

Project Name:

Southern Flow Corridor – Landowner Preferred Alternative (SFC)

Submitted by: Tillamook County

General Project Overview

Working with a diverse set of partners, Tillamook County proposes to permanently restore and protect 521 acres of tidal wetland habitats at the confluence of the Bay’s two most productive salmon systems, the Wilson and Trask Rivers. Representing 10% of the watershed’s historic tidal acreage and a far greater percentage of the “restorable” tidal lands, the project site contains an expansive mosaic of tidal wetlands, disconnected freshwater wetlands, and drained pasture lands. Once restored to a tidal regime, the resulting range of habitats (including mud flats, aquatic beds, emergent marsh, scrub-shrub wetlands, forested wetlands and sloughs) will provide substantial habitat benefits to not only threatened coho, but also chum and Chinook salmon, steelhead and cutthroat trout. By delivering full tidal inundation to 521 acres of restored marsh and wetland fringe habitats, this project directly addresses the loss and simplification of estuarine rearing habitat for the project’s five Target salmonid species. Coupled with the re-creation of 14 miles of high quality off-channel areas on-site, this project represents a crown jewel of tidal wetlands conservation efforts on the Oregon Coast. In order to complete this project, Tillamook County is seeking \$1,620,152 in OWEB funds to complete due diligence and acquire 120.5 acres from three property owners. Not only is this acquisition the required final piece to enable the restoration, but this acquisition also provides the only alternative to fully restore the original 377 acres acquired a decade ago with OWEB funds and other federal and local investments.

Applicant Information

Name: Paul Levesque

Title: Tillamook County Chief of Staff

Address: 201 Laurel Avenue

City: Tillamook

State: OR

Zip: 97141

Website Address: www.co.Tillamook.or.us

Grant Request

OWEB Grant Request \$1,620,152.00

Total Project Budget \$2,300,676.00

The receipt of federal funds from OWEB will not complicate or disqualify our project as to other funding sources required for this project

Properties

Jones

County: Tillamook

Section: 23 and 24 Township: 1S Range:10 W

Tax Lot Numbers: 1S10 23 01500; 1S10 23 00500; 1S10 24 00600

GPS Coordinates of Access Points: 45d 28.241' N Latitude; 123d 51.751' West Longitud

Vested Owner: Ronald R. Jones, tenants by entiret

Address: 590 Goodspeed Road

City: Tillamook

State: OR

Zip: 97141

Co Owner: Joyce L. Jones, tenants by entirety

Address: 590 Goodspeed Road

City: Tillamook

State: OR

Zip: 97141

Describe the property's significant improvements (e.g., buildings, irrigation ditches, etc.)

OWEB funds are sought to purchase 53 of the 74 acre parcel for restoration. The 21 acre non-restoration balance will be acquired with private funds. A 1914 vintage, 2,024 sf house with septic tank and drainfield and a single car garage are located on the non-restoration portion north of Goodspeed Rd. Five agricultural buildings situated on the restoration portion south of Goodspeed Rd consist of two loafing sheds, covered manure storage structure, a milk parlor and machine shed. There is also a 44 ft diameter x 16 ft high concrete tank. Levees, a drainage ditch and culvert are also situated on the restoration portion. The current owners were unwilling to sell only the restoration portion. Private funds were obtained for the non-restoration area, residence and garage.

Describe the property's current zoning and pending changes (if any)

The entire property is zoned F-1, Farm, under the jurisdiction of the Tillamook County Community Development Department. No further land use changes are required.

Describe the property's current use, and historic uses if known

This property was formerly operated as a dairy farm but for at least the last 15 years has been

and is presently used for other small scale farming activities including sheep and beef cattle. A ring levee surrounds a 4.4 acre area where the structures are presently located. See Map 8. The county road cuts through the center of this ring levee separating about a 2 acre portion of the restoration area (where the barn and other agricultural buildings are located) from about a 2 acre portion of the non-restoration area (where the house and garage are situated). Outside the 4.4 acre ring levee, the remainder of the property consists of poorly drained, subsided land used as pasture with 53 acres in the restoration area and about 19.2 acres of pasture outside the restoration area.

Describe rivers or streams on or adjacent to the property, including the length and whether one or both sides are within the property boundaries.

The restoration portion of the Jones parcel is irregularly shaped with 1,750 lineal feet along the left bank of Hoquarten Slough and with the boundary running to the center of that slough. Another 1300 lineal feet of the property runs along the left bank of Hall Slough with the property also extending to the center of this slough. Nolan Slough commences near the east boundary and meanders westerly 2870 lineal feet entirely within the property boundaries. Additionally, there are 1340 lineal feet on the left bank of Hall Slough on the non-restoration portions of the acquisition.

Describe surface and ground water resources, and legal rights to use the water.

According to the OWRD water rights information system (WRIS), the Jones property has a ground water right to irrigate 71.6 acres, which includes the farmland outside the residence and farm buildings. The water right has Claim No. GR2952 with a priority date of May 31, 1951. When dug, the well was 115 feet in depth and 9 inches in diameter. The landowner states that the well still exists. As part of the restoration project, the County will decommission the well following OWRD guidelines.

Sadri

County: Tillamook

Section: 25 Township: 1S Range:10W

Tax Lot Numbers: 1S 10W 25 00200

GPS Coordinates of Access Points: 45d 27.518' N. Latitude; 123d 51.020 W. Longitude

Co Owner: Asghar R Sadri, Trustee(s)

Address: 203 E. Reserve

City: Vancouver

State: WA

Zip: 98661

Vested owner is Asghar R Sadri, Trustee(s) of the Asghar Sadri Living Trust, UTA dated

September 5, 2002

Describe the property's significant improvements (e.g., buildings, irrigation ditches, etc.)

This parcel consists of an unimproved spruce wetland but with remnant dikes around the perimeter limiting full flood plain connection and natural hydrological processes. There is also an approximately 4 acre fill area on the southern portion of the property at the north end of Douglas Street in the City of Tillamook.

Describe the property's current zoning and pending changes (if any)

Approximately four acres of this parcel lies within the Tillamook City limits and are zoned for light industrial uses. Although the balance of the property lies in the unincorporated area, it is within the City's urban growth boundary (See Map 5) and is therefore subject to city zoning as Open Space. This area is recognized on the City's Comprehensive Plan Map and in the Comprehensive Plan as a potential future park designated as "NW Open Space." Land use compatibility statements have been provided from both the City and County. No further land use actions are required for this project.

Describe the property's current use, and historic uses if known

Little is known concerning historic uses on this property except that in the early 1900s dredged materials from Hoquarten Slough were placed along the banks by the Corps of Engineers when the Slough was part of the federally authorized navigation channel. A sawmill was operated during the first half of the last century on the filled portion at the end of Douglas Street mentioned above. This site was believed to be the location of a sawmill at least as early as the 1920s when a company known as Tillamook Spruce Veneer was operated. In September 1944 the Aberdeen Plywood Company purchased the old mill, constructed a peeler plant and operated continuously for 8 years. In April 1955 the plant was sold and thereafter operated as Tillamook Veneer. It is uncertain when milling operations ceased at this site, but the dikes and various cells were constructed for log ponds. The current condition for most of the parcel is a spruce wetland having limited further uses.

Describe rivers or streams on or adjacent to the property, including the length and whether one or both sides are within the property boundaries.

The north and westerly boundaries of this property run to the center of Hoquarten Slough for a distance of approximately 4,400 lineal feet. The most northerly point of the property is situated at the confluence of Dougherty and Hoquarten Sloughs.

Describe surface and ground water resources, and legal rights to use the water.

An OWRD WRIS query shows that no water rights exist on this property, except for the southern portion of the property that is in the City of Tillamook, which would have access to the City's municipal water right.

Fuhrman

County: Tillamook

Section: 14 Township: 1S Range:10W

Tax Lot Numbers: 1S10W 14 00401

GPS Coordinates of Access Points: 45d 28.447 N Latitude; 123d 52.143 W Longitude

Co Owner: Diamond F. Inc.

Address: 355 Goodspeed Road

City: Tillamook

State: OR

Zip: 97141

Describe the property's significant improvements (e.g., buildings, irrigation ditches, etc.)

This property consists of a 3,254 sf home with an onsite septic tank and drainfield. The property also includes an elevated gravel access road on rock fill that runs approximately 2500 feet from Goodspeed County Road to the home. Except for Wilson River on the north boundary, the parcel is otherwise surrounded by county-owned project lands acquired from the same owner in June 2002 under a prior OWEB grant. The subject parcel is in the floodplain. The house and road are slated for removal as part of the project and the parcel is part of the planned restoration.

Describe the property's current zoning and pending changes (if any)

The parcel is zoned F-1, Farm, under the jurisdiction of the Tillamook County Community Development Department. The existing residence is a legal non-conforming use having existed prior to current zoning. No land use actions are required to complete the project.

Describe the property's current use, and historic uses if known

The single family residential structure is currently used as a second home for the owners. The home has been in the ownership of the same family since it was moved to that site and remodeled in the mid-1960s.

Describe rivers or streams on or adjacent to the property, including the length and whether one or both sides are within the property boundaries.

This property is located along 339.21 feet of the south bank of Wilson River near the confluence of Hall Slough. To the extent that the driveway property boundary along Hall Slough extends to the channel, there are 600 lineal feet of the acquisition on the left bank of Hall Slough. To the extent there are areas of the driveway boundary that do not quite reach the left bank, then the left bank is already on the previously acquired project lands. With removal of the access road, hydrologic reconnection will be re-established between Blind Slough and Hall Slough.

Describe surface and ground water resources, and legal rights to use the water.

This parcel, together with the surrounding portion of county property acquired from the current owners in 2002, is protected by dikes believed to have been constructed in the 1960s. This

resulted in conversion of the area to a freshwater wetland with highly regulated water levels. There were no outstanding water rights located affecting this property.

Organizational Capacity Part 1

Your organization is not accredited by the Land Trust Alliance(LTA).

Your organization is in compliance with applicable federal, state and local laws, including in good standing with the Secretary of State.

1.1.2 - Tillamook County is in compliance with applicable federal, state and local laws. However, for more than a decade, the County has voluntarily participated in the Community Rating System (CRS) of the National Flood Insurance Program. Under this program, the County engaged in a number of voluntary activities that resulted in a 20% reduction in flood insurance premiums for floodplain residents. Due to turnovers in County personnel, a recent Community Assistance visit by FEMA resulted in a finding that the County is not in compliance with the CRS requirements. The County has filed a Corrective Action Plan which FEMA has acknowledged is a step in bringing the County back into compliance. Although the County is in retrograde, it is not on probation. However, no enforcement actions are currently pending or threatened against the County. In fact, within the past 60 days, Standard and Poor's awarded the County a AA-bond rating after having thoroughly reviewed all aspects of the County's financial, organizational, operational and administrative functions.

Your organization has and follows policies and procedures for selecting and acquiring conservation properties, including policies and procedures related to: site identification and ranking; title review; property valuation; hazardous materials investigations; survey; identification and documentation of conservation values; drafting and review of necessary title documents and contracts; and final review of transaction documents by the governing body of the organization.

1.1.3 - As part of the Tillamook Bay National Estuary Program (TBNEP), one of 64 actions (Hab 19) in its Management Plan (CCMP) contains policies and procedures for prioritizing tidal sites for protection and enhancement. Utilizing these procedures, efforts were initiated in 1999 by OWEB and other partners to protect and restore wetlands within a 4,300 acre area where four major rivers enter Tillamook Bay. The Trust for Public Lands (TPL) conducted the complex research and negotiation required to secure purchase options on the highest priority wetland areas, culminating by 2003 in the acquisition of the initial 377 acres that are part of the current project. The 2012 "Tidal Wetland Prioritization for the Tillamook Bay Estuary" has targeted seven sites within this project area that have the highest likelihood of contributing to tidal wetland function once restored. As noted below, the same high quality due diligence process will be followed, utilizing William "Fritz" Paulus for these tasks under the scrutiny of the highly qualified management team and ultimately public review and action by the County Commissioners.

Your organization has and follows policies and procedures to ensure effective short and long-term management of acquired conservation properties, including policies and procedures related to: securing and stabilizing the property after acquisition; management plan drafting and compliance review; annual monitoring; use restriction enforcement; and trespass abatement.

1.1.4 - The existing 377 County acres are managed under the attached OWEB-approved Management Plan for this site. It is administered by a management team under a 2002 IGA among the County, ODFW and SWCD. The TBNEP, City of Tillamook and TBHEID are also team members. The Goals of the plan and the proposed acquisitions are to restore habitats and ecological processes in the upper estuary and river deltas, improve fish and wildlife habitats and water quality, reduce sedimentation and flood hazards and enhance the health of the bay. The existing and acquired lands will be restored and actively managed to achieve the desired future conditions of OWEB priority habitats shown on Map 4 by undertaking the activities shown on the construction elements, Map 3. As the acquisitions and project move forward the Plan will be amended following a similar public process as the original, but to include all restored public lands. To ensure that the Goals and desired future conditions are achieved, the revised plan will include strategies to incorporate the results of on-going monitoring presently planned through at least 2019. The Plan will be reviewed and amended as needed at least every five years.

Your organization keeps accurate financial records in accordance with Generally Accepted Accounting Principles (GAAP) and has an annual financial review or audit, as appropriate to the organization's scale of operations.

1.1.5 - State law (ORS 297.465) requires that Tillamook County prepare a complete set of year-end financial statements in accordance with generally accepted accounting standards by an independent certified accounting firm licensed to perform municipal audits in Oregon. For the past 13 years, the County has contracted with Boldt, Carlisle and Smith, LLC, to perform this work. Tillamook County is in full compliance with all audit requirements. More importantly, the Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to Tillamook County for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2012. The Certificate of Achievement is a prestigious national award and recognizes conformance with the highest standards for preparation of state and local government financial reports. A Certificate of Achievement is valid for a period of only one year. Tillamook County has received a Certificate of Achievement for twenty-three consecutive years.

Your organization has a records management system in place that is appropriate to the organization's scale of operations, with emphasis placed on safe storage of irreplaceable documents.

1.1.6 - Tillamook County operates a centralized archive facility in a well-lit, heated series of

rooms within the County Courthouse. The records are managed under the Secretary of State's public records retention schedule contained generally within Oregon Administrative Rule (OAR) Chapter 166, Division 150. Within the last two years the County has also enrolled as an "Early Adopter" to the Secretary of State's electronic Oregon Records Management System (ORMS) where records are digitized and remotely stored in a state-of-the-art secure data center located in Eastern Oregon. The County is in the process of beginning to migrate its records to this facility.

Your organization has a succession plan in place to address the possibility that the organization may no longer exist at some point in the future.

1.1.7 - Tillamook County was established December 15, 1853 and has been in continuous operation since that time. None of Oregon's 36 counties has yet ever gone out of existence but the current weight of legal thought on that matter is that the area contained within a county that goes out of existence would, by operation of law, become a part of the original county out of which it was formed. Tillamook County was formed from within an area previously included in Clatsop, Yamhill and Polk Counties. Tillamook County does have a Succession Plan for its governance structure as part of its Emergency Management and Operations Plan.

Your organization has a written conflict of interest policy to ensure that conflicts of interest, or the appearance of conflicts of interest, are appropriately avoided.

1.1.8 - The Tillamook County Employee Policy and Procedures Manual has specific provisions governing ethics, conflicts of interest, misrepresentations and other related aspects of conduct. Additionally, as public officials, all Tillamook County employees and elected officials are bound by the government ethics requirements contained in ORS Chapter 244.

If your organization does not intend to manage the property over the long-term, state which organization will, and why that organization is the right choice for the property. Additionally, provide a board resolution or letter from that entity which clearly demonstrates its intent and ability to accept long-term management responsibility for the property.

N/A

If your organization does not intend to manage the property over the long term, and has not arranged for a qualified long-term manager, explain why OWEB should consider this application at this time.

N/A

Organizational Capacity Part 2

Explain why your organization is the right organization to acquire this property at this time. If the acquisition and long-term management entities will be different, your answer should address each entity, as appropriate.

2.1 - In light of the County's existing 377 acre ownership and proposed additional acquisitions through exchanges, the County is the appropriate organization for the OWEB funded acquisitions. Additionally, the restoration is also part of a larger County-led Oregon Solutions project for flood reduction involving flood easements on 85 acres and construction easements on another 35 acres summarized in the following table. Not only will a single County ownership result in more consistent, effective and efficient long-term management, but if this current acquisition is approved, the County would add the original 377 acres to the conservation easement.

SEE TABLE 1. Land Easement & Acquisition Summary

As noted in Section 1.1.3, Tillamook County, TBNEP and their other partners have devoted more than 13 years in developing priorities and strategies for acquisition of these final properties needed for restoration. Except for \$123,145 required to complete baseline monitoring (a separate application is being submitted to OWEB for these monitoring funds), the partners have succeeded in securing the \$8,298,000 needed for completing the project. These efforts have also culminated in assembling a team of unparalleled expertise to assure project success. In addition to the Acquisition Team described in Section 2.2 (Acquisition Team), the following project partners will complete final design and engineering, acquire permits, develop a monitoring plan, undertake baseline monitoring and provide project management.

Northwest Hydraulic Consultants (NHC) will lead a team to provide permitting, final design, and construction management services. NHC has prepared the 25% designs and is under contract to complete the SFC project.

NHC is an internationally known firm specializing in hydraulic and hydrologic engineering, water resources engineering, river engineering, fluvial morphology, aquatic habitat restoration, and numerical and physical modeling. Vaughn Collins, P.E., is the lead designer for the SFC project, with 21 years of experience in the analysis and design of numerous flood control and habitat restoration projects, including multiple projects in estuarine environments similar to Tillamook Bay.

The Institute for Applied Ecology (IAE) will lead monitoring plan development and

implementation. Laura Brophy, Director of the Estuary Technical Group at IAE, has led or participated in technical teams for over a dozen Oregon tidal wetland restoration projects. She has extensive knowledge of estuarine wetland ecology, landscape processes, and resource management strategies. Since 1994, Brophy has conducted multi-site landscape scale inventories, assessments, prioritizations, monitoring programs, and restoration planning in 10 of Oregon's largest estuaries, including the Tillamook. She has contracted and teamed with all of the major resource management agencies on the Oregon coast, as well as watershed councils, estuary management entities, governments, and non-profits.

The following team has been assembled from project partners with extensive project management expertise, including TBNEP, Tillamook County, the Port of Tillamook Bay, ODFW and TBHEID:

TBNEP is a non-profit dedicated to the conservation and restoration of Tillamook County's estuaries and watersheds. TBNEP is a National Estuary Project which leads and facilitates the implementation of the CCMP. TBNEP pursues its stewardship, water quality enhancement, salmonid population recovery, and flood reduction goals by providing project leadership, coordination, and fundraising to pool the strengths of partners.

TBNEP has implemented nearly 150 restoration projects along Tillamook County's coast, all of which involved extensive partnering. Since becoming a non-profit in 2001, \$7.1 million has protected and/or restored 25 miles of stream habitats, 222 acres of riparian habitats, and 460 acres of tidal wetlands. Another \$2 million has gone into research and monitoring and education and outreach. TBNEP recently completed the \$2 million, 58-acre Miami Wetland Restoration project, the largest wetland restoration effort undertaken in Oregon on private land. TBNEP's typical annual budget is \$2.2 million. Rachel Hagerty has managed nearly all the restoration projects undertaken by TBNEP, including the Miami Wetlands Project. As TBNEP's Habitat Restoration Manager for the last ten years, Ms. Hagerty brings 14 years of experience in natural resources specific to the local area.

Paul Levesque, Tillamook County Chief of Staff, has 25 years' experience in public facility project management. He serves as the County's contract and procurement officer and is currently the Oregon Solutions project manager for the project. He is also current president of the Oregon Public Property Manager's Association.

Aaron Palter is project manager for the Port of Tillamook Bay currently overseeing \$33 million in FEMA funded projects, most of which are now completed. The SFC is a \$4.3 million component

of the Port's FEMA funding.

Chad Allen, TBHEID president, is an Oregon State graduate who currently operates the adjoining family farm where he grew up. His lifelong knowledge of local drainage and other hydrologic characteristics lend an invaluable on-the-ground dimension to this project.

Rick Klumph is currently the North Coast Watershed District Manager for ODFW covering Astoria to Florence. He holds a BS degree in fishery sciences from OSU and has 35 years agency experience on the north coast.

Describe the expertise of the project team (staff, attorneys, volunteers and any contractors) that will be responsible for completing the acquisition. The description should explain why the team is well suited for this project and include examples of comparable acquisitions completed by the team or members of the team.

2.2 - Portland attorney, William "Fritz" Paulus and Tillamook County Chief of Staff, Paul Levesque, will be responsible for completing the acquisitions.

Mr. Paulus is an attorney in Oregon with a practice that focuses on land conservation transactions, real estate, and land use matters, and has been a member of the Oregon State Bar since 1991. He graduated from Whitman College in 1985 and received his law degree from the University of Oregon in 1991. Since 2001 he has had extensive professional experience working on real estate transactions, conservation land acquisitions, and with government agencies and land trusts to acquire conservation lands and water rights.

From 2001 to 2003 and then again from 2008 to 2012, he was a Real Estate Negotiator purchasing conservation lands for the Metro Natural Areas Program in Portland, Oregon. He was primarily responsible for cultivating and negotiating real estate transactions with willing sellers in eight regional target areas. After signing up a transaction, he would continue as agency liaison with the landowner during the due diligence and closing process. His duties also included drafting purchase and sales agreements, target area outreach, partner relations, estimating market value for negotiation purposes, reviewing appraisals to substantiate purchase prices, property research such as reviewing preliminary title reports, encumbrances, legal descriptions, and land use regulations to help assess market value, and renegotiating with landowners due diligence contingencies that had not been met. He would also perform site walks on each property to assist with surveys, boundary issues, environmental reviews, and other due diligence. He was part of a close inter-disciplinary team composed of paralegals, other attorneys, real estate negotiators, and land conservation managers to achieve the goal of

acquiring important natural areas and protecting the public's investment in this process.

While at Metro, he negotiated and helped close over 20 land conservation transactions for the regional natural areas program, totaling over 1,750 acres at approximately \$13 million. Under intergovernmental agreements, he also negotiated and closed five additional transactions for partner agencies, such as the City of Damascus, City of Gresham, and City of Portland. While most of his transactions at Metro involved purchasing fee title, his acquisition portfolio includes use of a variety of other legal agreements: life estates, flood easements, conservation easements, and trail easements.

A good representation of his work is the 215-acre acquisition of the Moor Family Farm, LLC, property. The nature of this transaction and its conservation goals of restoring a large tract of previously drained wetland are comparable to those of the Southern Flow Corridor project. The acquisition of the Moore Family Farm property protected a critical portion of the Killin Wetlands, formerly known as the Banks Swamp, which is immediately north of Oregon Highway 6, and about one mile west of the city of Banks. The property was significant in and of itself, but it also connected to an existing 380-acre Metro natural area and ensured the long-term protection of valuable fish and wildlife habitat in one of the Willamette Valley's largest remaining peat soil wetlands. The \$650,000 acquisition included a \$500,000 grant from Ducks Unlimited (DU) that used funds provided through the federal North American Wetlands Conservation Act (NAWCA). Consequently, the acquisition parameters for DU and NAWCA needed to be followed, which is similar to the situation in this case with OWEB.

Between his two stints at Metro, from 2003 to 2008, he was the Executive Director of the Oregon Water Trust (OWT) (now part of The Freshwater Trust), an innovative non-profit that acquired water rights from willing sellers to improve stream flows for salmon and steelhead in Oregon. OWT employed the same techniques that a traditional land trust would use but in the context of water rights and stream flows. From this experience, he brought a unique understanding of water rights and how they may be an important component of a land conservation project. At OWT, he was responsible for implementation of all facets of the non-profit organization's mission and overseeing the quality and consistency of their program services. Through all this, he also negotiated and prepared documents for selected high profile water rights transactions, and reviewed and approved all significant water right transactions.

One notable transaction that he directed, supervised, and reviewed was the Lostine River flow restoration agreement. In 2005, OWT worked with 115 ranchers and farmers to maintain stream flow in the Lostine River near Enterprise, Oregon. The Oregon Water Resources Department

recognized OWT for its leadership in stream flow restoration and awarded them a Stewardship and Conservation Award in 2006.

In August 2012, he left the employ of Metro to open a law firm that focuses on land conservation transactions, real estate, and land use. Since opening his practice, he has been representing public and private clients in a variety of matters, such as real property conveyance, wetland mitigation banking, timber trespass, protection of a historic cemetery, and conservation easements to name a few.

Professionally trained as a legal assistant, Paul Levesque has served as the County's property manager for 28 years. He has been involved in preparing, negotiating, and closing hundreds of real estate transactions including acquisitions, sales, and land exchanges. He worked closely with the Trust for Public Lands on all aspects of County acquisition of the existing 377 project acres and has to date coordinated all the appraisal work, option agreements, and other due diligence on the five pending conservation acquisitions.

Describe your organization's staffing for stewardship (and restoration if applicable to this project).

As described in Section 2.1, the restoration will be guided by Northwest Hydraulic Consultants (NHC), and the Institute for Applied Ecology (IAE). The restoration project will be managed by the project team consisting of TBNEP, Tillamook County, the Port of Tillamook Bay, ODFW and TBHEID, also detailed in Section 2.1. The long-term management and continuing stewardship will be the responsibility of the broader team described in Section 1.1.4 made up of the County, ODFW, TBNEP, SWCD, the City of Tillamook and TBHEID.

Describe your organization's property inspection protocols, including the extent and frequency of inspections

2.3.1 - Tillamook County owns more than 4,000 acres of real property consisting of hundreds of parcels of every nature, type and description, including a multitude of public facilities, parks, and a variety of natural resource lands. Property inspection protocols vary depending on the nature and characteristics of the property. Since the conservation acquisition is the purpose of this application, this response will focus on practices in use on the adjoining 377 acre County conservation area.

On an almost daily basis, the property is under the view of project partner and TBHEID president, Chad Allen, whose family operates the adjoining farm. To the extent that any issues or inappropriate activities are identified, they are brought to the County's immediate attention. With ODFW's public access developments on the property, there are periodic visits by ODFW

personnel. Formal inspections are conducted at least twice each year and after significant flooding by a marine contractor to ensure the integrity of all drainage structures, levees, dikes and other hydrologic functions on the parcel. At least once each year, noxious weed inspections are undertaken. When identified, the local high school natural resources program effect their eradication. Baseline monitoring is currently being conducted. Under a monitoring plan currently being developed, effectiveness monitoring of the restoration will be conducted at least through 2019. The monitoring plan will be revisited at that time.

Describe actions taken to prevent trespass.

2.3.2 - Trespass is not a major issue in as much as the current management plan encourages public recreational access and educational opportunities. However, that plan does prohibit vehicular access (except where designated), horseback riding, camping and the discharge of firearms except shotguns during waterfowl season. To deal with the motor vehicle issue, two parking lots have been developed to accommodate pedestrian access beyond those points. Substantial locked gates have been constructed in locations where vehicles might otherwise attempt access. The distribution of keys is strictly controlled. Signage is in place.

Tillamook County is currently in the process of entering into an agreement with the Oregon State Police (OSP), ODFW and others to add the restoration project area to the North Coast Travel Management Area under ORS 498.152-498.153. These agreements enable routine patrols by OSP for motor vehicle violations, towing and citations for motor vehicle trespass, including ATVs.

Describe steps taken when significant use restriction violations are discovered.

2.3.3 - When violations occur of the nature described in Section 2.3.2, law enforcement is immediately involved. Oregon State Police fish and game officers can also respond to the violations under their jurisdiction. With the County as primary property manager, immediate access is also afforded to sheriff deputies for enforcement. If needed in the exercise of police power authorized by state law, the County as primary property manager can enact enforceable ordinances with penalties suitable to enjoin illegal activities within the project area in the future.

Estimate the annual percentage of time that your organization, or the intended long-term manager, dedicates to stewardship activities, including inspections, trespass abatement, use restriction enforcement, management plan implementation, etc. Summarize the activities and their frequency here, including volunteer and contractor activities.

2.3.4 - Each of the project partners devotes significant amounts of time and resources to management and stewardship. About 20 percent of Paul Levesque's time is devoted to property

management issues including activities related to this site ranging from routine inspections, site tours and contracting for maintenance and public access projects. Another 25 percent of his time is devoted as Project Manager of the Oregon Solutions as previously described.

TBNEP's mission is one of stewardship. With multiple staff performing stewardship on a number of parcels, the amount of time at this site is difficult to estimate. However, a substantial amount of time is devoted to monitoring, education and management plan development for this site.

The contractor conducting baseline monitoring spent about 1,503 hours or 0.72 FTE during 2012 at the site as part of the estuary prioritization project. That same contractor estimates between 0.66 – 0.94 FTE each year for the next three performing monitoring at the site.

Clair Thomas, Natural Resources teacher at Tillamook High School, has spent about 10 percent of his time with students on site activities over the past four years, including field trips, student clean-ups, community education and work days, and gathering data for slough profiles, vegetation patterns, invasive weeds, mudsnails, frogs and birds. Students have also been involved from Tillamook Bay Community College, other local schools, Newberg High, Elkton High and North Clackamas High.

Multiple ODFW staff devote time with resource management, coordination and stewardship activities. About 15% staff time is devoted to resource inventory, access enhancement and management, invasive plant inventory, and coordination of school and other groups conducting sensitive species enhancement and monitoring projects. Gates and locks are checked twice a month throughout waterfowl seasons.

Your organization, or intended long-term manager, has management plans in place for all its conservation properties.

Ecological Outcomes

Why is it important for OWEB to consider this project, at this time and at the requested level of funding? Include a description of threats and opportunities that will be addressed by the proposed acquisition.

3.1 - The goal of this project is to restore and permanently protect wetland function in the upper Tillamook Bay estuary and dramatically improve habitats for anadromous salmon populations, as well as other wildlife and plant species. This massive 646-acre project represents an extraordinary and potentially fleeting opportunity to enhance 521 wetland acres, while also advancing a range of objectives held by a diverse and supportive local community.

The community-supported SFC project is the perfect blend of land protection, habitat restoration, and flood mitigation occurring at a scale large enough to yield measurable results that address the Target species' limiting factors (Table 4). The project offers an opportunity to fully restore 521 acres of estuarine areas, currently in predominately agricultural use or freshwater wetlands, to the range of priority habitat types listed in Table 2. Restoration of tidal hydrology to the project site will initiate long term changes in the lands disconnected by the diking system for decades. Among the many ecological benefits afforded by this project, four stand out: increased habitat complexity and availability, increased Target species use, water quality enhancement, and increased climate change resilience.

Increased Habitat Complexity and Availability. The 646 acre project makes the SFC one of the largest tidal restoration efforts on the Oregon Coast. Of this area, 513 acres will be permanently protected in public ownership (Table 2). (The public versus private ownership accounts for the eight acre difference between restored and protected acreages.) The project will create a large scale, contiguous land block composed entirely of priority habitats (Table 2) and restore approximately 10% of the historic tidal wetlands in Tillamook Bay.

SEE TABLE 2. Existing and Expected Acres of Future Habitat Types

The project area supports a variety of fishes, including the five Target salmonids. Tidal wetlands are important to salmon population size, diversity, and viability in Oregon and the Pacific Northwest. The health of salmon populations depends on a continuum of diverse habitats across freshwater, estuarine and marine zones. Tidal wetlands are crucial, providing rearing habitat characterized by a productive food web, deep meandering channels for shelter from predators and high velocity flows, cool water temperatures, and a brackish-freshwater interface for physiological adaptation to marine salinities. These features contribute to accelerated juvenile salmon growth during estuarine rearing, in turn supporting increased ocean survival.

Currently, the site's degraded habitats and water quality limit the project area's salmonid production. The ecological importance of this project lies in its ability to recover and restore critical habitats and increase fish production. The potential for this project to provide meaningful conservation and restoration of critical habitats and species recovery is substantial. Not only will effects be evident within the project area, but the scale allows for improved ecosystem function in surrounding areas. Ecological benefits are elaborated Table 4 showing the status of Target species and the project's relationship to factors limiting their productivity.

Resilience to Climate Change. Removing the levees that currently isolate the project area will facilitate natural marsh accretion and allow the site to keep pace with sea level rise, fostering species resilience and adaptability.

Finally, and perhaps just as important, it is the only project that allows full restoration of the original 377 acres, but requires the purchase of the private lands requested here in order to implement.

Selected OWEB conservation principles

Protecting large intact area

Restoring function

Improving connectivity

Describe how the selected OWEB Conservation Principles apply to this project.

3.2.1 - Improving Connectivity

The acquisition and restoration is centered on restoring natural hydrologic processes to the site primarily through the removal of levees. The restoration will reestablish tidal exchange with the bay and hydrologic connectivity between the Wilson and Trask Rivers and their associated flood plains. By removing or breaching about seven miles of levees, 14 miles of high quality off-channel connectivity will be reestablished. By restoring tidal inundation and floodplain connectivity, important ecological and physical functions will be created that will reestablish and maintain the native vegetative communities that support a diverse array of important fish and wildlife species.

Protecting a Large Intact Area

The 646 acre SFC project that this acquisition will enable will be one of the largest tidal restoration projects on the Oregon Coast. The SFC project area is currently functioning with a mix of intact and degraded habitat types. Several large stands of spruce forest in addition to the Sadri parcel exist within the SFC footprint. Implementation of the SFC project will create a large

scale and ecologically diverse contiguous land block composed entirely of OWEB priority habitats, including intertidal mudflats, tidally influenced freshwater wetlands, low land non-linear forested wetlands and Sitka spruce forest. The acquisition proposal will also directly protect and restore 86 acres of spruce forest wetland. The 2012 Tidal Wetland Prioritization for the Tillamook Bay Estuary recognizes the project site contains two of the last seven remaining intact tidal swamps in the estuary.

Restoring Function

Habitat Diversity and Hydrology. The project will protect and enable restoration of an ecologically diverse site that spans a key transition zone, from freshwater spruce forest, tidally influenced freshwater wetlands, high salt marsh down to low marsh and intertidal mudflats. Removing the levees surrounding the site and along the sloughs will allow full connection with the Wilson and Trask Rivers and tidal influence within the site.

Sediment and Morphology. The project site is located at the end of the diked reach of the Wilson River and is well positioned to capture riverine sediments. Dike removal combined with daily high tides and river flows will immediately begin delivering sediment to the site. Ultimately it is expected the lands will rebuild from their current subsided condition up to high marsh, which around the project site typically sit one-two feet higher than Mean Higher High Water (MHHW). Rates of marsh building are expected to occur on the timescale of decades. The abundant sediment supply and proximity to the rivers should help to accelerate the process. Areas close to the river and connected tidal channels will rebuild quicker, while more distant portions of the marsh will accrete slower.

An estimated 14 miles of tidal channels will reestablish through construction (excavation) and the restoration of natural processes. Blind Slough will undergo enlargement as it becomes an important flood flow channel, conveying flows both from new floodgates in the dike and from the Hall Slough connector channel. Other relict tidal channels within the marsh will also adjust as they begin to convey tidal flows in and out of the site again. Some lateral movement and change of the main river channels can also be expected where rock armoring is removed.

Vegetation. Change in vegetation will be largely driven by hydrology and salinity changes after levee removal. Existing vegetation is predominately characteristic of freshwater wetlands and pastures. If salinity pulses occur within the site, existing vegetation will be unable to tolerate the saline waters and will quickly die off. As the marsh accretes at different rates across the site, greater diversity of species across varying elevation bands should occur. Given that the site is subsided by several feet, much of the lands will initially convert predominately to low marsh or

mud flat. Lower portions of the spruce forests that have developed in diked areas in the northwest corner and southern project boundary will die off becoming snags, either from salinity or higher water levels. Spruce snags are important habitat to a multitude of bird species.

Water Quality Enhancement. The project area in the upper Bay is the transition zone between freshwater and saltwater tidal habitats. Similar salinity conditions identified in the lower Bay are also present in the upper Bay and lower, tidally influenced portions of the mainstem rivers. Temperature, salinity, and DO should parallel those measured outside the site. Salinity in salt marsh channels near the project site was measured at values from less than 1 to 10 ppt between May and July over three years. Recent measurements in Blind, Hoquarten, and Hall Sloughs in the project area show similar results. Dike breaching will allow a greater natural exchange of water between the Trask River, which has high levels of DO, and Hoquarten Slough. This will enhance salmon habitat by improving DO levels in the Slough.

Is the site located in an ecologically critical/sensitive area? If so, cite applicable conservation or recovery plans, including the name, author, and date of each plan.

3.2.2 - This site is located within a “Salmon Stronghold Area” designated by the Wild Salmon Center (WSC). The “Stronghold” approach is a wild salmon conservation strategy designed to increase technical and financial support for the conservation of strongholds. An ad hoc team of Oregon Partners (ODFW, Governor’s office, OWEB, NOAA, USFWS, WSC and TNC) convened in November 2011 to review a proposal by WSC using ODFW salmon population scores and a review of 2008 data. WSC’s conservation planner generated alternative salmon stronghold designs using Marxan to examine the 88 identified strong populations and highlight areas that consistently offer the highest conservation value within determined ecoregions. The SFC project area is within one of those sites. The map is currently under review by ODFW regional biologists to ensure accuracy. Most notably, this process classifies the site as “key habitat type” for species in greatest need of conservation attention.

Describe the priority focal species, habitats and plant communities that will be addressed by the project and how protecting the site will benefit them. Note the status (federal, state, or other) of species being targeted for protection.

3.2.3 - The Oregon Department of Fish and Wildlife (ODFW) has identified five Target fish stocks (Fall Chinook Salmon, Spring Chinook Salmon, Chum Salmon, Coho Salmon and Cutthroat Trout) that are among the numerous fish and wildlife species that will benefit from this project.

SEE TABLE 3. Target Fish Stocks for SFC Project.

Target Species Use. Loss of estuarine rearing habitat has limited the production of Target salmonids in the Tillamook Bay Basin as summarized in Table 4. Some of the key factors affecting Target species survival in estuarine environments are related to their ability to access habitats and the quality of the habitats that they occupy. These, combined with the quantity of suitable habitat, play a large role in determining the magnitude of the production bottlenecks.

Implementation of the SFC will directly benefit Target fish species by addressing these habitat-based factors (i.e., habitat access, quality, and quantity). The project will restore 521 acres of marsh and wetland fringe habitat by: 1) creating 14 miles of newly connected slough/channel habitat; and 2) creating new habitats, such as low salt marsh, through reestablishing natural hydrologic conditions. The project location is considered to be ideal, largely because it lies within the migration pathway of Target fish species that emigrate as juveniles from the Wilson, Trask and Tillamook Rivers, and is also within the potential home range of juveniles from other tributaries and rivers. Table 4 summarizes how the project is expected to increase fish productivity, thereby fostering species viability.

SEE TABLE 4 - Target Species Status, Limiting Factors & SFC Relationship

The following species, and numerous others, will benefit from restored project area habitats:

- Fishes: winter steelhead (NOAA Species of Concern, State Sensitive, OCS Key Species), Pacific lamprey (State Sensitive; OCS Key Species), Chinook salmon (both spring and fall), Chum (State sensitive, OCS key species), Cutthroat (federal species of concern, state sensitive/vulnerable, OCS key species), Coho (federally threatened, state sensitive/vulnerable, OCS key species)
- Birds: California brown pelican (State Endangered, OCS Key Species), American peregrine falcon (State Sensitive, OCS Key Species), olive-sided flycatcher (State Sensitive; OCS Key Species), American bald eagle (OCS Key Species), Aleutian Canada goose (OCS Key Species), band-tailed pigeon (OCS Key Species)
- Mammals: Townsend's big-eared bat (State Sensitive, OCS Key Species)

Is the property linked to other conservation properties in the area? If so, describe the connections.

3.2.4 - The project site is located at the head of Tillamook Bay, the third largest estuary in Oregon. Tillamook Bay averages only about two meters depth over a surface area of 34 square kilometers. Several deep channels wind through the intertidal mud and sand flats that are exposed at low tide. The Bay receives freshwater input from the Miami, Kilchis, Wilson, Trask, and Tillamook Rivers and exchanges ocean water through a single channel in the northwest

corner. The estuary contains all of Oregon’s tidal wetland habitat types: mud flats, aquatic bed, emergent marsh, scrub-shrub wetlands, and forested wetlands. These habitats are widely recognized for their high biological productivity and critical importance to estuarine-dependent fish and wildlife species. Salinity ranges from around 32 parts per thousand (ppt) near the ocean entrance to about 15 ppt at the upper (southern) end of the Bay at high tide during the summer. Relatively high levels of DO are maintained throughout the year and ranges average from about 6-12 milligrams per liter (mg/l).

Since 2001, dozens of partners have injected over \$50 million into wetland, instream and riparian projects that have resulted in over 100 stream miles and 450 acres of improved and/or protected habitats. The TBNEP recently implemented a 58 acre wetland restoration project at the mouth of Miami River. The Nature Conservancy is restoring 67 acres in the lower Kilchis.

The proposed acquisition will also augment the existing 377 County acres within the planned restoration. As such, the proposed acquisitions will augment this existing network of protection and restoration projects. The subsequent restoration will expand and complement the comprehensive program to enhance the many important ecological functions and habitats in Tillamook Bay.

Describe how permanent protection will complement the ecological outcomes and benefits for this project.

3.2.5 - The locational characteristics of the project site highlight the critical importance of protecting the ecological outcomes and benefits of this project. The 2012 report entitled “Tidal Wetland Prioritization for the Tillamook Bay Estuary” by Green Point Consulting points to the locational importance of wetland functions, stating:

“Tidal wetlands serve many vital functions in the watershed. These functions include water quality protection, ecological support, and wildlife habitat. The value of tidal wetland functions may be enhanced by the location of these wetlands in the landscape – low in the watershed, in an economically important nursery zone for anadromous and marine organisms.” The Southern Flow Corridor-Landowner Preferred Alternative (SFC) embodies these ecologic functions. Furthermore, the following elements are ecologically important in the Tillamook Bay estuary:

Habitat Loss and Simplification. An estimated 86% of the 6,035 acres of historic tidal wetlands in the Tillamook Bay estuary have been lost. These tidal wetland habitats include forested and shrub tidal swamps and grassy tidal marsh. Remaining habitats also tend to be degraded and fragmented along outmigration corridors for Target fish species.

Water Quality. In addition to the habitat quality and quantity reductions, the lower Wilson and Trask mainstems are water quality limited for temperature and bacteria. In addition, sections of the rivers and sloughs are also water quality limited for dissolved oxygen (DO).

Flooding. Four of the five rivers draining into Tillamook Bay unite in the upper estuary just west of the City of Tillamook and Highway 101. Manmade alterations within the project area exacerbate flooding and disrupt the natural hydrological processes that shape and sustain critical habitats for Target species. Removal of these alterations will restore these processes, with a further benefit of a 1.5 foot floodwater level reduction in areas upstream of the project.

Climate Change. A recent Climate Leadership Initiative report states that sea-level rise in Oregon, driven by climate change, “will severely impact low-lying coastal areas.” TEP’s climate change report estimates that local sea-level rise has been approximately two millimeters (mm)/year. Projections indicate that by 2100, local sea-level rise will be approximately 62 centimeters (cm), with a possible range of 10-140 cm. It’s likely that Tillamook Bay will also experience more severe storms. Conserving and restoring wetlands adjacent to the Bay is likely to help mitigate sea-level rise and storm surge. The project’s location at the confluence of the three rivers ensures an abundant sediment supply that will reduce the possibility of sea-level rise exceeding marsh accretion rates.

Each of the components described above reinforces the importance of permanent protection to complement the ecological outcomes and benefits for this project.

Describe the condition of each property included in this project.

3.3.1 - The three parcels proposed for acquisition share many of the same conditions and characteristics as the surrounding area slated for restoration as part of this project (See Map 2).

Dikes surround nearly the entire project area and have isolated the historic marsh from tidal inundation for over 60 years. The area north of Blind Slough, which was not diked until the 1960s and appears to have never been farmed, has converted to a freshwater wetland with highly regulated water levels. The northeast portion of the site along Hall Slough where the Fuhrman parcel is located has naturally higher elevations and supports a second growth spruce forest. South of and adjacent to Blind Slough, a large area was managed for waterfowl after the cessation of farming, resulting in visible excavated water features. The southern half along the Trask River is under lease for agriculture until restoration activities begin. Pasture production is active in the southeast area, where the Jones parcel is located and is protected from the Trask

River and Hoquarten and Dougherty Sloughs by levees. The easternmost portion of the project (Sadri parcel) is dominated by historic spruce swamp with dike remnants along Hoquarten Slough limiting full floodplain connections. Numerous tidegates connect the project site to adjacent channels, but limit both juvenile salmon access and natural hydrological processes. Relict tidal channels are still clearly visible throughout the site. Interior elevations average six-eight feet. Based on comparison with adjacent reference sites outside the dike, subsidence of up to one-two feet has occurred over a large area.

The site contains existing priority habitats, such as Sitka spruce forest and freshwater marsh, but also has high potential for restoration of additional priority habitats like tidal swamp. The 2012 Tidal Wetland Prioritization for the Tillamook Bay Estuary recognizes the project site contains two of the last seven remaining intact tidal swamps in the estuary. Furthermore, the study references and supports several SFC construction elements.

Hoquarten Slough provides some of the last remaining transitional habitat for juvenile salmonids as they move from fresh to salt water. Hoquarten Slough is water quality limited for DO and is listed on the State's 303(d) list of impaired water bodies. TBNEP collected DO data from Hoquarten Slough between 2007 and 2009 and found DO levels frequently below 2 mg/L, a lethal level to salmon. Despite some of the highest quality riparian areas and spruce forest wetland, these low DO levels are a barrier to habitat use. Levees along the Slough have limited the tidal prism and perhaps contributed to this problem.

The area is the terminus of a flood conveyance pathway for flows that leave the Wilson River valley. In recent decades, flooding has increased in frequency and severity. Following the 1996 floods, a bank of ten, six-foot diameter tidegates were installed to discharge floodwaters that were trapped behind the dike. Most recently, a high capacity spillway consisting of four side-hinge 6x12 flood tidegates was installed to further increase flood drainage capacity.

Site specific condition information is provided for each of the three acquisitions on Map 2 and below:

Sadri

As indicated earlier, the north and westerly boundaries of this property run to the center of the Hoquarten Slough for a distance of about 4,400 lineal feet. Approximately half of this parcel is currently protected by levees and the other half has a limited hydrologic connection to Hoquarten Slough. There is substantial evidence that these "levees" and other blockages are dredged materials placed on the property in the early 1900s when Hoquarten Slough was a

portion of the federally authorized navigation channel. The southerly portion of the property just off Douglas Street in the City of Tillamook contains about four acres of fill where a sawmill was believed to have been in operation in the first part of the 1900s (See Property #2 description). A number of relict channels also exist on the property, which is the largest of the remaining intact spruce wetlands on the Bay.

Fuhrman

The Fuhrman driveway is situated on an elevated rock fill which disrupts connectivity of Blind Slough and Hall Slough.

Jones

The portions proposed for restoration consist largely of diked and poorly drained pasture that has subsided. Relict channels also lace this area of the project.

If the condition of a property is good, and minimum restoration is required to achieve and sustain ecological functions, describe the long term management needs for each site and how your organization will address these needs.

3.3.2 - The condition of this property is not good and will therefore require significant restoration described in Section 3.3.3.

If restoration or enhancement is required to achieve and sustain long-term ecological outcomes for a property, describe what will be necessary, including the proposed future conditions; intended restoration actions; project restoration costs; projected restoration schedule; and the status of necessary funding commitments.

3.3.3 - The purpose of this project is to restore habitats and ecological processes in the upper estuary of Tillamook Bay and the Wilson and Trask River deltas in order to: 1) improve habitat for native fish and wildlife, 2) improve water quality and reduce sedimentation, 3) reduce flood hazards, and 4) enhance the overall ecological health of Tillamook Bay.

The restoration strategy depends upon reestablishing tidal exchange with the Bay, as well as hydrologic connectivity between the Wilson and Trask Rivers and their floodplains. The SFC project focuses on removing human alterations to allow the natural processes to restore the site's ecosystem functions. Removal of human alterations is the most practical restoration approach and generally the approach with the highest chances of success because it reestablishes the natural process that form and maintain tidal wetlands. These natural processes are necessary for the return of tidal wetland functions over time. Successful reestablishment of natural forces minimizes the need for further human intervention after

restoration, maximizing long-term restoration effectiveness. The proposed future conditions are shown on Map 4.

The engineering consulting firm, overseen by the Oregon Solutions Design Team (DT) has taken great measures to ensure the approach is technically and biologically sound and publicly safe. The approach is consistent with the Management Plan and no negative impacts are expected to surrounding properties. To meet the project goals, Tillamook County and the DT will undertake the following activities, which are generally presented in chronological order by Phases 1-3:

- **Phase 1: Design and Acquisition:** In addition to 398 acres within the project area that are currently in public ownership and slated for restoration, Tillamook County will acquire title or easements to an additional 248 acres. As these lands are being acquired, the County will work with project partners to complete the final design and engineering; acquire permits; develop a monitoring plan; undertake baseline monitoring; and revise the Management Plan to incorporate all public lands. (Timeline: October 2013 – April 2015)
- **Phase 2: Construction:** The project will result in the removal of seven miles of existing levees, 85,000 cubic yards of material, and 2.1 miles of road. Nine tidal channels will be reconnected, resulting in the restoration of over 14 miles of tidal channels on site. Over three miles of drainage ditches will be filled to restore a natural drainage regime. Additional construction activities will include lowering 2.1 miles of levee; upgrading and constructing 2.1 miles of tidal dikes; removing and/or relocating seven tidegates and one floodgate; and removing four structures. The project will also undertake extensive large wood placement. (Timeline May 2013 – November 2015)
- **Phase 3: Post-project Monitoring:** The preliminary monitoring plan proposes monitoring changes in soil and vegetation, groundwater levels, tidal hydrology and channel morphology, sedimentation, fish distribution and density, fish use of large wood structures, flooding, and macro-invertebrates. (Timeline: October 2016 – October 2019)

The success of this project will be measured by: 1) the degree to which we can meet the restoration targets above and 2) the resulting habitat improvements demonstrated by post project monitoring. While no basin specific modeling exists to project anticipated increases in Target salmonid populations, we are confident that monitoring will demonstrate increases in both species distribution and density within the project area. Additional long term ecological and socio-economic outcomes will include:

- Improved freshwater and estuarine water quality, including reductions in temperature, dissolved oxygen, and turbidity;

- Increased habitat complexity and availability across the range of tidal wetlands habitats;
- Enhanced ecological function benefitting other aquatic, terrestrial, and avian species; and
- Reduced flooding in the Highway 101 business corridor, including measureable reductions in both flood elevation and duration.

Total project costs, including acquisition, due diligence, baseline monitoring, design, construction and post project monitoring, are estimated to be \$9,247,527. All project funds have been secured, except the OWEB acquisition funds being sought under this application and \$123,145 to complete baseline monitoring, currently being sought from OWEB under separate application. Funds for post-project monitoring will be sought during construction. The proposed budget schedule is listed in Table 5.

SEE TABLE 5. Proposed Project Schedule

The permits and consultations in Table 6 will be initiated and acquired in Phase 1. These elements will support the NEPA analysis that will be led by FEMA and NOAA and has yet to be initiated.

SEE TABLE 6. Project Permits and Consultations

Priority fish species that will be protected by the acquisition

Coho Salmon - Oregon Coast

Chinook Salmon - Oregon Coast

Chum Salmon - Pacific Coast

Community Benefits and Outcomes

Explain the vision for, and future uses of, each property relative to the local community or communities in the vicinity of the property.

3.5.1 - As noted elsewhere, the acquisition parcels are scattered throughout the project area but are necessary to completing a full restoration. Thus the vision for future uses of each parcel relative to the surrounding communities must be viewed in the context of the full project.

The acquisition, restoration and enhancement of the land occasioned by the larger project will provide substantial economic and social benefits to the local and regional economy. As publicly owned land managed for fish, wildlife and associated resource values, this area has provided and will continue to provide, abundant opportunities for a variety of public uses, including kayaking, waterfowl hunting, fishing, hiking, wildlife viewing and educational as well as interpretive activities. By restoring and sustaining high quality fish and wildlife habitat in perpetuity, the area will help support harvestable levels of fish and game and protect nature-based tourism opportunities.

The aesthetic quality of the project area cannot be overstated, nor can its value as a wildlife and bird watching area. The 2.5 mile Hoquarten Slough has now been included in the TBNEP Water Trail guide book for Tillamook Bay. This waterway, 1.6 miles of which passes through or along the project area, is regularly used by kayakers, canoeists and rafters. As development and population pressures on the coast accelerate, the site will help to protect the watershed functions that provide the foundation upon which regional social and economic well-being is dependent.

The close proximity of this site to the state's population centers offers an excellent opportunity for public use, appreciation and understanding of the functions and values of an exceptional coastal wetland. When completed, this acquisition and restoration project will serve as a model for a community supported, large-scale ecosystem restoration. This project will help enhance public understanding of the value that reconnecting streams to the floodplain has not only on watershed quality and functions but also has on flood damage reductions.

Public ownership of restored and transitioning wetland ecosystems provide a unique opportunity for citizens to learn about the value of wetlands to the natural and developed environments. Public access to these wetlands is the lynch pin of that educational opportunity. Element 5 of the existing Wetland Management Plan contains a Public Access and Education Plan that has guided educational activities on the existing 377 acre wetlands. As restoration takes place, it is expected that those educational opportunities will increase.

Describe how permanently protecting each property will benefit surrounding communities and what your organization will do to achieve these benefits. Benefits that may be relevant include: ecosystem services such as improved water quality, outdoor educational opportunities, neighboring landowner outreach and involvement, and recreational access.

3.5.2 - Benefits and Outreach to Surrounding Communities

Flood mitigation. Substantial flood damage reduction benefits anticipated from this project will have a significant favorable benefit on the local governments, homes and businesses. The removal of more than seven miles of existing levee at the lowest point in the north Tillamook City floodplain will also eliminate the back water effect that these levees created, thereby resulting in substantial reductions in flood elevations throughout the remaining areas of that floodplain. Finally, it is estimated that water level reductions of up to 1.5 feet will be achieved for all floods from small, frequent events through a 100-year event. The area of flood level reduction is over 3,000 acres and encompasses the lower Wilson, Trask and Tillamook Rivers' floodplains. There are 540 residential, commercial and agricultural structures located in this area of benefit. Total estimated economic benefits accrued from avoided flood damages over a 50-year project life are \$9.2 million.

Recreational Spending. The close driving distance to the state's population centers offers excellent public use opportunities. As predominantly publicly owned land managed for fish, wildlife, and associated resource values, this site will provide expanded opportunities for kayaking, hunting, fishing, hiking, wildlife viewing, and interpretive activities. These activities are vital to regional and local economies. Moreover, direct economic benefits from increased sport fishery opportunities due to increased coho and Chinook production are estimated at \$4.6 million to \$7.7 million over a 50-year project life. In Tillamook County in 2008, travel-generated expenditures associated with not only fishing, but shellfishing, wildlife viewing, and hunting were a combined total of \$63.5 million. Expenditures associated with saltwater fishing alone were \$20.8 million. In a county of roughly 25,000 people, this amount flowing into the region is a significant economic driver and is dependent upon functioning watersheds and estuaries.

Jobs. Over the life of the project and for varying periods, an estimated 50 jobs will be supported. The majority of the jobs will perform construction, monitoring, and engineering design services. As contractors use local services such as restaurants, supplies, and other contractors, the local economy will also receive a boost.

Educational Opportunities. Project outreach will enhance public understanding of the ecological and economic values of wetland restoration and complement other efforts occurring in the

Tillamook Bay Watershed (e.g., the Miami and Kilchis projects). We are confident that such increased public understanding can encourage future coastal restoration opportunities. A few (of the many) specific educational opportunities generated from this project will include the following:

- With support from the TEP, Tillamook Bay Watershed Council, and Oregon Community Foundation, Tillamook High School students are collecting data to evaluate environmental variables, such as water quality, vegetation, and aquatic species, on the project site. Future plans including continuing the monitoring regime and participating in long term monitoring.
- Tillamook County joined with the TEP, ODFW, and the Oregon Hunter's Association to construct a parking lot at the site, upgrade a gate, and provide an information kiosk for non-motorized access to waterfowl hunting and other recreational opportunities.
- In 2012, the National Park Service designated the Tillamook County Water Trail a National Recreation Trail. Hoquarten Slough, which passes through the project area, is included in TEP's Tillamook Bay Water Trail Guidebook and is regularly used by recreationists.
- Website for education/outreach.

Describe public access plans for each property, if any, and what community benefits will result from those plans. If public access is planned, explain why the anticipated level of public access is appropriate for each property and discuss the capacity of the organization to manage the intended public use access.

3.5.3 - Public access to the existing 377 county-owned acres is a hallmark of the current Management Plan, and it is anticipated to be an equally important component for the revised and expanded plan for the larger restoration project. Inasmuch as the properties sought for acquisition are scattered throughout the project area, public access will be planned in the broader context of the full project area rather than on a parcel-by-parcel area.

Emphasis of Public Access Plan:

Public ownership of restored and transitioning wetland ecosystems provides a unique opportunity for citizens to learn about the value of wetlands to the natural and developed environments. Under this concept, this plan endorses public access to the acquired properties through the development of several interpretive areas. These areas will manage access through the property while providing unique educational and recreational experiences to the general public. Signage, kiosks, overlooks, limited walkways, and other educational infrastructure will highlight the following:

- Overview of estuarine function
- Overview of wetland function
- History of site from a land use perspective showing potential for restoration

- Wetland transition/species succession
- Habitat types present
- Plant and animal species present and habitat needs
- Riparian function
- Flood management infrastructure and relationship to wetland function

Access Provisions:

At this point in the project's development, it is premature to identify the specific design plans for these areas. However, to insure the goals of this plan are not compromised by (albeit minor) development, the wetlands management team recommends that future planning should be governed by the following guidelines:

- The design of public access points and interpretive areas should be planned to maximize effective community education while minimize impact on this plan's broader goals of ecosystem restoration and flood hazard mitigation. Proposed deign of public access points and interpretive areas should be planned to maximize effective community education while minimize impact on this plan's broader goals of ecosystem restoration and flood hazard mitigation. Proposed development must not impact flood mitigation or habitat enhancement efforts.
- Public access restricted to foot traffic only, beyond controlled entry points.
- Navigable waters within the properties are governed by the state. This plan recommends that the County address any problems due to powerboat/jetski access only when and if they arise. If needed, remedies should be sought through application to the Marine Board for special restrictions on waterways adjacent to the properties addressed in this plan.
- Parking and sanitation should be provided by the County as necessary and appropriate.
- Waterfowl hunting by the public will be permitted according to the prohibitions stated below.

Prohibited Activities:

The Wetlands Management Team views the following activities as incompatible with the goals of the plan and recommends that they be prohibited by the County.

- Use of motorized vehicles except on dedicated access roads and in designated parking areas. Recreational off-road vehicles are expressly prohibited.
- Camping.
- Horseback riding.
- No discharge of firearms, except shotguns during authorized waterfowl season.

Describe the community and partner support for this project. If there is significant opposition to the

project describe how your organization is addressing issues related to the opposition.

3.5.4 - In 2006 and 2007, Tillamook County suffered large floods and extensive damages. After the 2006 flood, Governor Ted Kulongoski established the flood mitigation effort as an “Oregon Solutions” (OS) project. The OS process provides a structure and process for public and private sectors to collaborate in addressing technically and politically challenging community needs. Subsequently, a 37-member Project Team (PT) of federal, state, and local government agencies as well as community groups, business organizations, and individuals was assembled. In 2007, the PT prioritized projects and began implementations.

The SFC project is a hallmark of a truly cooperative restoration effort with far-reaching, permanent benefits for the Tillamook Bay estuary. Over the last ten years, dozens of partners have supported this project. The SFC is an outcome of Governor Kulongoski’s designation of Tillamook flood mitigation efforts as an OS project. The 37-member OS PT prioritized a list of projects and successful project implementation has begun. The equally diverse 14-member Design Team (DT) guides the SFC effort. Active proponents are identified in the support letters from Governor Kitzhaber, Congressional delegation and OS. Although some were written in support of the recently awarded NOAA grant, they clearly express the importance of achieving this wetland restoration. Without the acquisition, full restoration is not possible.

Is there anticipated tribal government interaction with the project? If yes, describe the expected level of tribal interaction.

3.5.5 - The Confederated Tribes of the Siletz Indians will be contracted to provide both pre- and post-project monitoring for fish presence, distribution and use. This will include low-tide use, migration patterns and tidal use of complex woody habitats. They will also provide input to NHC on design and to the County in revisions to the Management Plan.

Inasmuch as FEMA is providing \$4.3 million in project costs, they are requiring an EIS with work elements shared with NOAA and others. At this point, NOAA will be undertaking the cultural resources element. No matter who completes this element, significant involvement with the tribal nations is a certainty.

Are there significant cultural resources on the site? If so describe these resources and how they will be managed.

3.5.6 - There are no known cultural resources at the site. As noted above, the EIS process will closely investigate the existence of any such resources and, to the extent that any are identified, will address how they will be addressed, mitigated or managed.

Project Soundness

Summarize how the acquisition is intended to work, including the proposed purchase price, form of conveyance, owners reserved rights, etc. Describe actions that need to be taken to ensure that the terms and conditions of the transaction (e.g. reserved use rights of the owner) are compatible with the ecological outcomes proposed for the property.

3.6.1 - OWEB funding is being sought for each of the following three properties.

Fuhrman (Diamond F, Inc.)

Under an initial February 25, 2011 Option Agreement, the County may provide a “notice to exercise” at any time during the option period, for the purchase price of \$675,000. This Option Agreement has been extended to February 24, 2015 with \$35,000 in previously paid option payments and another \$5,000 if the option has not been exercised by August 24, 2014. Within nine months of the date the County exercises its option, the County must give 30 days’ written “notice to close.” A statutory warranty deed and title insurance will be provided by the seller. The County pays closing costs including a title insurance fee, escrow fee, pro-rated taxes and recording fees. There are no reserved rights.

Sadri

The January 26, 2011 Option Agreement for this seller contains virtually the same provisions for the exercise of the option, notice of closing, form of conveyance, title insurance and closing costs, but at the purchase price of \$485,000. However, the provision in Fuhrman about giving notice 30 days prior to closing within nine months of the date the County exercises the option is not included in this agreement. Instead, the County is required to close within 45 days after delivering a “notice of exercise” to the landowner. A December 12, 2012 modification extends the option period to January 25, 2015. In addition to a \$5,000 paid option payment, an additional \$5,000 is due by July 2, 2014 if the option is not exercised. There is no reservation of rights.

Jones

A two-year option agreement with this seller, containing virtually the same provisions as the Sadri agreement, was signed on October 2, 2011. A two-year extension has been negotiated. \$20,000 in option payments have been made. This acquisition involves portions of the property (21 acres) that will not be restored for which \$250,000 in private funds have been secured. The only reserved right relating to the restoration area is a required nine-month notice from the date the option is exercised for the seller to move livestock, feed and personal property from the barn. Even if the option was not exercised until just prior to initiation of restoration, the duration of construction and location of the barn would not pose an issue for restoration inasmuch as the barn is surrounded by a ring levee, thus allowing the removal of the barn and levee breach near

the end of project construction, if required.

Identify factors which may delay the project schedule. Describe steps your organization will take, including bridge financing, to prevent or adapt to reasonable delays, including delays associated with the OWEB grant approval process.

3.6.2 - Tillamook County is prepared to use its own funds in the event of delays associated with the OWEB grant approval process. In fact, the County has already been doing so initially with monies provided under Oregon Solutions for the initial appraisals, option payments and related costs and more recently with its general fund for similar expenditures. The County is advancing expenditures for the due diligence contractor, upcoming option payments, reappraisals, and planned Level 1 environmental analysis. All the secured restoration funds are structured to accommodate delays that might occur with project construction.

Explain what the purchase price line item in the project budget is based on. Supporting documentation can be an appraisal, a broker's opinion of value, assessment records, comparable sale information or other documentation which clearly supports the purchase price line item in the attached budget.

3.6.3 - Yellow book appraisals are the basis for the acquisition project budget. These were completed for Jones on June 9, 2011, Sadri on July 7, 2010, and Fuhrman on December 22, 2010. Due to the age of these, reappraisals are currently being sought.

Summarize due diligence efforts that have been completed to date, including but not limited to title review, environmental assessment and survey.

3.6.4 - Portland attorney, William "Fritz" Paulus, has been contracted by Tillamook County to complete due diligence activities for the acquisitions. Preliminary title reports that were prepared at the time of the appraisal were updated in mid-September 2013 and have been reviewed by Mr. Paulus. Proposals for the Level 1 environmental assessments have been solicited. The County surveyor is presently performing restoration related survey work at the site and boundary surveys will be completed as the needs are identified. Mr. Paulus has researched outstanding water rights and is also undertaking appraisal reviews and the other due diligence activities.

Title Circumstances. Is it apparent that certain title matters (e.g. unacceptable easements, outstanding liens or a cloud on title) need to be cured prior to closing? If so, describe the title matters, and how your organization intends to address them.

3.6.5 – There are three identified title circumstances that may need to be addressed. The first is related to the Sadri parcel and involves an October 23, 1903, reservation by the Tillamook Lumbering Company for the "right to hold and boom logs upon and along the backs of the streams touching the tract of land." Since log booming is a dated industry practice, it is a

condition that is so remote that it would be considered negligible. Despite the reservation, Hoquarten Slough, which borders the Sadri property, is a navigable waterway and a lease would need to be obtained from the state to hold and boom logs in the slough. This provides a layer of protection for the site if the right could be exercised. Even if the right could be exercised, it is unlikely that it would hinder the County's ability to restore the area as intended. Notwithstanding, the successor interest to Tillamook Lumbering Company may be contacted to quitclaim this right to the County. The second title issue also pertains to the Sadri property and involves a recorded agreement between Publishers Paper Company and the City of Tillamook, dated August 13, 1980. The agreement regarding annexation and conveyance appears to relate to some lands that are no longer a part of the Sadri parcel. However, it does give the City of Tillamook a right of first refusal (ROFR) from Publishers to purchase Government Lot 2, which the current Sadri parcel is still a part of. Since this agreement is specifically between Publishers and the City, without a clause extending this right to successors and assigns, it is arguable that the ROFR is void because Publishers no longer owns the property. Despite this, the applicant will work with the city and the successor interest to Publishers to get a release from this agreement and remove it as an exception for the title report. The third title issue involves a vaguely worded utility easement on the Jones property for the benefit of Tillamook People's Utility District. Three power poles immediately south of Goodspeed Road and a guy wire anchor might be outside the public right of way and located on the Jones property, pursuant to the above-mentioned easement. The impact to the poles by the restoration project appears to be negligible. However, further due diligence is needed to assess the utility district's rights in this instance and how restoration might impact their use. The applicant will work with the utility district to resolve this issue. Possibly a modification to the easement is needed to clarify the location of the poles and guy wires.

Access. Legal and sufficient access to the property is required for OWEB grant approval. Describe the existing legal access to the property and explain how it will sufficiently serve the short and long-term management needs for the property. If legal and sufficient access does not currently exist to the property, explain how your organization intends to comply with OWEB access requirements. Refer to OWEB's grant application guidance for information about access.

3.6.6 - Legal access to the Sadri parcel is afforded by Douglas Street, which is a public street within the City of Tillamook. Goodspeed Road, a County road established under ORS Chapter 368, provides legal access to not only the Jones and Fuhrman acquisitions but also to the entire restoration area. This County road is constructed and in use by the public. It terminates on the non-restoration portions of the property at the boundary of the restoration area thereby affording access to all areas of the restoration, except Sadri which has the alternate access described above. The point where Goodspeed Road enters the non-restored Jones property to be

acquired by the County will become the site for another developed public access, parking and interpretive opportunity that will be addressed as part of the management plan update for the expanded restoration area. Not only is this site strategically located for access to the adjoining restoration, but it is located at a point on Hall Slough that could be used by kayaks, canoes, and other small non-motorized watercraft to access the Tillamook County Water Trail as designated in various maps and guidebooks.

Hazardous Materials. Provide a brief summary of known and possible hazardous material issues that may be associated with current and past property uses, and attach an Environmental Site Assessment if one has been prepared for the property. Describe any actions required to address issues that have been identified.

3.6.7 – The County has contracted with Erik Anderson of Anderson Geological to conduct the Phase I Environmental Site Assessments (ESA) on all three properties. The only possible hazardous material issue of which the County is aware is the approximate four-acre fill located on the Sadri property within the City of Tillamook where a former plywood peeling mill was situated from the 1920's through the 1960's. The mill site included a large mill pond and mill buildings that apparently were moved to different parts of the site. According to discussions with a long-term neighboring property owner, Dennis Johnson, the appraisal states that "a significant volume of the fill material consisted of sawdust and wood chips." Mr. Anderson is aware of these historic mill operations and will conduct the necessary inquiry for the ESA findings. Soil and ground water sampling may be recommended and Anderson has provided the County a bid for this Phase II work if it is deemed to be necessary. Since the Port of Tillamook Bay was the previous owner, the County will meet with the Port to attempt to locate existing environmental reports and tests that were conducted on the property and provide this information to Mr. Anderson as part of the ESA. The property is not identified in the Oregon DEQ ECSI database as hazardous waste cleanup site.

Planning and Zoning. Describe actions that may be necessary to address existing land use restrictions and requirements (e.g. planning, zoning, local improvement districts, etc.) so that the proposed ecological outcomes for the property can be achieved

3.6.8 - As indicated by the attached Land Use Compatibility Statements, there are no existing land use restrictions or requirements that must be addressed in order to achieve the proposed ecological outcomes for this project. A county development permit, together with other state and federal permits listed herein, will be required to conduct the restoration project.

Other. Summarize other information known about the property which may need to be addressed in order to complete the project (e.g. relocation of tenants).

3.6.9 - There are no other matters known about the properties in order to complete the

restoration.

Application Reviewers

Reviewer 1

Organization: The Nature Conservancy

Name: Dick Vander Schaaf

Phone:503.802.8136

Email Address: dvanderschaaf@tnc.org

Expertise and Conflict of Interest Information: Mr. Vander Schaaf has worked for The Nature Conservancy for nearly 30 years and has considerable experience with complex projects that involve acquisition, restoration and multiple partnerships. His background is in ecology and he has applied this to every aspect of his work in conservation. For the past 8 years he has worked solely on coastal conservation issues for The Nature Conservancy with a focus on the North Coast area. This work has ranged from restoring native oysters in Netarts Bay to directing conservation efforts on the Miami and Kilchis tidal wetlands. In these latter efforts he has secured funding for the projects, hired contractors and actively participated in site planning and partnership coordination.

The Nature Conservancy has no vested interest in the Wilson-Trask Wetlands restoration project and Mr. Vander Schaaf's personal involvement has been limited to an invited public rollout of the project in 2012. Neither The Nature Conservancy nor Mr. Vander Schaaf has a conflict of interest with this project.

Reviewer 2

Organization: Oregon Department of Fish and Wildlife

Name: Chris Knutsen

Phone:503.842.2741

Email Address: chris.j.knutsen@state.or.us

Expertise and Conflict of Interest Information: Expertise: Chris received his BS in Fisheries Science from Oregon State University. He has spent 26 years working as a professional fisheries researcher and manager for the Oregon Department of Fish and Wildlife. Since 1998, Chris has worked across the north coast of Oregon on fisheries management, habitat

restoration, and habitat conservation issues in both freshwater and estuarine areas.

Conflict: Chris serves as the President of the Tillamook Estuaries Partnership (TEP) Board of Directors. TEP is a partner organization in the Southern Flow Corridor Project.

Reviewer 3

Organization: Wild Salmon Center

Name: Mark Trenholm

Phone:503.312.9255

Email Address: mtrenholm@wildsalmoncenter.org

Expertise and Conflict of Interest Information: Expertise: Mark served as Executive Director of the Tillamook Estuaries Partnership between 2001 and 2008, where he oversaw numerous instream, riparian, and wetland habitat enhancement projects. Mark worked closely on this particular project since the original acquisition of the three parcels. In addition to development and management responsibilities, Mark's technical work on the project included: development of the wetlands management plan; site characterization and model development with the Corps of Engineers; and support for on-site water quality and fish population monitoring. Mark also led numerous site visits with state and federal partners. Mark holds a Masters in Community and Regional Planning (environmental planning concentration) from the University of Oregon.

Potential Conflicts of Interest:

- In his current capacity as Senior Program Manager at Wild Salmon Center, Mark provided \$22,000 to Tillamook County this year to extend the options to acquire two of the parcels included in the County's acquisition proposal to OWEB (Sadri and Fuhrman).
- Mark assisted in additional development activities to fund the restoration component of this project, including coordination of a site visit with NOAA and NFWF.
- Mark provided \$25,000 to the Tillamook Estuaries Partnership to complete a report prioritizing the tidal wetland restoration opportunities in Tillamook Bay. This report ranked this project as a high priority.

Table 1. Land Easement & Acquisition Summary.

	Total Acres	Restored Habitat Acres
Current Public Ownership	398	392*
County to Acquire Property for Restoration	128	121*
Construction Easements to Acquire	35	8
Flood Easements to Acquire	85	0
TOTAL PROJECT AREA	646	521
<i>*513 acres of restored habitat is publicly-owned and will be permanently protected.</i>		

Table 2. Existing and Expected Acres of Future Habitat Types.

Habitat Classification	Existing Acres	Future Acres
Fill	64	0
Pasture	289	0
Emergent Freshwater Wetland	34	0
Low Tidal Marsh	0	323
High Tidal Marsh	29	72
Scrub-Shrub Freshwater Wetland	11	0
Sitka Spruce Forested Wetland	59	86
Water-No/Limited Connectivity	31	0
Water-Full River Connectivity	4	40
Totals	521	521

Table 3. Target Fish Stocks for SFC Project.

Oregon Coast Fall Chinook Salmon ^a	Oregon Coast Coho Salmon ^{abc}
Oregon Coast Spring Chinook Salmon ^a	Oregon Coastal Cutthroat Trout ^b
Oregon Coast Chum Salmon ^b	
^a Magnuson-Stevens Fisheries Conservation & Management Act Essential Fish Habitat (EFH) designated	
^b ODFW Conservation Strategy (OCS), Key Species	
^c ESA <i>Threatened</i>	

Table 4. Target Species Status, Limiting Factors, & SFC Relationship

Target Species Status	Habitat Limiting Factors	Primary Limiting Factor(s) Addressed by Project
<p><u>Fall Chinook:</u> Well below historic abundance (~50% of historic), but stable.</p>	<p><u>Primary:</u> Loss and simplification of estuarine rearing habitat. <u>Secondary:</u> Excess fines in spawning areas.</p>	<p>This area will be utilized by rearing juvenile fall Chinook. Improved water quality and increased critical transitional salmonid habitat is expected to attract Target fish species. This additional habitat will increase the productive capacity of fall and spring Chinook in the Tillamook Bay Basin.</p>
<p><u>Spring Chinook:</u> Well below historic abundance (~10% of historic) and decreasing slightly.</p>	<p><u>Primary:</u> Loss and simplification of estuarine rearing habitat. <u>Secondary:</u> Water quality (excess temperature) in summer freshwater areas.</p>	<p>The project will provide additional slow water over-winter habitat for juvenile that migrate from natal streams at age 0+ or from age 1 migrants the second winter of life. The 521 acres of restored wetlands will annually produce 6,000-9,000 adult coho (average) and 9,000-14,000 (good ocean conditions).</p>
<p><u>Coho:</u> Well below historic abundance (~10% of historic) but stable or slightly increasing.</p>	<p><u>Primary:</u> Over-winter rearing habitat, may include upper estuary for age 0+ outmigrants. <u>Secondary:</u> Water quality (excess temperature) in freshwater habitat</p>	<p>The project will provide additional rearing areas for juvenile chum in the estuary from April-May.</p>
<p><u>Chum:</u> Well below historic abundance (~20% of historic), but currently stable.</p>	<p><u>Primary:</u> Excess fines in spawning areas <u>Secondary:</u> Loss and simplification of estuarine rearing habitat</p>	<p>The project will provide additional habitat for foraging and will improve prey base during estuarine occupancy.</p>
<p><u>Coastal Cutthroat Trout (Sea-Run):</u> Historical information is scarce, but anecdotal reports suggest the population is lower than historic, but likely stable.</p>	<p><u>Primary:</u> Loss and simplification of estuarine rearing habitat. <u>Secondary:</u> Quality and quantity of freshwater spawning habitat.</p>	<p>The project will provide additional habitat for foraging and will improve prey base during estuarine occupancy.</p>

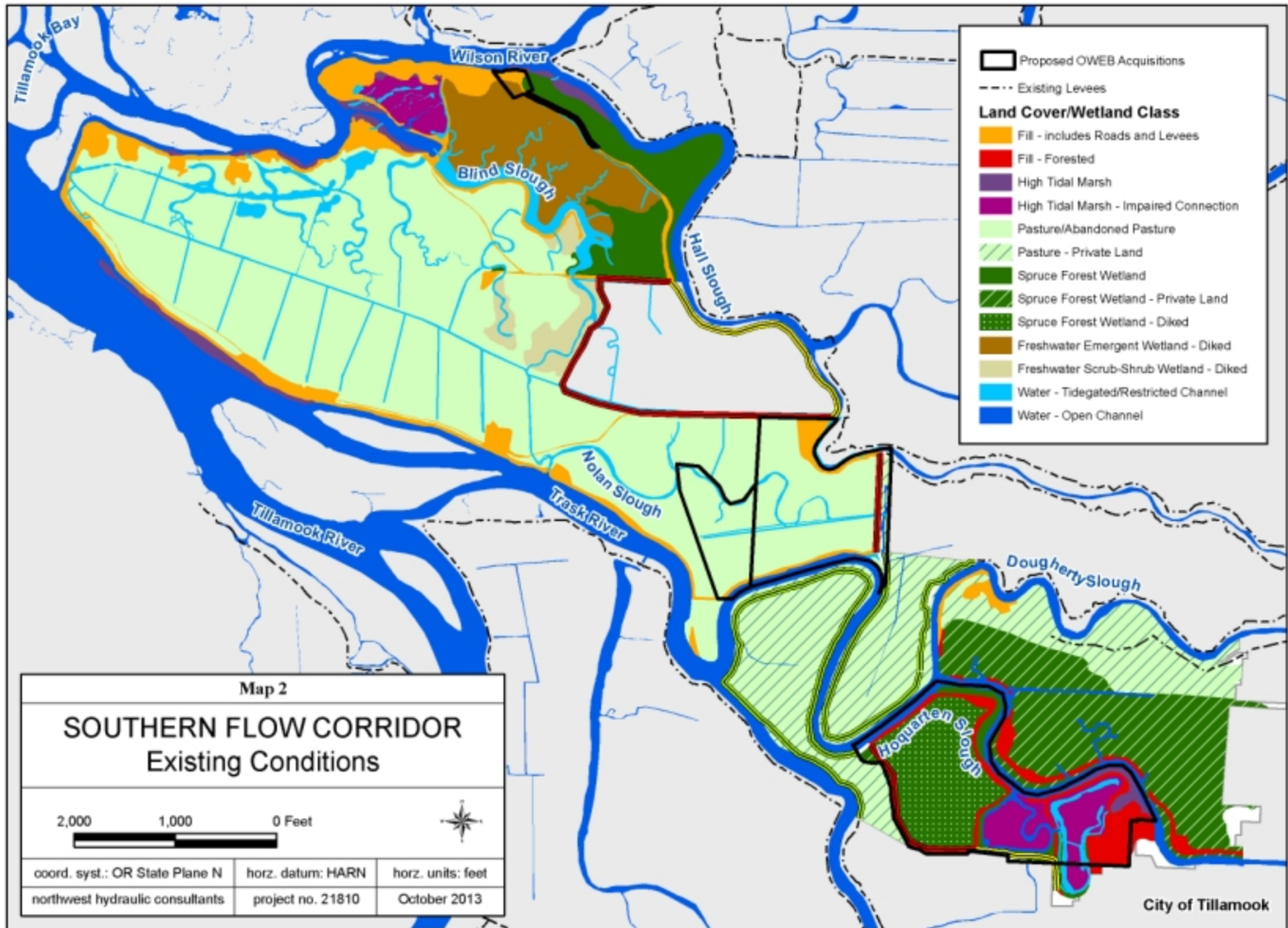
Table 5. Proposed Project Schedule

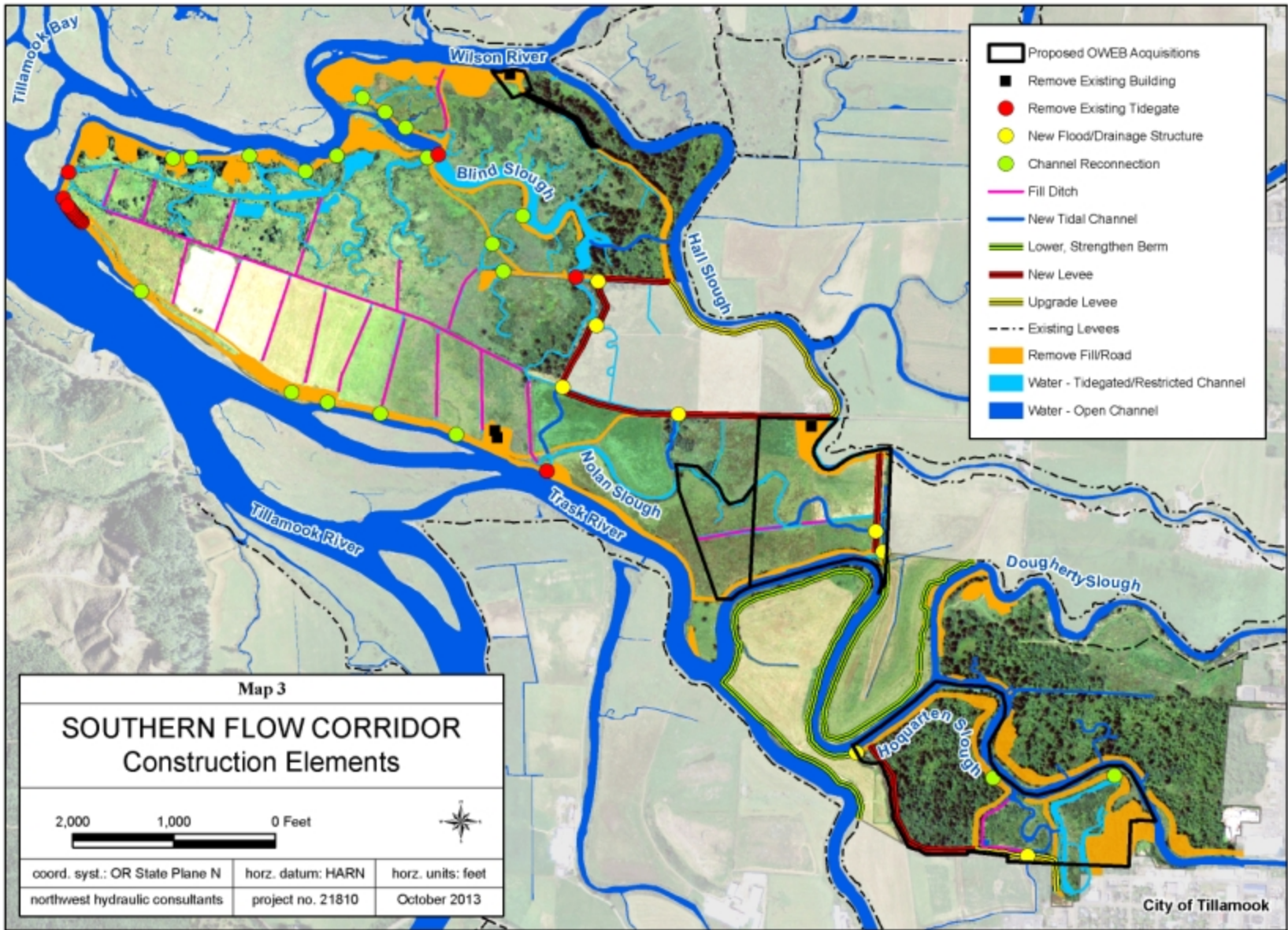
PHASE I	2013	2014	2015	2016	2017	2018	2019
Acquisitions	Sept 2013 – April 2015						
Monitoring Plan		Jun-Aug					
Baseline Monitoring		Oct	Jan-Oct				
Final Design/Permitting	Sept 2013 - Dec 2014						
Bidding			Jan-Mar				
PHASE 2 – CONSTRUCTION							
Site Preparation			May-June				
Interior Perimeter Work			June-Sept				
Interior Restoration			July–Sept				
New Levees			July–Oct				
Final Breaching			Oct–Nov				
PHASE 3 <i>Year 3 NOAA proposal ends September 2016</i>							
Post-Project Monitoring				Oct	Jan–Oct	Oct	Jan-Oct

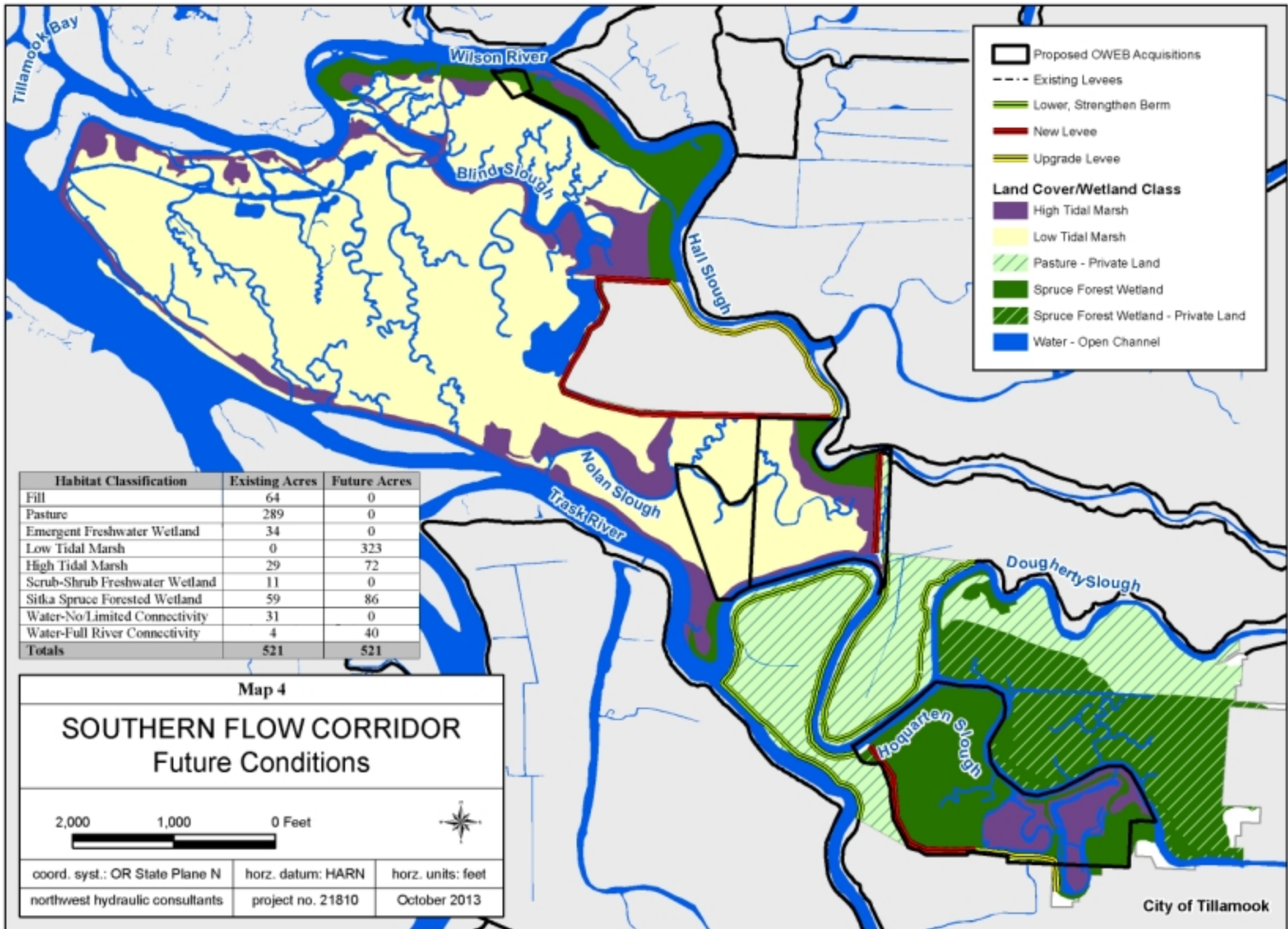
Table 6. Project Permits and Consultations.

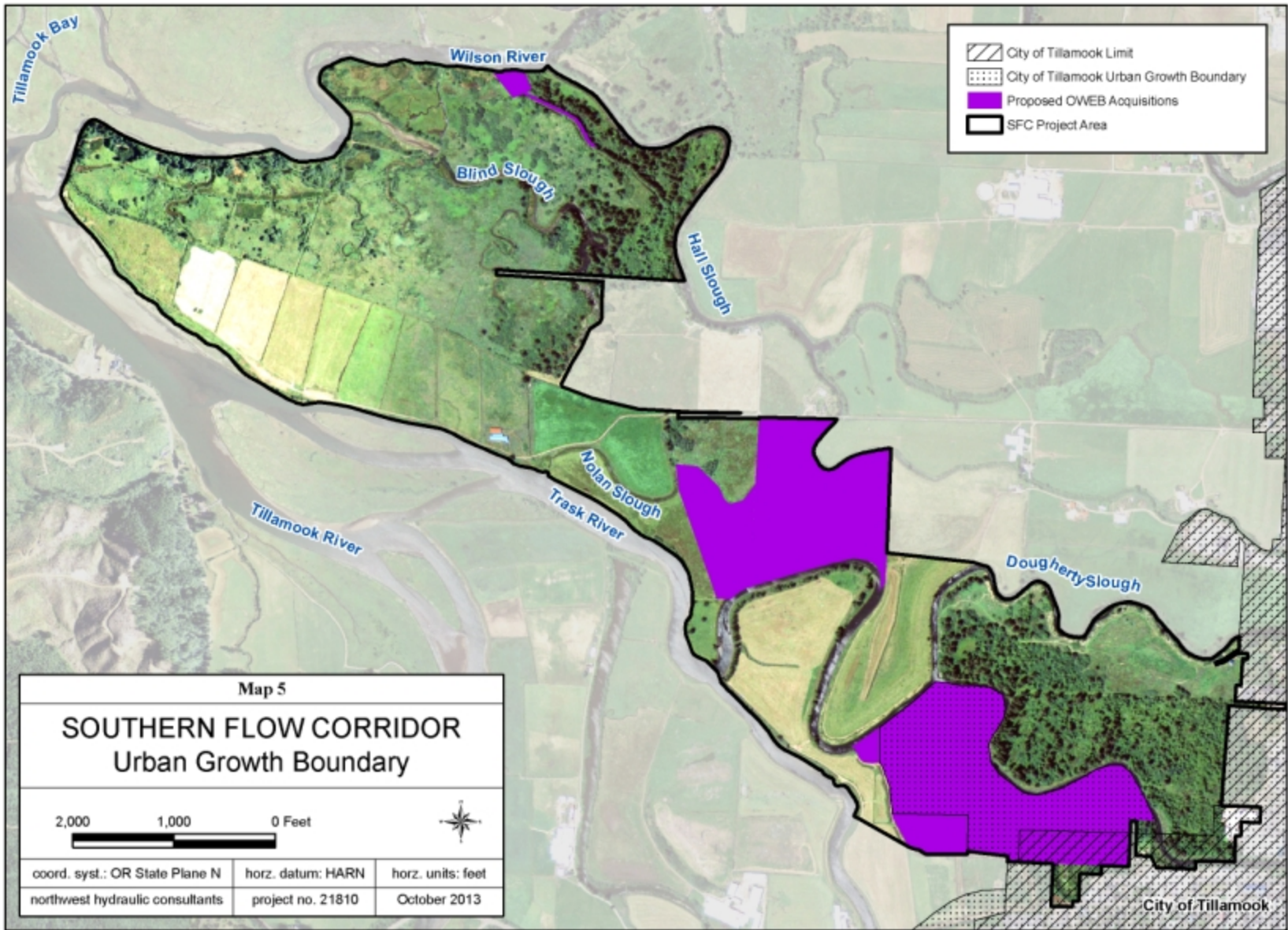
Agency	Permit/Consultation
US Army Corp of Engineers	Nationwide Permit 27
OR Division of State Lands	Removal/Fill General Authorization, Wetland Determination & Delineations
National Marine Fisheries Services	SLOPES (IV)
OR Dept. of Fish & Wildlife	In-Water Timing Guidelines, Fish Passage Requirements, Habitat Mitigation Recommendation
OR Dept of Land Conservation & Development	Coastal Zone Management Act Consistency Cert.
OR Dept of Environmental Quality	1200-C Storm Water Permit, 401 Water Quality Cert.
OR State Historic Preservation Office	National Historic Preservation Act Section 106
Tillamook County	Development Permit, Flood Hazard Assessment









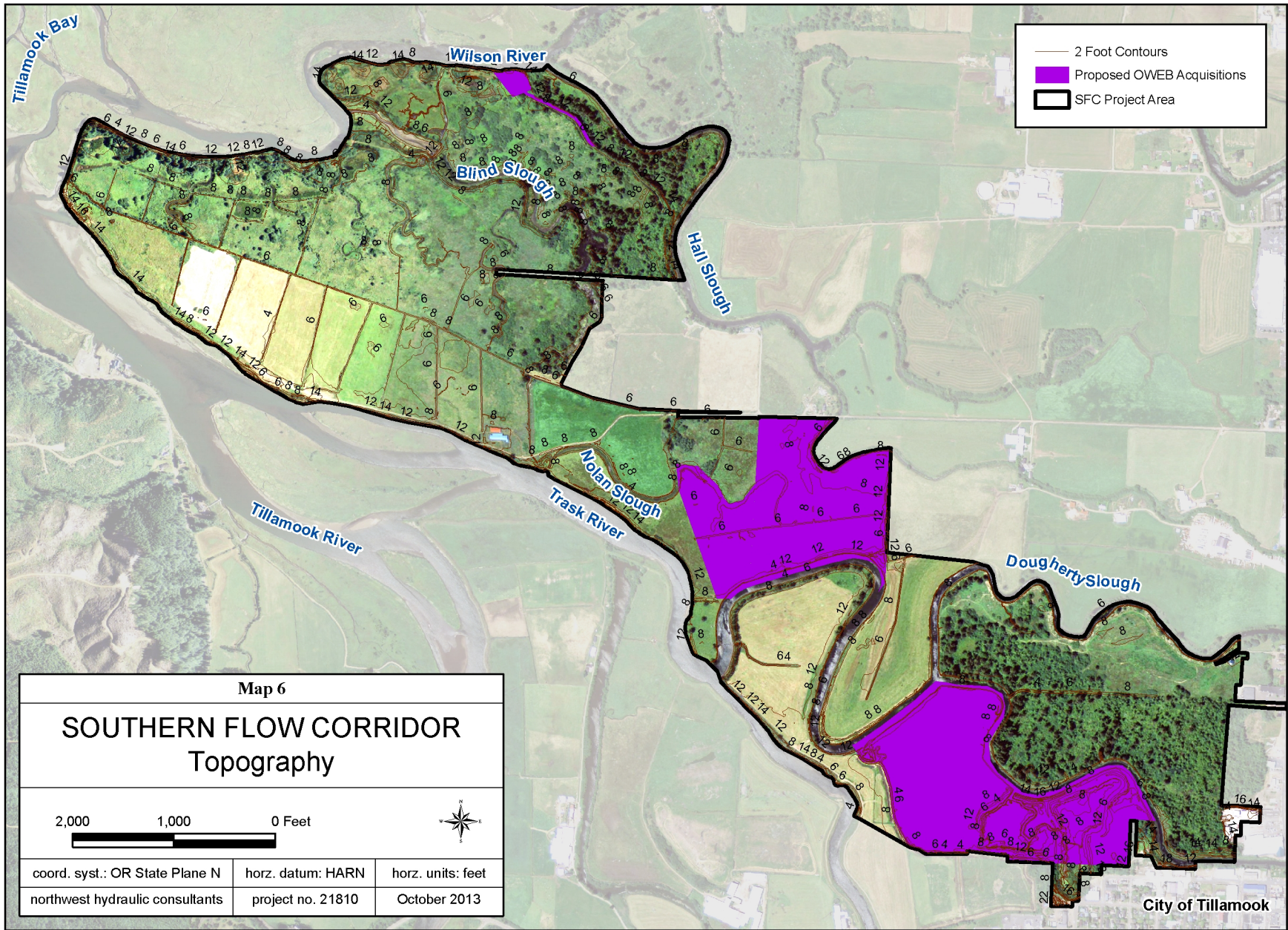




-  City of Tillamook Limit
-  City of Tillamook Urban Growth Boundary
-  Proposed OWEB Acquisitions
-  SFC Project Area

Map 5		
SOUTHERN FLOW CORRIDOR Urban Growth Boundary		
		
coord. syst.: OR State Plane N	horz. datum: HARN	horz. units: feet
northwest hydraulic consultants	project no. 21810	October 2013

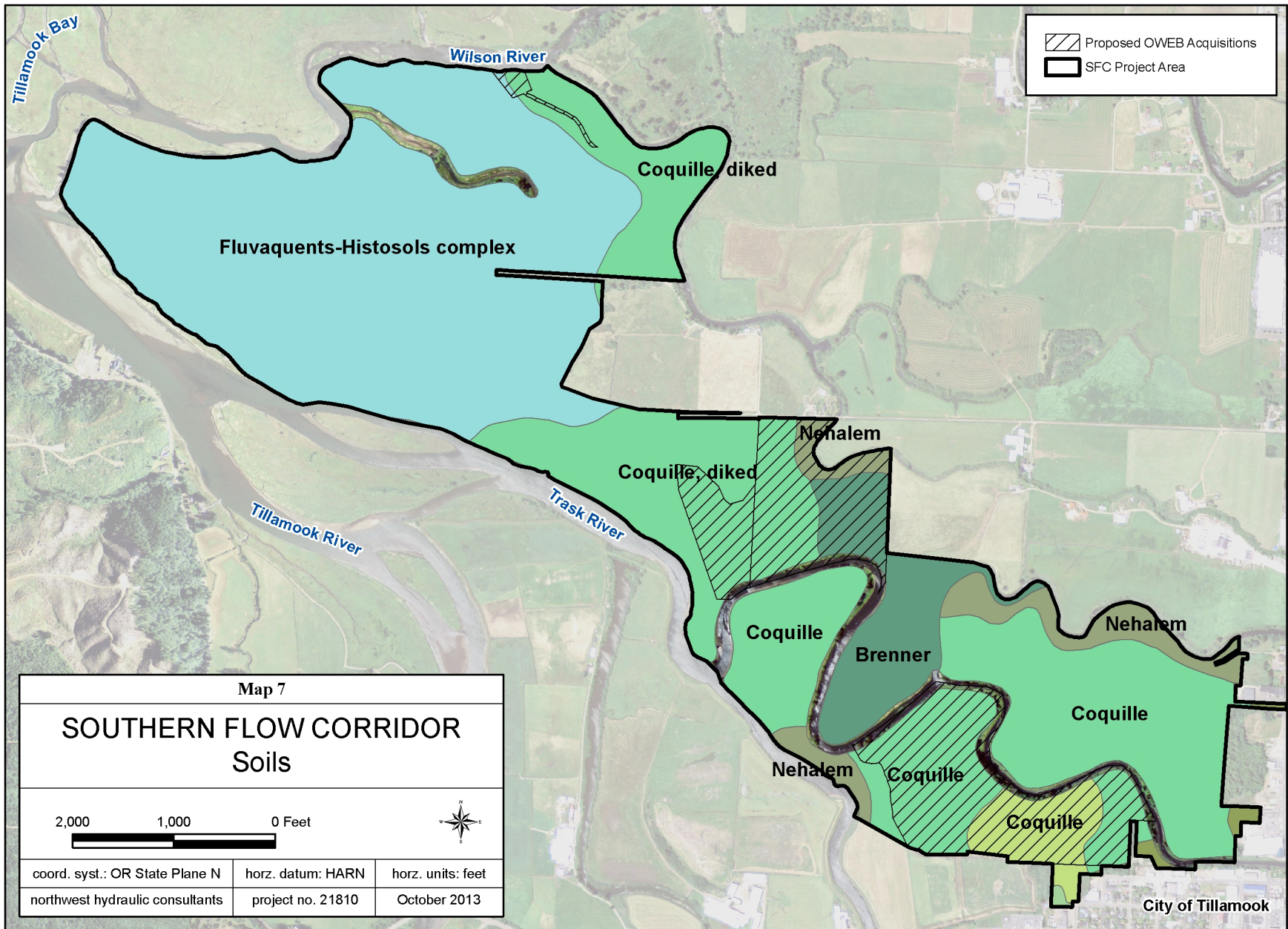
City of Tillamook

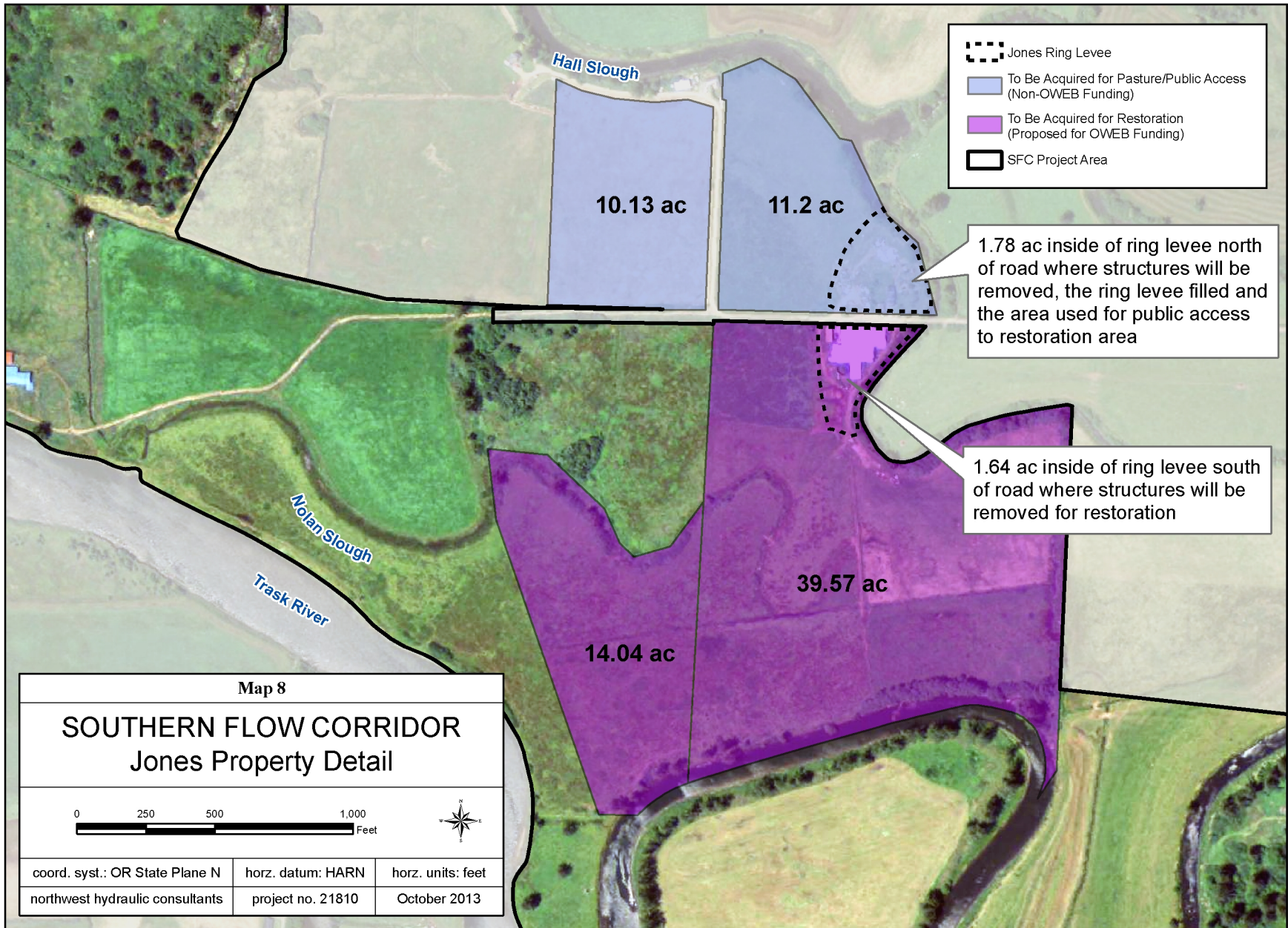


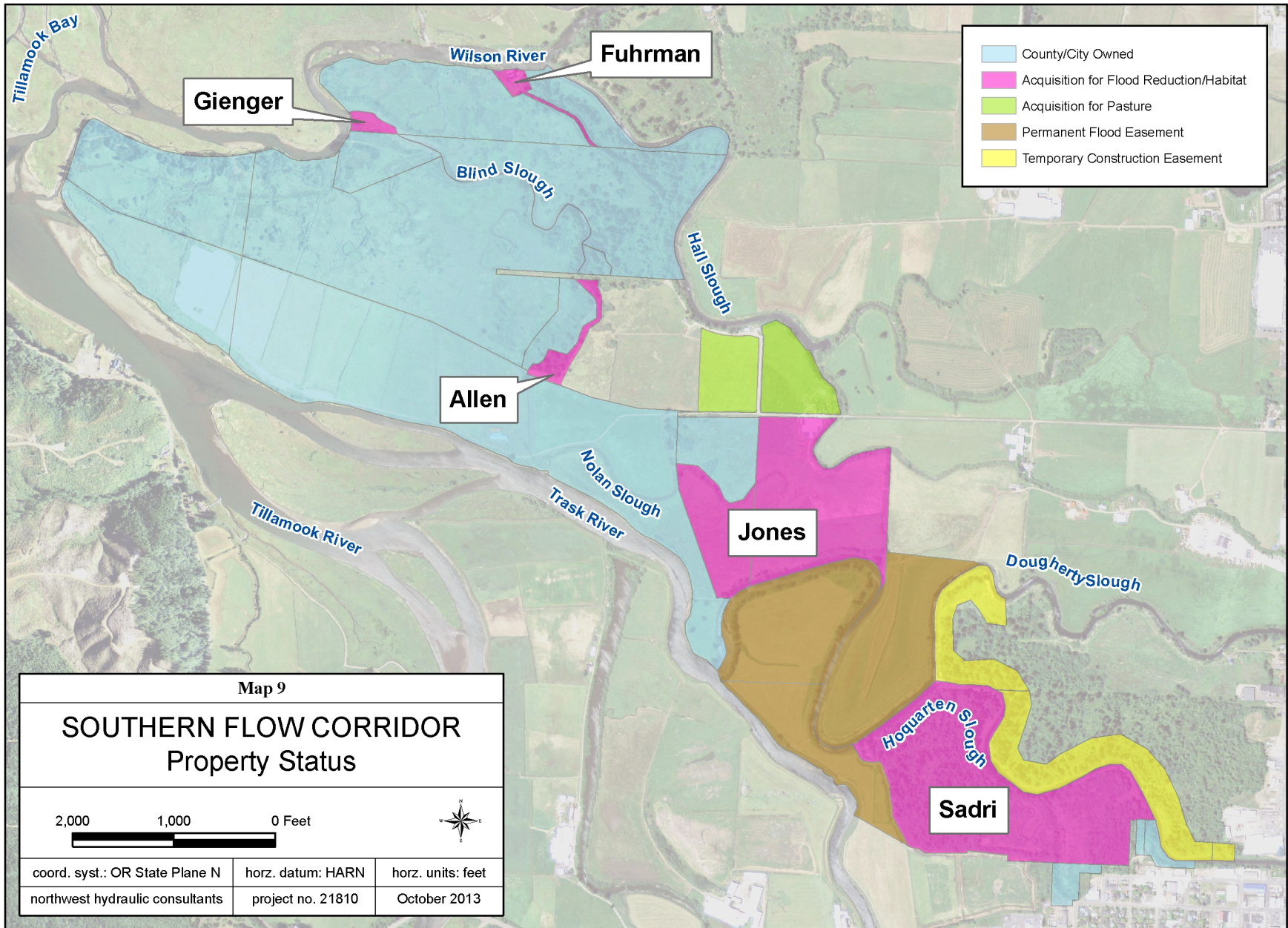
	2 Foot Contours
	Proposed OWEB Acquisitions
	SFC Project Area

Map 6		
SOUTHERN FLOW CORRIDOR Topography		
coord. syst.: OR State Plane N	horz. datum: HARN	horz. units: feet
northwest hydraulic consultants	project no. 21810	October 2013

City of Tillamook







- County/City Owned
- Acquisition for Flood Reduction/Habitat
- Acquisition for Pasture
- Permanent Flood Easement
- Temporary Construction Easement

Map 9		
SOUTHERN FLOW CORRIDOR Property Status		
<div style="display: flex; justify-content: space-between; width: 100%;"> 2,000 1,000 0 Feet </div>		
coord. syst.: OR State Plane N	horz. datum: HARN	horz. units: feet
northwest hydraulic consultants	project no. 21810	October 2013

OWEB BUDGET FORM

IMPORTANT: Use the Budget Worksheet Tab to determine allowable expenses. Totals from that spreadsheet will be transferred to this spreadsheet as a 'cross-check'. This spreadsheet serves as the official budget form for your application. Add additional lines, if necessary. If lines are added, please recalculate "Total Cost" column as needed.

Totals automatically round to the nearest dollar

A	B	C	D	E	F	G
<i>Itemize projected costs under each of the following categories.</i>	Unit Number	Unit Cost	OWEB Funds	Cash Match	In-Kind Match	Total Costs
	(e.g., # of hours)	(e.g., hourly rate)				(add columns D, E, F)
SALARIES, WAGES AND FRINGE BENEFITS (list position titles, include only costs of employees charged to this grant)						
Chief of Staff 4/23 - 6/29/2013	23.25	64.42			1,498	\$1,497.77
Chief of Staff 7/1/12 - 6/29/2013	187.75	66.91			12,562	\$12,562.35
Chief of Staff 7/1/13 - 7/31/2013	39.25	68.4			2,685	\$2,684.70
County Surveyor	300	58.28			17,484	\$17,484.00
Surveyor supervisor	320	52.39			16,765	\$16,764.80
Survey Technician	300	38.71			11,613	\$11,613.00
						\$0.00
SUBTOTAL (1)			\$0.00	\$0.00	\$62,606.62	\$62,606.62
Cross-walk with Budget Worksheet			\$0.00	\$0.00	\$62,606.62	\$62,606.62
CONTRACTED SERVICES. Labor, supplies, and materials to be provided by non-staff for project implementation.						
Due Diligence Contractor			96,650			\$96,650.00
1/2 Jones Appraisal			3,750			\$3,750.00
Sadri Appraisal			7,500			\$7,500.00
Fuhrman Appraisal			4,500			\$4,500.00
1/2 Jones Level 1			1,200			\$1,200.00
Sadri - Level 1			3,500			\$3,500.00
Fuhrman Level 1			2,200			\$2,200.00
ROWA Property Negotiation Services				339		\$339.00
Advertise Due Diligence RFP				122		\$122.00
Recording Fee 1/15/2013					47	\$47.00
Recording Fee 2/15/2013					47	\$47.00
Recording Fee 3/5/2013					47	\$47.00
Recording Fee 3/18/2013					52	\$52.00
Sadri Closing costs, Title Ins, Rcrdng			4,704			\$4,704.00
1/2 Jones Clsing costs, TitleIns, Rcrdng			1,573			\$1,573.00
Diamond F Closing costs, Title Ins etc			4,275			\$4,275.00
Sadri - Level 2			19,000			\$19,000.00
Baseline Inventory Preparation			10,000			\$10,000.00
USFWS (Engnrng, Permitting, Constr)				600,000		\$600,000.00
SUBTOTAL (2)			\$158,852.00	\$600,461.00	\$193.00	\$759,506.00
Cross-walk with Budget Worksheet			\$158,852.00	\$600,461.00	\$193.00	\$759,506.00
TRAVEL. Mileage, per diem, lodging, etc. Must use current State of Oregon rates.						
						\$0.00
						\$0.00
SUBTOTAL (3)			\$0.00	\$0.00	\$0.00	\$0.00

Cross-walk with Budget Worksheet		\$0.00	\$0.00	\$0.00	\$0.00
SUPPLIES/MATERIALS. Refers to items that are “used up” in the course of the project. Costs to OWEB must be directly related to the implementation of this grant.					
Hydrolite Equipment Rental		2,500			\$2,500.00
Other Survey Supplies		300			\$300.00
					\$0.00
SUBTOTAL (4)		\$2,800.00	\$0.00	\$0.00	\$2,800.00
Cross-walk with Budget Worksheet		\$2,800.00	\$0.00	\$0.00	\$2,800.00
OTHER. Costs must be necessary and reasonable for successful completion of this grant.					
Diamond F OptPmt paid 2/12/13		15,000			\$15,000.00
Sadri Option Pmt paid 1/3/13		5,000			\$5,000.00
Diamond F OptPmt paid 11/6/12		10,000			\$10,000.00
Diamond F OptPmt paid 2/12/13		15,000			\$15,000.00
Sadri Opt Pmt due 7/2/14		5,000			\$5,000.00
Diamond F OptPmt due 8/24/14		5,000			\$5,000.00
Value of Allen Exchange				15,763	\$15,763.00
Value of Gienger Exchange				1,500	\$1,500.00
Jones 1/2 Option Payment 10/30/13		5,000			\$5,000.00
Sadri Purchase Price		485,000			\$485,000.00
Jones Restoration Purchase Price		238,500			\$238,500.00
Diamond F		675,000			\$675,000.00
					\$0.00
SUBTOTAL (6)		\$1,458,500.00	\$0.00	\$17,263.00	\$1,475,763.00
Cross-walk with Budget Worksheet		\$1,458,500.00	\$0.00	\$17,263.00	\$1,475,763.00

GRANT BUDGET TOTAL *Totals automatically round to the nearest dollar

GRANT BUDGET TOTAL	\$1,620,152	\$600,461	\$80,063	\$2,300,676
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OWEB Acquisitions Budget Worksheet

*Please fill out the following worksheet. Move the cursor to the red corner of each budget category to see examples and explanations.

Use the worksheet information to complete the official OWEB budget form (see tab 'OWEB Budget Form' at the bottom of this worksheet). UPLOAD BOTH sheets with your application.

*You are NOT allowed to include indirect costs in any budget category.

Costs allowed in Administrative Rule (OAR 695-045-0170)	Salaries/Wages/Benefits			Contracted Services			Travel			Supplies and Materials			Other		
	OWEB	Cash Match	In Kind Match	OWEB	Cash Match	In Kind Match	OWEB	Cash Match	In Kind Match	OWEB	Cash Match	In Kind Match	OWEB	Cash Match	In Kind Match
OWEB Reimbursement and/or match															
(1) The purchase price and purchase option fees. (Bargain sale donation can be included here as in kind match only)													\$ 1,458,500.00	\$ -	\$ 17,263.00
(2) Interest on loans.													\$ -	\$ -	\$ -
(3) Staff and other non-contract costs (except baseline and management plan; see below) incurred as part of the acquisition process related to the property. Include legal staff as a line item here.	\$ -	\$ -	\$ 62,606.62					\$ -	\$ -	\$ 2,800.00	\$ -	\$ -			
(4) Contracted due diligence activities, including, appraisal, environmental site assessment, survey, title review and other customary due diligence activities. (include only contracted items here - including contracted legal services)				\$ 138,300.00	\$ 461.00	\$ -									
(5) Baseline inventory preparation.	\$ -	\$ -	\$ -	\$ 10,000.00	\$ -	\$ -									
(6) Initial management plan preparation, including consideration of restoration needs, if any.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -									
(8) Closing fees, including recording and title insurance costs.				\$ 10,552.00	\$ 600,000.00	\$ 193.00									
Match only															
Funds deposited in a stewardship endowment, with the match value not to exceed 25% of the purchase price.															\$ -
Total	\$ -	\$ -	\$ 62,606.62	\$ 158,852.00	\$ 600,461.00	\$ 193.00	\$ -	\$ -	\$ -	\$ 2,800.00	\$ -	\$ -	\$ 1,458,500.00	\$ -	\$ 17,263.00

TOTAL OWEB REQUEST: \$ 1,620,152.00

TOTAL MATCH: \$ 680,523.62

TOTAL PROJECT COST: \$ 2,300,675.62