
F. Reintroduce native shrubs, grasses, and forbs to the understory	III	Retain native understory species that exist
Goal 3: Maintain the thick stands of young oak found on the site as oak woodland and work to improve the habitat value and structural diversity of these areas. Areas containing more widely spread oaks or with large oaks present should be managed as oak savanna as listed under Goal 2 above.		
Recommended Actions		
A. Remove Douglas fir	II	
B. Improve structural diversity	III	
C. Remove exotic plant species	II	
Goal 4: Maintain and enhance the riparian forest found along the site's waterways.		
Recommended Actions		
A. Remove exotic plant species	II	
B. Monitor for signs of erosion	II	
Goal 5: Control the concentrations of exotic plant species currently found in abundance under the power line corridor and along road cuts to prevent their spread into the rest of the site.		
Recommended Actions		
A. Mow the BPA power corridor on an annual	I	

B. Develop a maintenance agreement with adjacent property owners	II	
C. Remove exotics on road cuts	I	
Recreation Goals		
Goal 1: Provide site access to the public for recreational activities such as hiking, nature study, and mountain biking. The public access should be controlled in a way that minimizes negative impacts to the site's vegetation and wildlife.		
Recommended Actions		
A1. Utilize existing road network as the site's trail system	I	
A2. Make trail connections to ridgeline trail	III	
B. Prevent illegal access by motorized vehicles	I	
C. Re-surface roadways to improve accessibility	II	
D. Add trail connection through northern meadow	II	
E. Add trail connection from Bailey View Drive	II	
F1. Provide parking on access road from Bailey Hill Road	I, RM	Mow roadside to clarify parking and prevent fires
F2. Provide more extensive parking facilities as use warrants	III	Parking lot along Bailey Hill Road.
G. Post City park and open space regulations	I	
H. Post site maps and interpretive signage	III	
I. Study feasibility of a free-riding mountain biking facility	II	
Goal 2: Provide and maintain scenic vista points to Spencer Butte, Fern Ridge Reservoir, and the surrounding landscape.		
Recommended Actions		
A. Prune vegetation to maintain viewpoints	II	
B. Add descriptive signage at viewpoints	III	
Wildlife Habitat Goals		
Goal 1: Enhance habitat conditions across the site for native wildlife species associated with upland prairie, oak and pine savanna, oak woodland, and riparian forest.		
Recommended Actions		
A. Provide habitat snags	II	Will occur over time as vegetation management goals are implemented
B. Leave fallen limbs and trees on the ground where possible	II	Will occur over time
C. Improve butterfly habitat by re-introducing host and nectar producing plant species	III	
D. Add habitat features.	II-III	Volunteer activity
Maintenance and Access Goals		
Goal 1: Provide adequate access onto the site for maintenance activities and fire control.		
Recommended Actions		
A. Maintain existing roads for maintenance access	I	Current access is adequate
B. Mow access roads and roadsides	RM	
C. Maintain and repair roadside ditches	I, RM	
D. Remove unneeded roads (see map)	II	Slash piles should be burned before road removal
E. Remove abandoned car	I	
Goal 2: Manage and maintain the site to reduce the risk of wildfires.		
Recommended Actions		
A. Maintain existing roads for fire fighting access	I	Current access is adequate
B. Develop a fire management plan	II	
C. Burn slash piles	I	
D. Maintain BPA corridor as a fire break	I	
E. Post signage to educate visitors of fire danger	II	
F. Maintain prairie and savanna	RM	Will reduce fire load
Physical Resources Goals		
Goal 1: Reduce erosion and erosion potential throughout the site		

Recommended Actions		
A. Remove unnecessary road segments (see map)	II	
B. Repair erosion occurring along roadside ditches	I	The panhandle road erosion will be repaired when road is removed.
C. New trails and recreational activities should be sited away from waterways and seeps.	-	See Proposed Actions Map
Funding Goal		
Goal 1: Identify funding sources to help implement the highest priority management and access goals and actions recommended in this management plan and to ensure adequate funding is allocated for long-term maintenance.		
Recommended Actions		
A. Pursue National Parks Foundation and Conservation Initiative funds	I	
B. Allocate resources in the annual maintenance budget for regular maintenance activities	I	

**See narrative for detailed description of goals and recommended actions*