

# Approvals for Site Stewardship Plan



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

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Site name: **Clear Creek North**

Date routed: 12/22/21

## Justin Takkunen

Signature Justin Takkunen Digitally signed by Justin Takkunen  
Date: 2022.01.04 16:07:05 -08'00'

Date 1/4/22

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Date 12/27/21

SITE STEWARDSHIP PLAN

# Clear Creek North Natural Area



December 2021



Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy, and sustainable transportation and living choices for people and businesses in the region. Voters have asked Metro to help with the challenges and opportunities that affect the 25 cities and three counties in the Portland metropolitan area.

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## CLEAR CREEK NORTH SITE INFORMATION

### LOCATION

Address: approx. 15904 S Hattan Rd, Oregon City, OR 97045

County: Clackamas

Number of acres: 105.70

Metro file no.: S 12.03

**Table 1: Metro natural area bond purchased land for Clear Creek North**

| PROPERTY NAME | FILE NO. | BOND YEAR | DATE ACQUIRED | MANAGEMENT | ACRES |
|---------------|----------|-----------|---------------|------------|-------|
| Aus Farms Ltd | P12.007  | 2006      | 7/21/2015     | Metro      | 68.80 |
| Rumgay        | P12.021  | 2006      | 10/17/2019    | Metro      | 36.00 |

See Map 1 for more details.

## SECTION 1: INTRODUCTION

### 1.1 SITE STEWARDSHIP PLAN GOALS AND USES

Site Stewardship Plans (SSPs) and Site Conservation Plans (SCPs) are sister documents. SCPs document conservation targets, desired future conditions, and key threats, providing a long-term vision for the site for internal and external audiences. Though rarely fully updated, SCPs are periodically revised to document strategic implementation and reflect on lessons learned through adaptive management. SCPs provide guidance for short- and long-term stewardship actions that the Natural Areas Land Management Team will take to reduce threats and increase conservation target health.

SSPs provide a five to ten-year outlook for ongoing care of a site, shaping a vision of options and costs to facilitate thoughtful decisions using available resources. SSPs are primarily an internal working document and address vegetation management, such as invasive species control, and infrastructure maintenance for items such as fences, gates, and water control structures. SSPs are updated periodically as key restoration or access and development projects are implemented.

This SSP provides information necessary to:

- Protect natural resources supporting wildlife habitat and water quality.
- Define key actions that help achieve desired future conditions of conservation targets.
- Define key actions required to maintain infrastructure.
- Provide cost estimates for actions.
- Prioritize actions and document implementation.

The major stewardship issues of concern at Clear Creek North include:

- Invasive species management.

## **SECTION 2: STEWARDSHIP ACTIONS**

Stewardship actions are broken up into five primary stewardship categories: site monitoring, vegetation management, access and infrastructure, water resources, and wildlife habitat as described below. Terramet includes the full list of stewardship categories, actions and tasks. Appendix A-1 describes strategic stewardship actions for each category needed over the next five to ten years, and Appendix A-2 provides a budget for these actions, as well as additional actions that may be warranted given sufficient time or funds.

### **2.1 SITE MONITORING**

Monitoring at the Clear Creek North is an integral part of an adaptive management approach to restoration and stewardship. Based on the monitoring plan developed by Metro, a feedback loop is created between monitoring and management decisions. Monitoring will be done to evaluate habitat, population responses to management action, as well as progress toward achieving habitat and population objectives.

Key monitoring actions at Clear Creek North may include:

- Regular site walks to monitor for unauthorized access, encroachments, dumping, and other illegal activities.
- Site walks to monitor invasive species growth and areas of future eradication.

### **2.2 VEGETATION MANAGEMENT**

Key vegetation management actions for the next five to ten years at Clear Creek North relate primarily to:

- Invasive weed control of priority invasive species of concern.

Many of these actions span multiple habitat areas and conservation targets.

Metro has initiated an early detection and rapid response (EDRR) program for certain invasive species. These EDRR species will be controlled by hand pulling or herbicide application as they are detected in the natural area. Other invasive plant species will be controlled as part of restoration projects or ongoing management of habitat areas. See Appendix B for a list of invasive species.

### **2.3 ACCESS AND INFRASTRUCTURE**

Infrastructure generally includes human constructs such as maintenance roads, gates, fences, culverts, and signs. This category of stewardship actions may also include inventory property encroachments or surveying property lines. See Map 4 for spatial information on access and infrastructure at Clear Creek North.

Key access and infrastructure actions at Clear Creek North are:

- Inspect and as needed replace natural area rule signs at entry points, as needed.
- Inspect and clean culverts and drainage ditches.
- Fence removal and gate installation.

## **2.4 WATER RESOURCES**

Water resources stewardship actions are generally defined as maintenance of infrastructure associated with streams, rivers or wetlands at the site. Examples include maintenance of water control structures, or other water resource related actions and tasks.

There are no key water resources actions at Clear Creek North at this time.

## **2.5 WILDLIFE HABITAT**

Wildlife habitat structures are specific features installed to improve wildlife habitat. Examples include nest boxes, turtle logs or platforms, beaver exclusion fencing and other associated wildlife related actions and tasks.

There are no wildlife habitat actions at Clear Creek North at this time.

# **SECTION 3: SITE MANAGEMENT**

Metro's management of Clear Creek North includes enforcement of the posted rules to provide protection for wildlife, water quality, and to protect the safety and enjoyment of any person visiting these facilities. The following sections describe key elements for management of the site.

## **3.1 INCIDENT ACTION PLAN**

An incident action plan has been developed for this site (Appendix C, Map 5).

## **3.2 SPECIAL USE PERMITS**

Special use permits (SUPs) are required for certain regulated and non-traditional uses of Metro's parks and natural areas to ensure public health and safety and to protect natural resources, properties and facilities.<sup>1</sup>

Current and historical SUPs for this site can be found in Terramet in the Site Documents section of the Clear Creek North Docs & Agreements page. Some typically recurring SUPs for this site are:

- Springwater Environmental School – educational field trips and related activities.
- Institute of Applied Ecology – seed collection.

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<sup>1</sup> More information regarding policies, guidelines, and applications can be found at [www.oregonmetro.gov/specialuse](http://www.oregonmetro.gov/specialuse).

### **3.3 DEED RESTRICTIONS, EASEMENTS AND OTHER SITE AGREEMENTS**

The acquisition of a property under the Natural Area Program may sometimes include deed restrictions that place limitations on the use of the land. Deed restrictions can include restrictions on tree cutting, establish landscaping requirements, or establish road maintenance fees. Acquisitions may also include easements that entitle the holder to certain uses or rights on the property. Easements can include utility easements, easements of access, and conservation easements. Metro may enter into other voluntary agreements including intergovernmental agreements (IGAs) with other agencies and management agreements with non-governmental organizations.

Existing deed restrictions, easements and other site agreements include:

#### **Aus Farms Ltd (P12.007)**

- Deed granted from the Aus family to the Danielson family conveying tax lot 300 (west of Parcel II) for the right to use the waters of Hattan Creek, a tributary of Clear Creek, for irrigation purposes. It is the intent of this conveyance to release the reservation of the right to use Hattan Road for access to grantor's remaining property. This indicated that Aus Farm does not have an easement to Hattan Road over tax lot 300. Recorded 8/30/1976.
- Deed granted from the Aus family to Aus Farm Ltd. conveying the property excepting and reserving to the grantors, their successors and assigns, an exclusive permanent easement appurtenant 5 feet in width and 650 feet in length over and across the property, commencing at Clear Creek. Thence in an easterly direction parallel to the existing telephone company easement. Said easement is to be used for a water line and a water holding tanks, and the maintenance, repair and replacement thereof. Recorded 10/15/1984.
- Telephone easement; location and grantor/grantee is unspecified. Recorded 10/15/1984.

#### **Rumgay (P12.021)**

- Roadway easement and maintenance agreement between Logan Pleasant View Cemetery Association, Inc. and Dale Neffendorf, Dianne Neffendorf, James Rumgay, Matthew Rumgay and Judith Chamber. Grantor grants to each party an easement across a portion of the real property for purposes of ingress and egress, which easement shall also set forth the maintenance obligations regarding the easement.
- Roadway easement granted from Rumgays (same one as above) to Metro. They grant Easement Area A and Easement Area B. With Easement Area B, Metro will be locating an access driveway to connect to Easement Area A that will provide a minimum of 20 feet of horizontal clearance. Logan Pleasant View Cemetery Association cannot block or obstruct the access driveway serving Metro property.
  - Easement Area A: a non-exclusive permanent and perpetual easement and right of way for roadway purposes, with right to enter upon the land of Logan Pleasant View Cemetery Association to grade, level, fill, pave, build, maintain, repair and rebuild a road or driveway together with such bridges, culverts, ramps and cuts as may be necessary, over and across the ground embraced within the right of way hereinafter described. The



easement right of way hereby granted shall be a strip of land 20 feet in width across the above-described premises.

- Easement Area B: same as above, except it is a strip of land approximately 20 feet in width by 215 feet in length, located at the west end and north of the access road in Easement Area A. Logan Pleasant View Cemetery Association will retain ownership and use rights over the remaining Easement Area B.

For more detailed information on any of the above agreements, please refer to the Terramet acquisition pages or the legal acquisition hard copy files for the properties that make up this site.

### **3.4 RESIDENTIAL OR AGRICULTURAL LEASE AGREEMENTS**

Some Metro Natural Areas include a residence or multiple residences on the site. If and when it is decided to rent out a residence, a rental agreement is developed by Metro. This agreement describes the lease terms, any rental restrictions, and acceptable uses of the lease area. In some cases the lease area is delineated on the ground by installation of markers such as Carsonite posts, t-posts, or fencing. Some standard lease terms include a month to month term, pet restrictions, no hunting, and no commercial activities.

Metro may enter into agricultural lease agreements when the acquisition comes with an existing agricultural lease, farming fulfills management goals, or the preservation of available agricultural land and historic farming practices is desired. The agricultural lease delineates the boundaries of the farmed area and can include specific requirements including crop planted, herbicides used, and equipment used.

Existing lease agreements (Map 6) include:

#### **Agricultural**

- Aus Farms Ltd – Agricultural lease (contract 934072, map 6) is leased to Aus Farms (Aaron Lucas), effective 1/1/2016 and auto-renewing annually unless a qualifying reason to terminate is provided by Metro to tenant with a 90-day notice, or a 30-day notice is provided to Metro by tenant for any reason. In lieu of rent, tenant shall hay the field and keep the leased area free of invasive weeds.

For more detailed information on any of the above leases, please refer to the Agreements section of the Terramet site page for Clear Creek North or the Leases tab of the Terramet Administration Agreements page.

## **MAPS**

**Map 1** – Vicinity

**Map 2** – Site

**Map 3** – Current cover

**Map 4** – Site infrastructure

**Map 5** – Incident action plan

**Map 6** – Agricultural lease

**Map 7** – Ownership

## **APPENDICES**

**Appendix A** – Stewardship actions

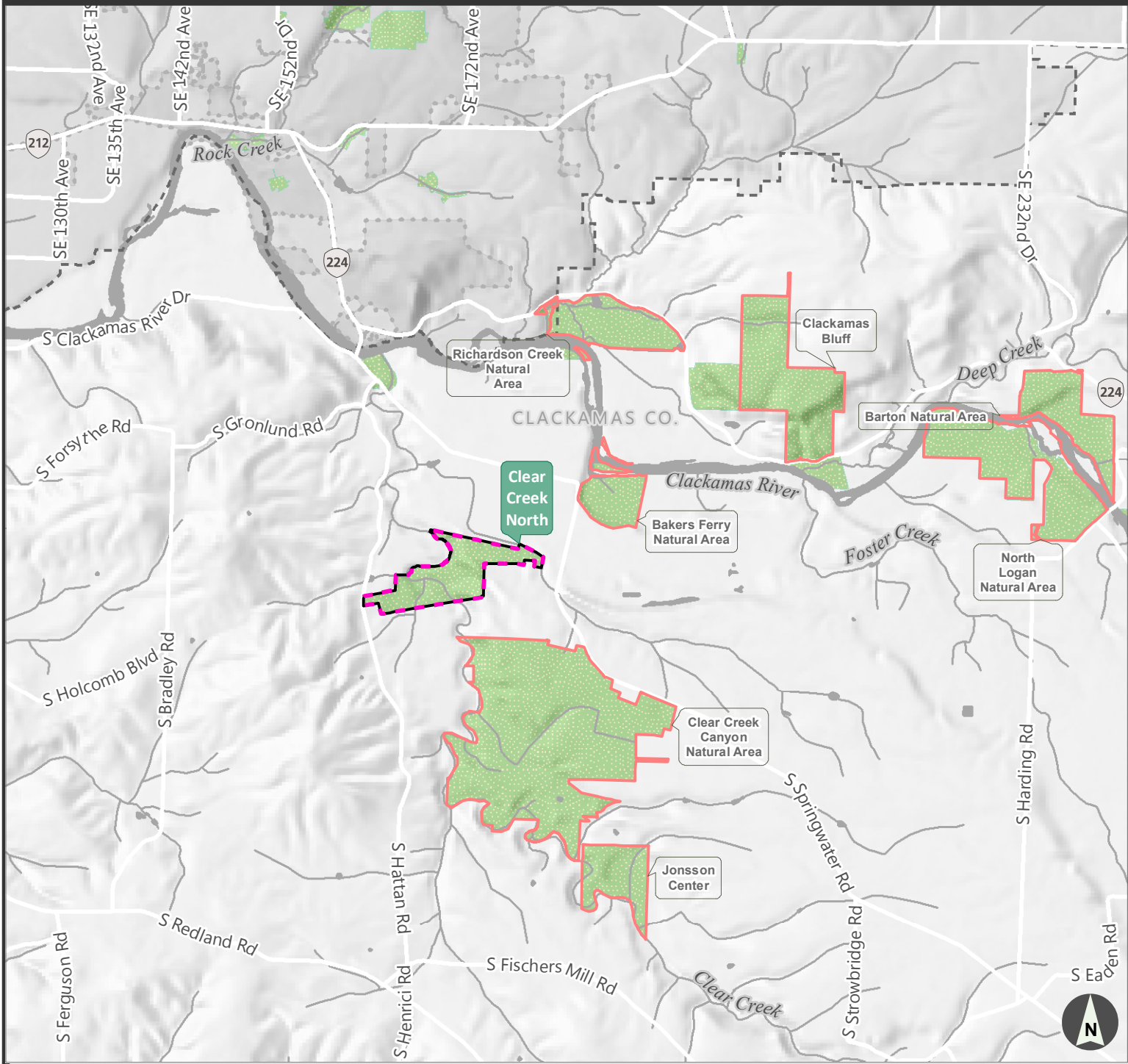
A-1 Summary of stewardship actions




A-2 Budget for stewardship actions

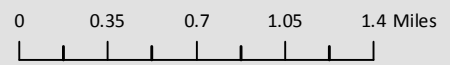
**Appendix B** – Invasive species

**Appendix C** – Incident action plan

# Vicinity map

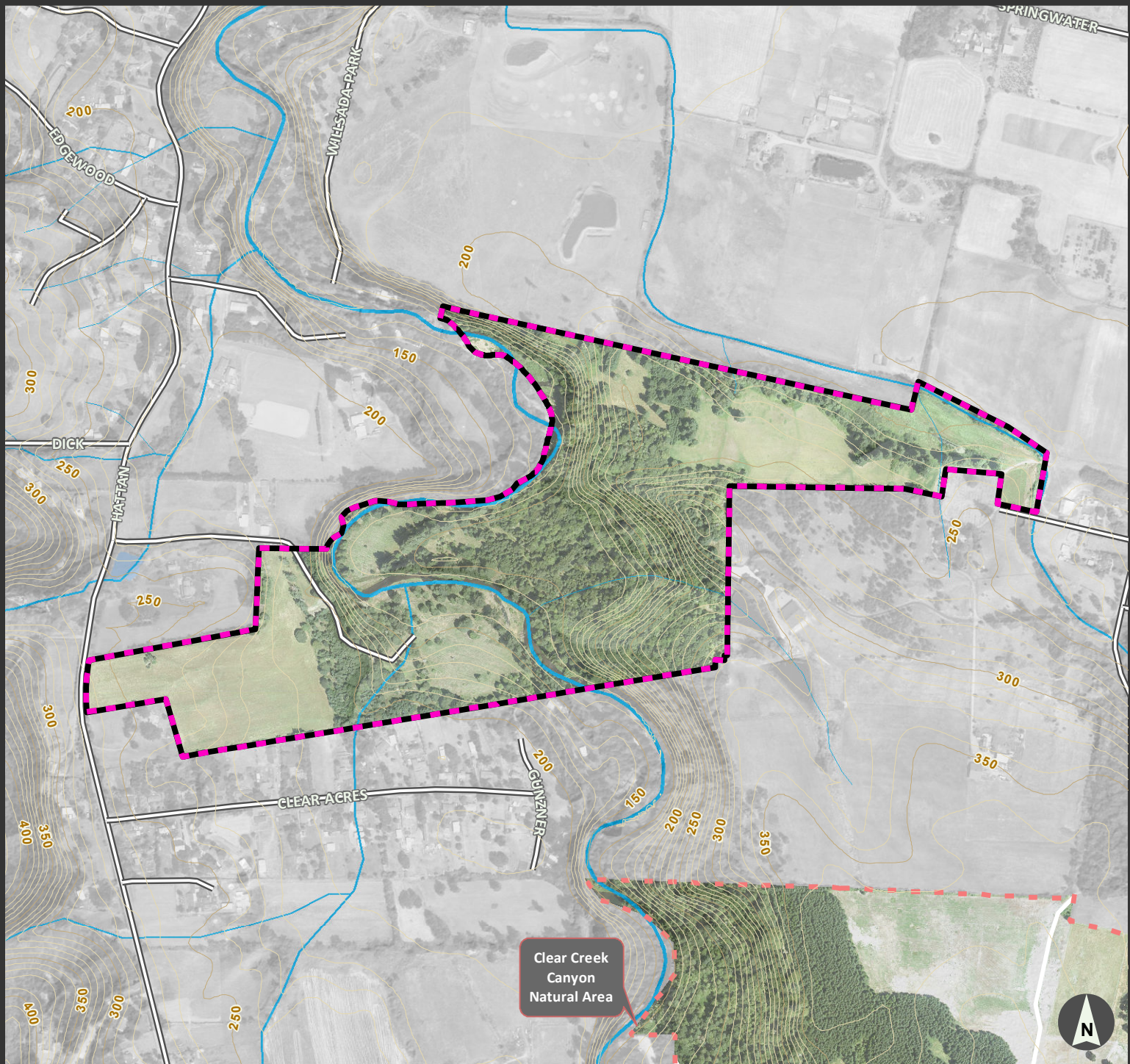











-  Clear Creek North
-  Other Metro sites
-  Parks and/or Natural Areas

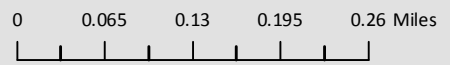


# Clear Creek North

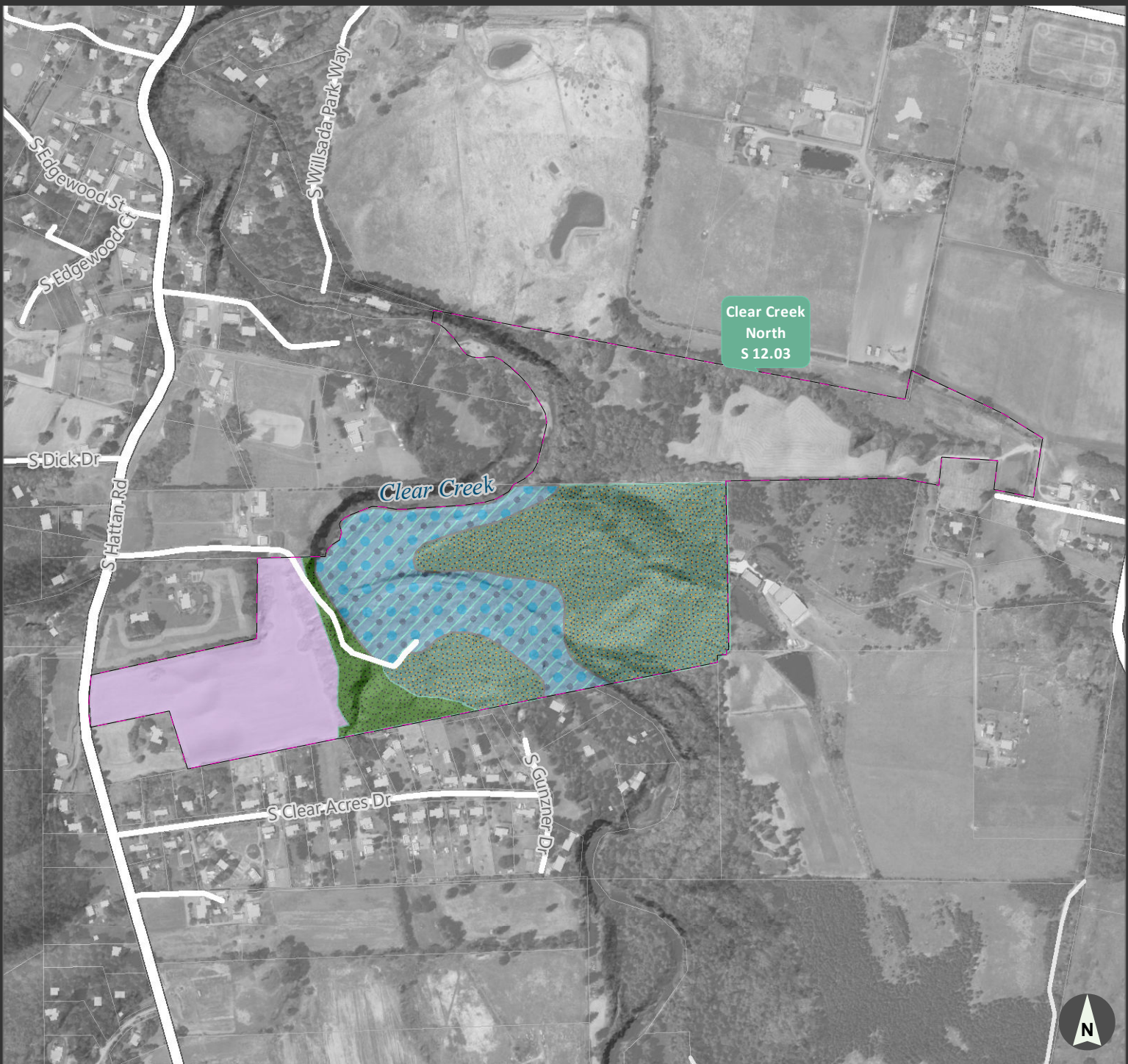
# Site map








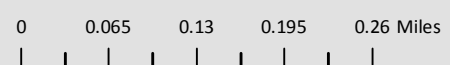
-  Clear Creek North
-  other Metro managed site
-  10 ft contour
-  50 ft contour
-  other (unmaintained or historic)
-  paved/driveway
-  dirt/gravel
-  ATV only
-  4x4 /dry season



# Current cover map



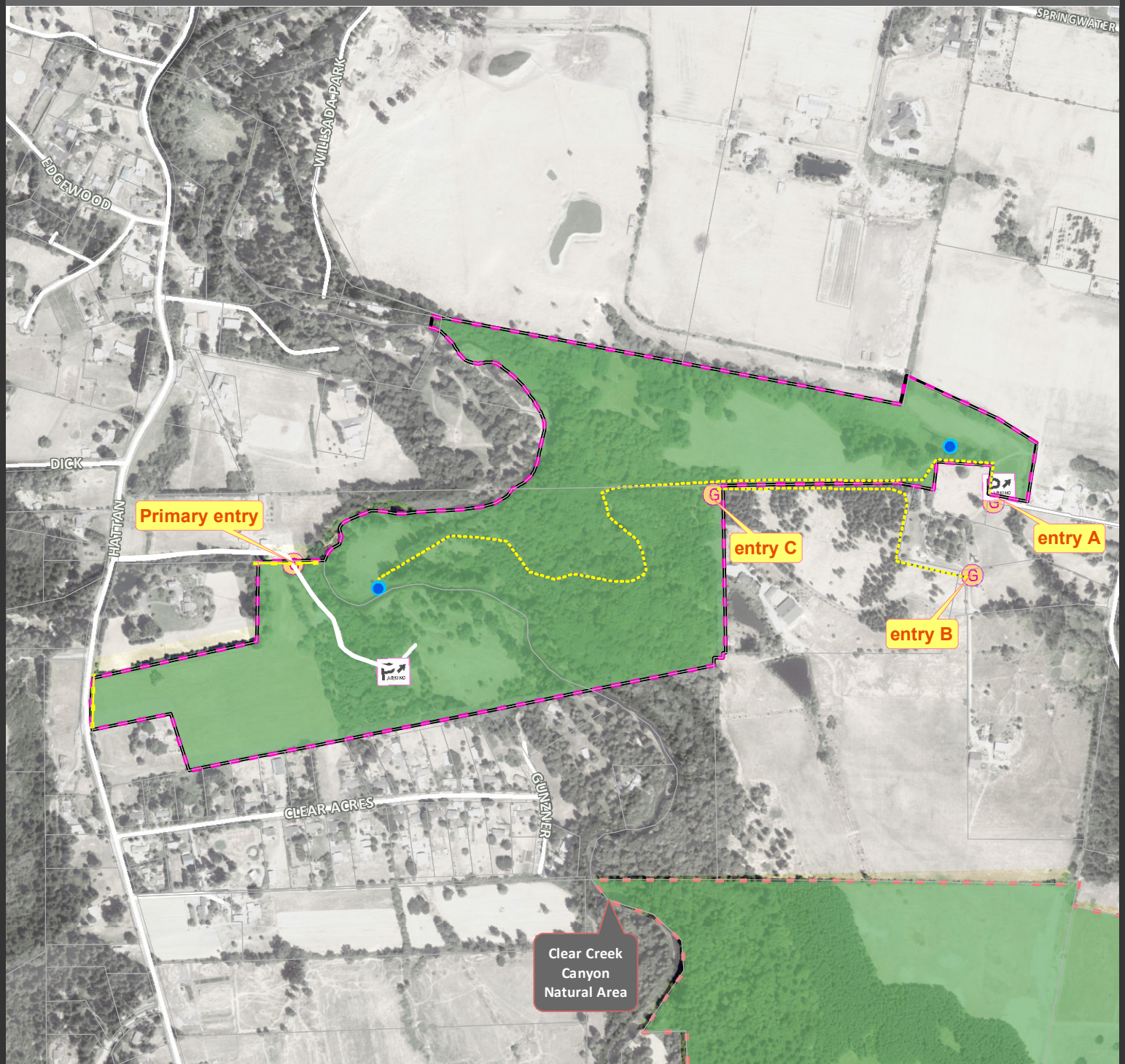
-  Clear Creek North site
-  Agriculture
-  Riparian forest
-  Upland forest - coniferous
-  Upland forest - mixed





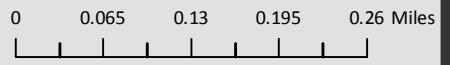
Featured site

## Clear Creek North

# Site infrastructure map



|  |  |  |
|--|--|--|
|  Featured site             |  Road network on site |  staging area |
|  other Metro site Labels   |  dirt/gravel          |  gate         |
|  Parks and or Natural Area |  ATV only             |  water source |
|  |  |  Fence      |

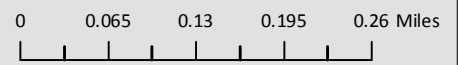


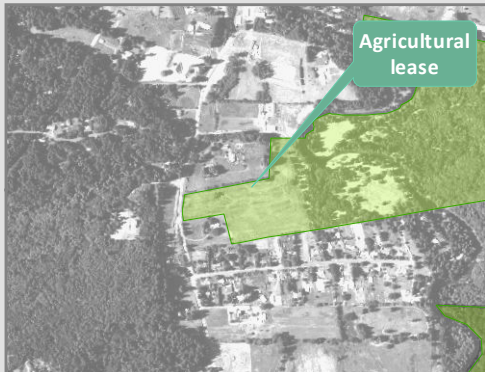
# Fire Incident Action Plan

primary entrance: approx 15904 S Hattan Rd., Oregon City, OR 97045




- |                           |                |              |
|---------------------------|----------------|--------------|
| Featured site             | Roads          | Fence        |
| Other Metro site Labels   | ATV only       | staging area |
| Parks and or Natural Area | dirt/gravel    | gate         |
| Structures                | Fire districts | water source |



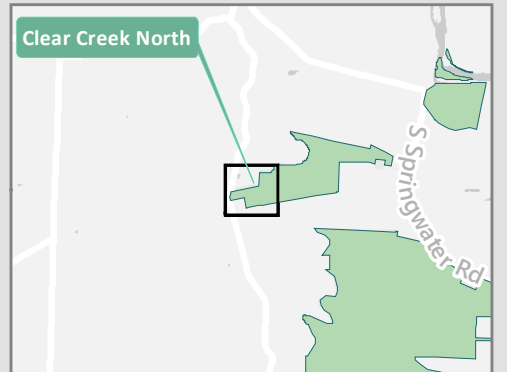


**Legend**

-  Lease area
-  Metro site

 1 inch = 208 feet

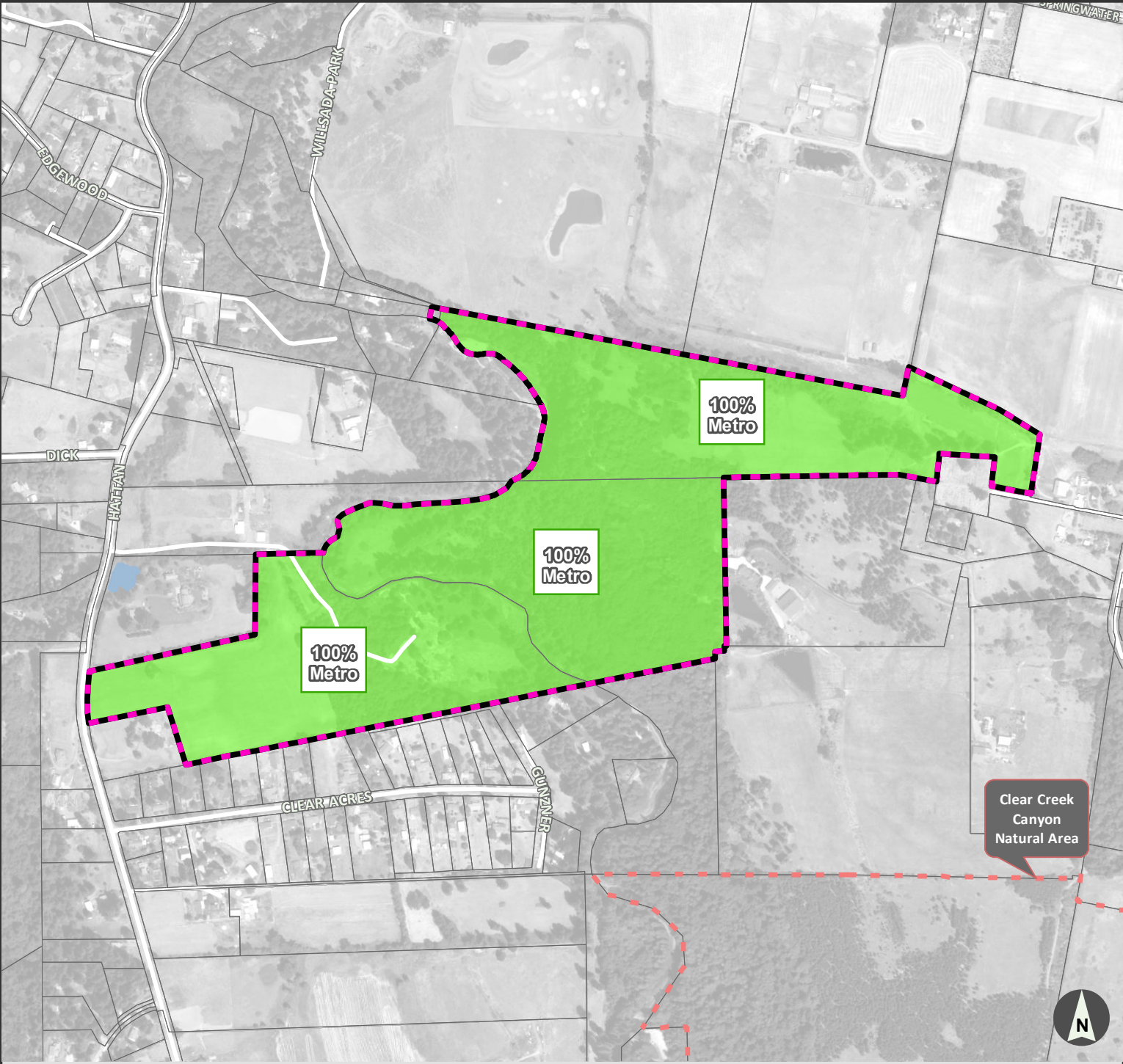
0 150







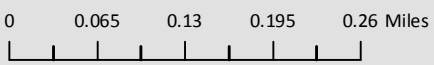
## Clear Creek North



# Ownership map



-  Clear Creek North
-  other Metro managed site
-  Taxlot
-  Metro owned taxlot



## APPENDIX A-1

### CLEAR CREEK NORTH SUMMARY OF STEWARDSHIP ACTIONS

#### Stewardship actions planned for the next five to ten years at Clear Creek North.

*(Estimated costs and potential additional actions that could take place, depending on time and resources, are in Appendix A-2)*

| PROJECT TYPE                           | DESCRIPTION  | TIMING/FREQUENCY | COMPLETED BY  |
|--|--|------------------|---|
| <b>SITE MONITORING</b>                 |  |                  |   |
| Other monitoring – site walk           | Regular site walks to monitor for unauthorized access, encroachments, dumping, and other illegal activities. | Quarterly        | Natural Resource Specialist/Technician and Natural Areas Ranger |
| Vegetation monitoring – invasive weeds | Site walks to monitor invasive species growth and areas of future eradication.                               | Spring/Fall      | Natural Resource Specialist/Technician                          |
| <b>VEGETATION MANAGEMENT</b>           |  |                  |   |
| Invasive control                       | Invasive weed control of priority invasive species of concern.   | Ongoing          | Natural Resource Specialist/Technician                          |
| <b>ACCESS AND INFRASTRUCTURE</b>       |  |                  |   |
| Fence/gate                             | Fence removal and gate installation.   | Spring/Summer    | Natural Resource Specialist/Technician                          |
| Culvert                                | Inspect and clean culverts and drainage ditches.   | Fall/annual      | Natural Resource Specialist/Technician                          |
| Signage                                | Inspect, clean, and replace signage, as needed. Including at entry points.                                   | Spring/annual    | Natural Resource Specialist/Technician                          |
| <b>WATER RESOURCES</b>                 |  |                  |   |
| N/A                                    | N/A  | N/A              | N/A   |
| <b>WILDLIFE HABITAT</b>                |  |                  |   |
| N/A                                    | N/A  | N/A              | N/A   |

**APPENDIX A-2**

**CLEAR CREEK NORTH BUDGET TABLE**

**10-year budget for stewardship actions**

| UNIT/AREA           | MAINTENANCE CATEGORY     | PROJECT TYPE             | DESCRIPTION OF TASKS   | HABITAT TYPE OR CONSERVATION TARGET | TIMING/FREQUENCY | PRIORITY | COST BY FISCAL YEAR |                     |                     |                     |                     |                     |                     |             |             |             |
|---------------------|--------------------------|--------------------------|--|-------------------------------------|------------------|----------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|-------------|-------------|-------------|
|                     |                          |                          |  |                                     |                  |          | FY22                | FY23                | FY24                | FY25                | FY26                | FY27                | FY28                | FY29        | FY30        | FY31        |
| Riparian/<br>upland | Vegetation<br>management | Vegetation<br>management | Invasive weed control of priority species of concern. Preparation, planting, and maintenance of native trees and shrubs. Establishment of native riparian and upland vegetation. | Riparian/<br>upland                 | Ongoing          | High     | \$ 90,500.00        | \$ 50,500.00        | \$ 29,000.00        | \$ 26,000.00        | \$ 24,000.00        | \$ 21,000.00        | \$ 21,000.00        | \$ -        | \$ -        | \$ -        |
| <b>Totals</b>       |                          |                          |  |                                     |                  |          | <b>\$ 90,500.00</b> | <b>\$ 50,500.00</b> | <b>\$ 29,000.00</b> | <b>\$ 26,000.00</b> | <b>\$ 24,000.00</b> | <b>\$ 21,000.00</b> | <b>\$ 21,000.00</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> |

## APPENDIX B

### CLEAR CREEK NORTH INVASIVE SPECIES

The table below summarizes a preliminary list of invasive plants in all or parts of Clear Creek North, including focus areas and timing for control if needed. The list is compiled from the data collected during the 2014 weed mapping project, and reviewed and updated by the Natural Areas Land Management team. A list of noxious weeds for Oregon, including descriptions and photos, can be found at: [www.oregon.gov/ODA/PLANT/WEEDS/statelist2.shtml](http://www.oregon.gov/ODA/PLANT/WEEDS/statelist2.shtml).

#### Working list of priority non-native species at Clear Creek North (EDRR species are bolded in red)

| GENUS                      | SPECIES                   | COMMON NAME             | FOCUS AREA FOR DETECTION/CONTROL | CONTROL TIMING |
|----------------------------|---------------------------|-------------------------|----------------------------------|----------------|
| <i>Arctium</i>             | <i>minus</i>              | lesser burdock          | Site wide                        | Spring/Fall    |
| <b><i>Brachypodium</i></b> | <b><i>sylvaticum</i></b>  | <b>false-brome</b>      | Site wide                        | Spring/Fall    |
| <i>Calystegia</i>          | <i>sepium</i>             | hedge bindweed          | Riparian                         | Summer/Fall    |
| <b><i>Centaurea</i></b>    | <b><i>pratensis</i></b>   | <b>knapweed: meadow</b> | Upland                           | Late Spring    |
| <i>Cirsium</i>             | <i>arvense</i>            | thistle: Canada         | Site wide                        | Spring         |
| <i>Cirsium</i>             | <i>vulgare</i>            | thistle: bull           | Site wide                        | Spring         |
| <i>Conium</i>              | <i>maculatum</i>          | poison hemlock          | Upland                           | Spring         |
| <i>Convolvulus</i>         | <i>arvensis</i>           | field bindweed          | Riparian                         | Summer/Fall    |
| <i>Crataegus</i>           | sp                        | Hawthorn (not specific) | Upland                           | Fall/Winter    |
| <i>Cytisus</i>             | <i>scoparius</i>          | Scots broom             | Site wide                        | Spring         |
| <i>Digitalis</i>           | <i>purpurea</i>           | purple foxglove         | Site wide                        | Spring         |
| <i>Dipsacus</i>            | <i>fullonum</i>           | teasel                  | Site wide                        | Spring         |
| <i>Geranium</i>            | <i>lucidum</i>            | geranium: shining       | Site wide                        | Spring         |
| <i>Geranium</i>            | <i>robertianum</i>        | geranium: herb Robert   | Site wide                        | Spring         |
| <i>Hedera</i>              | sp                        | ivy                     | Upland                           | Winter         |
| <i>Hesperis</i>            | <i>matronalis</i>         | dames rocket            | Riparian                         | Spring         |
| <i>Hyacinthoides</i>       | <i>non_scripta</i>        | English blue bells      | Riparian                         | Spring         |
| <b><i>Hypericum</i></b>    | <b><i>androsaemum</i></b> | <b>tutsan</b>           | Riparian                         | Fall           |
| <i>Ilex</i>                | <i>aquifolium</i>         | holly (English)         | Site wide                        | Fall           |
| <b><i>Lamiastrum</i></b>   | <b><i>galeobdolon</i></b> | <b>yellow archangel</b> | Riparian                         | Spring         |
| <i>Melissa</i>             | <i>officinalis</i>        | common balm             | Site wide                        | Spring         |
| <i>Narcissus</i>           | sp                        | daffodil                | Upland & Riparian                | Spring         |
| <i>Phalaris</i>            | <i>arundinacea</i>        | reed canarygrass        | Riparian                         | Spring/Fall    |
| <b><i>Polygonum</i></b>    | <b>sp</b>                 | <b>knotweed</b>         | Riparian                         | Summer         |
| <i>Prunus</i>              | <i>avium</i>              | sweet cherry            | Site wide                        | Fall           |
| <i>Rosa</i>                | <i>multiflora</i>         | multiflora rose         | Riparian                         | Fall           |
| <i>Rubus</i>               | <i>bifrons</i>            | blackberry: Himalayan   | Site wide                        | Fall           |

| <b>GENUS</b>   | <b>SPECIES</b>     | <b>COMMON NAME</b>     | <b>FOCUS AREA FOR<br/>DETECTION/CONTROL</b> | <b>CONTROL TIMING</b> |
|----------------|--------------------|------------------------|---|-----------------------|
| <i>Rubus</i>   | <i>lacinatedus</i> | blackberry: evergreen  | Site wide                                   | Fall                  |
| <i>Senecio</i> | <i>jacobaea</i>    | tansy ragwort          | Site wide                                   | Spring/Fall           |
| <i>Solanum</i> | <i>dulcamara</i>   | bittersweet nightshade | Riparian                                    | Spring                |
| <i>Torilis</i> | <i>japonica</i>    | erect hedge parsley    | Site wide                                   | Spring                |
| <i>Vinca</i>   | <i>minor</i>       | vinca: minor           | Upland                                      | Fall/Winter           |

## APPENDIX C

### INCIDENT ACTION PLAN

#### CLEAR CREEK NORTH

##### Address/access points

Address:

- Approx. 15904 S. Hattan Rd, Oregon City, OR 97045

Primary access (graveled road):

- Approx. 15904 S. Hattan Rd, Oregon City, OR 97045
- Latitude: 45.3754458900; Longitude: -122.4918384000
- Gate – Metro A lock with chain and combo lock 3367; no Knox box or fire district lock.

Entry A (gravel to dirt road):

- Approx. 15901 S. Springwater Rd, Oregon City, OR 97045
- Latitude: 45.376293; Longitude: -122.477215
- Gate – Metro A lock with chain; no Knox box or fire district lock.

Entry B (easement on dirt road):

- Approx. 15921 S. Springwater Rd. Oregon City, OR 97045
- Latitude: 45.375091; Longitude: -122.477803
- Gate 1 – No Metro lock, easement access; no Knox box or fire district lock.
- Gate 2 – Metro A lock; no Knox box or fire district lock.

Entry C (easement on dirt road):

- Approx. 15921 S. Springwater Rd. Oregon City, OR 97045
- Latitude: 45.375091; Longitude: -122.477803
- Gate 1 – No Metro lock, easement access; no Knox box or fire district lock.
- Gate 2 – Metro A lock; no Knox box or fire district lock.

##### Location

All accesses

- T2S R3E S19

##### Acreage

68.80

## Structures

There are no structures on site.

## Water sources and staging areas

Clear Creek can be accessed from the primary access off Hattan Road. The creek is approximately 350 feet from the parking area. Shallow ponds could serve as a water draw location and can be accessed from the secondary access.

## Sensitive habitat

See the SCP for details.

## Contact information\*

### Metro Conservation Program

|   |                     |
|---|---------------------|
| Justin Takkunen, Natural Areas Land Manager   | 503-964-2386 (cell) |
| Kristina Prosser, Natural Resource Specialist | 971-678-4121 (cell) |
| Chris Hagel, Natural Resource Specialist Lead | 971-242-9835 (cell) |
| Brian Vaughn, Natural Resource Scientist      | 503-830-8719 (cell) |
| Carrie Belding, Communications Coordinator    | 971-940-9562 (cell) |

### Sheriff/police department

|                            |              |
|----------------------------|--------------|
| Emergency                  | 911          |
| Police Dept, non-emergency | 503-655-8211 |

### Local fire department

|                            |                      |
|----------------------------|----------------------|
| Clackamas Fire District #1 | Unclear what station |
|----------------------------|----------------------|

### Tenants

#### *Agricultural Lease*

|               |              |
|---------------|--------------|
| Aus Farms Ltd | 503-631-3367 |
| Aaron Lucas   |              |

Mailing Address: 17135 S. Hattan Rd, Oregon City, OR 97045

*\*Please see Terramet for most up to date contact information.*