WWMP Project Application for FY 2023 Funding

SECTION I - General Project Information

A. Project and Applicant Information

Project Name: Skyview Forest		
Total Project Acreage: 2255.00	**Type of Acquisition:** Fee Title	**Total Funding Request** $18,353,862
Township: 2N	**Range:** 2W	**Sections:** 1, 2, 3, 10, 11, 12, 15
Latitude and Longitude: 45.67893, -122.88534		
Tax Lot Number(s): R972030060		
County: Multnomah	**Nearest City:** Scappoose	
Subwatershed Name: Willamette River-Frontal Columbia River - Columbia Slough		

Applicant	
Name: The Trust for Public Land	**Contact:** Kristin Kovalik
Phone: (541) 668-4390	**Fax:**
Address: 5 SW Colorado Avenue, Suite 100 Bend, OR 97702	
Mailing Address: 5 SW Colorado Avenue, Suite 100 Bend, OR 97702	
Email: kristin.kovalik@tpl.org	
Website: tpl.org	
Applicant Organization Type: Non-Profit	
Proposed Holder of Fee Title or Conservation Easement	
Name: West Multnomah Soil & Water Conservation District	**Contact:** Jim Cathcart
Phone: (503) 238-4775	**Fax:**
Address: 2701 NW Vaughn Street, Suite 450 Portland, OR 97210	
Mailing Address: 2701 NW Vaughn Street, Suite 450 Portland, OR 97210	
Email: Jim@wmswcd.org	

B. Description

1. Provide a summary description of the subject property that includes the location, its historical and current uses, general habitat types and their current condition, and general landscape features.

The 2,255-acre Skyview Forest property is within the rural to urban transition zone of Multnomah County along the Tualatin Mountain range near Sauvie Island. Historically, the property's ridge may have been a territory boundary between the Multnomah Chinook peoples and the Tualatin Kalapuya peoples, both of which are part of the Confederated Tribes of the Grand Ronde. The property is near the culturally significant areas of Sauvie Island and its adjacent wetlands, making it likely to hold cultural significance to the Tribe today. Previously owned by Longview Timberlands LLC, and now by Weyerhaeuser, the property has been used for industrial timber harvesting for decades.

The property consists of moderate to steeply sloping terrain ranging in elevations from 280' to 1,500'. Power is available along Skyline Blvd. to the west as well as Hwy-30 to the east of the tract. All subject tax lots are zoned Commercial Forestry Use, CFU1 or CFU2, by Multnomah County. A study of the Legal Lots of Record on the subject's tract has concluded eight lots with residential development as the highest and best use (HBU).

Four onsite creeks drain to the Multnomah Channel near the confluence of the Willamette and Columbia Rivers. A majority of the property, 1,926 acres, is Douglas fir forest cover of various ages, including healthy riparian areas with native plants and low invasive species, as well as scattered remnant oak trees. Outside of these Douglas fir forests, 297 acres is open softwood/deciduous habitat.

These forests and riparian areas provide habitat for Northern red-legged frog, Olive-sided flycatcher, Willow flycatcher, Yellow-breasted chat, Long-legged myotis, and Columbian white-tailed deer, which are strategy species according to Oregon Department of Fish and Wildlife's Oregon Conservation Strategy.

2. Describe the overall vision for the property, including the purpose and goals for acquiring the site, a summary of the conservation need, habitat objectives, and management strategy for the property. Please refer to maps as necessary, including a general location map as well as an aerial photo map delineating the general features.

The overall vision for the property is a healthy and diverse landscape with early seral forests, late successional conifer forests, oak woodlands, and high-quality riparian areas. The forest will be actively managed for wildlife habitat by the West Multnomah Soil & Water Conservation District (WMSWCD) and in close consultation with the Confederated Tribes of the Grand Ronde. WMSWCD has toured the site with tribal members, who indicated a likelihood of cultural significance and expressed enthusiasm for future management partnership opportunities.

The project's purpose and goal is to shift 2,255 acres of forestland at the junction of the Forest Park and Sauvie Island-Scappoose Conservation Opportunity Areas from industrial timber management into habitat management. Goals for the desired future conditions will be developed for the management plan, but will likely be:

- 400 acres of early seral forests for future use by strategy species, Silver-haired bat, and Chipping sparrow, among others
- 375 acres of late successional/mature forests for continued use by Long-legged myotis, Olive-sided flycatcher, and pileated woodpecker.
- 125 acres of mature riparian habitat with high water quality for continued use by Northern red-legged frog, Mountain quail, Willow Flycatcher, and Yellow-breasted chat, and future use by Purple Martin,
- 400 acres of diverse mixed hardwood-conifer forest
- 400 acres of medium aged complex Douglas-fir-western Hemlock forests ,
- 400 acres of mature complex Douglas-fir-western Hemlock forests, and
- 100 acres of oak woodlands, with acreage to be confirmed by aspect and soil screening where legacy oak trees exist.

Attached is a draft map showing potential locations of these desired future conditions, though final acreages and locations are subject to change with the development of the management plan.

During the development of the management plant, WMSWCD and the Tribe will conduct consultations and surveys to ground truth and seek guidance from partners to help shape management practices.

The property would be publicly accessible for recreation compatible with wildlife habitat conservation, including birding, hiking, and environmental education programs. WMSWCD will seek partnerships to host environmental education programs for youth and adults onsite. The Trust for Public Land has an emerging partnership with Wild Diversity, which serves Black, indigenous, people of color, and LGBTQ+ communities. WMSWCD is also exploring partnerships with Oregon Hunters Association for access for restricted seasonal hunting opportunities for Veterans, youth, and other user groups that traditionally have not had access to hunting opportunity, though the Tribe will be consulted.

Most of the property is within the Oregon Conservation Strategy Forest Park Conservation Opportunity Area, with the remainder in the Sauvie Island-Scappoose Conservation Opportunity Area. Restoring these habitat types fulfills recommended conservation actions for both areas. It also complements an existing network of locally-owned protected areas and prevents residential development in the urban/rural transition zone and Wildfire Urban Interface just 17 miles from Portland.

3. Has this project or any portion of it been previously submitted to another funding entity or the WWMP in the past?

Yes

4. If yes, briefly explain any differences between this application and the previous application, and why the changes were made.

In 2020, The Trust for Public Land submitted a pre-proposal to the Oregon Department of Forestry for the Forest Legacy Program. The project did not advance beyond the pre-proposal stage due to restrictions on the number of projects states can submit, so it was not considered by the US Forest Service National Review Committee.

At the time of the FLP application, the long-term owner/steward and management strategy had not been adequately determined due to the need for additional conversations and information. In the past year, the ownership question has been answered and the management strategy has been thoroughly discussed.

5. Provide a list of project partners and their anticipated role in the project.

Partner	Role
Confederate Tribes of Grand Ronde	partner for consultation and management
Other: West Multnomah Soil & Water Conservation District	long-term owner and manager

C. Budget

Please detail the anticipated costs associated with your project in the following tables. The first table should include costs allowed by the WWMP, including acquisition costs, limited due diligence costs, and stewardship costs. Only WWMP allowed costs may be considered as match.* Note: The stewardship costs listed in the first table should not exceed the allowed $78/acre amount as described in the Program Administration Manual Appendix D. Stewardship costs above the allowed amount may be described in the Additional Project Costs table below. * Please consult the WWMP Program Administration Manual for costs allowed by the WWMP.

WWMP Allowed Budget Items	WWMP Request ($)	In kind or match fund amount ($)	Source of in kind or matching funds	Secured?	Notes
Acquisition or Conservation Easement Costs	$16,000,000	$0			Appraised fair market value
Due Diligence (itemize below)					
Title Search	$0	$250	The Trust for Public Land	Yes	Completed
Property Boundary Survey	$0	$15,000	The Trust for Public Land	Yes	
Yellow-book Appraisal	$0	$15,000	The Trust for Public Land	Yes	
Closing costs (as allowed and described in the PAM)	$0	$4,000	The Trust for Public Land	Yes	
Minerals Report (if required by BPA)	$0	$0			Minerals are not severed
Stewardship costs (debris removal, fence repair, access management, etc.) up to the allowed $78/acre amount	$2,353,862	$100,000	West Multnomah Soil & Water Conservation District	No	In kind is $100,000 annually for years 1-10; stewardship request from WWMP is $50/acre
TOTAL	$18,353,862				

The WWMP recognizes that project sponsors bear additional costs associated with completing projects that are not considered allowed costs through the WWMP. Please describe known additional project costs below.

Additional Project Costs	Funding Amount ($)	Source of other funds	Secured?	Notes
Sponsor staff time	$115,000	The Trust for Public Land	Yes	
Partner staff time	$50,000		No	
Legal fees	$10,000	The Trust for Public Land	Yes	
Management plan development	$20,000	The Trust for Public Land	Yes	
Stewardship costs above the allowed $78/acre amount	$0		No	
Restoration	$0		No	
Baseline development	$15,000	The Trust for Public Land	Yes	
1) Other	$0		No	
2) Other	$0		No	
3) Other	$0		No	
4) Other	$0		No	
TOTAL:	$210,000			

1. Additional Budget Information

SECTION II – Property and Acquisition Information

A. Realty Information

1. Provide the name and address of the current owner of the property for which the fee title acquisition or conservation easement is proposed and if there are any contractually agreed upon prices for the property(ies).

Landowner Name	Address	Contracted	Contract Expiration Date	Price(*Anticipated if Not Contracted)
Weyerhaeuser Company	220 Occidental Ave. S, Seattle, WA 98104	Yes	12/01/2022	$16,000,000.00

2. What is the current ownership (e.g. LLC, family trust, etc.) of the property? Are there multiple owners? Explain.

Weyerhaeuser Co. is the sole owner.

3. What is the status of the property and the purchase process? Has the landowner been approached? Is the property already under negotiation? Is the property listed on the open market? Explain.

The landowner has signed an option agreement with The Trust for Public Land and agreed to the purchase price based on the USPAP appraisal dated February 2020. As such, the property is not currently listed on the open market.

4. Basis for anticipated price (for example, a yellow book appraisal, or an estimate based on recent comparable sales or best professional judgment). If the property is currently priced above the suggested yellow book appraisal maximum dollar per acre, please explain why.

The anticipated purchase price is based on a USPAP appraisal completed in Feb 2020 by Romanaggi Valuation Services LLC. The property is not priced above the suggested yellow book appraisal maximum per acre.

5. Water rights. Are there water rights associated with the property?

No

6. Is the property located within the jurisdiction of an irrigation district?

No

7. Mineral rights. Are there mineral rights associated with the property?

Yes

a. If yes, who owns the mineral rights, and what are these rights (refer to the title for this information)? What actions are planned to extinguish those rights, and has this process begun?

Weyerhaeuser owns the surface minerals and oil and gas rights. The rights will transfer to the new owner at closing.

8. Describe any easements, use agreements, agricultural leases, rental agreements, oil and gas leases, etc. Describe in detail how these easements or agreements will be expunged and/or addressed. Does anyone use the property, with or without formal agreement – i.e., firewood cutting, grazing, forest product gathering? Explain. Are BPA-funded relocation costs anticipated as part of the acquisition?

The property contains easements for roads, utilities, ingress and egress, as well as transmission and power lines. Weyerhaeuser has a recreation lease with the Northwest Trails Alliance for trails on this property and the adjacent property (a future phase of the project). The lease will expire in June 2022. Relocation costs are not anticipated.

9. Provide a description of all existing structures on the property, including potential residences, roads, fences and other man-made structures, and a map illustrating the locations.

The property contains logging roads and power lines, but no residences or other structures.

a. If a potential residential structure (either habitable or non-habitable) will be included in the acquisition, explain why. If it is to be retained, include a description of how the residential structure will be used. How will residential structure maintenance and/or improvements be funded? If the residential structure will be acquired and then removed, how will that removal be funded?

N/A

b. If a potential residential structure will not be acquired, what are the possible consequences of not acquiring it? For example, how might conservation values or management activities on the subject property be affected by not owning the residence? Can the program negotiate any restrictions on the use of the residential structure even if the program does not acquire it?

N/A

c. For all other structures that are not potential residences, include a description of how these structures will be used. How will structure maintenance and/or improvements be funded? If the structure will be acquired and then removed, how will that removal be funded?

Logging roads will be decommissioned or converted into birding and nature viewing trails. The stewardship fund will fund maintenance.

10. Does anyone live on or occupy the property besides the owner and immediate family? Explain. Is BPA-funded relocation anticipated as part of the acquisition?

No.

11. Is the property already protected, or in another process to be protected, with a conservation easement or other form of property protection, such as deed restrictions, or through programs such as Wetlands Reserve, Conservation Reserve Program, or Forest Stewardship Trust? Explain.

No.

12. Will a subdivision, partition plat, boundary adjustment, etc. be needed to complete the acquisition? Explain. Be sure to include these costs in your project budget.

No.

13. Describe the property's historical and current land use(s) and zoning, and the land use and zoning on adjacent properties.

The property has been owned and managed as an industrial forest for decades. Weyerhaeuser acquired the property in December 2013 from Longview Timberlands, LLC.

The project is zoned CFU1 or CFU2, Commercial Forestry Use by Multnomah County, as are surrounding lands. The area is a mix of rural residential, agricultural, and forest tracts.

14. Amount of property taxes paid in the prior year.

The total amount paid for the Phase 1 land to Multnomah County in the 2019/2020 tax year was $22,932.

15. Describe the anticipated effect of the project on the local property tax base. Will the property will remain on the tax rolls, or will there be an alternate source for making in-lieu-of payments.

The property will come off the tax rolls.

16. Is the property located in High Value Farmland as defined in Oregon Administrative Rule https://www.oregonlaws.org/ors/215.710?

No

17. Please indicate how many acres of hydric soils are present on the proposed property.

There are approximately 165 acres of hydric soils present on the property.

18. Describe any current and/or historical agricultural practices that have occurred on the property, including acreage in production and type of agriculture (i.e., Christmas tree farming, forestry, grass seed production, row crops, vineyard development, etc.).

The entire property has been managed as an industrial forest for timber production for decades.

19. For conservation easements only, will any unique landowner rights be withheld? Explain.

N/A

B. Project Timeline

1. Provide a timeline of anticipated project milestones and completion dates. Please add additional key milestones that will help inform reviewers on anticipated timeline.

Project Milestone	Expected Completion Date	Completed by Whom	Notes
Signed Purchase and Sale Agreement	02/25/2020	The Trust for Public Land	Signed option agreement
Yellow Book Appraisal	06/30/2022	Romanaggi Valuation Services LLC	USPAP report has been completed
Title Report	02/01/2020	The Trust for Public Land	Completed, will be updated
Development of Conservation Easement	12/31/2022	The Trust for Public Land and Bonneville Power Administration	
Anticipated Closing Date	12/31/2022	The Trust for Public Land	Option expires December 2022
Management Plan Development	12/31/2022	The Trust for Public Land	The Trust for Public Land will hire a contractor to complete the baseline and plan

SECTION III – Ecological and Cultural Considerations

The following questions will be evaluated by reviewers using the Willamette Wildlife Mitigation Program Project Selection Criteria approved by the Independent Scientific Review Panel in 2012. Please refer to the WWMP Program Administration Manual for the Project Selection Criteria. If your project involves more than one property, please include details of all properties in your responses.

A. Cultural Significance

The determination of cultural significance must be made by at least one of the three partner tribes prior to the Technical Review Team (TRT) review. Wildlife and fish projects that provide significant cultural benefits for tribal partners will get priority over projects with equal rankings that do not provide significant cultural benefits. Please note that the three tribes are individually sovereign nations whose culturally significant priorities and/or culturally significant target species may or may not overlap. Each of the tribes welcomes the opportunity to develop conversations and relationships with project sponsors. Although the assessment of cultural significance may vary from tribe to tribe, some of the base attributes that constitute a “culturally significant” project for the Tribes are:

1. The degree to which the proposed project will restore and/or protect culturally significant target species (as deemed by the reviewing tribe). Target species may include but are not limited to camas, wapato, tarweed, lamprey, deer, elk, hazel, salmon, steelhead, native trout, raptors, huckleberries.
2. The degree of active tribal involvement in the creation of the management plan, the physical hands on management of habitat and Tribal harvest of the reviewing tribe’s culturally significant target species.
3. The degree of proactive planning for the identification and protection of historic cultural presence within the proposed project site, both for inadvertently discovered artifacts and for formally planned surveys whenever earth moving activities are planned.
4. The degree of proactive planning for future protection of historic cultural resources.
5. The degree of willingness to develop, or the presence of, an access agreement with the reviewing tribe regarding the tribe’s involvement in the management and harvest of said tribe’s culturally significant target species.

ODFW will present each tribe with a package of all proposed projects. The tribes encourage project sponsors to contact each of the three partner tribes in advance of the application process to best ensure enough time for proper project consideration and potentially schedule site visits. Tribes will then have the opportunity, at their discretion, to provide a designation letter for any project. Once a proposed project has been determined as providing significant cultural benefits, the reviewing tribe’s Council or designee will provide a letter stating such to ODFW. No specific information on sensitive sites or species or the final score will be included. Only one designation letter, which can be from any of the three tribes, is required to obtain the cultural significance points. However, project sponsors and tribes are encouraged to build partnerships where appropriate and feasible.

B. Degree and Timing of Risk

1. Describe the level of risk to conservation values associated with the property. Threats may be anthropogenic (e.g., habitat conversion or development, resource extraction) or environmental (e.g., invasive species, species extirpation, loss of connectivity). Please include valid and verifiable information to support your risk evaluation, such as proposed zoning modifications, land use permits, development proposals, or scientific data. Further describe these risks relative to historic losses in the Willamette Basin. Why is a conservation easement or fee title acquisition the best tool to address the identified risks?

The property is zoned CF1 and CFU2 for Commercial Forestry Use, which permits large acreage dwellings of one homesite per 160 acres. The property has eight legal lots of record that allow housing development outright as the highest and best use. These lots would appeal to regional primary or secondary homebuyers that are seeking recreational escapes that feel remote while having convenient access to Portland, OR and Vancouver, WA.

The property is within the Portland Metropolitan Area, which has a population of 2.45 million, making it the 25th most populous in the U.S. The City of Portland has a population of 646,370 (2018), which increased by 11% over the 2010 population level. Just 17 miles or a 25-45 minute commute along Highway 30, the property's proximity and convenient access to Portland and the nearby towns of Holbrook and Scappoose make it vulnerable to development pressures caused by increasing regional growth. Both the population increases of the Portland Metro Area and Multnomah County over the past 10 years have outpaced increases in the states of Oregon and Washington. This trend is expected to continue over the next five years. Portland continues to have a high livability with long-term immigration anticipated. The region's strong economy has a diverse mix of industries and natural resources with a concerted political desire to focus on green industries and trades to continue driving economic and population growth.

The Project is vulnerable because it is within the region's urban/rural transition zone. Within the Wildfire Urban Interface, development would pose additional wildfire risks while increasing firefighting costs.

According to NOAA's National Fish Habitat Action Plan Coastal Assessment (2011), the property is at a high risk for fish habitat degradation, meaning conservation is needed to protect fish habitat. This project protects this Multnomah Channel headwater area from development that would have negative impacts lower in the system.

C. Habitat Type

1. Classify the habitat type(s) found on the property and describe their current, historical, and future desired conditions. Classifications should follow those identified in the Oregon Conservation Strategy (OCS). Also identify non-priority habitats and associated acreage. *Note: Total number of acres should match that included in the Total Project Acreage in Section I. A.* If you select 'Other', please describe in the 'Notes' box.

Conservation Strategy habitats in the Willamette Basin include those for the Willamette Valley Ecoregion and the West Cascades Ecoregion. These habitats are priorities for the program:

a) Natural Lakes;
b) Grasslands (includes grass-dominated habitats such as upland prairie and montane grasslands);
c) Oak Woodlands;
d) Flowing Water and Riparian Habitats;
e) Wetlands (includes all freshwater wetland types: ponds, marshes, wet prairies, vernal pools, bogs, lakes, swamps, etc.);
f) Late Successional Mixed Conifer Forests (West Cascades Ecoregion)
g) Habitats that are determined by the Habitat Technical Team to be a priority for restoration for ESA listed species under the Willamette Biological Opinion or are within a priority location as designated in a Recovery Plan for an ESA-listed species; and
h) Properties that include unique or rare habitats and species assemblages.

Habitats	Current (acres)	Historic (acres)	Desired Future Conditions (acres)	Notes
Other: See Notes	1821.00	2151.00	800.00	Current/historic is Douglas fir-western hemlock medium/plantation; 400 DFC acres is early seral; 400 DFC acres is Douglas fir-western hemlock medium/plantation400 DFC is
Flowing Water and Riparian Habitats	104.00	104.00	125.00	
Grasslands	55.00	0.00	55.00	Current is open non-forest
Late Successional Mixed Conifer Forests	187.00	0.00	775.00	Current is Douglas fir-western hemlock mature; 375 DFC acres is late successional; 400 DFC acres is Douglas fir-western hemlock mature
Oak woodlands	67.00	0.00	100.00	
Conifer Forest	21.00	0.00	400.00	Mixed conifer - hardwood

2. Identify the Conservation Opportunity Area (COA), Recovery, Critical Habitat, and/or other Conservation Plans associated with the site:

Plan	COA
Oregon Conservation Strategy Conservation Opportunity Area	Forest Park (058)
Oregon Conservation Strategy Conservation Opportunity Area	Sauvie Island-Scappoose (054)

3. Describe if the priority habitats are or will be present in adequate size, shape, and position within the landscape to meet habitat and conservation objectives for the property. For example, do the priority habitats on the property provide a regionally significant example of the habitat type, and how has this been determined?

Two ODFW wildlife biologists, Amy Darr and Becky Fuda, visited the property in March 2021 and agreed that the site's large size is an asset. At 2,255 acres, the property is an adequate size for providing healthy, varied early seral and late successional conifer forests, interlaced with ecologically functional riparian forest habitats along the property's stream courses. The presence of a few legacy Oregon white oak trees indicate that oak woodlands might have been historically present on the property.

See the habitat type table for the distribution of current habitats compared to the pre-settlement distribution of habitats on the property. Moving forward, the priority habitats for the property will consist of early seral stage open young forest, mixed hardwood-conifer riparian forest habitats, and late successional mixed conifer forests; the latter two being strategy habitats in the Oregon Conservation Strategy. Oak woodlands, another strategy habitat, will be a fourth priority habitat that will be restored as Oregon white oak forest, savanna, and/or lowland prairie habitats in those areas that may have historically supported these habitats.

Secondary associated non-priority habitats will consist of young, intermediate, and mature closed canopy mixed conifer forest consisting of primarily Douglas fir and western hemlock ranging in stand ages from 30 to 120 years old. Forests will also contain early successional red alder-bigleaf maple trees that provide transition cover as young conifer forests develop underneath or occupy the inner streamside portions of riparian forest habitat areas. These secondary non-priority habitats are equally important to the priority early seral open young forest and the late successional mixed conifer forests because these secondary habitats provide the temporal connectivity for stand development from the early seral stage open young forest and late successional mixed conifer forest habitats. They are a pathway over time for development. These pathways will be managed through non-commercial and commercial thinning treatments that will favor the recruitment and retention of western red cedar when available. The desired species composition and structure of the late successional mixed conifer forests will be those that match the coastal western red cedar-western hemlock and moist site western hemlock-Douglas fir ecological systems vegetation types.

Priority microhabitats that will be conserved, enhanced, and or restored where found will include Westside valley wet prairies, Westside freshwater marshes, Westside grass bald or bluffs, and Westside Douglas fir-madrone ecological systems vegetation types.

The early seral stage open young forest here will be the only priority habitat that will provide a regionally significant example of this habitat type. This habitat type has been mostly eliminated from the regional landscape due to industrial forestry practices that favor the rapid establishment and occupancy of young conifer forest plantations and the lack of stand replacing events like regeneration timber harvests on public lands. Recently clear-cut areas will be evaluated for their ability to recruit native open forest brush and grass species through the control of invasive weed species such as Scotch broom and seeding of native forbs and grasses as well as lowing the seedling density of planted conifer. Other areas will be recruited for early seral open young forest habitat restoration through regeneration harvest of some of the structurally deficient, closed canopy, intermediate and mature conifer forest stands. These regeneration harvests will emphasize leaving or creating biological legacies of retained live trees, standing snags and dead and down wood in the form of logs or woody habitat piles or structures.

4. If the property significantly contributes to delisting or recovery of an ESA-listed species, please describe the contribution and upload supporting documentation from NMFS, USFWS, or ODFW in the Attachments section.

N/A.

D. Habitat Condition

1. Describe the current condition of habitat on the property, including existing cover, structure and function of the habitat.

The property has been managed as an industrial forest for decades. It is stocked with timber, predominately Douglas fir, of varying ages.

A majority of the property, 1,926 acres, is Douglas fir forest cover. Within this, 600 acres are the riparian management zone, with trees in the 27-33 year old and 49-91 year old range with good densities born from natural establishment instead of planted. Streams in the riparian zone are close to 60 degrees Fahrenheit on average, well below the 68 degrees Fahrenheit required to maintain healthy oxygen levels.

Another 490 acres are 2-20 year old stands that have likely been pre-commercial thinned.
Three hundred and forty acres are 32-41 year old stocked plantation with 6.1 million board feet (MMBF) of commercial timber, and 300 acres are 27 year old stocked plantation with 14-21 thousand board feet (MBF) per acre at an unnaturally thick density, likely because it has not yet been thinned.

Outside of these Douglas fir forests, 297 acres, or 13% of the property, is open softwood/deciduous habitat that provides productive foraging for birds, mixed conifer planting, and mature red alder and western hemlock brush. This also includes the BPA power line, which has a healthy low undergrowth that is habitat for pollinators and birds.

2. Describe the desired future conditions for the site. Describe the intended extent of preserved or restored habitat types accompanied by a descriptive narrative of each type, species, and conservation values. In the case of a property with goals to maintain the current conservation values as the desired future condition, outline specific threats that may impact the ability to maintain conservation values (trespass issues, weeds, etc.). Refer to desired future condition habitat types identified in Section III.C.1.

WMSWCD will use current stand data, described above, as a basis to tailor management of specific portions of the property to achieve desired future condition. Overall, the desired future condition is healthy, varied, and prolonged early seral and late successional forests, with canopy and tree species diversity, including Oregon white oak, mixed conifer-hardwood, and Douglas-fir-western hemlock complex forests.

The entire property will be restored over time, leading to mature forest cover and riparian habitats in the riparian management zone, late successional forests, early seral forests, and Oregon white oak woodlands habitat. Such restoration is a drastic shift from current management practices, and will go above and beyond Oregon Forest Practices requirements. Future restoration could provide habitat for Western bluebird, Purple Martin, Western painted turtle, Chipping sparrow, and Silver-haired bat, all strategy species.

3. What species are likely to benefit from protection of this property? Include list of target species, their occurrence on the property, and a narrative description or how protection of this property will benefit the species.

Target Species	Occurrence	Documentation of Known Occurrence
Chinook Salmon - Fall Run	Known to Occur	Multnomah Channel (downstream)
Coho Salmon	Known to Occur	Multnomah Channel (downstream)
Winter Steelhead / Coastal Rainbow Trout	Known to Occur	Multnomah Channel (downstream)
Northern Red-legged Frog	Known to Occur	Confirmed by ODFW biologist
Long-legged Myotis	Unknown, but likely to occur	
Olive-sided Flycatcher	Known to Occur	EOD-eBird Observation Dataset, 5/14/2015
Yellow-breasted Chat	Known to Occur	EOD-eBird Observation Dataset, 5/14/2015
Willow Flycatcher	Known to Occur	EOD-eBird Observation Dataset, 6/13/2015

Narrative Description:
Many of these strategy species require healthy riparian areas, late successional forests, and oak woodlands.

Northern red-legged frogs, an OCS strategy and state sensitive species, hatch in the wetlands to the east of Highway 30, then cross the road twice during breeding season to use the property's moist upland forests and riparian areas. Since they follow riparian channels, protecting both upland forests and wetland habitats is critical. This is similar for Western painted turtles, which may use the property after restoration.

Mountain quail, Willow flycatchers, and Yellow-breasted chat rely on riparian shrub habitat. Restoration that removes invasive plants will improve the health of these riparian areas and benefit these species. The property is at the northern edge of the distribution of Mountain quail, which have been observed in the surrounding area (iNaturalist). Mountain quail prefer brushy foothills and mixed conifer forests near a permanent water source. Protection and enhancements of suitable habitat where they are occurring is important to sustaining present populations.

In addition, Patterson Creek, Jones Creek, Crabapple Creek, and Jackson Creek form a significant part of the headwaters of the Multnomah Channel, which is home to federally-threatened Chinook salmon and steelhead. Protecting these headwaters maintains water quality immediately downstream, which would indirectly benefit these species off the property.

Mature forests are difficult for private landowners to achieve because they have an economic incentive for fully stocked stands grown for timber production. In the region, Long-legged myotis and other bats and Olive-sided flycatchers rely on coniferous forests with late-successional components, which this project will create.

This project will grow up to 100 acres of new oak woodlands habitat including open savannas and prairies. Since most of this area will result from aggressive restoration activity it is unclear at this time as to which oak woodland associate species will colonize these habitats. Restoration will augment where oak seems to want to come in based on what is happening off the property closer to the Multnomah Channel bottomlands. The District also has a Sauvie Island and Multnomah Bottomlands conservation strategy that we should reference as the basis for this oak work.

With restoration, in time, the following strategy species in the area could also use the property: Western Meadowlark, Purple Martin, Western Painted Turtle, and Oregon Vesper Sparrow. In addition, numerous neotropical birds, grey horned owls, barred owls, western screech owls, bald eagles, deer, elk, Cascade torrent salamanders, many amphibians, and more could use the site.

4. Describe the estimated percent cover of invasive species within each habitat present, and the degree of disturbance (natural or otherwise) to which the site is subject.

Habitats	Estimated Percent Cover of Invasive Species	Dominant Invasive Species Cover Present	Estimated Percent Disturbance	Type of Disturbance
Grasslands	15.00	Scotch broom	5.00	Displacement of native shrubs in patches in easement corridors
Late Successional Mixed Conifer Forests	1.00	Blackberry	1.00	Negligible
Conifer Forest	5.00	Blackberry and Scotch broom	5.00	Blackberry along roads in forests aged 10-40; Displacement of tree seedlings in recently cut forests aged 0- 10 years

Additional Information:
Invasive species are low throughout the property, though blackberry and scotch broom are a concern in open habitats that receive sunlight. The 33 acres with the BPA utility easement has small patches of scotch broom scattered throughout, but mostly contains healthy salal and other low growing shrubs that are habitat for pollinators and birds.

5. Describe how proposed management actions benefit desired future habitat conditions and the species that rely upon those habitats.

Roughly 1,270 acres is Douglas fir plantation that is stocked at a rate to be prepared for future industrial timber harvesting. Most is in good health but some areas are overstocked as it has missed opportunities to be thinned to a healthier stocking level. Few, if any, wildlife species have a critical association with this habitat type during any part of their life cycle.

Proposed management actions include thinning, diverse shrub and tree plantings, and maintenance, such as invasive species control, to foster late-successional characteristics. These actions create critical habitat for strategy species and maintain a large amount of that habitat on the landscape over time. The existing 49 acres of mature forests would be managed to maintain its structure.

6. Are any streams or waterways that traverse the property fish bearing?

Yes

a. If Yes, please explain.

Jackson Creek is a medium-sized fish-bearing stream. Crabapple and Patterson Creek, along with unnamed perennial streams, provide habitat for coastal cutthroat trout (Pacific States Marine Fisheries Commission Coastal Cutthroat Observation Data 2017).

7. Are there known barriers to fish passage present on the property?

Yes

a. If Yes, please describe.

Two culverts on Patterson Creek, one to the north and one to the south, are on the property and have been verified in 2015. Cutthroat trout are downstream of one of the culverts. WMSWCD would be eager to replace the culverts depending on the availability of funds and severity of the Highway 30 barrier offsite.

8. Are there known barriers to fish passage downstream of the property?

Yes

a. If Yes, please describe.

Highway 30.

E. Project Context

1. Describe how the site adds to habitat connectivity or provides value in its context between or among other conservation lands. This description can include: projects adjacent to previous WWMP purchases or other significant conserved lands such as refuges, parks, or state or federal wildlife areas; or other permanently protected areas managed specifically for wildlife that add to the effective area of an existing conservation area or protected habitats.

Protection complements an existing network of locally-owned protected areas, including Sauvie Island Wildlife Area, Forest Park, Wapato Access Greenway State Park, and Multnomah Channel Marsh, allowing easier coordination for overlapping goals for restoration and habitat enhancement. The 11,643-acre Sauvie Island Wildlife Area is an important habitat area for migrating, wintering, and breeding waterfowl. Wapato Access is part of the Willamette River Greenway system of parks. It contains oak woodlands, riverside forests, wetlands, and Virginia Lake, all of which is habitat for numerous birds and waterfowl.

This project enhances connectivity between Forest Park and the Tualatin Mountains and Coast Range, which is a goal of the Greater Forest Park Conservation Initiative (2013) and Five-Year Strategic Action Plan (2018). Such connectivity forms a biodiversity corridor so wildlife can cross less suitable habitat to suitable habitat, which improves genetic mixing and prevents local extirpation of native species. From Forest Park, there is potential connectivity to the West Willamette Wildlife Corridor south to Tryon Creek Natural Area.

2.Describe if the site is critical to a broader restoration effort. Examples would be: a keystone parcel for land restoration activities; the site is required for access to enable restoration of significant habitats; the site location, infrastructure, or other factors contribute significantly to larger scale restoration of fluvial or other ecological processes and habitats.

This project implements recommended conservation actions for the Sauvie Island-Scappoose COA of protecting and expanding Oregon white oak habitat in this region and maintain wetlands and open water areas for waterfowl, shorebirds, turtles, amphibians, and bats. It also implements recommended conservation actions for the Forest Park COA of fostering forest succession to old growth, improving stream buffer vegetation and width, managing for future habitat complexity, and protecting and improving headwater streams and riparian habitat. Additionally, both COAs recommend maintaining and expanding existing Oregon white oak habitat, which the project will do.

Protecting the four creeks onsite that are headwaters of the Multnomah Channel and restoring their riparian buffer zones helps improve water quality in the channel, which is part of the broader restoration efforts outlined in the Sauvie Island and Multnomah Channel Bottomlands Conservation Opportunities: A Resource for Landowners & Land Managers (2018). The plan notes that the Tualatin Mountains strongly influence lowland hydrology and is a basis for this oak restoration work. Across the Multnomah Channel, the Sauvie Island Wildlife Area is a significant migratory bird habitat area within the Pacific Flyway, the international migration route from Alaska to Patagonia. Sauvie Island’s wetlands and mudflats support numerous shorebirds, wading birds, and waterfowl, which rely on the channel's high water quality.

3. Has the site been identified by ODFW, the U.S. Fish and Wildlife Service (USFWS), or the National Oceanic and Atmospheric Administration (NOAA) as significantly contributing to habitat connectivity for a state or federally listed species?

N/A

4. Describe if the site will fill a gap with an adequately-sized parcel in a developed landscape to provide, diversity, refuge, or connectivity for wildlife species.

At 2,255 acres in size, the project is sufficiently large enough to provide diversity, refuge, and connectivity for wildlife. Two ODFW wildlife biologists, Amy Darr and Becky Fuda, visited the property in March 2021 and agreed that the site’s large size is an asset.

F. Habitat Restoration Likelihood and Sustainability

1. Based on the identified desired future conditions identified in Section III.C1 and D.2 and target species identified in Section III.D.3, describe your anticipated management strategies, including the overall approach to achieving those desired future conditions. Identify goals and strategies that can be included in the eventual management plan for the property.

WMSWCD will use an adaptive management strategy for the property. Initially, they will base management practices upon current conditions, including stand age and density, and reevaluate practices on an ongoing basis. For example, the property's young timber stands can either early seral or late successional, depending on meeting habitat goals in other areas. WMSWCD will work in partnership with adjacent smaller, private landowners to foster a landscape approach that extends habitat-promoting practices beyond the project's boundaries, so that adjacent private land can be similarly managed for wildlife. Management strategies will include aggressive weed control in open habitats, planting oak and shrubs in early seral habitats, planting diverse conifer species such as grand fir, and select timber harvest to restore healthier densities and canopy coverage.

The desired future conditions goals likely to be included in the management plan are:

- 400 acres of early seral open forests
- 375 acres of late successional/mature forests
- 125 acres of mature riparian habitat with high water quality
- 400 acres of medium Douglas fir-Western Hemlock
- 400 acres of mature Douglas-fir-Western Hemlock
- 400 acres of intermediate mixed hardwood-conifer forests
- 100 acres of oak woodlands

These totals may change as the exact acreages and locations will be determined with the development of the management plan.

2. Describe how the management entity will undertake completion of the management plan and specific restoration plans for the site. Include description of any collaborative processes, partnerships, sequencing or phasing of restoration efforts, detailed design work anticipated, and process for identifying and securing funding. Describe expected restoration costs and a timeline for major restoration efforts to be undertaken.

To develop the management plan, WMSWCD will collaborate with the Confederated Tribes of the Grand Ronde, forestry consultants, wildlife consultants, ODFW, Oregon Department of Forestry (ODF), and the recreation and hunting community. The Tribe's forestry staff will play an important role in designing the silvicultural prescriptions and planting plans. Forestry and wildlife consultants can help outline options for silvicultural treatment and propose timing suggestions. The local ODFW office will advise on local management considerations. ODF will advise on road maintenance issues, wildfire preparedness, and compliance with the Oregon Forest Practices Act. Since the site has potential for public access for hunting and other recreational uses, the local community, including the Oregon Hunters Association, can be engaged to so as to provide input on public access issues and opportunities.

Describe the feasibility and practicality of undertaking the desired restoration at this site. Include a description of:

3. Physical characteristics of the site necessary to allow implementation and maintenance of desired restoration activities, including characteristics that will sustain restored conditions into the future.

The site's forestry road network provides the access required for restoration activities. For example, cost-effective ground logging equipment can perform most thinning. Overall, the site contains almost exclusively well-drained forest soils that would be receptive to new plantings. It is likely Oregon white oaks historically grew in the lower elevation area close to the Multnomah Channel, so restoring this historic condition in this area seems practical. The site's seasonal creeks with native vegetation already support Northern red-legged frog, Willow flycatcher, Yellow-breasted chat, and Western painted turtle.

4. Hydrology and disturbance regimes, including information about ditches, hydric soils, seasonal flooding, 2-year inundation etc.

In the lowland areas, the 50-100 feet surrounding the streams would be highly inundated with moisture in the rainy season with some potential for mild seasonal flooding. However, most of this drains well. Timing of restoration activities will plan around flooding season to avoid this being an issue.

5. Site accessibility to vehicles and equipment needed for prospective restoration work.

Since the site has been managed by industrial forest owners, most recently Weyerhaeuser, for decades, the well maintained road network is an asset. There will be few limitations to restoration work based on road access.

Parts of the property have steep slopes that will limit ground based management. Instead, heavy forest management, such as restoration logging, will need to be done by advanced machinery, such as cable yarding of logs. Other vegetation control, including weed management and non-commercial thinning projects, would be done on foot by contracted workers in these areas.

6. If grazing or forestry practices such as conifer thinning are planned as a restoration or management tool, please describe anticipated grazing regime or timber harvest, including the monitoring and adaptive management steps to be included in a grazing or forestry management plan.

Timber harvesting and thinning will be necessary to reach the site's desired future conditions. Over time, approximately 365 acres of Douglas fir plantation stands will need to be harvested and restored through native tree and shrub planting and natural recruitment to create the early seral open young forest habitat. Another 400 acres would need to be thinned to enhance the mature and older forest structure; with a portion of these stands continually managed through thinning and the development of snags and large down wood to ensure these stands mature into healthy, late successional forests. The earliest stand harvest opportunities will be current Douglas fir stands that are already too old for pre-commercial thinning and too dense to naturally mature into healthy medium and mature age forest types.

All proceeds will be reinvested in the land for ongoing stewardship, maintenance, and future restoration. Restoration of the conifer portions of the property including the creation and maintenance of early seral young open forest habitats would need to be covered by timber sale harvest receipts. Management will consider the possibility of maintaining some intermediate age classes, leaving large woody debris in riparian areas for amphibians and small mammals, and leaving snags and legacy trees for wildlife.

Monitoring practices will include periodic transects or fixed radius plots to get approximate tree counts and tree size measurements in all stands; fixed radius plots to gather information on early seral conditions, including shrub counts and change over time by returning to restoration sites; and photo point monitoring from monumented sites to visualize change over time. The Forest Park Conservancy's Unified Monitoring Protocol will be the overall guide used for collecting and reporting monitoring data.

7. Are there any above or below-ground utility rights-of-way on the property and will these interfere with the future use of the property, such as habitat restoration? Explain.

An above-ground BPA power line stretches 4,200 feet along the western edge of the property in the Jackson Creek watershed. Since habitat in this corridor is in good condition with abundant native, low-growing vegetation, minimal restoration is needed here.

8. Outline likely sources for restoration funding, including potential grants or assistance programs, and their potential contribution to the project.

Funding Source	Date Applied or Anticipated To Apply	Contribution Amount	Cash or In Kind	Secured?
Oregon Watershed Enhancement Board	4/26/2022	$30,000	Match	No

SECTION IV – Operational and Administrative Considerations

A. Acquisition Type

1. Describe the management control gained through the proposed conservation easement, including what party is responsible for stewardship and restoration (landowner or CE holder, watershed council?). Who will manage the property and administer the conservation easement? If multiple entities are involved, please describe the relationships with them and their roles. If you have a copy of the draft CE, please attach.

This is a fee simple acquisition by The Trust for Public Land with conveyance to WMSWCD, who will be responsible for long term ownership, stewardship, and restoration.

B. Public Access

Select the planned public access for the site.

Open to the public

2. Describe the types of public access that may apply on the proposed property.

Hunting, Passive Recreation, Education

3. Describe how the proposed access is consistent with the project's conservation values, including any anticipated limitations on public access due to sensitive habitat or conservation values. If limitations on public access are proposed, justify the need for those limitations.

WMSWCD will permit seasonal public access for birding, nature viewing, hiking on existing logging roads, hunting, and participating in environmental education programs. Depending on the development of the management plan, the property may be publicly accessible for low-impact recreation opportunities compatible with wildlife habitat, including nature viewing and hiking on the property's existing trail and road network.

The Trust for Public Land has been in communication with the Oregon Hunters Association about opportunities for seasonal or specialized hunts for youth and Veterans. Hunting access will be in consultation with the Tribe.

WMSWCD provides conservation education and technical assistance to youth and adults to improve their lands, woods, pastures, and gardens. Topics that might be ideal for this site are watershed health, forest management, oak and streamside habitats, pollinators and birds, and invasive weed management. In addition, The Trust for Public Land has an emerging partnership with Wild Diversity, which helps create personal connections to the outdoors for Black, indigenous, people of color, and LGBTQ+ communities, for youth programs. Programs and access to this property is subject to change as part of development of the management plan.

The property currently has a trail network leased and maintained by the Northwest Trails Alliance; however, this will expire and not be renewed before the acquisition. The existing network is an asset for future public access and recreation. Through the management planning process, WMSWCD and the Grand Ronde Tribe will have an opportunity to evaluate appropriate ongoing use and location of the trails to ensure future use is compatible with habitat and conservation goals. This may include temporarily or permanently restricting public access to sensitive sites or newly planted areas to protect habitat and restoration outcomes.

4. Describe the planned monitoring of public access at the site, including how you will ensure access is compatible with the conservation values identified for the property.

Access is currently limited by locked gates, with only one off Highway 30 that is open. The existing trail network is clustered in the northern portion of the property. Both factors simplify monitoring public use.

The Oregon Hunters Association may be a partner to help enforce hunting access restrictions.

5. Describe the capacity of the conservation owner/manager to manage public access at the site and what actions would be involved (debris removal, foot patrol, gated access, monitoring, etc.). Include information about anticipated stewardship costs associated with public access management, as included in section IV.D. below. Include information about conservation owner/manager staff capacity and experience managing public access on similar projects.

Road maintenance, including maintaining gates at points of entry, are estimated to be $32,750 per year.

6. Describe the types of entry points that would be provided to the public.

Initially, general public access would be prohibited and only allowed by invitation. As partnerships develop with organizations that could assist with managing public access, then public access would be granted for hiking, wildlife viewing, special hunts, and environmental education. All public access agreements would be done in consultation with the Grand Ronde Tribe as the goal for this property is to ensure preferred culturally access for tribal members.

7. When will public access be provided to the property after it is acquired?

Public access may be restricted for the first five years after the completion of the acquisition, conveyance of the land to WMSWCD, and implementation of the forest management plan developed in December 2022.

8. Relate the proposed access to the size of the property.

The 11.9 miles of trails is clustered within 500 acres of the 2,255 acre property. Compatible uses of hunting, hiking, and attending environmental education programs are likely to be confined within this area. This ensures a good balance between recreational use and habitat conservation.

9. Describe adjacent land use, and how that might impact public access on the proposed property.

The property is immediately surrounded by private lands that prohibit entry from areas other than the designated access site. It is also near Sauvie Island Wildlife Area, Forest Park, Wapato Access Greenway State Park, and Multnomah Channel Marsh, which provide numerous opportunities for hiking, wildlife viewing, picnicking, and more.

Project readiness will be evaluated through a separate questionnaire and consultation with ODFW and BPA staff.

C. Conservation Owner/Manager Capability and Project Readiness

1. Describe the management entity’s organizational capacity to implement the actions necessary to acquire the property. Include any past experience in completing similar transactions, including performing the necessary due diligence steps to successfully acquire the property or easement.

The West Multnomah Soil & Water Conservation District successfully negotiated the acquisition of the necessary conservation easements, covering 5 acres, from four private landowners including the granting of two road purpose easements to accommodate an expanded rural road right away for Multnomah County for its Sturgeon Lake Restoration Project. The District was responsible for all necessary due diligence for these transactions.

The Trust for Public Land, a national land conservation organization that champions land for people, is managing the acquisition process for the WMSWCD. The Trust for Public Land's staff has completed over 30 fee simple or conservation easement projects in Oregon since 1983. Projects regularly include multiple funding partners, overlapping conservation easement restrictions, and real estate due diligence challenges such as complex title matters, appraisals, and environmental assessment and remediation.

2. Describe the management entity's organizational capacity to implement any restoration actions described above. Include any past experience in managing or restoring conservation properties, and the organization's fiscal capacity to manage any restoration grants.

Managing and implementing restoration actions on small non-industrial private forestlands is part of West Multnomah Soil & Water Conservation District's core business. One such restoration project is their partnership with a West Hills landowner to convert 10 acres of pasture to native oak savanna. They developed a conservation plan and began removal of blackberry followed by native grass seeding on two acres of steep slope. They secured funding from the Natural Resources Conservation Service's newly developed oak habitat restoration funding pool and the Oregon Watershed Enhancement Board. They have managed invasive weeds, converted a third-acre of former pasture to a native plant hedgerow, mounted bluebird boxes, constructed wildlife rock- and brush-piles, and planted native trees, shrubs, and oak tree clusters. Crews installed nearly 5,000 native shrubs and trees of 15 different species. Tree species include Oregon white oak, madrone, and Willamette Valley ponderosa pine – all drought tolerant and fire resilient – along with Scouler willow, and native species of hawthorne, cherry, crabapple, and hazelnut.

D. Long Term Stewardship (Operations and Maintenance)

1. Describe the management entity's organizational capacity to implement long term stewardship tasks. Include any past experience in managing conservation properties, and the organization's fiscal capacity such as endowments, stewardship funding, and other long term funding that will demonstrate the financial capacity to manage property. If you have a copy of a proposed management plan for the property, please attach.

WMSWCD is experienced with post-restoration monitoring. For example, they helped restore a direct hydrological connection between Sturgeon Lake and the Columbia River in 2018 after decades of work. Staff and volunteers are now conducting shoreline monitoring to ensure the lake remains free of new invasive species to maximize its value to fish and wildlife.

However, land ownership is a new and growing area of interest. The draft strategic plan calls for exploring opportunities for using conservation easements and acquisition to secure the long-term conservation investments on high-value properties. WMSWCD feels this project is a once in a lifetime opportunity. To meet this, they will need to build capacity for long-term stewardship. The Trust for Public Land is committed to helping WMSWCD develop a stewardship strategy that addresses organizational capacity and funding needs.

2. Describe the expected annual stewardship costs for this project on a per acre basis. This description should adequately justify the stewardship request indicated in Section I.C. Include details on specific tasks and costs, including specific costs to maintain each desired habitat type on the property. If your request differs from ODFW's baseline stewardship amount of $78 per acre, please explain why. Refer to WWMP Program Administration Manual for details on ODFW's per acre baseline stewardship amount.

Annual management costs of $112,750 ($50 per acre) are based on filling a 0.5 full time equivalent conservationist position dedicated to stewarding the property ($70,000 per year) plus an average of $42,750 per year to handle road maintenance, road repairs, keeping points of entry secure, and basic vegetative management.

3. Describe any stewardship funds provided by sources outside the WWMP. For example, for a fee title acquisition, please describe whether independent stewardship funding has been raised for the property. In the case of a conservation easement, describe if a stewardship fund has been set up by the landowner or the sponsor to provide for stewardship needs on the property and what management activities the landowner will commit to.

Since fiscal year 2007-2008, WMSWCD has the authority to tax residents, thus ensuring a stable revenue source for its programs.

4. What monitoring or evaluation activities will be undertaken at this site? If any, please describe. Examples are: implementation monitoring; status and population monitoring of wildlife and/or fish populations; periodic management plan review; easement compliance monitoring; restoration effectiveness monitoring.

Monitoring practices will include periodic transects or fixed radius plots to get approximate tree counts and tree size measurements in all stands; fixed radius plots to gather information on early seral conditions, including shrub counts and change over time by returning to restoration sites; and photo point monitoring from monumented sites to visualize change over time. The Forest Park Conservancy's Unified Monitoring Protocol will be the overall guide we will use for collecting and reporting monitoring data.

SECTION V – Required Attachments

Maps

The following Map Shape Files are uploaded but not attached:

- SkyviewForest.shp
- SkyviewForest.shx
- SkyviewForest.dbf
- SkyviewForest.prj
- SkyviewForest.sbn

Map pages

- SkyviewForest_WWMP_Topo_Location Map.pdf
- SkyviewForest_WWMP_Topo_Location Map.pdf
- SkyviewForest_WWMP_Habitat.pdf

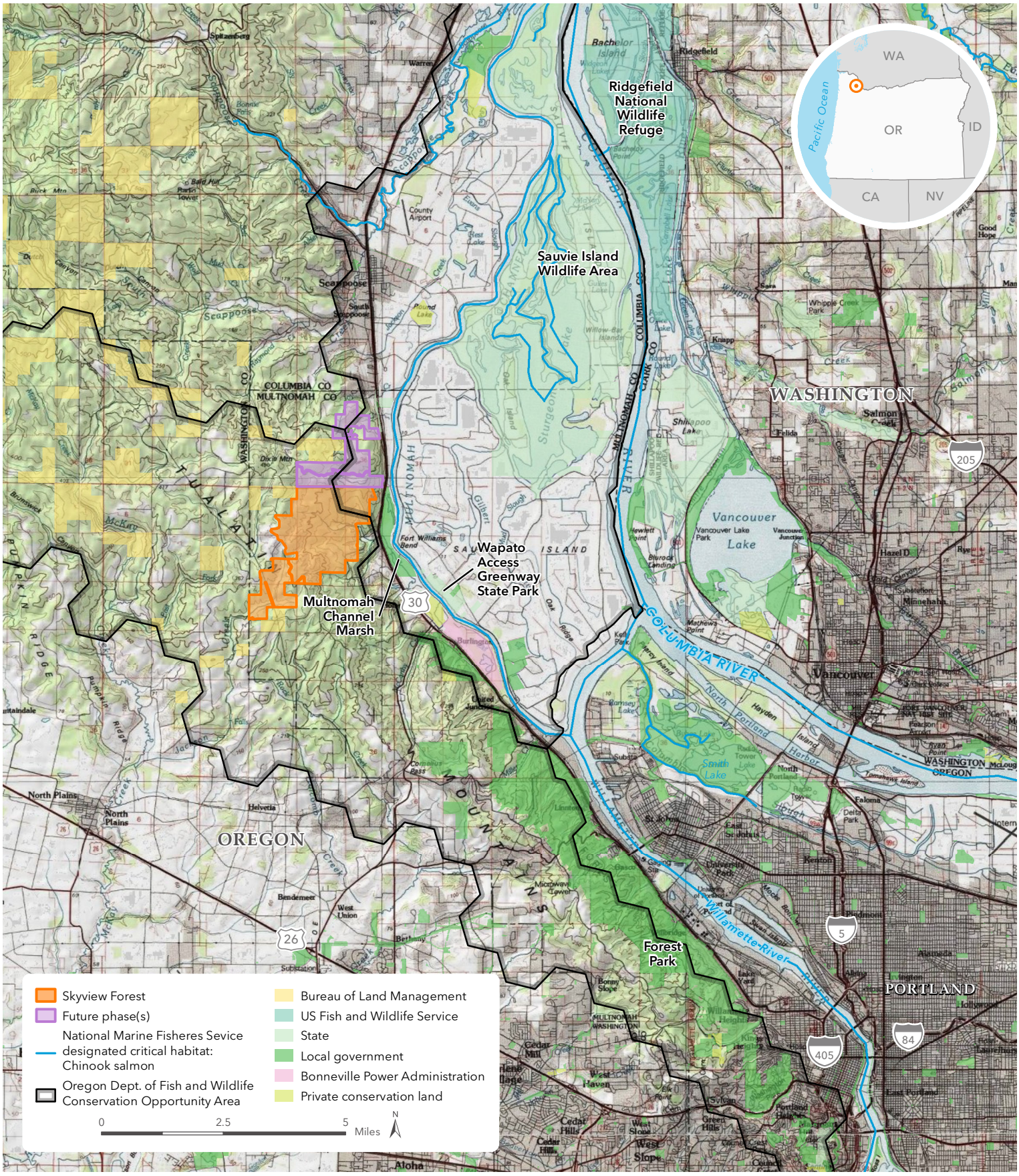
Title Report & Letters

- Skyview Phase 1 Preliminary Title Report.pdf: This file is uploaded but not attached.
- Grand Ronde Letter re Skyview.pdf
- ODFW letter of support for Skyview.pdf
- WEY Landowner Acknowledgement.pdf

Financial Statements

- TPL 501c3 IRS Tax Determination Letter.pdf

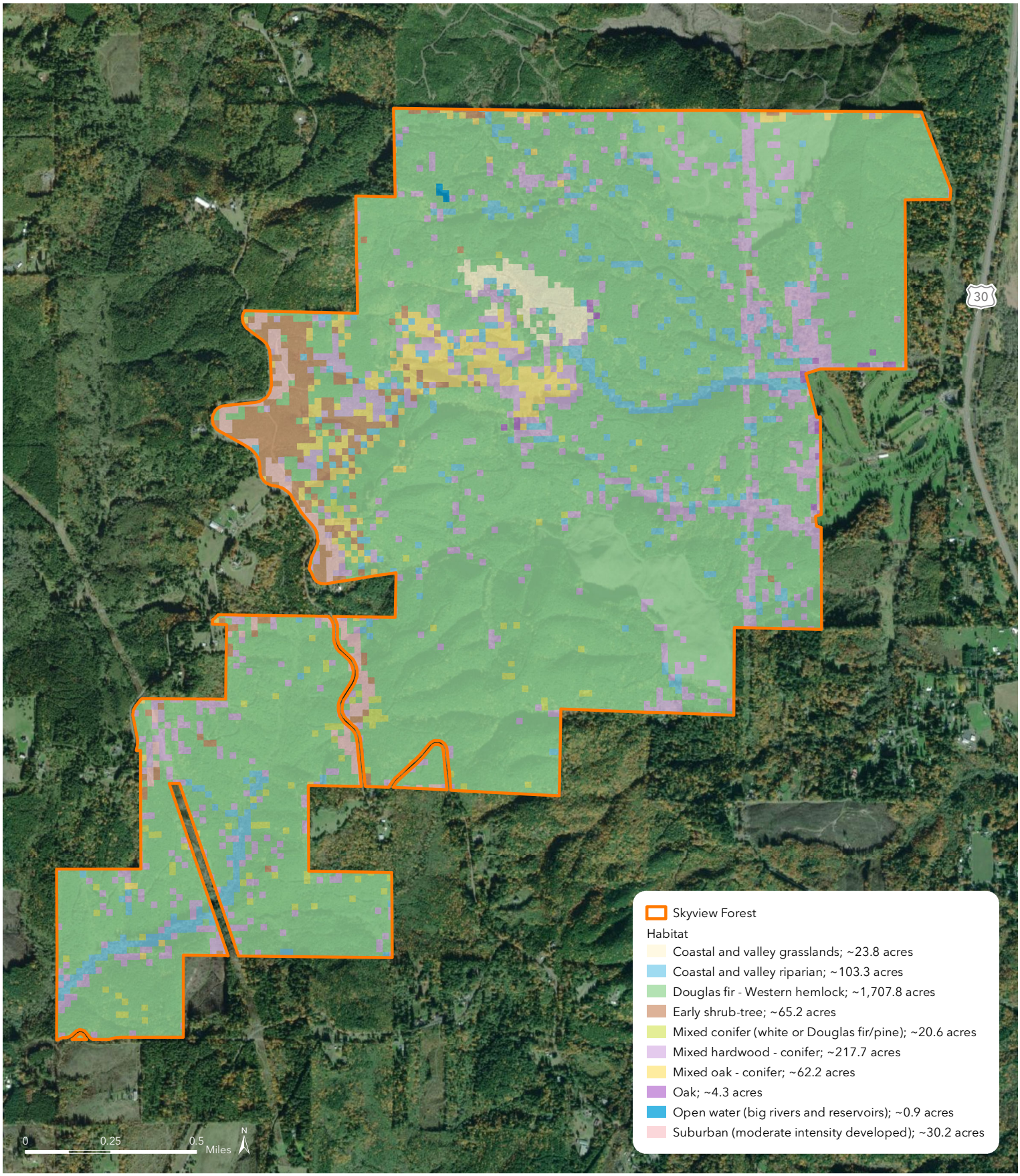
The Title Report is automatically excluded from this document. Some other PDF files may not be attached due to incompatibility with our software. Please check the last page of this document to view a list of such files.



Skyview Forest

LOCATION MAP, MULTNOMAH COUNTY, OREGON

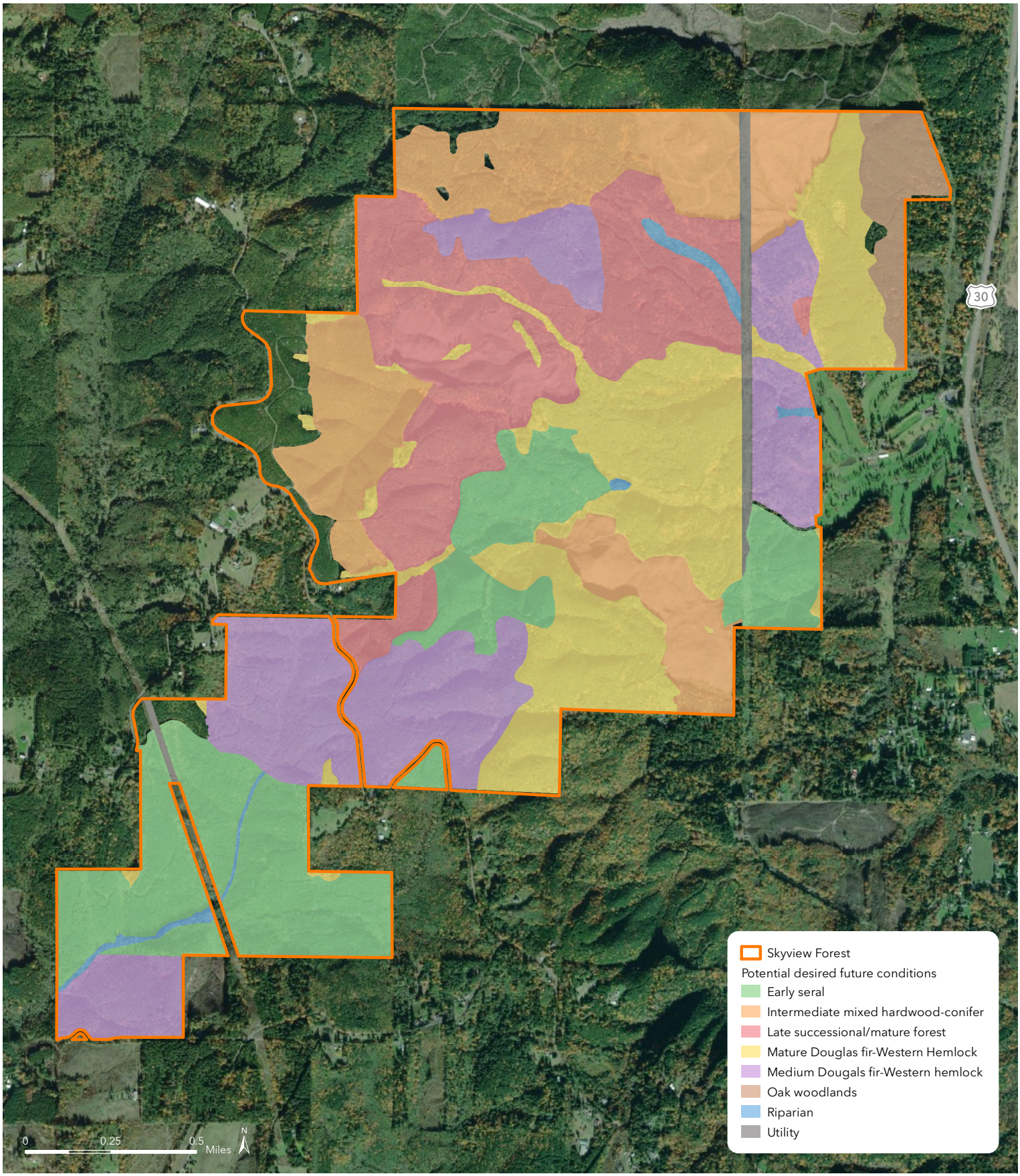
THE TRUST FOR PUBLIC LAND



Skyview Forest

HABITAT MAP, MULTNOMAH COUNTY, OREGON

THE TRUST FOR PUBLIC LAND



Skyview Forest

POTENTIAL DESIRED FUTURE CONDITIONS MAP, MULTNOMAH COUNTY, OREGON

THE TRUST FOR PUBLIC LAND

The Confederated Tribes of the Grand Ronde Community of Oregon

Natural Resources Division
Phone: (503) 879-2424
Fax: (503) 879-5622

47010 S.W. Hebo Road
P.O. Box 10
Grand Ronde, Oregon 97347

April 7, 2021

Trust for Public Land
ATTN: Kristin Kovalik, Oregon Director of Land Protection
Bend, OR 97702

RE: Property northwest of Portland, Oregon, totaling approximately 3,300 acres and known as the Skyview and/or Rocky Point property, currently owned by Weyerhaeuser Co.

Dear Kristin:

Thank you for your outreach to the Tribe regarding the effort to refocus the Skyview property from industrial commercial timber production to conservation uses. Because of your outreach and communication the Tribe is aware of efforts by the Trust for Public Land (TPL) and the West Multnomah Soil & Water Conservation District (WMSWCD) to purchase and conserve the land, which is within the boundary of the land originally ceded to the U.S. by the Multnomah people, the Tualatin Band of Kalapuya, and other antecedent tribes and bands through the Willamette Valley Treaty of 1855.

I appreciated the Zoom call with Tribal staff you led on March 3, as well as the field visit of the property on March 19 attended by staff from West Multnomah Soil & Water Conservation District and Tribal staff including myself. I found both the call and the field visit highly informative, and I am glad that other staff from the Tribe's Ceded Lands and Natural Resources Departments were able to participate as well.

As a Tribal staff employee I am not authorized to make high-level decisions or declarations of Tribal policy; those actions are Tribal Council's to perform. However, I nonetheless feel it's safe to say the Tribe is interested in having some potential role informing the property's management plan and future conservation, given the property location and the positive relationships the Tribe has with WMSWCD and TPL. Thanks again and please feel free to contact me with any questions.

Hayu-masi (Many thanks),

Michael Karnosh
Timber Resource Program Manager
(503) 879-2383
Michael.Karnosh@grandronde.org

IRS Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248167147
Nov. 07, 2013 LTR 4168C 0
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BODC: TE

TRUST FOR PUBLIC LAND
101 MONTGOMERY ST STE 900
SAN FRANCISCO CA 94104

020668

Employer Identification Number: 23-7222333
Person to Contact: Ms Wittwer
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Oct. 29, 2013, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in February 1978.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

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Nov. 07, 2013 LTR 4168C 0
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00018925

TRUST FOR PUBLIC LAND
101 MONTGOMERY ST STE 900
SAN FRANCISCO CA 94104

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Richard McKee

Richard McKee, Department Manager
Accounts Management Operations

Oregon
Kate Brown, Governor

Department of Fish and Wildlife
Sauvie Island Wildlife Area
North Willamette Wildlife District
18330 NW Sauvie Island Road
Portland, OR 97231
503-621-3488
FAX 503-621-3025
odfw.com

April 7, 2021

Trust for Public Land
ATTN: Kristin Kovalik
Oregon Director of Land Protection
Bend, OR 97702

Re: Application to the Willamette Wildlife Mitigation Program for Skyview Property currently owned by Weyerhaeuser Co.

To Whom It May Concern:

I am writing to express my full support for the Trust for Public Land's application to the Willamette Wildlife Mitigation Program (WWMP) for the Skyview Forest property within the Scappoose Wildlife Management Unit (WMU). As the local District Wildlife Biologist for the Oregon Department of Fish and Wildlife (ODFW), I am confident that this project would be an excellent use of WWMP funds.

During a site visit to the property, it was apparent that both black-tailed deer and elk, important game species, use the property. Due to a variety of factors, black-tailed deer populations in western Oregon have declined since the 1980s. Consistent with this trend, estimated fawn ratios for black-tailed deer in the Scappoose WMU have shown a steady decline over the last three decades. Habitat availability and quality are factors that have contributed to this decline; in particular, a decrease in early seral habitat, which provides important foraging habitat for black-tailed deer. On industrial timber land, herbicide application and use of fast-growing seedlings limit the quality and quantity of early seral habitats and a shift to management for wildlife habitat on this property could greatly benefit black-tailed deer.

Managing this property for wildlife habitat would be a boon not only for black-tailed deer populations in the area but for non-game species as well. Several Oregon Conservation Strategy (OCS) species are dependent on early-seral habitats and are known to occur in the area, including willow flycatcher. Furthermore, maintenance and expansion of existing oak woodlands could benefit OCS species like the acorn woodpecker and western bluebird. Protection of riparian corridors has the potential to benefit northern red-legged frog.

In addition to improving habitat for wildlife, this project has the potential to benefit hunters through access. Because only a very small amount of public land is present within the Scappoose unit, it is very difficult for hunters without local landowner contacts to secure a place to hunt. While some timber companies provide free public access, others offer only a limited number of paid recreation passes. I am excited that the Trust for Public Land and West Multnomah Soil and Water Conservation District are open to exploring hunting access options and think this property could offer opportunities for a limited number of big game, small game, and upland game bird hunters.

The Skyview Forest property is located in an area dominated by privately-owned industrial timber land and urban, suburban, and rural residential development. Only 17 miles from Portland city limits, this 2225-acre parcel is a rare opportunity to conserve a large, contiguous tract of land for wildlife in an area that faces increasing pressures from a growing human population. With the potential to benefit

both game and non-game species, as well as provide access for hunters, this project is an excellent candidate for funding through WWMP. I urge you to consider funding this proposal.

Sincerely,

Becky Fuda
District Wildlife Biologist
North Willamette Watershed District
18330 NW Sauvie Island Rd
Portland, OR 97231
503-621-3488 ext. 229

Oregon Department of Fish and Wildlife
Willamette Wildlife Mitigation Program
4034 Fairview Industrial Drive SE
Salem, OR 97302

Re: Willamette Wildlife Mitigation Program application for Skyview Forest

To whom it may concern,

I am writing as Senior Land Asset Manager at Weyerhaeuser, which owns the Skyview Forest property in Multnomah County, Oregon. Weyerhaeuser is aware of and fully supports efforts by The Trust for Public Land and the West Multnomah Soil and Water Conservation District to seek grant funding from the Willamette Wildlife Mitigation Program of the Oregon Department of Fish and Wildlife.

Sincerely,

Jim Bunker

16821 SE McGillivray Blvd #112

Vancouver, WA 98642

4/7/2021