United States Department of the Interior

FISH AND WILDLIFE SERVICE
911 NE 11th Avenue
Portland, Oregon 97232-4181

In Reply Refer to:
FWS/R1/WSFR

February 26, 2015

Director, Lisa Van Laanen
Oregon Parks and Recreation Department
725 Summer Street NE Suite C
Salem, Oregon 97301

DUNS: 809580350

Subject: Notice of Grant Award for **F15AP00145**

Dear Ms. Van Laanen:

Your organization's application for Federal financial assistance titled ***"Beltz Farm Acquisition Project"*** submitted to the U.S. Fish and Wildlife Service (Service)'s CFDA Program 15.614 is approved. This award is made under the authority of: Coastal Wetlands Planning, Protection, and Restoration Program 16 U.S.C. 3954 Sec 302. For a complete list of this program's authorizing legislation, go to https://www.cfda.gov/ and search by the CFDA Program number. This award is made based on Service approval of your organization's proposal, hereby incorporated by reference into this award.

The performance period of this award is ***January 5, 2015*** through ***January 2, 2017***. Only allowable costs resulting from obligations incurred during the performance period and any authorized pre-award costs may be charged to this award. All obligations incurred under the award must be liquidated no later than 90 calendar days after the end of the performance period. You must submit a written request to the Service at r1fa_grants@fws.gov before the end of the stated project period if you need more time to liquidate all obligations.

Payments:

Your organization has completed enrollment in U.S. Treasury's Automated Standard Application for Payment (ASAP) system. When requesting payment in ASAP, your Payment Requestor will be required to enter an Account ID. The number assigned to this award is the partial Account ID in ASAP. When entering the Account ID in ASAP, the Payment Requestor should enter the award number identified in the subject line on letter followed by a percent sign (%). Refer to the ASAP.gov Help menu for detailed instructions on requesting payments in ASAP.

Use the information below to identify your award funds at: www.asap.gov.

ASAP Account ID	FY/Funding Title	Federal Share	% of Federal Share	State Share	% of State Share	Total Award
F15AP00145-0001-0000	2015/Coastal Wetlands	$970,500	55%	$796,000	45%	**$1,766,500**
Totals:		**$970,500**	**55%**	**$796,000**	**45%**	**$1,766,500**

Terms of Acceptance:

Acceptance of a financial assistance award (i.e., grant or cooperative agreement) from the Service carries with it the responsibility to be aware of and comply with the terms and conditions applicable to the award. Acceptance is defined as the start of work, drawing down funds, or accepting the award via electronic means. Awards are based on the application submitted to and approved by the Service. Awards are subject to the terms and conditions incorporated into the notice of award either by direct citation or by reference to the following: Federal regulations; program legislation or regulation; and special award terms and conditions. The Federal regulations applicable to Service recipients and their subrecipients and contractors are listed by recipient type in the **Service Financial Assistance Award Terms and Conditions** posted on the Internet at http://www.fws.gov/grants/. If you do not have access to the Internet and require a full text copy of the award terms and conditions, contact our office.

Special Conditions and Provisions:

Cost accounting is required at the grant level.

The proposed land acquisition requires environmental compliance (Endangered Species Act Section 7 consultation, National Environmental Policy Act) and is ineligible for reimbursement until the compliance is completed and approved by this office.

Reporting Requirements:

Report Title	Report Period:	Due Date
Interim Federal Financial Report (SF-425)	March 31, 2016	June 29, 2016
Interim Performance Report	March 31, 2016	June 29, 2016
Final Federal Financial Report (SF-425)	January 2, 2017	April 2, 2017
Final Performance Report	January 2, 2017	April 2, 2017

All Reports should be sent to r1fa_grants@fws.gov.

Recipients must use the Standard Form (SF) 425, *Federal Financial Report* form for all financial reporting. This form is available at http://www.whitehouse.gov/omb/grants_forms.

Performance reports must contain: 1) a comparison of actual accomplishments with the goals and objectives of the award as detailed in the approved scope of work; 2) a description of reasons

why established goals were not met, if appropriate; and 3) any other pertinent information relevant to the project results. Please include the Service award number provided in the subject line of this letter on all reports.

Financial and performance reporting due dates may be extended by the Service upon receipt of a written request addressed to the Service at r1fa_grants@fws.gov identifying the type of report to be extended, the requested revised due date, and a justification for the extension. The Service may approve an additional extension if justified by a catastrophe that significantly impairs the recipient's operations. Requests for reporting due date extensions must be received by the Service no later than one day before the original reporting due date.

Significant Developments Reports (see 2 CFR 200.328(d))**:**
Events may occur between the scheduled performance reporting dates that have significant impact upon the supported activity. In such cases, notify the Service Project Officer in writing as soon as the following types of conditions become known:

- Problems, delays, or adverse conditions that will materially impair the ability to meet the objective of the Federal award. This disclosure must include a statement of any corrective action(s) taken or contemplated, and any assistance needed to resolve the situation.

Favorable developments that enable meeting time schedules and objectives sooner or at less cost than anticipated or producing more or different beneficial results than originally planned.

Other Deliverables:

The deed of purchased and/or match properties shall identify the Federal interest in the title of real property or a Notice of Federal Participation (NOFP) shall be recorded to further ensure that the land will be managed in perpetuity in a manner consistent with the goals and objectives of this grant. Title vesting evidence shall be included as part of the final accomplishment report. In the event that the terms for perpetual conservation are violated the property will be subject to transfer, replacement, or repayment to the United States pursuant to 43 CFR 12.71.

For the acquisition of a Conservation Easement (CE), the CE shall identify that the property is to be managed in perpetuity in a manner consistent with the goals and objectives of the grant and/or a NOFP shall be recorded, a baseline inventory shall be completed prior to closing, property management plans(s) shall be prepared, and CE monitoring shall be conducted on an annual basis.

If mineral rights are reserved, the extraction of minerals must be consistent with the purpose of the acquired land and must be extracted in a way that will not damage the habitat or value of the surface lands. This ensures that the quantity and quality of the habitat needed to conserve species will be maintained.

Revenue generated during the grant period from the sale of timber on acquired or match lands shall be treated as program income. Program income is subject to the Federal assistance regulations at 43 CFR 12.65. Timber revenues realized after the grant period are required to be

fully used by the State grantee or sub-grantee for management of the property as approved in the management plan and may not be diverted to other purposes.

Prior to accessing funds for the purchase of property, market value must be determined by appraisals performed in accordance with the *Uniform Appraisal Standards for Federal Land Acquisitions* (Yellow Book). The Federal share of the acquisition will not be greater than the agreed upon match proportion of the current market value, as determined by an appraisal and review appraisal completed to Yellow Book standards. If land is to be used as match, Federal funds may not be used to acquire the subject property until documentation of the match property has been approved by the Service. Documentation shall consist of identification and approval of the property and a Yellow Book, self-contained appraisal with a review appraisal. The following conditions must be completed to document Yellow Book compliance:

1. A State-certified general appraiser must conduct an appraisal that meets Federal land acquisition standards. Specifically the appraisal must be Yellow Book compliant http://www.usdoj.gov/enrd/land-ack/yb2001.pdf. This must occur for the property or properties you plan to purchase or use as match.
2. Following the appraisal, a review appraisal is required. The review appraisal can be prepared by qualified agency staff or provided to your agency by contract or agreement with another state agency. A State-certified or licensed review appraiser must conduct the review appraisal.
3. The appraisal and review appraisal documents must be submitted to WSFR for approval before Federal funds can be used to purchase the land.

The appraisal and review appraisal documents must be submitted to WSFR for approval before Federal funds can be used to purchase the land.

Conflict of Interest Disclosures:

Recipients are responsible for notifying the Service Project Officer in writing of any actual or potential conflicts of interest that may arise during the life of this award. Conflicts of interest include any relationship or matter which might place the Recipient, the Recipient's employees, or the Recipient's subrecipients in a position of conflict, real or apparent, between their responsibilities under this award and any other outside interests. Conflicts of interest may also include, but are not limited to, direct or indirect financial interests, close personal relationships, positions of trust in outside organizations, consideration of future employment arrangements with a different organization, or decision-making affecting the award that would cause a reasonable person with knowledge of the relevant facts to question the impartiality of the Recipient, the Recipient's employees, or the Recipient's subrecipients in the matter. Upon receipt of such a notice, the Service Project Officer in consultation with their Ethics Counselor will determine if a conflict of interest exists and, if so, if there are any possible actions to be taken by the Recipient, the Recipient's employee(s), or the Recipient's subrecipient(s) that could reduce or resolve the conflict. Failure to resolve conflicts of interest in a manner that satisfies the Service may result in any of the remedies described in 2 CFR 200.338, Remedies for Noncompliance, including termination of this award.

Other Mandatory Disclosures:

Recipients and their subrecipients must disclose, in a timely manner, in writing to the Service or pass-through entity all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting this award. Failure to make required disclosures can result in any of the remedies described in 2 CFR 200.338, Remedies for noncompliance, including suspension or debarment (See 2 CFR 200.113, 2 CFR Part 180, and 31 U.S.C. 3321).

Indirect Costs:

Indirect costs under this award are approved on the condition that the Recipient will submit an indirect cost rate proposal to their cognizant agency immediately after the award is made and no later than 90 calendar days past the award performance period start date. The Recipient is not authorized to charge indirect costs under this award until the Recipient has received, and provided a copy to our office at r1fa_grants@fws.gov, an approved Negotiated Indirect Cost Rate Agreement (NICRA) from the Federal government. In the event the Recipient fails to establish an approved rate before the end of the award performance period, the Service may either: 1) deobligate the Federal amount budgeted for indirect costs and, if not otherwise prohibited by legislation or regulation, allow the Recipient to use costs otherwise allocable as indirect costs to satisfy cost-sharing or matching requirements; or 2) allow the Recipient to transfer the amount otherwise allocable as indirect costs to direct costs. Service approval of such budget changes will depend on the particular award circumstance. Indirect costs otherwise allocable to this award may not be shifted to another Federal award unless specifically authorized by legislation. The Recipient must comply with the approved NICRA Agreement.

System for Award Management (SAM) Registration:

Under the terms and conditions of this award, your organization must maintain an active SAM registration at https://www.sam.gov/portal/public/SAM/ until the final financial report is submitted or final payment is received, whichever is later. If your organization's SAM registration expires during the required period, the Service will suspend payment under this and all other Service awards to your organization until you update your organization's SAM registration.

Project Plan and Budget Amendments:

Recipients are required to report deviations from budget or project scope or objective, and request prior approvals for budget and program plan revisions in accordance with 2 CFR 200.308 unless otherwise specifically waived in this award.

Grant Period Extensions:

If additional time is needed to complete the approved project, you must send an SF-424 and written notice to the Service at r1fa_grants@fws.gov. This notice must be received prior to the authorized performance period end date, and must include supporting reasons and revised end

date. Extensions for time cannot be authorized for the sole purpose of spending an unused balance of funds.

Project Contacts:

Service Project Officer for this award is:	Recipient Project Officer for this award is:
Sarah Bielski 503-231-6758 Sarah_Bielski@fws.gov	Jim Morgan 503-986-0738 Jim.Morgan@oregon.gov

Please contact Sarah Bielski with any questions. Please include the Service award number provided in the subject line of this letter in all written communications.

Thank you for your interest and efforts in supporting conservation for fish and wildlife and their habitats.

Sincerely,

Heather Hollis, Acting Chief
Wildlife and Sport Fish Restoration Program

Enclosure

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424

Version 02

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify)

* 3. Date Received: 06/24/2014

4. Applicant Identifier:

5a. Federal Entity Identifier:

* 5b. Federal Award Identifier: F15AP00145

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Oregon Parks and Recreation Department

* b. Employer/Taxpayer Identification Number (EIN/TIN): 93-1018522

* c. Organizational DUNS: 809580350

d. Address:

* Street1: 725 Summer Street NE
Street2: Suite C
* City: Salem
County:
* State: OR: Oregon
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 97301

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.
* First Name: Jim
Middle Name:
* Last Name: Morgan
Suffix:

Title: Stewardship Division Manager

Organizational Affiliation: Oregon Parks and Recreation Department

* Telephone Number: (503) 986-0738
Fax Number: (503) 986-0792

* Email: jim.morgan@oregon.gov

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Fish and Wildlife Service

11. Catalog of Federal Domestic Assistance Number:

15.614

CFDA Title:

Coastal Wetlands Planning, Protection and Restoration Act

*** 12. Funding Opportunity Number:**

F14AS00071

* Title:

National Coastal Wetlands Conservation Grant Program Fiscal Year 2015

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Tillamook County, Oregon

*** 15. Descriptive Title of Applicant's Project:**

Beltz Farm Acquisition Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

OMB Number: 4040-0004
Expiration Date: 01/31/2009

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

* a. Applicant: OR-5
* b. Program/Project: OR-5

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 01/05/2015
* b. End Date: 01/02/2017

18. Estimated Funding ($):

* a. Federal	970,500.00
* b. Applicant	0.00
* c. State	794,400.00
* d. Local	0.00
* e. Other	1,600.00
* f. Program Income	0.00
* g. TOTAL	1,766,500.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

☐ Yes ☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:
* First Name: Jim
Middle Name:
* Last Name: Morgan
Suffix:

* Title: Stewardship Manager

* Telephone Number: 503-986-0738
Fax Number: 503-986-0792

* Email: jim.morgan@state.or.us

* Signature of Authorized Representative: Sharrie Cripe
* Date Signed: 06/24/2014

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
Prescribed by OMB Circular A-102

Application for Federal Assistance SF-424 Version 02

*** Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

APPLICATION FOR FEDERAL ASSISTANCE SF-424 - MANDATORY

17. Is The Applicant Delinquent On Any Federal Debt?

Yes ☐ No ☐ Explanation

18. By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I Agree ☐

** This list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

First Name:

Middle Name:

Last Name:

Suffix:

Title:

Organizational Affiliation:

Telephone Number:

Fax Number:

Email:

Signature of Authorized Representative:

Ann Moyer

Date Signed:

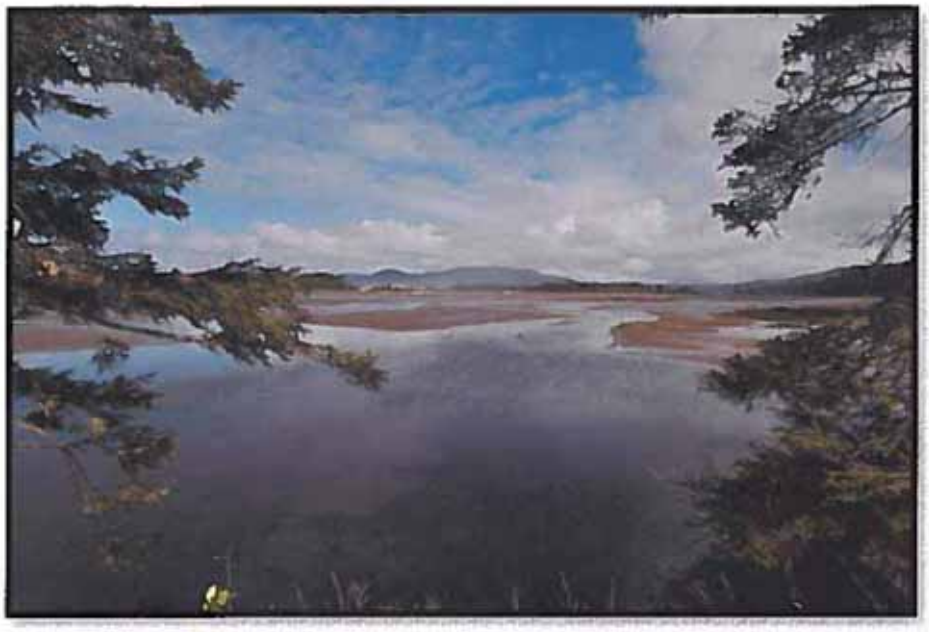
06/23/14

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

BELTZ FARM ACQUISITION PROJECT
SAND LAKE ESTUARY

A Proposal to the National Coastal Wetlands Conservation Grant Program



Submitted to:
U.S. Fish & Wildlife Service

Submitted by:
Oregon Parks and Recreation Department
725 Summer St. N.E. Suite C
Salem, OR 97301
Contact: Jim Morgan (503) 986-0738

June 2014

Contents

Executive Summary

The Oregon Parks and Recreation Department (OPRD) is requesting $970,000 in federal funds to help acquire 244 acres of coastal estuarine habitat within the Sand Lake estuary. The property, known as the Beltz Farm, is a significant portion of the larger remaining naturally-functioning estuary and ocean shore under private ownership on the Oregon coast. The property will be permanently preserved by OPRD and protected as a state natural area. The Beltz Farm is located approximately 10 miles south of Tillamook, Oregon, and is surrounded by a network of privately conserved and publicly owned lands.

The Beltz Farm parcels proposed for acquisition includes the entirety of the Sand Lake Spit and includes 144 acres of coastal estuary and freshwater wetlands, 35 acres of coastal dune habitat, 1.25 miles of ocean shore, and 65 acres of forest and upland shrub habitats. This rich network of coastal habitats collectively supports a range of state and federally listed and sensitive species. The property hosts a healthy aquatic system which includes intertidal salt marsh, tidal channels, and freshwater wetlands that connect to three stream systems and provide habitat for the federally threatened coho salmon and other anadromous fish species. The two creeks present on the property provide 1.5 miles of spawning or rearing habitat and connect to an additional 1.8 miles of habitat upstream. The 1.25 miles of ocean shore contains flat, open sand habitat suitable for the federally threatened western snowy plover. The Beltz Farm property and estuary also supports a diverse bird population with recent surveys identifying over 100 species. Wildlife species present on the property include bald eagle, band-tailed pigeon, olive-sided flycatcher , peregrine falcon, willow flycatcher, red-legged frog, chum salmon, and steelhead, which are all North Coast Basin priority species as designated by the Oregon Watershed Enhancement Board.

Of the 36 major estuaries recognized in Oregon, the Sand Lake estuary is unique in that it is just one of four bar-built estuaries found along the coast. Sand Lake is dominated by saltwater influences, draining a watershed of 17 square miles. More than half of the Sand Lake estuary is tidal marsh, supporting a diverse array of estuarine dependent species. Sand Lake is only one of two estuaries on the north Oregon coast classified as "natural" and is the only remaining estuary of its size on the Oregon coast that is dominated by a diverse set of native plant associations due to very little agriculture or commercial development. According to The Nature Conservancy (TNC), the Sand Lake estuary also supports the largest known remnant stand of old growth western red cedar swamp in Oregon. The estuarine habitat present on Beltz Farm and adjacent properties is largely intact, with limited agriculture land use activities taking place in the eastern portion of the estuary.

The Beltz Farm has long been a high priority for conservation by the local community, conservationists, and state agencies due to the diversity of coastal habitats, the pristine nature of the estuary, the scale at which the property contributes to the overall function of the Sand Lake estuary, and its potential to host listed and sensitive species. Over the past few decades, several large scale development projects have been proposed for the

property that were met with resistance from the public and subsequently did not come to fruition. At long last, an opportunity has arrived to acquire the property for conservation ownership and insure a strong network of protected estuary and coastal habitat within the Sand Lake Estuary into perpetuity.

I. Project Statement

Need

The Sand Lake estuary is arguably one of the most pristine estuaries in Oregon, having been maintained in a mostly natural condition when compared to other estuaries of its size along the coast. In Oregon, approximately 70% of estuarine wetlands have been lost to conversion (Boule and Bierly, 1987). Sand Lake currently has the lowest land use conversion rate in Oregon and has suffered only a 2% loss, making this estuary perhaps the most intact for the entire coast (Good, 2000). The Beltz Farm property contains the entirety of Sand Lake Spit and a large portion of the southwest corner of the Sand Lake estuary. It is perhaps the last privately-owned sand spit along the Oregon coast that is undeveloped. The Beltz Farm property has been under significant pressure for development over the last several decades, with proposals for resorts, golf courses, and housing all pursued. The most recent proposal, the construction of an 18-hole golf course and accompanying condominiums, became mired in the county permitting process and public opposition, and was then put on hold due to the recession. It is imperative to protect this property while the opportunity exists and insure the future ecological health of the Sand Lake estuary.

The property contains a diverse array of habitats in good to excellent ecological condition including palustrine forested wetlands, palustrine scrub-shrub wetlands, palustrine emergent wetlands, high salt marsh, low salt marsh, mid-seral coniferous forest, and herbaceous dune plant communities. The numerous tidal channels and miles of freshwater streams present on the property are home to the federally threatened coastal coho salmon. The open sand and dune habitat present on the north of Sand Lake Spit contains suitable habitat for the federally threatened western snowy plover. Acquiring the property for conservation management provides the opportunity to manage for conservation of these two listed species as well as a myriad of birds, fish, amphibians, and mammals that thrive in the Sand Lake estuary.

Objectives

The principal objective of the Beltz Farm Acquisition Project is to acquire a key property that will protect the Sand Lake estuary ecosystem's ability to maintain high water quality and watershed functions, including persistence of priority habitats and species. The acquisition of the Beltz Farm will also provide opportunity for public access and passive recreation that will not compromise the ecosystem integrity. OPRD will acquire and

manage the property as a natural area supporting multiple fish and wildlife habitats and species. Restoration on the property to improve habitat function will be considered and undertaken as appropriate in conjunction with other conservation partners in the estuary. Specific objectives are:

1) Acquire fee simple title to 144 acres of tidal and freshwater marsh, 35 acres of coastal dunes, and 65 acres of predominantly forested upland habitat from one willing landowner in the Sand Lake estuary. The property proposed for acquisition is adjacent or near to other protected estuarine habitat in the estuary including 179 acre Clay Myers State Natural Area (OPRD), 50 acre Bradley Bog (TNC), and 167 acre Sand Lake Wetland Preserve (North Coast Land Conservancy) properties.
2) Protect the acquired property into perpetuity by title held by the Oregon Parks and Recreation Department, manage as a state natural area, and work with other conservation partners in the estuary to develop a management and monitoring plan for the project site for evaluating restoration potential.
3) Use the federal and state dollars provided to solicit investment by foundations and others to accomplish additional high priority restoration and acquisition projects on the Sand Lake estuary.
4) Encourage appreciation of the value of tidal wetlands though media coverage of the grant acquisitions, public tours to the acquired site, and by encouraging use of the natural area for student projects and park ranger led natural history activities.

Expected benefits

This project will provide permanent protection to 244 acres of habitat important to federally and state listed species (see Section II, Criteria 5) and to anadromous fish species (see Section II, Criteria 6) and to migratory shorebirds and waterfowl (see Section II, Criteria 7).

1) Permanent protection will provide the opportunity for long term preservation and restoration of nationally declining wetland types within the estuary, which will greatly increase habitat for a diversity of at-risk fish and wildlife species, including habitat for three species of salmonids.
2) Permanent protection will provide future opportunities to restore the wetlands to historic hydrology, particularly those located behind the Beltz dike.

Approach

This project complements several major investments by the State of Oregon and other conservation partners to assure protection of high priority areas within the Sand Lake estuary. In 2000, the Oregon Parks and Recreation Department acquired 179 acres of wetland and upland habitats known as Clay Myers State Natural Area. In 2014 through a grant funded by the National Coastal Wetlands Conservation Grant Program, an additional 167 acres of coastal estuary and associated freshwater wetlands known as the

Sand Lake Wetlands was acquired in partnership with the North Coast Land Conservancy (NCLC).

Protection of the Beltz Farm will be attained through acquiring fee simple title to 244 acres of coastal habitat on the Sand Lake estuary. OPRD has entered into an option agreement with the landowner, Ecotrust Forest Management, a private, for-profit corporation focused on improving ecosystem productivity. Ecotrust Forest Management (who took took title to the property as Sand Lake LLC) was aware of OPRD's long term interest in acquiring and protecting the Beltz Farm property. The organization was able to move rapidly to acquire the property when the opportunity arose and awaits OPRD's fundraising efforts to acquire the site into the state park system. Upon acquisition, title will be held by the Oregon Parks and Recreation Department and the property will be managed as a natural area into perpetuity. Upon receiving funding from the National Coastal Wetlands Conservation Grant Program, the project partners will complete the site acquisition process by providing necessary appraisals, title reports, and environmental assessments. OPRD currently has an option to buy the property through an option agreement with Sand Lake LLC, a private organization. The work to acquire the property will be completed within one year of funding. Project management duties will be completed by OPRD and OPRD Stewardship staff will work with other conservation partners in the estuary including the North Coast Land Conservancy, The Nature Conservancy, and the U.S. Forest Service to develop a management plan and strategy for the network of protected lands in the Sand Lake estuary.

Oregon Parks and Recreation Department: OPRD's mission is to provide and protect outstanding natural, scenic, cultural, historic and recreation sites for the enjoyment and education of present and future generations. In OPRD's vision and strategic plans, Primary Principle 1 is to acquire properties that build upon the diversity and strength of the current system (Target 2014, OPRD 2004). The strategy to meet this goal includes acquisition of the best of Oregon's significant natural landscapes. The OPRD's Goal 3 is to advance the principals of conservation and sustainability through the following strategies:
(1) manage state parks to ensure overall health and beauty of the ecosystem and the protection and recovery of rare, sensitive, threatened and endangered species; and
(2) maintain and enhance park watersheds and ecosystems through collaboration with other agencies, nonprofit organizations and park neighbors.

Location

The Beltz Farm is located adjacent to the Pacific Ocean on the central Oregon coast immediately north of Tierra Del Mar and approximately 15 miles southwest of the City of Tillamook in Tillamook County, Oregon. The 244-acre property contains approximately 1.25 miles of ocean shoreline, 144 acres of estuarine and freshwater wetlands, and 100 acres of upland habitat which includes coastal dunes, spruce forests, and a pasture. The subject property is located west of Sand Lake Road and includes the entirety of the approximately one mile long sand spit that frames the south entrance to the estuary. There is an additional 113 acres of land east of Sand Lake Road that contains forested

uplands and small agricultural fields and although OPRD will also acquire it, it is not the subject of this grant proposal.

A legal description for the property is all of those portions of Tax Lot 400, T3S, R10W, Section 31 and Tax Lots 300, and 400 of T4S, R10W, Section 6, W.M., Tillamook County lying West of Sand Lake Road. GIS coordinates for the approximate center of the spit are -45° 15' 54" N and -123° 57' 43.2" E.

The property is bordered by the Pacific Ocean to the west, Sand Lake estuary to the north, forested uplands to the east, and forestland to the south. Beltz Farm is located approximately two miles north of Cape Kiwanda State Park, six miles south of Cape Lookout State Park, and directly adjacent to Whalen Island (Clay Myers State Natural Area).

Partners and Cost

OPRD has entered into an option agreement with the landowner Sand Lake, LLC, a private organization, whereby OPRD will acquire the property.

Table 1. Estimated Project Cost

TOTAL COSTS	
Fee-simple acquisition*	$1,745,000
Due diligence**	$ 12,000
Closing	$8,000
Site Planning	1,500
TOTAL	**$1,766,500**

*Acquisition cost is based on option agreement and supported by the 2004 appraised value, which was based on the larger parcel and prorated to $1,745,000 to reflect only the 244 acres that are the subject of this grant.
**Environmental assessment, new appraisal and appraisal review

Table 2. Project Partners and Funding Contributions

Source	Contribution	Cash or in-kind	Organization Type
USFWS	$ 970,000	cash	federal
Oregon Parks and Recreation	$ 794,400	cash	state
Sand Lake LLC	$ 600	in-kind	private
North Coast Land Conservancy	500	in-kind	private
U.S. Forest Service	500	in-kind	federal
Neskowin-Nestucca Watershed Council	500	in-kind	private
TOTAL	**$1,766,500**		

State trust fund

The U.S. Fish and Wildlife Service has previously determined that Oregon's constitutionally dedicated state lottery funds for habitat conservation and watershed improvement make the state eligible for a federal cost share of 75 percent for the National Coastal Wetlands Conservation Grant Program.

Related projects

The Sand Lake Estuary has long been the subject of estuarine protection and land acquisition projects as local conservation partners worked to build a network of lands that protect estuarine functions. The acquisition of the Beltz Farm will be a capstone project that builds upon the breadth of conservation efforts within the estuary.

A significant amount of land within the estuary is already under ownership by the U.S. Forest Service. Other acquisitions by OPRD and conservation organizations in recent years have built upon that ownership to protect coastal wetlands: the Bradley Bog (50 acres, The Nature Conservancy), Whalen Island (179 acres, OPRD), and the recent Sand Lake Wetland Acquisition (167 acres, OPRD/North Coast Land Conservancy). Additionally, the dedicated protection of two Research Natural Areas (Sand Lake RNA and Reneke Creek RNA) provide an important framework for long-term conservation. Conservation of the Beltz Farm creates strong links between the estuary, the adjacent freshwater wetlands and uplands, and coastal dune habitats.

Public involvement and interagency coordination

Conservation acquisition of wetlands within the Sand Lake estuary has been identified as an important opportunity for some time. Public meetings were recently held in several Tillamook County communities regarding this acquisition and OPRD will continue to have the public actively engaged in the process as OPRD begins the management planning for the site. Coordination between the other conservation partners in the region will be an important piece of the management planning and subsequent stewardship actions for the property. Conservation partners that will be involved in the process include the U.S. Forest Service, the Nature Conservancy, the North Coast Land Conservancy, Oregon Department of Fish and Wildlife, and the Nestucca-Neskowin Watershed Council.

II. Ranking Criteria

1. Wetlands conservation

The acquisition of the Beltz Farm will protect in perpetuity 144 acres of wetlands, of which 113 acres are nationally declining coastal wetland types and 31 acres are regionally declining wetland types. The acquisition will protect 78 acres of estuarine wetlands and further prevent the degradation of such habitat in Oregon. From 2004 to 2009, marine and estuarine systems saw the largest decline of all wetland habitats (Dahl, 2011). The Beltz Farm Acquisition project also protects 20 acres of Sitka spruce and shore pine forested wetlands, of which it has been estimated that 97% of the global extent of this plant community has been lost (The Nature Conservancy, 2006). The 3% remaining of this habitat type is located entirely within the Pacific Northwest. Estimates of wetland type and extent are based on the wetland delineation conducted for the development of the property in 2002 by Fishman Environmental as well as the National Wetlands Inventory (See Map 5).

The Beltz Farm property contains a diversity of wetland types including both palustrine and estuarine habitats. The wetland map of the property (Figure 3) was generated from three different sources: the National Wetland Inventory, a 2003 wetland delineation completed for portions of the property for the proposed golf course development, and a wetland model run in ArcGIS that was then field tested and adjusted by OPRD wetland biologists. Table 3 below identifies all types of acreages of wetlands associated with the Beltz Farm property acquisition.

Table 3. Beltz Farm Acquisition Wetland Types

Wetland Type	*Nationally Declining Wetland Type?*	*Regionally Declining Wetland Type?**	*Acres*	*Percentage of Total Project*
E2USN: estuarine intertidal, unconsolidated shore, regularly flooded	No	Yes	21	8.6%
E2USP: estuarine intertidal unconsolidated shore, irregularly flooded	No	Yes	2	0.8%
E2EMN: estuarine intertidal emergent, regularly flooded	Yes	Yes	43	17.6%
E2EMP: estuarine intertidal, emergent, irregularly flooded	Yes	Yes	3	1.2%
E2ABN: estuarine intertidal, aquatic bed	Yes	Yes	8	3.3%
PEMC: palustrine emergent, seasonal water regime	Yes	Yes	1	0.4%
PEMR: palustrine emergent with a seasonal-tidal water regime	Yes	Yes	44	18%
PFOC: palustrine forested, seasonally flooded	Yes	Yes	14	5.7%
PFOR: palustrine forested with a seasonal-tidal water regime	Yes	Yes	6	2.4%
PSSC: palustrine scrub-shrub, seasonally flooded	Yes	Yes	2	0.8%
Total acres of wetlands in project area			**144**	**58.8%**

*Regionally declining wetland status from Adamus (2005), VanderSchaff et al. (2006) Good (2000).

There is a wide diversity of wetland types present on the property due to the varying hydrology and geomorphology of the site. The estuarine habitats are occupied by high and low salt marsh, palustrine interdunal wetlands are present within the deflation plains, and the estuarine wetlands gradually transition into forested wetlands. The high salt marsh present is in excellent condition and contains a suite of native plant species including Pacific silverweed (*Potentilla pacifica)*, Baltic rush *(Juncus balticus)*, and tufted hairgrass *(Deschampsia cespitosa)*. The low salt marsh is also in excellent condition and contains predominantly pickleweed *(Salicornia virginica),* saltwort *(Glaux maritima),* salt grass *(Distichlis spicata),* and seaside arrowgrass *(Triglochin maritimum).* Forested wetland associations are predominantly Sitka spruce/slough sedge *(Picea sitchensis/Carex obnupta),* which has been assigned a conservation status of G3S1 by the Oregon Biodiversity Information Center. A G3S1 status indicates that this plant community is globally rare and critically imperiled in the state of Oregon.

The acquisition of this property also contributes to the protection of two stream corridors-Reneke Creek and Beltz Creek. Both creeks flow through the property from the east and join an unnamed stream that flows onto the property from the southeast. This tributary flows north through a man-made dike and joins Sand Creek/Sand Lake. The dike was constructed in the mid 1930's and contains a box culvert with a malfunctioning tide gate that provides a limited connection to the Sand Lake estuary. The diked portion of the estuary is a mix of fresh water and salt water wetland and contains herbaceous plant communities dominated by slough sedge *(Carex obnupta),* cattail *(Typha latifolia),* skunk cabbage *(Lysichiton americanum);* the wetland shrub communities are dominated by twinberry *(Lonicera involucrata,)* Hooker's willow *(Salix hookeriana)* and ninebark *(Physocarpus capitatus).*The ecological benefits of removing or altering the dike and tide gate to restore historic wetland hydrology to these areas will be evaluated after the property is acquired. Despite the fact that the presence of the dike has changed the character of the marsh, the wetlands present to its south contain spectacular wildlife habitat, hosts a diversity of sensitive plant communities, and are virtually free of non-native species. A team of conservation partners and technical experts will be assembled to evaluate the merits of restoring historic hydrologic conditions to the subject property.

Watershed function will be enhanced and sustained by the acquisition of this property in the Sand Lake estuary. This project addresses conservation to prevent losses of declining wetland types and provides opportunities to restore estuarine and palustrine wetland and riparian habitats and their functions and values.

2. Maritime forests on coastal barriers

Maritime forests, as defined by 50 CFR 84.11, occur only on barrier islands and along the mainland coast from Delaware to Texas. Therefore, projects in Oregon will not benefit maritime forests.

3. Long term conservation

Acquiring this target property will form a contiguous protected estuary and coastal habitats vital to the long-term ecological function of highly valued wetland and estuarine

habitat types, coho salmon, shore birds, and coastal dune habitats. Given the pristine condition, adjacent conservation partners, current land uses, and ecology connectivity throughout the entire Sand Lake estuary, this acquisition provides a unique opportunity to develop and implement a conservation vision in an important coastal estuary.

Long term conservation will be accomplished by this project through the following:

Table 4. Conservation Approach

Type of conservation effort	***Benefits in perpetuity***	***Mechanisms to assure protection***
Fee-title (no restoration)	144 acres wetlands 100 acres uplands	Property title will be held by the Oregon Parks and Recreation Department (OPRD) whose statutes require protection of lands in perpetuity. Management, restoration and monitoring plans will be prepared for the property within the context of an overall restoration and management strategy for the entire Sand Lake estuary. Results of the monitoring will influence changes to the management plan. OPRD will provide monitoring and maintenance (minimum 1 site visit/week). Restoration will occur as funds become available.
Total	244 acres	

OPRD assigns different designations for properties that help dictate their eventual management. The Beltz Farm property will be classified as a "Natural Area". Natural areas are typically managed for their natural resource values. Passive recreation is permitted such as light trails, bird-watching opportunities, wildlife viewing, or kayaking. Typically, Natural Areas are managed for day use visitation only. All trails or other recreational opportunities are carefully planned so as not to impact natural resources, and areas of high quality or pristine habitat are avoided.

4. Coastal watershed management

This project furthers the goals and objectives of the following formal, ongoing coastal ecosystem management plans and efforts:

- **Regional Wetlands Concept Plan** (U.S. Fish and Wildlife Service 1990). This plan calls for the acquisition and protection of wetlands in Sand Lake Estuary. This project advances that goal.

- **Strategic Plan: The Coastal Program** (U.S. Fish and Wildlife Service 2007). The Coastal Program's strategic plan includes estuaries among its Focus Areas for conservation. Estuaries are emphasized due to their high ecological importance and because they provide essential habitat for many marine and anadromous fish

as well as migratory birds. This project will contribute to meeting the Coastal Program's goals for estuarine and tidal wetland protection.

- **Oregon Conservation Strategy** (Oregon Department of Fish and Wildlife 2005). This statewide strategy identified the Sand Lake area (Conservation Opportunity Area CR-11) as a priority for wetland conservation because of good potential to link projects to sites that are already protected. The Oregon Conservation Strategy identifies estuaries as a focus habitat as well as identifying the area as a conservation opportunity area. The Beltz Farm Acquisition Project will conserve wetlands and wetland connectivity and advance this statewide strategy.

- **Sand Lake Watershed Analysis** (SRI/Shapiro/AGCO, Inc. 1998). This watershed analysis describes the conservation of estuarine wetlands and the resources dependent on them.

- **Oregon Watershed Enhancement Board Ecological Priorities for Land Acquisition by Basin** (Oregon Watershed Enhancement Board 2004). OWEB places priority on land acquisition projects that secure areas undergoing transition from undeveloped to developed conditions, protect key portions of larger landscapes, improve connectivity, and complement existing networks of conserved sites. The project encompasses these principles. OWEB also determined that freshwater marsh and intertidal salt marsh are priority ecological systems for land acquisition efforts in the North Coast Basin, the geographical area in which the project is located.

- **Joint Venture Implementation Plans: Northern Oregon Coast** (Oregon Wetlands Joint Venture 1994). The Northern Oregon Coast plan calls for securing private tidelands where there are willing sellers and permanently protecting 2,700 acres of freshwater wetlands. Sand Lake is specifically mentioned as important for conservation due to the minimal development present. The Beltz Farm acquisition project advances these goals.

- **The Oregon Coastal Management Plan** (Oregon Department of Land Conservation and Development 1987). Statewide Planning Goal 16 (Estuarine Resources) established detailed requirements for the planning and management of Oregon's estuaries. The overall objective of Goal 16 is to "recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands." Sand Lake Estuary is classified as a "natural" estuary with only natural management units. Conservation acquisition of private wetlands such as those on the Beltz Farm property will meet the management outcomes of the Oregon Coastal Management Plan.

- **Oregon's Wetland Strategy** (Leibowitz 1995). This strategy calls for priority protection for wetlands that serve multiple functions and are connected to other wetlands. The project will acquire wetlands that have both good wildlife and

water quality functions and also pose an outstanding opportunity to ensure connectivity from freshwater wetlands to open estuary in the Sand Lake estuary.

- **Oregon Wetlands Priority Plan** (Oregon Division of State Lands and Oregon State Parks and Recreation Division 1989). This plan identified Oregon's estuaries as one of the state's top priorities for wetlands conservation. The plan states that "wetland types" with public values recognized by local communities" are critical areas in need of conservation.

5. Conservation of threatened/endangered species

The Beltz Farm acquisition project will contribute to the conservation of listed, recently de-listed species, and threatened species that occur regularly at the project site (parcels proposed for acquisition and immediately adjacent) and/or in the project area. Additionally, the project provides important habitat for the federally listed western snowy plover, which was historically present on the property. Appropriate management of the site will encourage snowy plover occupancy and contribute to the recovery of this species.

Table 5. Listed Species Present or Likely to Occur on Property

Species	***Status***	***Present or Likely?***	***Project Benefits***	***Other Information***
Coho salmon (Oregon Coast ESU) *(Oncorhychus kisutch)*	Federal: threatened	Present (ODFW surveys, ongoing)	The estuarine wetlands proposed for acquisition provide valuable nursery habitat for coho. Palustrine wetlands provide refuge critical for survival of young coho. Reneke Creek provides spawning habitat.	The Oregon Coast Coho Conservation Plan for the State of Oregon specifies the need for concerted conservation investments in estuarine habitats to boost their viability (Oregon Department of Fish and Wildlife 2007).
Western snowy plover (*Charadrius alexandrinus)*	Federal: threatened	Not present. Suitable habitat exists (USFWS personal communication)	Approximately 35 acres of suitable habitat exists for the snowy plover all along the upper beach below the foredune, especially at the	Western Snowy Plover Recovery Plan (2007). OPRD Western Snowy Plover Habitat Conservation Plan (2011).

			north end of the spit where overwash occurs. This area is comparable in size to the other 3 SPMAs on the north coast.	
Bald Eagle *(Haliaeetus leucocephalus)*	Federal: delisted State: delisted	Present (Fishman Environmental Surveys, 2003)	The project site and project area provide year-round foraging habitat (waterfowl, gulls, fish).	North American Landbird Conservation Plan (Species of Continental Importance); ODFW Species of Greatest Conservation Need; Pacific Bald Eagle Recovery Plan, Region 1, USFWS (protect habitat)
Peregrine Falcon *(Falco peregrinus)*	Federal: delisted State: delisted	Present (NCLC surveys 2012)	The project site and project area provide winter and migratory foraging habitat for falcons. Falcons have been observed foraging in the Sand Lake estuary.	ODFW Species of Greatest Conservation Need; Pacific Coast American Peregrine Falcon Recovery Plan (protect habitat)
Northern Sea Lion *(Eumetopias jubatus)*	Federal: threatened	Present (NCLC surveys, 2012)	The project site and Sand Lake estuary provide tidal channels that are utilized by sea lions.	National Oceanic and Atmospheric Administration, National Marine Fisheries Service
Marbled Murrelet *(Brachyramphus marmoratus)*	Federal: threatened State: threatened	Present on adjacent lands (USFS)	The project site contains 45 acres of mid-seral forest that will be managed for late successional habitat, suitable for marbled murrelets.	USFS, Hebo Ranger District.

6. Benefits to fish

The tidal channels, estuarine habitats, and freshwater creeks present on the Beltz Farm and within the Sand Lake estuary support several populations of sensitive anadromous fish populations. Present on the property is an established network of tidal channels, 1.5 freshwater stream miles, 66 acres of freshwater wetlands, and 78 acres of estuarine habitat which all support salmonids and provide valuable spawning and rearing habitat. The tidal channels and estuary provide important rearing habitat for salmonids, while the two creeks present on the property, Reneke Creek and Beltz Creek, contain spawning habitat.

The tide gate found on the Beltz Farm property is currently not functioning appropriately and while it is passable to fish under certain flow conditions, it is likely limiting habitat availability on the property south of the dike. North of the dike, the estuarine habitats present on the property are in excellent condition and provide important rearing habitat for coho salmon. Juvenile and adult fish are still utilizing the wetlands south of the dike, but the habitat will benefit from improved hydrologic connectivity. Assessing and restoring fish passage will be a primary goal upon acquisition of this property.

The Sand Lake basin has a total of 8.6 miles of available habitat for juvenile salmonids as identified in a Rapid Bio-Assessment completed in 2005 by Bio-Surveys LLC. The assessment estimated populations of juvenile fish in the Sand Lake basin and indicates that the basin consistently produces juvenile coho, steelhead, and cutthroat trout. The Sand Lake acquisition includes declining wetland types which provide important rearing and spawning habitat for coho salmon.

Table 6. Sensitive Anadromous Fish Species Present on Beltz Farm*

Species	*Status*	*Project Benefits*	*Other Information*
Coho salmon (Oregon coast ESU)	Federal: threatened	The estuarine wetlands proposed for acquisition provide valuable nursery habitat for coho. Palustrine wetlands provide refuge critical for survival of young coho. Reneke Creek provides spawning habitat	The Oregon Coast Coho Conservation Plan for the State of Oregon specifies the need for concerted conservation investments in estuarine habitats to boost their viability (Oregon Department of Fish and Wildlife 2007).
Chum salmon *(Oncorhyncus keta)*	State: sensitive critical	The estuarine wetlands proposed for acquisition provide feeding habitat for chum salmon. The wetlands also	A critical feeding period occurs for chum salmon fry during their first month in bays and estuaries. The young chum feed mainly on crustaceans in brackish water (Behnke 2002)

		indirectly benefit chum by filtering contaminants from the water that enters the bay.	
Steelhead *(Oncorhyncus mykiss)*	Federal: species of concern State: sensitive vulnerable	The wetlands proposed for acquisition afford feeding opportunities and shelter for steelhead. Spawning habitat is present for this species within Reneke Creek, and possibly in Beltz Creek.	The Oregon Conservation Strategy (ODFW 2005) and the Oregon Plan for Salmon and Watersheds, supported by federal agencies, specify the importance of protecting remaining estuarine habitat for salmon and steelhead recovery.
Sea-run coastal cutthroat trout (Oregon Coast ESU) *(Oncorhyncus clarkia)*	Federal: species of concern State: sensitive vulnerable	The wetlands proposed for acquisition provide shelter, food, and water quality improvements for sea-run coastal trout.	Cutthroat adults make extensive use of estuaries before migrating upstream (Behnke 2002).

*Survey data reported from Michele Long, ODFW and the 2003 Pacific Gailes Golf Course Wildlife Assessment

Oregon Coast ESU, Coho Salmon

Adult coho salmon enter the Sand Lake estuary in the fall and spawn between mid-November and February. Spawning occurs primarily in small, low gradient tributary streams with well-vegetated riparian edges and large wood debris within the stream channel. Juvenile coho spend one summer and one winter in fresh water and may overwinter in backwater areas of beaver ponds. Juvenile coho then migrate to sea in the spring of their second year. Coho salmon have been estimated to utilize a total of 1.5 miles of Reneke Creek for spawning and rearing and are present throughout the estuarine habitats and tidal channels present on the property. Beltz Creek has not been surveyed, but it likely provides rearing habitat downstream of Sand Lake Road. As part of the 2007 Oregon Coast Coho Conservation Plan, acquiring land and conservation easements that will assist in the recovery of coastal coho salmon is a specific action item assigned to OPRD. The acquisition of this property will contribute to coho recovery by protecting important estuarine and freshwater habitats utilized for rearing and facilitating fish passage restoration to additional rearing and spawning habitats that will be possible with conservation ownership.

Chum salmon

Chum salmon are different than other species of salmonids in that they spend a minimal amount of time in freshwater, moving to the ocean as juveniles after emerging. Coastal

wetlands and estuarine environments like those present on the Beltz Farm are vital habitat for chum salmon which spend several months in residence before migrating out to sea. The chum salmon found along the Oregon coast are near the southern end of the species' range, and numbers have been low in recent years.

Steelhead
Winter run steelhead are present throughout the Sand Lake basin and typically spawn in February and March. The estuarine wetlands present on the Beltz Farm provide foraging and sheltering habitat for migrating steelhead. Winter-run steelhead have been identified in the lower 1.8 miles of Reneke Creek and use approximately 42% of the creek for spawning and rearing, according to the Streamnet database. Beltz Creek has not been surveyed but habitat is present for steelhead above the culvert under Sand Lake Road.

Sea-run Coastal Cutthroat Trout (Oregon Coast ESU)
Sea run coastal cutthroat trout spawn from December to May in the Sand Lake estuary, depending on water conditions. Young cutthroat can spend anywhere from 1 to 9 years in the freshwater before migrating to the estuaries and ocean in the spring, most commonly three years from emergence. Coastal cutthroat utilize a wide range of habitat types during their life cycle: spawning in small tributaries and utilizing slow flowing backwater areas during rearing. During the estuarine phase of life, cutthroat utilizes tidal sloughs and marshes as holding areas and feeding grounds. These tidal areas, like those found at the Beltz Farm, are necessary for the cutthroat's survival.

Other Fish Species
There is a lack of existing data within the Sand Lake estuary related to other, non-anadromous fish species, but it can be assumed that the protection of 78 acres of estuarine habitat will contribute beneficially to a number of other marine fish. Fish and crab species in Sand Lake have been documented primarily by sport harvest data. There have been substantial recreational fisheries in Sand Lake for starry flounder *(Platichthys stellatus)* and dungeness crab (*Cancer magister*). Other species that have been caught in significant numbers include the Pacific staghorn sculpin *(Leptocottus armatus)*, buffalo sculpin *(Enophrys bison),* and shinier perch (*Cymtogaster aggregata).* It is likely the protection of the estuarine habitat contained on the Beltz Farm property will contribute to the ecological health of these fisheries.

Fish Passage Restoration Opportunities
The acquisition of Beltz Farm provides significant restoration opportunities through which further benefits could be obtained for sensitive and listed fish species. Currently, a 2500-foot long dike on the property alters wetland hydrology and potentially impacts habitat for fish. A tidegate which passes under the dike limits passage under certain flow conditions. Both Reneke Creek and Beltz Creek go under Sand Lake Road in a poorly maintained and undersized culvert that impedes fish passage. The Reneke Creek culvert is undersized and continually plugs with rock and debris, diverting the creek into a roadside ditch which runs parallel along the eastside of the road until emptying into the Beltz Creek crossing. The Beltz Creek culvert beneath Sand Lake road, through which both creeks now flow, is also undersize and perched 2-3 feet above the stream surface,

presenting a fish passage barrier to all life stages. The transition of the Beltz Farm into conservation ownership will enable restoration of fish passage at both of these streams and also open up the possibility of estuary restoration through an assessment of potential restoration actions relating to the dike. OPRD will work closely with the Nestucca-Neskowin Watershed Council and other partners in the region on plans for restoration.

7. Benefits to coastal-dependent or migratory birds

The acquisition of the Beltz Farm will provide important estuarine and freshwater habitat for a wide diversity of bird species that occur within the project area. According to the North American Waterfowl Management Plan (USFWS, 1986), 31% of colonial waterbirds required inland wetlands for nesting. The Beltz Farm also provides critical foraging habitat for a range of avian species with its estuarine, near-shore, and freshwater habitats. The Sand Lake estuary also provides key wintering habitat for resident and migrating waterfowl. The estuary attracts a diversity of shorebirds and water birds because of the high percentage of intertidal feeding areas which include marshes, seagrass and algal beds, flats, and extensive shrimp beds (ODFW, 1979). As part of a habitat assessment completed for the proposed development of a golf course on the property, a partial bird list was put together for the property which included 100 species of migratory and resident birds (Appendix B).

The following table includes species present on the property that have been given recognition of conservation need:

Table 7. Avian Benefits

Common Name	***Scientific Name***	***Benefits***	***Contribution to the goals of the North American Waterfowl Plan or other bird conservation initiatives***
Mallard	*Anas platyhynchos*	The 144 acres of mixed wetland habitats provide preferred habitat for foraging in shallow water for seeds, stems, and roots from a variety of plants, especially sedges, grasses, pondweeds, insect larvae and other aquatic invertebrates. The dense grassy areas of the emergent wetlands provide nesting habitat.	NAWCA North American Waterfowl Management Plan, Northern Pacific Rainforest Waterbird Conservation Plan and Oregon Habitat Joint Venture Plan.
Lesser scaup	*Aythya affinis*	The 66 acres of fresh to moderately salty habitats provide wintering habitat.	NAWCA North American Waterfowl Management Plan, Northern Pacific Coast Waterbird

			Conservation Plan, and Oregon Habitat Joint Venture Plan.
Greater scaup	*Aythyra marila nearctica*	The mollusks and aquatic plants, obtained by diving and swimming found in the 144 acres of freshwater and estuarine wetlands provide wintering and migration stop over habitat.	NAWCA North American Waterfowl Management Plan, Northern Pacific Coast Waterbird Conservation Plan, and Oregon Habitat Joint Venture Plan.
Northern pintail	*Anas acuta*	The 42 acres of shallow intertidal habitat provide wintering habitat.	NAWCA North American Waterfowl Management Plan, Northern Pacific Coast Waterbird Conservation Plan, and Oregon Habitat Joint Venture Plan.
American widgeon	*Anas americana*	The 144 acres of emergent marsh, and estuarine habitat provide wintering foods of leaves, stems, and buds of aquatic vegetation such as pondweeds, sedges, insects, snails.	NAWCA North American Waterfowl Management Plan, Northern Pacific Coast Waterbird Conservation Plan, and Oregon Habitat Joint Venture Plan.
Cinnamon teal	*Anas cyanoptera*	The 144 acres of estuarine and freshwater wetlands provide wintering tidal creek, mudflat, and marsh habitat.	NAWCA North American Waterfowl Management Plan, Northern Pacific Coast Waterbird Conservation Plan, and Oregon Habitat Joint Venture Plan.
Green-winged teal	*Anas carolinensis*	The 144 acres of estuarine and freshwater wetlands provide wintering tidal creek, mudflat, and marsh habitat.	NAWCA North American Waterfowl Management Plan, Northern Pacific Coast Waterbird Conservation Plan, and Oregon Habitat Joint Venture Plan.
Brandt's cormorant	*Phalacrocorax penicillatus*	The 144 acres of palustrine and intertidal emergent wetland habitat provide year round foraging habitat for this species.	US Waterbird Plan (High Concern Species)
Great blue heron	*Ardea herodias*	91 acres of palustrine and estuarine emergent wetlands provide for nesting and year round	Northern Pacific Rainforest Regional Waterbird Plan

		foraging habitat.	(Moderate Concern species)
Green heron	*Butorides virescens*	91 acres of palustrine and estuarine emergent marsh habitat provide wintering habitat and foraging and resting habitat for migrants	Northern Pacific Rainforest Regional Waterbird Plan (High Concern Species)
Dunlin	*Calidris alpina*	The 144 acres of emergent marsh and estuarine habitats and 35 acres of dune and beach provide of foraging and resting migrant and wintering marsh habitat.	Northern Pacific Coast Regional Shorebird Management Plan (High Concern).
Killdeer	*Charadrius vociferous*	The 144 acres of emergent marsh and estuarine wetlands provide foraging and resting migrant and wintering marsh habitat.	Northern Pacific Coast Regional Shorebird Management Plan (High Concern)
Greater Yellowlegs	*Tringa melanoleuca*	The 144 acres of emergent marsh and estuarine wetlands provide foraging and resting migrant and wintering marsh habitat.	Northern Pacific Coast Regional Shorebird Management Plan (High Concern)
Wilson's snipe	*Gallinago gallinago*	The 144 acres of emergent marsh and estuarine wetlands provide foraging and resting migrant and wintering marsh habitat	Northern Pacific Coast Regional Shorebird Management Plan (High Concern)
Mew Gull	*Larus canus*	The 144 acres of emergent marsh and estuarine wetlands provide wintering habitat with fish, insects, earthworms, and invertebrates.	North American Bird Conservation Initiative
Bald Eagle	*Haliaeetus leunocephalus*	The larger trees in the 45 acres of mid-seral forest provide nesting and roosting sites for eagles who also feed in the marsh.	Delisted federally in 2007, delisted by the state in 2013 - management consistent with the Golden and Bald Eagle Protection plan
Peregrine Falcon	*Falco peregrinus*	Peregrines are frequently seen foraging in the estuarine marsh within the Sand Lake estuary and occasionally feed on shorebirds, and waterfowl in the marsh	Delisted in 1999- the Peregrine will continue to be monitored in the central coast landscape under the 2003 Monitoring Plan under the ESA for the American Peregrine Falcon.

Waterfowl
Beltz Farm is within the planning area of the Pacific Coast Joint Venture Strategic Plan for Oregon (1996). The acquisition of this property will contribute to the conservation of waterfowl habitat and waterfowl species through protection of the wetland habitats present on the property and management of the site as a natural area. The greatest benefits will be provided to migrating and wintering waterfowl, although locally breeding species will also benefit from the protection of nesting, brood rearing, and year-round foraging habitat. The project's wetland provisions will directly support and implement provisions of the North American Waterfowl Management Plan.

Shorebirds
The project is within the planning area of the Northern Pacific Coast Regional Shorebird Management Plan (2000), which cites the Sand Lake estuary as an important shorebird area. The project will protect 144 acres of intertidal and freshwater wetland habitat for shorebirds. Estuarine wetland habitats in particular have been identified as a priority habitat for shorebird conservation. This project will contribute to the habitat objectives outlined in the plan by the protection of emergent wetland shorebird habitat. The plan specifies the need to "protect important sites through various means, including acquisition." The acquisition also provides some flexibility for shorebirds in the face of sea level rise, by ensuring the protection of higher elevation marsh locations that may provide roosting and foraging sites with a migrating shoreline.

Western snowy plover
The Beltz Farm also contains suitable habitat for the federally threatened western snowy plover (D. Elbert, personal communication). On the Oregon coast, the western snowy plover nests on open sand areas along the upper beach below the foredune, unvegetated sand spits at mouths of small estuaries, and in sandy overwash areas between large hummocks vegetated by beachgrass. Nests are small depressions in the sand, often occurring near a small object such as a dried up piece of kelp or driftwood (Marshall et al 2003). Suitable habitat for snowy plover nesting has become significantly reduced over the last century by the stabilization of the dunes by the invasive European beachgrass, and breeding populations of snowy plover have been absent from the north coast. Suitable nesting habitat does still exist however, primarily in places where overwash from rivers or estuaries at the end of a sand spit prevents the establishment of European beachgrass and maintains a flat expanse of sand.

The beach along the Beltz Farm property is relatively flat with a lower foredune height than other beaches along the north coast. Habitat exists on the subject property for western snowy plovers all along the upper beach below the foredune, and especially at the north end of the spit where overwash regularly occurs. Approximately 35 acres of suitable snowy plover habitat is present at the end of Sand Lake Spit on the subject property, kept unvegetated by the tidal overwash from the estuary. North of the tax lot boundary, an additional 50 acres of suitable snowy plover habitat currently exists (see Restoration Opportunity Map). While that accumulated sand does not create a legal tax lot, it is considered Ocean Shore and as such is under management control of OPRD by virtue of the Oregon Beach Bill, ORS 390.615. The acquisition of Beltz Farm will protect

this habitat as well in addition to the 35 acres of dune and beach habitat present within the tax lots, allowing OPRD to manage it for snowy plovers.

The last official record of snowy plover breeding on Sand Lake Spit occurred in 1986 (Oregon Biodiversity Information Center database) and there have been incidental sightings of birds in the 1990's. The USFWS conducts range wide breeding and winter surveys for western snowy plovers, including both spits around the Sand Lake estuary. From these data, there is an unconfirmed observation of 3 snowy plovers on the north spit of Sand Lake in 1998, which remains the last official record of plovers at the Sand Lake estuary. Current conservation and recovery efforts on the south coast of Oregon have resulted in an increase in numbers and in recent years, snowy plovers have been seen incidentally on the north coast as they disperse from breeding sites on the south coast. The Habitat Conservation Plan for Western snowy plover, which OPRD developed in partnership with USFWS, supports the recovery of the species on the north coast. Currently, there are three Snowy Plover Management Areas (SPMA) on the north coast managed by OPRD. These have recreation restrictions and restoration planned for encouraging occupancy of the sites by snowy plovers. Beltz Farm has significant potential for snowy plovers and USFWS surveyors have confirmed that habitat at the property is appropriate for Western snowy plover use, with open sandy areas for nesting, wrack line for foraging, and shells and debris for nest camouflage (D. Elbert, personal communication). With Sand Lake Spit under conservation ownership, OPRD will manage the site as a natural area with the anticipation of attracting breeding snowy plovers and will consider utilizing Sand Lake Spit as a SPMA.

Waterbirds

The Sand Lake estuary is located within the planning area of the Northern Pacific Coast Draft Waterbird Conservation Plan (2005). One of the primary objectives outlined in the plan is the prevention of wetlands loss. This project protects wetland habitats which support large numbers of waterbirds and which are currently under the threat by the various development proposals that have been pursued on the Beltz Farm property throughout the past several decades. The many types of wetland habitats on the property benefit a wide range of waterbird species, including grebes, gulls, terns, cormorants, herons, and egrets.

Landbirds

The project area is addressed in two planning documents produced by Oregon-Washington Partners in Flight: Conservation Strategy for Landbirds in Coniferous Forests of Western Oregon and Washington (2012) and Conservation Strategy for Landbirds in the Lowlands and Valleys of Western Oregon and Washington (2000). The Sand Lake estuary is considered especially important for early spring migrating landbirds. The project will achieve two biological objectives within the Partners in Flight plans: no net loss of riparian habitats and the maintenance and restoration of greater than 30% of historical extent of riparian habitat.

There are over 100 breeding landbird species known to be closely associated with habitats in the coniferous forests of western Oregon, and population declines are

currently being experienced by many of these species (Altman and Alexander, 2012). The representation of mid and late seral forests has been greatly reduced across the landscape in the last 75 years, perhaps contributing to the declines.

The acquisition of the Beltz Farm will protect 45 acres of upland mid-seral coniferous Sitka spruce and shore pine forest and 20 acres of forested wetlands. Over the past 40 years, population declines of coniferous forest landbird species have been documented with Breeding Bird Survey data. The forests on the subject property hosts 15 species that show significantly declining trends based on analysis of this data:

Table 8. Coniferous forest landbird species present on the Beltz Farm that have experienced significant declines from 1966-2007 (adapted from Altman and Alexander, 2012).

Bird Species	Scientific Name	Benefits
Rufous hummingbird	*Selasphorus rufus*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.
Willow flycatcher	*Empidonax traillii*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.
Pacific slope flycatcher	*Empidonax difficilis*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.
Brown creeper	*Certhia americana*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.
Red-breasted nuthatch	*Sitta canadensis*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.
Golden-crowned kinglet	*Regulus satrapa*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.
Swainson's thrush	*Cathatus ustulatus*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding

		and foraging habitat.
Hermit thrush	*Catharus guttatus*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.
Varied thrush	*Ixoreus naevius*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.
Wrentit	*Chamaea fasciata*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.
Orange-crowned warbler	*Vermivora celata*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.
Yellow warbler	*Dendroica petechial*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.
Dark-eyed junco	*Junco hyemalis*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.
American goldfinch	*Carduelis tristis*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.
Pine siskin	*Carduelis pinus*	The 45 acres of upland coniferous forest habitat and 20 acres of forested wetlands provide important breeding and foraging habitat.

8. Prevent or reduce contamination

Acquisition of the Beltz Farm will result in a protected, contiguous wetland buffer between the freshwater wetlands and the estuary. Conservation ownership of the property will also open up the potential for restoration on the site, which could improve the riparian habitat and hydrologic function of the freshwater streams on the property, contributing to improving and maintaining water quality within the estuary. OPRD will

evaluate the current hydrology on the site after acquisition and develop an alternatives analysis that will consider options to restore the site to its historic hydrology. Alternatives could include alterations to the Beltz Dike, which was specifically mentioned as a restoration action in the Joint Venture Implementation Plans for the Northern Oregon Coast (1994), and the replacement of the culverts under Sand Lake Road through which Reneke Creek and Beltz Creek travel. Both culverts are currently undersized and present fish passage and water quality issues.

The Beltz Farm has been the subject of a number of development proposals over the years including the most recent proposal to construct a golf course and associated condominiums. Acquiring the property into conservation ownership will alleviate a number of the potential water quality issues that might arise should the property be developed or converted to active agricultural uses. Golf courses in particular are known for the large quantities of fertilizers and herbicides that are typically used to maintain the grounds, resulting in a contaminate load that can impact surrounding water bodies. This acquisition will prevent the potential runoff from a golf course or other on-site development, leaching from septic systems, storm water runoff, timber harvest, oil and gas exploration, sewage discharge, and other actions which might degrade the declining wetland types present on the Beltz Farm and Sand lake estuary.

9. Catalyst for future conservation

The Sand Lake estuary has long been the focus of conservation efforts in the region due its relatively pristine condition and vulnerability to development. This acquisition helps build an intact network of conservation lands around Sand Lake (see Figure 2). The estuary already contains a complex of properties that form a conservation corridor between the freshwater marshes and swamps and the estuary. Acquisitions within the last decade such as the Sand Lake Wetlands (funded by the NCWCP) and the Clay Meyers State Natural Area (Whalen Island) contribute to other conservation areas within the Sand lake basin such as the Nature Conservancy's Bradley Bog property and the USFS's Research Natural Areas. The Beltz Farm property, containing the Sand Lake Spit and a significant portion of the southwestern estuary, has long been highly desired for acquisition and considered an essential piece of the estuary to conserve in order to insure the ecological health of the estuarine system into the future. The opportunity to conserve the Beltz Farm was borne of previous conservation efforts in the estuary and will no doubt contribute to future expanded conservation efforts. Its acquisition will solidify the natural state of the Sand Lake estuary into perpetuity.

The acquisition of the Beltz Farm property also enables the conservation of additional habitat, serving as a catalyst to restore hydrologic connectivity to the wetlands and stream systems located behind the dike. The goals of the eventual restoration will be to restore full fish passage to the estuarine and freshwater wetlands located south of the dike and to restore full fish passage to the spawning grounds on Reneke and Beltz Creek by replacing the culverts. The acquisition of this property allows the possibility of restoration concepts already developed by the Nestucca-Neskowin Watershed Council and other conservation partners to come to fruition.

10. Partners in conservation

Within the Sand Lake estuary, a diverse group of partners are involved in conservation. Along with OPRD, the North Coast Land Conservancy (NCLC), the U.S. Forest Service, and the Nature Conservancy all have ownership of protected lands within the estuary watershed and will be involved in the development of a management plan for the Beltz Farm. The property will be managed in a cooperative effort with adjacent conservation ownerships. Additionally, OPRD will include other partners with a strong interest in restoration, particularly when it comes to assessing the potential of restoring historic hydrology to the areas behind the dike and restoring fish passage to Reneke and Beltz creeks. OPRD will work with the Nestucca-Neskowin Watershed Council, the Oregon Department of Fish and Wildlife, the Oregon Watershed Enhancement Board, and the USFWS Coastal Program on the development of a restoration and management plan for the property.

The proposed acquisition supports the goals of the conservation partnership in the estuary. Below is a list of the federal, state, and non-governmental partners that serve as conservation partners within the Sand Lake estuary.

Table 9. Project Partners

Sand Lake Conservation Partners	Support/Partnership
Ecotrust	Ecotrust (Sand Lake LLC) has entered into an option agreement with OPRD to sell the property at a price not to exceed $1,800,000. Ecotrust will be contributing in kind match to the project in the form of staff time.
Nestucca-Neskowin Watershed Council	NNWC works with landowners in the estuary to address factors that affect fish and habitat in Sand Lake estuary, and actively pursues activities that support a healthy ecosystem. Will be contributing in-kind match in the form of staff time to work on restoration and management plans for the property.
North Coast Land Conservancy	NCLC works with OPRD and other partners on identifying high priority sites for acquisition and work to conserve land in the estuary under threat of development. Will be contributing in-kind match in the form of staff time to work on restoration and management plans for the property.
U.S. Forest Service	Manages two Research Natural Areas within watershed. Will be contributing in-kind match in the form of technical expertise with work on the management and restoration plan.

11. Federal share reduced

The Beltz Farm Acquisition Project proposes to use non-federal funds for 45 percent of the total coast, thereby significantly reducing the allowed 75 percent federal funding share to only 55 percent in accordance with 50 CFR 84.32 (a)(11)(iii)(B), as shown in Table 7.

Table 10. Reduction in Federal Share Budget Component

Budget	*Amount*
Total acquisition cost	$1,766,500
Federal request	$970,000
Required match	$441,625
Actual match	$796,500

12. Education/outreach program or wildlife-oriented recreation

The Beltz Farm acquisition has a mix of recreational, ecological, and aesthetic attributes whose protection will contribute important benefits to the north Oregon coast. This project will contribute to the protection of a permanent conservation corridor from the estuary to the upper watershed, will protect land for habitat and natural watershed functions necessary to maintain self-supporting native fish populations, will provide for the promotion of environmental education and awareness, and will protect the aesthetic values of the Sand Lake estuary for future generations of Oregonians.

Nature-based passive recreation opportunities are currently the focus at neighboring OPRD-managed Clay Meyers State Natural Area, and the acquisition of the Beltz Farm would greatly enhance opportunities for nature-based passive recreation in the Sand Lake estuary. Wildlife viewing, environmental education, kayaking, and hiking all can support human use without compromising ecological integrity. The region is already a destination for ecologically-minded tourism. The acquisition and integration of Beltz Farm into the State Park system will provide additional environmental interpretation opportunities, including the popular OPRD program "Let's Go Birding" and natural history kayak tours guided by OPRD rangers.

The mission of OPRD strives to provide recreational sites for the public while at the same time protecting outstanding natural sites. Comprehensive plans are carefully undertaken for new park properties that first collect detailed baseline information about the presence of natural and cultural resource. Plant communities and wildlife habitats are both mapped and assigned a ranking according to their overall rarity and sensitivity to disturbance. When the comprehensive planning process proceeds, effort is taken to insure that planned activities or trails do not impact existing natural resources. For natural areas, wildlife corridors and preservation areas are also designated. The intention of the Beltz Farm property is to designate it as a natural area, limiting recreation to light trail use and day

use only. Use of this type can be essential to providing environmental education and interpretation opportunities for the public.

This site connects into a larger coastal and western Oregon hiking trail system. The proposed acquisition will provide additional scenic viewpoints, wildlife viewing areas, and public access. As Sand Lake is arguably one of Oregon's most pristine estuaries, there are unprecedented opportunities for scientific research. Community members and universities will be encouraged to participate in future research, restoration, and stewardship activities.

13. Other factors

Table 11. Other factors that might this site unique or a special site for protection.

Other factors	***How the project addresses them***
Climate Change	The protection of contiguous wetland, riparian, and upland habitats will allow for the inland migration of coastal wetlands habitat associated with sea level rise and other associated climate change impacts.
Biodiversity	The role of an estuary as an ecological link between marine, freshwater, and terrestrial habitats yields high levels of biological productivity. The proposed acquisition includes 5 Strategy Habitats as designated by the Oregon Conservation Strategy: coastal dunes, estuaries, freshwater aquatic habitats, riparian habitats, and wetlands. The project also supports 17 Strategy Species of birds, amphibians, and fish. An exceptionally high level of diversity is found within the Sand Lake estuary, indicative of a natural, high-functioning estuarine system. The Nature Conservancy, as part of the Pacific Northwest Coast Eco-regional Assessment, has listed the Sand Lake estuary as having one of the highest biodiversity values in the state of Oregon.
Connectivity	The acquisition of the Beltz Farm will link a network of conserved lands within the Sand Lake estuary. The property is adjacent to conserved lands managed by OPRD, The Nature Conservancy, the North Coast Land Conservancy, and the U.S. Forest Service.
Restoration Opportunity	The transition of the property to conservation ownership will provide an opportunity to pursue restoration actions including alterations or removal of the Beltz Farm dike, wetland restoration, and fish passage restoration to the freshwater streams present on the property.
Plant Communities	The proposed acquisition contains a diverse array of plant communities, some considered rare or imperiled in the state of Oregon by the Oregon Biodiversity Information Center. A

	Site Habitat Characterization completed for the purposes of development of a golf course on the spit mapped 30 plant associations. Many of the plant associations west of Sand Lake Road are in good to excellent condition due to the fact that large expanses of the property have been left in a natural condition. Native coastal dune associations are present on the properties that are considered rare in Oregon due to threats by invasive species and habitat alterations. Plant associations of note include: • Sitka spruce/slough sedge-skunk cabbage coniferous forested wetlands (ORBIC rank: globally very rare, state critically imperiled) • red alder/slough sedge deciduous forested wetlands • Douglas spirea/Hooker's willow scrub-shrub wetlands (ORBIC rank: globally rare, state very rare) • Pacific silverweed-Baltic rush-tufted hairgrass high salt marsh (ORBIC rank: globally secure, state imperiled) • Pickleweed-saltwort-salt grass-seaside arrowgrass low salt marsh (ORBIC rank: globally rare, state imperiled) • Slough sedge- sickle-leaved sedge emergent wetland • Sitka spruce-shore pine/salal-evergreen huckleberry late seral coniferous forest • Red fescue stabilized dunes (ORBIC rank: globally and state critically imperiled) • Sandplain grass-forb association on coastal dunes, dominated by native species • Large-headed sedge association on upper beaches (ORBIC rank: globally secure, state critically imperiled)
Invasive Species	Preliminary field visits indicate that the site is relatively free of high priority weed infestations. OPRD will implement an invasive species management plan for the site, which will include an Early Detection Rapid Response program as well as an Integrated Pest Management approach to controlling any existing populations.
Wildlife Species	The parcel is home to at least 15 priority wildlife species as designated by the Oregon Conservation Strategy (ODFW, 2006) including bald eagle, peregrine falcon, bufflehead, Caspian tern, band-tailed pigeon, olive-sided flycatcher, willow flycatcher, northern red-legged frog, chum salmon, coastal cutthroat trout, coho salmon, and steelhead.
Local Economy	This project will protect salmon runs that are essential to the recreation and commercial fisheries, as well as create bird watching opportunities by protecting habitat for sensitive

	avian species and providing public access. Birdwatching is one of the fastest growing recreational activities. This project complements other recreational opportunities in the region.
Ocean shore habitat	This project protects approximately 1.25 miles of undeveloped ocean shore and sand dune habitat and protects an entire sand spit of an estuary- which is an extremely rare conservation opportunity. The sand dune habitat is in excellent condition when compared with other similar habitat types in Oregon.

III. Tie Breakers

Is the habitat imminently threatened?

X Yes _No

Beltz Farm has been the subject of numerous development proposals over the past several decades. The most recent proposal was to construct an 18-hole golf course on the spit along with condominiums. The construction of a large resort, as has been proposed, on this property would dramatically alter the estuary's ability to provide its current ecological function. The opportunity to acquire this property has been a long awaited event that will be met with enthusiasm from local residents and conservation partners who have long opposed such a development. Additionally, residential construction is encroaching on the lowlands of the Sand Lake estuary. As lands change from agriculture to residential/recreational use, there will be increasing pressure to develop lands adjacent to the estuary.

Does the site have unique and significant diversity?
X Yes _No

The parcel proposed for acquisition contains not only the entirety of the Sand Lake Spit, but also a unique diversity of estuarine and freshwater wetlands along with upland coastal forests, sand dune habitat, and 1.25 miles of ocean shore frontage. These habitats provide direct benefits to a wide range of wetland and terrestrial dependent species. Salmon, bald eagles, beaver, migratory birds, and other wildlife are dependent on the high and low salt marsh, and freshwater forested, emergent, and shrub-scrub wetlands. The sand dune habitat contains significant amounts of American dunegrass, red fescue and other native coastal prairie species that are uncommon in Oregon due to the threat of invasive species and habitat destruction.

What are the costs per acre?

The most current appraisal for this property is dated 2004 and concludes a total value of $ 1,745,000. This is an average value of $7,152 per acre, ranging from $2,000 per acre for marsh and wetland and $10,000 per acre for uplands west of Sand Lake Road.

What percentage of the funds, lands, or services is new? 100%

Description of State Fund

The U.S. Fish and Wildlife Service has previously determined that Oregon's constitutionally dedicated state Lottery funds for salmon and watershed conservation make the state eligible for a federal coast share of 75 percent for the National Coastal Wetlands Conservation Grant Program.

Other Conservation Actions and their Relationship to this Project

The Sand Lake estuary has long been the focus of conservation efforts in the region due its relatively pristine condition and vulnerability to encroaching development. The estuary already contains a complex of properties that form a conservation corridor between the freshwater marshes and swamps and the estuary. Acquisitions within the last decade such as the Sand Lake Wetlands (funded by the NCWCG) and the Clay Meyers State Natural Area (Whalen Island) contribute to other conservation effort in adjacent lands such as the Nature Conservancy's Bradley Bog property and the USFS's Research Natural Areas. The Beltz Farm property, containing the Sand Lake Spit and a significant portion of the estuary, has long been highly desired for acquisition and considered an essential piece of the estuary to conserve in order to insure the ecological health of the estuarine system into the future. The opportunity to conserve the Beltz Farm was borne of previous conservation efforts in the estuary and will no doubt contribute to future conservation efforts. Its acquisition will solidify the natural state of the Sand Lake estuary into perpetuity.

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Appendix A: Maps

Figure 1.
Beltz Farm Area

Oregon Parks & Recreation Dept.
725 Summer St. NE, Suite C
Salem OR, 97301

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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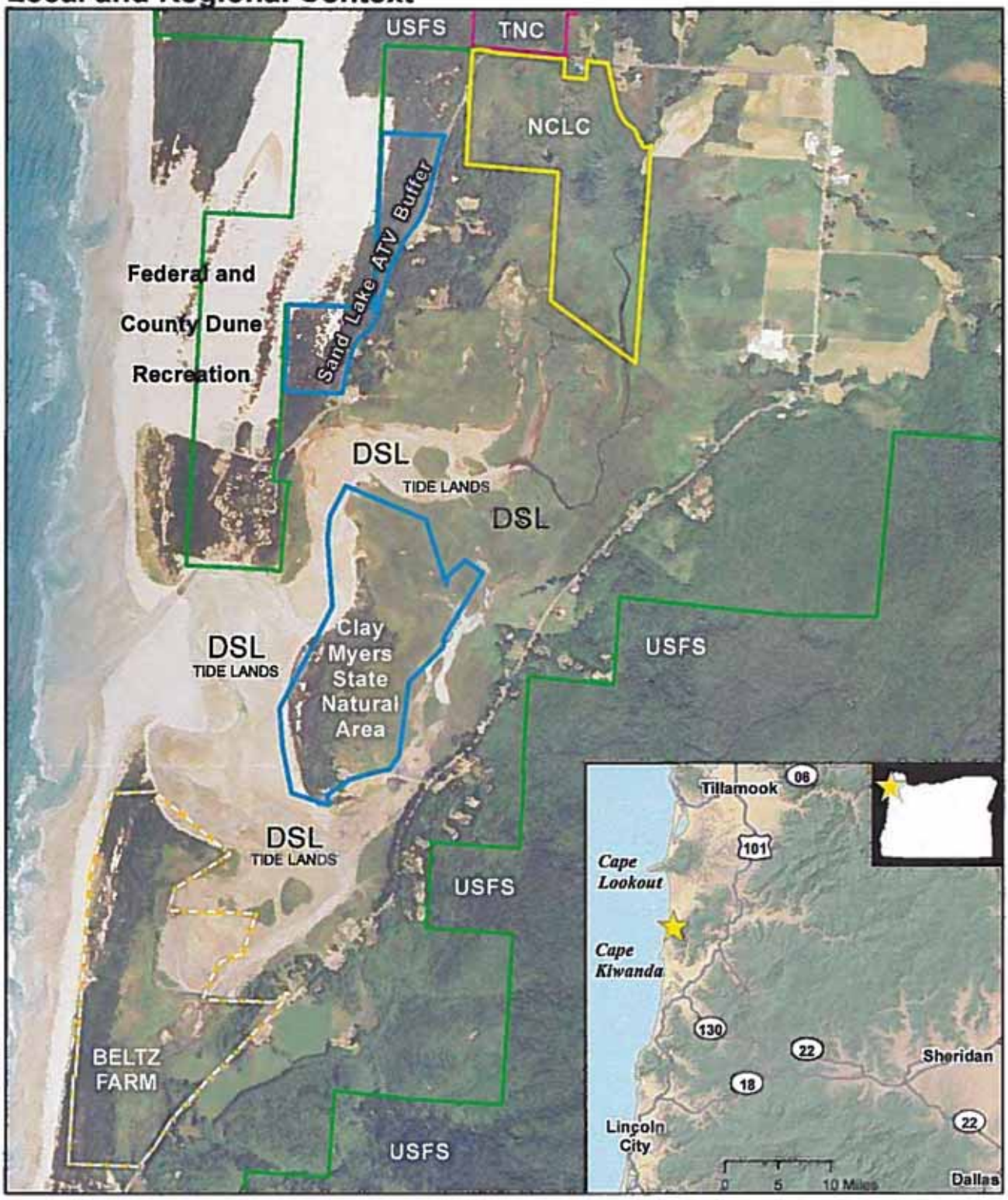
Figure 2.
Beltz Farm -
Local and Regional Context

Oregon Parks & Recreation Dept.
725 Summer St. NE, Suite C
Salem OR, 97301



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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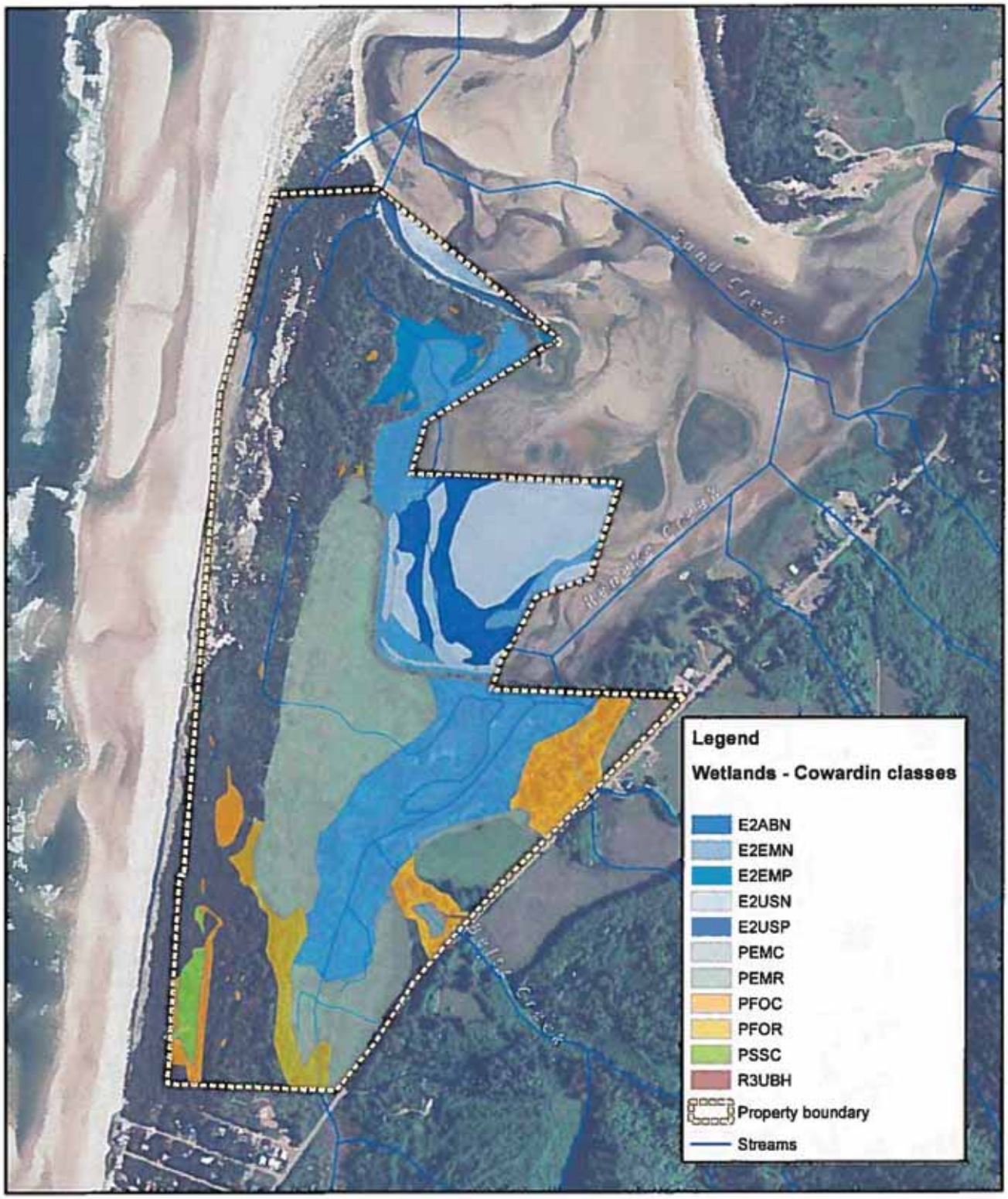
Figure 3. Beltz Farm - Wetlands

Oregon Parks & Recreation Dept.
725 Summer St. NE, Suite C
Salem OR, 97301



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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Figure 4. Beltz Farm - Vegetation

Oregon Parks & Recreation Dept.
725 Summer St. NE, Suite C
Salem OR, 97301

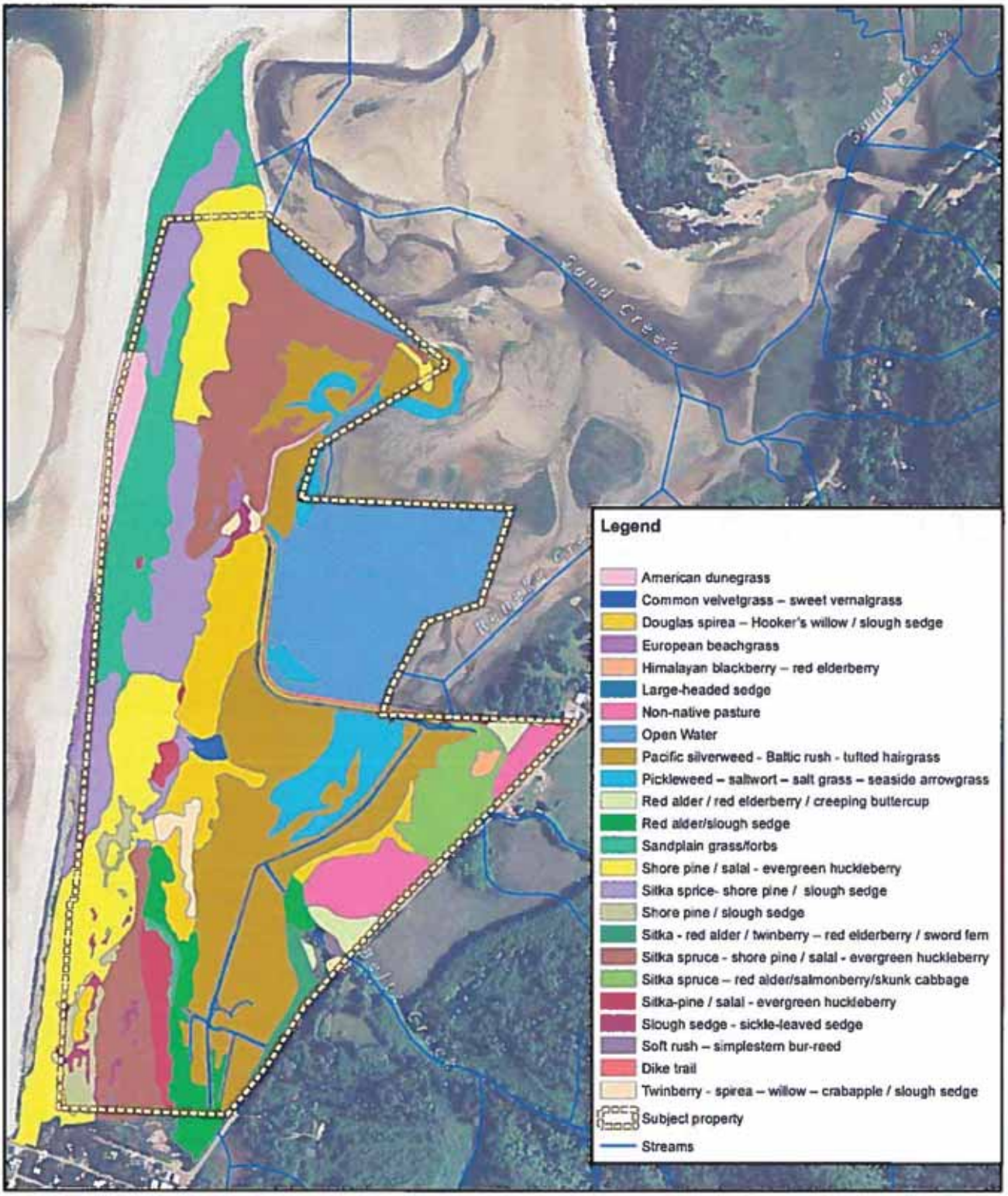

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Figure 5. Beltz Farm - Wildlife Habitat

Oregon Parks & Recreation Dept.
725 Summer St. NE, Suite C
Salem OR, 97301

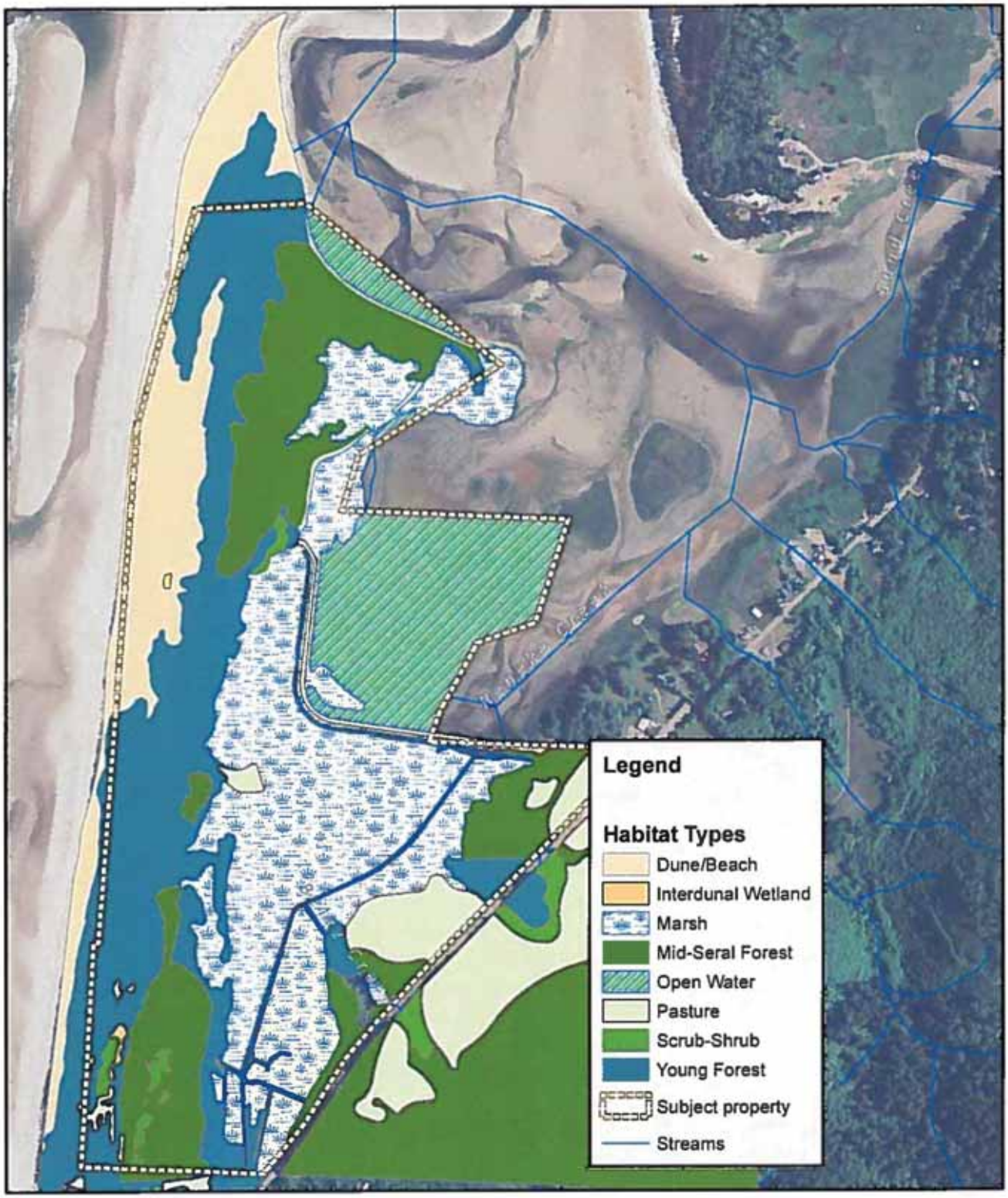

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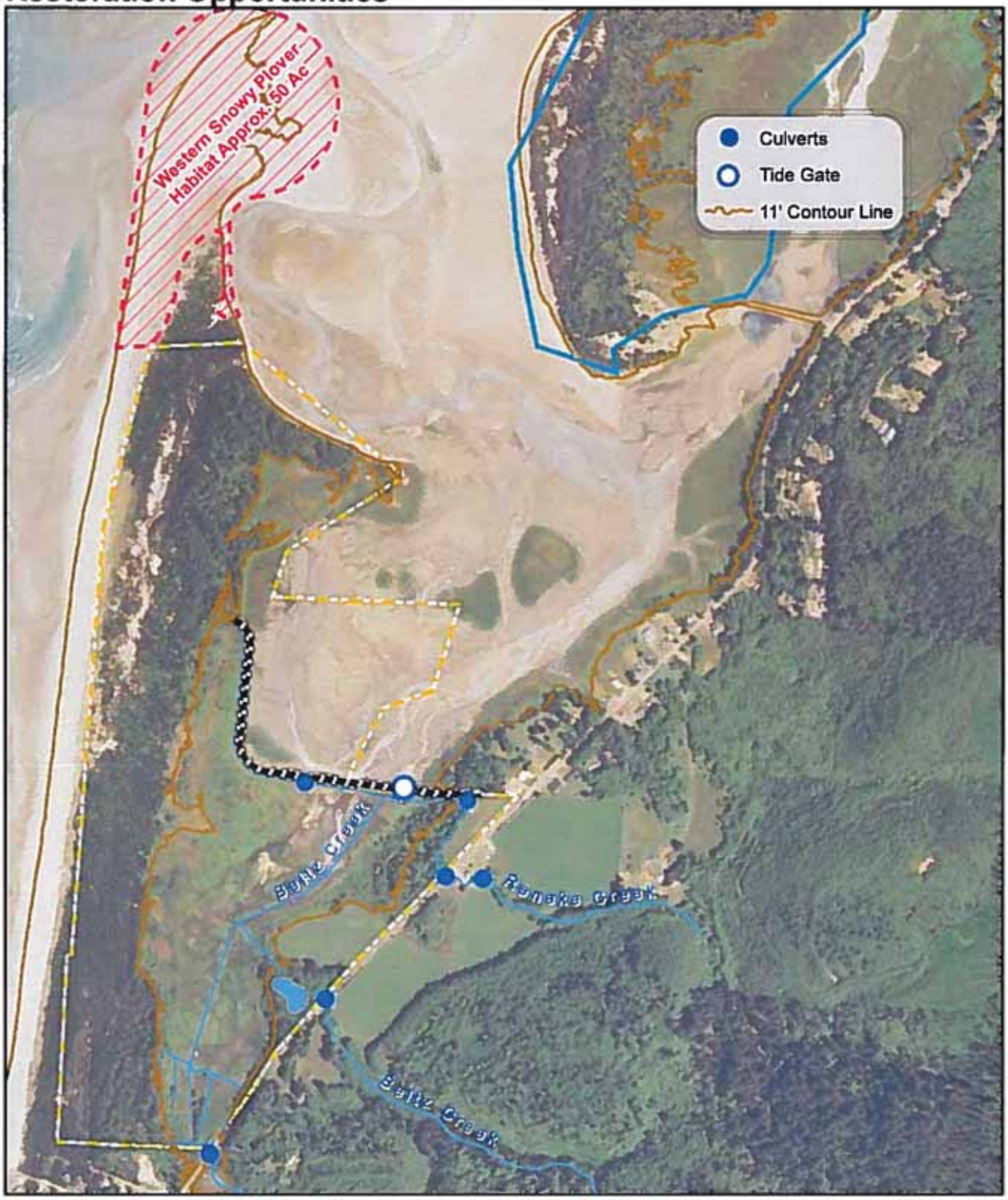
Figure 6.
Beltz Farm -
Restoration Opportunities

Oregon Parks & Recreation Dept.
725 Summer St. NE, Suite C
Salem OR, 97301



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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Figure 7. Sea Level Rise Map of Sand Lake Spit

4' SLR

Appendix B: Additional Wildlife Species List

Table from Pacific Gailes Golf Course Site Habitat Characterization, Fishman Environmental, 2003.

Common name	Scientific Name	Dune/ Beach	Young Forest	Mid-Seral/ Mature Forest	Open Water	Wet-land	Obs.
Birds							
great blue hern	*Ardea herodias*			X	X	X	X
green heron	*Butorides vierscnes*			X	X	X	X
tundra swan	*Cygnus columbianus*				X	X	X
Canada goose	*Branta canadensis*				X	X	X
green-winged teal	*Anas crecca*				X	X	X
mallard	*Anas platyrhynchos*				X	X	X
northern pintail	*Anas acuta*				X	X	X
American widgeon	*Anas americana*				X	X	X
greater scaup	*Ayuthya marila*				X		
lesser scaup	*Ayuthya affinis*				X		
bufflehead	*Bucephala albeola*				X		X
turkey vulture	*Cathartes aura*	X		X		X	X
bald eagle	*Haliaeetus leucocephalus*			X	X		X
northern harrier	*Circus cyaneus*	X				X	X
red-tailed hawk	*Buteo jamaicensis*	X		X		X	X
peregrine falcon	*Falco peregrinus*	X		X	X		X
Virginia rail	*Rallus limicola*				X	X	
sora rail	*Porzana carolina*				X	X	
American coot	*Fulica americana*				X	X	
snowy plover	*Charadrius alexandrinus*	X					
killdeer	*Charadrius vociferus*						
greater yellowlegs	*Tringa melanoleuca*	X				X	X
solitary sandpiper	*Tringa solitaria*	X				X	
spotted sandpiper	*Actitis macularia*	X				X	
dunlin	*Calidris alpina*	X				X	X
long-billed dowitcher	*Limnodromus scolopaceus*	X				X	X
common snipe	*Gallinago gallingo*					X	X
mew gull	*Larus canus*	X					
ring-billed gull	*Larus delawarensis*	X					
western gull	*Larus occidentalis*	X					
glacous-winged gull	*Larus glaucescens*	X					
Caspian tern	*Sterna caspia*	X					
band-tailed pigeon	*Columba fasciata*	X		X			X
mourning dove	*Zenaida macroura*		X	X			

Common name	Scientific Name	Dune/ Beach	Young Forest	Mid-Seral/ Mature Forest	Open Water	Wet-land	Obs.
barn owl	*Tyto alba*			X			X
western screech owl	*Otus kennicottii*			X			
great-horned owl	*Bubo virginianus*	X		X		X	X
Vaux's swift	*Chaetura vauxi*	X		X			
rufous hummingbird	*Selasphorus rufus*		X	X			X
belted kingfisher	*Ceryle alcyon*			X	X	X	X
red-breasted sapsucker	*Sphyrapicus ruber*			X			
downy woodpecker	*Picoides pubescens*			X			X
hairy woodpecker	*Picoides villosus*			X			X
northern flicker	*Colaptes auratus*	X	X	X			X
pileated woodpecker	*Dryocopus pileatus*			X			
olive-sided flycatcher	*Contopus cooperi*			X			X
western wood peewee	*Contopus sordidulus*			X			
willow flycatcher	*Empidonax traillii*			X		X	
Pacific slope flycatcher	*Empidonax difficilis*			X			
tree swallow	*Tachycineta bicolor*	X	X	X	X	X	X
violet-green swallow	*Tachycineta thalassina*	X	X	X	X	X	X
n. rough-winged swallow	*Stelgidopteryx serripennis*	X	X	X	X	X	
barn swallow	*Hirundo rustica*	X	X	X	X	X	X
Steller's jay	*Cyanocitta stelleri*			X			X
western scrub jay	*Aphelocoma coerulescens*	X	X	X			
American crow	*Corvus brachyrhynchos*	X	X	X		X	X
common raven	*Corvus corax*			X			X
black-capped chickadee	*Poecile atricapillus*		X	X		X	X
bushtit	*Psaltriparus minimus*		X	X		X	X
brown creeper	*Certhia americana*			X			
red-breasted nuthatch	*Sitta canadensis*			X			
Bewick's wren	*Thryomanes bewickii*			X			X
house wren	*Troglodytes aedon*			X			X
winter wren	*Troglodytes troglodytes*			X			X
marsh wren	*Cistothorus palustris*				X	X	X
golden-crowned kinglet	*Regulus satrapa*			X			X
ruby-crowned kinglet	*Regulus calendula*		X	X		X	X

Common name	Scientific Name	Dune/ Beach	Young Forest	Mid-Seral/ Mature Forest	Open Water	Wet-land	Obs.
Swainson's thrush	*Catharus ustulatus*		X	X			X
hermit thrush	*Catharus guttatus*		X	X			X
American robin	*Turdus migratorius*	X	X	X			X
varied thrush	*Ixoreus naevius*		X	X			X
wrentit	*Chamaea fasciata*			X			X
cedar waxwing	*Bombycilla cedrorum*		X	X			X
European starling	*Sturnus vulgaris*	X	X	X			X
Hutton's vireo	*Vireo huttoni*			X			X
warbling vireo	*Vireo gilvus*		X	X		X	
orange-crowned warbler	*Vermivora celata*		X	X		X	X
yellow warbler	*Dendroica petechia*		X	X		X	
yellow-rumped warbler	*Dendroica coronata*		X	X		X	X
black-throated gray warbler	*Dendroica nigrescens*		X	X			X
Townsend's warbler	*Dendroica townsendii*		X	X			X
common yellowthroat	*Geothlypis trichas*					X	X
Wilson's warbler	*Wilsonia pusilla*		X	X			X
western tanager	*Piranga ludoviciana*			X			
black-headed grosbeak	*Pheucticus melanocephalus*			X		X	X
spotted towhee	*Pipilo maculatus*		X	X			X
song sparrow	*Melospiza melodia*					X	X
chipping sparrow	*Spizella passerina*	X	X				X
white-crowned sparrow	*Zonotrichia leucophrys*	X					X
golden-crowned sparrow	*Zonotichia atricapilla*	X					X
dark-eyed junco	*Junco hyemalis*	X	X	X			X
red-winged blackbird	*Agelaius phoeniceus*				X	X	X
Brewer's blackbird	*Euphagus cyanocephalus*	X	X			X	X
brown-headed cowbird	*Molothrus ater*		X	X			X
purple finch	*Carpodacus purpureus*			X			X
house finch	*Carpodacus mexicanus*		X	X			
red crossbill	*Loxia curvirostra*		X	X			X
American goldfinch	*Carduelis tristis*	X	X				X
pine siskin	*Carduelis pinus*		X	X			X
evening grosbeak	*Coccothraustes vespertinus*			X			

Common name	Scientific Name	Dune/ Beach	Young Forest	Mid-Seral/ Mature Forest	Open Water	Wet-land	Obs.
Herptiles							
northwestern salamander	*Ambystoma gracile*				X		
long-toed salamander	*Ambystoma macrodactylum*			X	X	X	
roughskin newt	*Taricha granulosa*			X	X	X	X
Pacific chorus frog	*Pseudacris regilla*			X	X	X	X
red-legged frog	*Rana aurora*			X	X	X	X
bullfrog	*Rana catesbeiana*				X		
common garter snake	*Thamnophis sirtalis*			X		X	
Mammals							
vagrant shrew	*Sorex vagrans*			X			
Townsend's mole	*Scapanus townsendii*			X			
bats		X		X	X	X	
Virginia oppossum	*Didelphis virginia*	X		X		X	
brush rabbit	*Sylvilagus bachmani*	X					X
Townsend's chipmunk	*Eutamias townsendii*	X		X			X
Douglas squirrel	*Tamiasciurus douglasii*	X		X		X	X
fox squirrel	*Sciurus niger*	X		X			
beaver	*Castor canadensis*			X	X	X	
white-footed deer mouse	*Peromyscus maniculatus*	X		X		X	
Townsend's vole	*Microtus townsendii*					X	
muskrat	*Ondatra zibethicus*				X	X	
coyote	*Canis latrans*			X		X	X
black bear	*Ursus americanus*			X		X	
raccoon	*Procyon lotot*			X		X	
long tailed weasel	*Mustela frenata*			X		X	
mink	*Mustela vision*			X	X	X	
striped skunk	*Mephitis mephitis*			X		X	
northern river otter	*Lutra canadensis*				X	X	
bobcat	*Lynx rufus*			X		X	
Roosevelt elk	*Cervus elaphus*		X	X		X	
black-tailed deer	*Odocoileus hermionus*	X		X		X	X

Obs.= observed by Fishman Environmental Services, Tony Gaines (Sand Lake Road), or ODFW

Appendix C: Beltz Farm Acquisition Project- Photos

Photo 1. Shorezone aerial photo looking north at the dike and estuary. The fresh-salt marsh is visible in foreground.

Photo 2. Shorezone aerial taken near northern boundary of spit looking south at property. Dunal forest consisting of mid-seral Sitka spruce and shore pine plant communities visible along the edge of the estuary.

Photo 3. Shorezone aerial photo looking south at marsh and upland habitats.

Photo 4. Shorezone aerial photograph looking SE with dike in foreground and pasture in background. Tide gate is located at the far left of the photo obscured by tree cover.

Photo 5. Shorezone aerial photo looking east at northern portion of spit. Estuary and Whalen Island visible in background.

Photo 6. Shorezone aerial photo showing large overwash zone at very north of Sand Lake spit. Habitat is suitable for Western snowy plovers.

Photo 7. High salt marsh habitat with American dune grass (Elymus mollis) in foreground and tufted hairgrass (Deschampsia cespitosa) and Lyngbye's sedge (Carex lyngbyei) in the background.

Photo 8. High salt marsh habitat with tufted hairgrass (Deschampsia cespitosa) plant association in foreground

Photo 9. Looking north along the dike, fresh-salt marsh complex to left, salt marsh to right

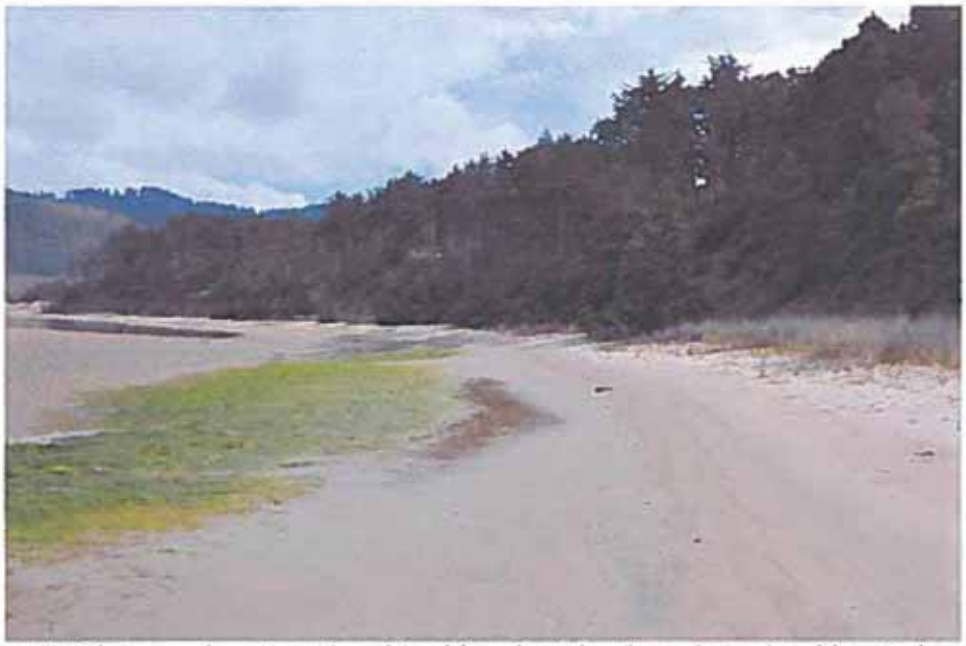

Photo 10. Sitka spruce-shore pine mid-seral dunal forest located on the northeast edge of the spit adjacent to the estuary.

Photo 11. Looking north along the foredune

Photo 12. Taken from the dike, looking west at freshwater marsh in foreground and forested dunes in background.

Photo 13. Sand dune habitat along a high dune ridge

Photo 14. Interdunal wetland located within the deflation plain of the sand dune system.

Photo 15. Taken at the north end of the spit looking at the overwash area. This part of the property contains suitable habitat for the Western snowy plover.

Photo 16. An old fence line is visible in the freshwater wetland, indicative of past land use practices on the site.

Photo 17. Looking north from the dike at the tidal flats found on the property within the Sand Lake estuary

Photo 18. The tidegate located toward the eastern edge of the man-made dike is not functional. Restoration and removal options will be evaluated after the property is acquired.

Photo 19. Western snowy plover habitat present at the north end of the spit. Habitat has appropriate quantities of shell, rocks, foraging opportunities within the wrack line, and receives periodic overwash from the estuary to maintain a flat and open beach.

Appendix D: Letters of Commitment

ecotrust

June 16, 2014

Jim Morgan
Stewardship Division Manager
Oregon Parks and Recreation Department
725 Summer Street NE, Suite C
Salem, OR 97301-1266

Re: Landowner Acknowledgement, US Fish and Wildlife Service Coastal Wetland Grant

Dear Mr. Morgan:

Ecotrust Forest Management (EFM) was formed as a for-profit subsidiary of Ecotrust in 2005. We practice ecological forestry, focusing on improving forest health and productivity while producing quality forest products, ecosystem services such as carbon offsets, and jobs. EFM also provides investment management services to accredited investors through investment funds. EFM was able to secure the Beltz Farm property that was being actively marketed at a price in excess of $3,000,000. To facilitate the acquisition, Ecotrust formed a new entity, Sand Lake LLC, to acquire the 357-acre Beltz Farm with the purpose of preventing conversion of this unique property to unsustainable uses. Sand Lake, LLC was eventually able to negotiate a sale at $1,800,000.

Sand Lake LLC acquired the property with the sole intent of selling it to the Oregon Parks and Recreation Department (OPRD), as evidenced by the active option agreement between OPRD and Ecotrust Forests/Sand Lake LLC and by the financing for the project – a short-term loan and recoverable grant, both of which are expected to be repaid by the end of February 2015 from the sales proceeds to OPRD. Because of our repayment obligation, we are currently negotiating a back up offer in case OPRD does not receive the Commission authority to proceed or secure sufficient financing. While we will endeavor to incorporate as much conservation and enhancement of ecological values as possible, it is highly likely that the substitute buyer will be have strong commercial development interests.

Given the property's ecological and low-impact recreational values we strongly prefer to see it managed for conservation by OPRD, but first and foremost we need to meet our repayment obligations. Ecotrust and Sand Lake LLC took considerable risk to secure this property for the public interest through the sale to OPRD and we have limited capacity to hold the property beyond February 2015.

721 NW NINTH AVE, SUITE 200 PORTLAND, OR 97209 PH 503.227.6225 FX 503.222.1517 ECOTRUST.ORG

Ecotrust and Sand Lake LLC are pleased to support OPRD's proposal to the National Coastal Wetlands Conservation Grant Program. We pledge to contribute an in-kind match of $600 toward drafting and finalizing documents associated with closing the real property transaction. This is based on three hours of staff attorney time at $200 per hour, which will save the State from having to pay their own attorneys to draft these documents.

Sincerely,

Adam Lane

Adam Lane
Chief Financial Officer
Ecotrust

Tillamook County

Tillamook County Commissioners
201 Laurel Avenue
Tillamook, Oregon 97141
Bill Baertlein, Tim Josi, Mark Labhart
Phone 503-842-3403
Fax 503-842-1384
TTY Oregon Relay Service

Land of Cheese, Trees and Ocean Breeze

June 28, 2014

Oregon Parks and Recreation Commission
725 Summer St NE Suite C
Salem OR 97301

RE: June 25, 2014 Commission Meeting
Sand Lake Initiative - Beltz Farm Acquisition (Action Item)

Dear Commission Members:

The Tillamook County Board of Commissioners wishes to go on record and ask you to support the Department's request to acquire what is called the Beltz Farm Property located in southern Tillamook County near the unincorporated community of Tierra Del Mar.

We have been involved in this proposed acquisition for some time now. Your Director, Lisa VanLaanen, has been most helpful in making sure to involve this Board, this county and interest groups in the proposal as it has moved along. Your staff has reached out to the Tillamook Farm Bureau, State Farm Bureau, residents of Tierra Del Mar and most recently held a public meeting in Pacific City on June 16. Two County Commissioners attended the public meeting to listen to the public input regarding this proposal.

Based upon what we have heard from the local Farm Bureau, public comments and our own personal opinions on this matter, we unanimously support the acquisition of this parcel by OPRD and look forward to assisting the Department in developing the Master Plan for the future of this site. We have been assured by the Department that they will work with the county to offset the loss of property tax revenue following acquisition of this property from Eco Trust. We ask and respectively request that the department work closely with the adjacent farmer who is currently leasing a portion of the property in question for grass farming on the east side of Sand Lake road so he may continue to lease the pasture ground.

Last but not least, we would like to say that it has been a pleasure to work with your new Director Ms. VanLaanen. She has done a very good job of insuring that the local community is involved in providing input to staff and listening to us. OPRD is a key player and partner in our local communities and we appreciate the collaboration she and her staff have demonstrated with us and look forward to working on future projects in Tillamook County with her department.

Sincerely,

TILLAMOOK COUNTY
BOARD OF COMMISSIONERS

Tim Josi, Vice-Chairperson

Mark Labhart, Commissioner

NORTH COAST LAND CONSERVANCY

U.S. Fish and Wildlife Service
Coastal Program and Partners for Fish and Wildlife Program
Division of Habitat and Resource Conservation
4401 N. Fairfax Drive, Suite 840
Arlington, Virginia 22203

To whom it may concern,

The North Coast Land Conservancy (NCLC) is very supportive of Oregon Parks and Recreation Department's (ORPD) acquisition of Beltz Farm. Protection of Beltz Farm will continue a pattern of protecting one of Oregon's most pristine resources, the Sand Lake Estuary. The Sand Lake Estuary is part of a NCLC focused estuaries initiative as it is one of only five estuaries zoned "Natural" on the Oregon coast, allowing minimal development around the estuary. The acquisition of Beltz Farm will strengthen the green infrastructure of the estuary by complementing previously protected areas, such as the Clay Meyer State Natural Area, the 167 acre Sand Lake Wetlands which was recently purchased by NCLC with the help of ORPD and a National Coastal Wetlands Grant, and Bradley Bog natural area. NCLC is a willing partner of ORPD and will contribute in-kind funds to aid in estuary planning and restoration opportunities. North Coast Land Conservancy is excited about the possibility of Beltz Farm being protected.

Sincerely,

Katie Voelke

Katie Voelke

Katie Voelke
Executive Director
North Coast Land Conservancy
503.738.9126
PO Box 67 Seaside, OR 97138

Nestucca, Neskowin & Sand Lake Watersheds Council

PO Box 86 Pacific City, OR 97135 ❖ (503) 965-2200 tel & fax ❖ www.nestuccawaters.org

June 16, 2014

U.S. Fish and Wildlife Service
Coastal Program and Partners for Fish and Wildlife Program
Division of Habitat and Resource Conservation
4401 N. Fairfax Drive, Suite 840
Arlington, Virginia 22203

RE: Beltz farm property, Tillamook County Oregon

Folks,

The Nestucca-Neskowin Watersheds Council (Council) strongly supports the Oregon Parks and Recreation Department (OPRD) request for funds to help acquire the Beltz Farm property. This 300 plus acre property has significant naturally-functioning estuary and ocean shore lands. The Council supports the OPRD goal of permanently preserved state natural area.

The Council will support the proposed acquisition with volunteer education & outreach projects about invasive species, recreation and other restoration-related topics. The Council can commit to $500 of in kind support from such activities. A recent Sand Lake example can be seen on the Council website front page.

We encourage your support of the OPRD request.

Regards,

Alex Sifford
Council Coordinator

cc: NNWC Board

USDA United States Department of Agriculture | Forest Service | Siuslaw National Forest | 3200 SW Jefferson Way
Corvallis, OR 97331
541 750-7000

File Code: 2600/2500
Date: June 16, 2014

Katie Duzik
Natural Resource Specialist
Oregon Parks and Recreation Department - Coastal Region
12735 NW Pacific Highway
Seal Rock, OR 97376

Dear Katie Duzik,

The Siuslaw National Forest supports the Oregon Parks and Recreation Department (OPRD) grant application to acquire 387 acres of coastal estuarine habitat within the Sand Lake estuary.

This land, known as the Beltz farm, provides a unique, relatively intact estuary where 3 stream systems meet the ocean. In Oregon there are 36 major estuaries, only 5 of the 36 are classified as "natural". In most other estuarine areas in Oregon, the pressures of development and agriculture have impacted the hydrology and associated habitats of these tidal systems.

At the Beltz farm the historic agricultural impacts are minimal. Native plants thrive and open channels for fresh and salt water mixing are intact. We support the protection of such an area, as there are few that remain in such good condition.

Our interest as National Forest land managers in the protection of this estuary includes the offset of storm water surge and reduced impacts to important infrastructure necessary for us to access National Forest land to the north and to the south of this estuary that an intact tidal system would provide. In addition we acknowledge the tremendous benefits to native fish and wildlife species that the purchase of the Beltz farm would bring to the local area and adjacent National Forest Lands. We are a willing partner to OPRD and our hydrology, fisheries and wildlife specialists are excited to offer their support and time to understanding the resources of Beltz Farm and its association with neighboring National Forest System Lands.

Sincerely,

JEREMIAH C. INGERSOLL
Forest Supervisor

cc: George Buckingham, Kami S Ellingson, Deanna R Williams, Christine L Hirsch, Jeff Uebel

United States Department of the Interior

FISH AND WILDLIFE SERVICE
911 NE 11th Avenue
Portland, Oregon 97232-4181

In Reply Refer to:
FWS/R1/WSFR

July 30, 2015

Director, Lisa Van Laanen
Oregon Parks and Recreation Department
725 Summer Street NE Suite C
Salem, Oregon 97301

DUNS: 809580350

Subject: Notice of Amendment to Grant Award for **F15AP00145, Amendment #1**

Dear Ms. Van Laanen:

Your organization's application for Federal financial assistance amendment titled ***"Beltz Farm Acquisition"*** submitted to the U.S. Fish and Wildlife Service (Service)'s CFDA Program 15.614 is approved effective July 22, 2015. This award is amended as follows: **scope change**.

The performance period of this award is ***January 5, 2015,*** through ***January 2, 2017***. Only allowable costs resulting from obligations incurred during the performance period and any authorized pre-award costs may be charged to this award. All obligations incurred under the award must be liquidated no later than 90 calendar days after the end of the performance period, unless the Service approves a final financial reporting period extension (see Reporting Requirements section below). If you need more time to complete project activities, you must submit a written request to the Service at r1fa_grants@fws.gov before the end of the stated performance period.

Payments:

Your organization has completed enrollment in U.S. Treasury's Automated Standard Application for Payment (ASAP) system. When requesting payment in ASAP, your Payment Requestor will be required to enter an Account ID. The number assigned to this award is the partial Account ID in ASAP. When entering the Account ID in ASAP, the Payment Requestor should enter the award number identified in the subject line on letter followed by a percent sign (%). Refer to the ASAP.gov Help menu for detailed instructions on requesting payments in ASAP.

Terms of Acceptance:

Acceptance of a financial assistance award (i.e., grant or cooperative agreement) from the Service carries with it the responsibility to be aware of and comply with the terms and conditions applicable to the award. Acceptance is defined as the start of work, drawing down funds, or accepting the award via electronic means. Awards are based on the application submitted to and

approved by the Service. Awards are subject to the terms and conditions incorporated into the notice of award either by direct citation or by reference to the following: Federal regulations; program legislation or regulation; and special award terms and conditions. The Federal regulations applicable to Service recipients and their subrecipients and contractors are listed by recipient type in the **Service Financial Assistance Award Terms and Conditions** posted on the Internet at http://www.fws.gov/grants/. If you do not have access to the Internet and require a full text copy of the award terms and conditions, contact our office.

Special Conditions and Provisions:

All conditions and provisions from the original grant award letter and any amendments remain in effect.

Reporting Requirements:

Report Title	Report Period:	Due Date
Interim Federal Financial Report (SF-425)	March 31, 2016	June 29, 2016
Interim Performance Report	March 31, 2016	June 29, 2016
Final Federal Financial Report (SF-425)	January 2, 2017	April 2, 2017
Final Performance Report	January 2, 2017	April 2, 2017

All Reports should be sent to r1fa_grants@fws.gov.

Recipients must use the Standard Form (SF) 425, *Federal Financial Report* form for all financial reporting. This form is available at http://www.whitehouse.gov/omb/grants_forms.

Performance reports must contain: 1) a comparison of actual accomplishments with the goals and objectives of the award as detailed in the approved scope of work; 2) a description of reasons why established goals were not met, if appropriate; and 3) any other pertinent information relevant to the project results. Please include the Service award number provided in the subject line of this letter on all reports.

Financial and performance reporting due dates may be extended by the Service upon receipt of a written request addressed to the Service at r1fa_grants@fws.gov identifying the type of report to be extended, the requested revised due date, and a justification for the extension. The Service may approve an additional extension if justified by a catastrophe that significantly impairs the recipient's operations. Requests for reporting due date extensions must be received by the Service no later than one day before the original reporting due date.

Significant Developments Reports (see 2 CFR 200.328(d))**:**
Events may occur between the scheduled performance reporting dates that have significant impact upon the supported activity. In such cases, notify the Service Project Officer in writing as soon as the following types of conditions become known:

- Problems, delays, or adverse conditions that will materially impair the ability to meet the objective of the Federal award. This disclosure must include a statement of any

corrective action(s) taken or contemplated, and any assistance needed to resolve the situation.

Favorable developments that enable meeting time schedules and objectives sooner or at less cost than anticipated or producing more or different beneficial results than originally planned.

Other Deliverables:

The deed of purchased and/or match properties shall identify the Federal interest in the title of real property or a Notice of Federal Participation (NOFP) shall be recorded to further ensure that the land will be managed in perpetuity in a manner consistent with the goals and objectives of this grant. Title vesting evidence shall be included as part of the final accomplishment report. In the event that the terms for perpetual conservation are violated the property will be subject to transfer, replacement, or repayment to the United States pursuant to 2 CFR 200.311.

For the acquisition of a Conservation Easement (CE), the CE shall identify that the property is to be managed in perpetuity in a manner consistent with the goals and objectives of the grant and/or a NOFP shall be recorded, a baseline inventory shall be completed prior to closing, property management plans(s) shall be prepared, and CE monitoring shall be conducted on an annual basis.

If mineral rights are reserved, the extraction of minerals must be consistent with the purpose of the acquired land and must be extracted in a way that will not damage the habitat or value of the surface lands. This ensures that the quantity and quality of the habitat needed to conserve species will be maintained.

Revenue generated during the grant period from the sale of timber on acquired or match lands shall be treated as program income. Program income is subject to the Federal assistance regulations at 2 CFR 2.307. Timber revenues realized after the grant period are required to be fully used by the State grantee or sub-grantee for management of the property as approved in the management plan and may not be diverted to other purposes.

Prior to accessing funds for the purchase of property, market value must be determined by appraisals performed in accordance with the *Uniform Appraisal Standards for Federal Land Acquisitions* (Yellow Book). The Federal share of the acquisition will not be greater than the agreed upon match proportion of the current market value, as determined by an appraisal and review appraisal completed to Yellow Book standards. If land is to be used as match, Federal funds may not be used to acquire the subject property until documentation of the match property has been approved by the Service. Documentation shall consist of identification and approval of the property and a Yellow Book, self-contained appraisal with a review appraisal. The following conditions must be completed to document Yellow Book compliance:

1. A State-certified general appraiser must conduct an appraisal that meets Federal land acquisition standards. Specifically the appraisal must be Yellow Book compliant http://1.usa.gov/1HmvzGu. This must occur for the property or properties you plan to purchase or use as match.

2. Following the appraisal, a review appraisal is required. The review appraisal can be prepared by qualified agency staff or provided to your agency by contract or agreement with another state agency. A State-certified or licensed review appraiser must conduct the review appraisal.

3. The appraisal and review appraisal documents must be submitted to WSFR for approval before Federal funds can be used to purchase the land.

Conflict of Interest Disclosures:

Recipients are responsible for notifying the Service Project Officer in writing of any actual or potential conflicts of interest that may arise during the life of this award. Conflicts of interest include any relationship or matter which might place the Recipient, the Recipient's employees, or the Recipient's subrecipients in a position of conflict, real or apparent, between their responsibilities under this award and any other outside interests. Conflicts of interest may also include, but are not limited to, direct or indirect financial interests, close personal relationships, positions of trust in outside organizations, consideration of future employment arrangements with a different organization, or decision-making affecting the award that would cause a reasonable person with knowledge of the relevant facts to question the impartiality of the Recipient, the Recipient's employees, or the Recipient's subrecipients in the matter. Upon receipt of such a notice, the Service Project Officer in consultation with their Ethics Counselor will determine if a conflict of interest exists and, if so, if there are any possible actions to be taken by the Recipient, the Recipient's employee(s), or the Recipient's subrecipient(s) that could reduce or resolve the conflict. Failure to resolve conflicts of interest in a manner that satisfies the Service may result in any of the remedies described in 2 CFR 200.338, Remedies for Noncompliance, including termination of this award.

Other Mandatory Disclosures:

Recipients and their subrecipients must disclose, in a timely manner, in writing to the Service or pass-through entity all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting this award. Failure to make required disclosures can result in any of the remedies described in 2 CFR 200.338, Remedies for noncompliance, including suspension or debarment (See 2 CFR 200.113, 2 CFR Part 180, and 31 U.S.C. 3321).

Indirect Costs:

Indirect costs under this award are approved on the condition that the Recipient will submit an indirect cost rate proposal to their cognizant agency immediately after the award is made and no later than 90 calendar days past the award performance period start date. The Recipient is not authorized to charge indirect costs under this award until the Recipient has received, and provided a copy to our office at r1fa_grants@fws.gov, an approved Negotiated Indirect Cost Rate Agreement (NICRA) from the Federal government. In the event the Recipient fails to establish an approved rate before the end of the award performance period, the Service may either: 1) deobligate the Federal amount budgeted for indirect costs and, if not otherwise

prohibited by legislation or regulation, allow the Recipient to use costs otherwise allocable as indirect costs to satisfy cost-sharing or matching requirements; or 2) allow the Recipient to transfer the amount otherwise allocable as indirect costs to direct costs. Service approval of such budget changes will depend on the particular award circumstance. Indirect costs otherwise allocable to this award may not be shifted to another Federal award unless specifically authorized by legislation. The Recipient must comply with the approved NICRA Agreement.

System for Award Management (SAM) Registration:

Under the terms and conditions of this award, your organization must maintain an active SAM registration at https://www.sam.gov/portal/public/SAM/ until the final financial report is submitted or final payment is received, whichever is later. If your organization's SAM registration expires during the required period, the Service will suspend payment under this and all other Service awards to your organization until you update your organization's SAM registration.

Project Contacts:

Service Project Officer for this award is:	Recipient Project Officer for this award is:
Sarah Bielski (503) 231-6758 sarah_bielski@fws.gov	Kammie Bunes (503) 986-0630 kammie_bunes@oregon.gov

Please contact Sarah Bielski with any questions. Please include the Service award number provided in the subject line of this letter in all written communications.

Thank you for your interest and efforts in supporting conservation of fish and wildlife and their habitats.

Sincerely,

Heather Hollis, Acting Chief
Wildlife and Sport Fish Restoration Program

Enclosure

OMB Number: 4040-0004
Expiration Date: 08/31/2016

Application for Federal Assistance SF-424

* 1. Type of Submission:	* 2. Type of Application:	* If Revision, select appropriate letter(s):
☐ Preapplication	☐ New	E. Other (specify)
☒ Application	☐ Continuation	* Other (Specify)
☐ Changed/Corrected Application	☒ Revision	reduce match ratio to 29.4%, and increase acres by 27

* 3. Date Received:	4. Applicant Identifier:
07/21/2015 07/22/2015	E30TW15

5a. Federal Entity Identifier:	* 5b. Federal Award Identifier:
	F15AP00145 Amd 1

State Use Only:

6. Date Received by State:	7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:	Oregon Parks and Recreation Department

* b. Employer/Taxpayer Identification Number (EIN/TIN):	* c. Organizational DUNS:
93 1018522	809 580 350

d. Address:

* Street1:	725 Summer St NE
Street2:	Suite C
* City:	Salem
County:	Marion
* State:	OR
Province:	
* Country:	US
* Zip / Postal Code:	97301

e. Organizational Unit:

Department Name:	Division Name:
	Park Development and Renewal Division

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:	Ms.	* First Name:	Kammie
Middle Name:			
* Last Name:	Bunes		
Suffix:			

Title:	Acquisition and Property Specialist
Organizational Affiliation:	Oregon Parks and Recreation Department
* Telephone Number:	(503) 986-0630
Fax Number:	
* Email:	kammie.bunes@oregon.gov

Application for Federal Assistance SF-424

9. Type of Applicant 1: Select Applicant Type:

A. State

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Interior, Fish and Wildlife Service

11. Catalog of Federal Domestic Assistance Number:

15 6 1 4

CFDA Title:

Coastal Wetlands Planning, Protection and Restoration Act

*** 12. Funding Opportunity Number:**

F14AS00071

* Title:

National Coastal Wetlands Conservation Grant Progarm Fiscal Year 2015

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Tillamook County, OR

*** 15. Descriptive Title of Applicant's Project:**

Beltz Farm Acquisition Project

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: OR-5 * b. Program/Project: OR-5

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: 01/05/2015 * b. End Date: 12/31/2016 01/02/2017

18. Estimated Funding ($):

* a. Federal	970,500.00
* b. Applicant	
* c. State	402,546.00
* d. Local	
* e. Other	1,600.00
* f. Program Income	
* g. TOTAL	1,374,646.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation in attachment.)**

☐ Yes ☒ No If "Yes", provide explanation and attach.

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Scott

Middle Name:

* Last Name: Nebeker

Suffix:

* Title: Park Development Administrator

* Telephone Number: (503) 986-0756 Fax Number: (503) 986-0792

* Email: Scott.Nebeker@oregon.gov

* Signature of Authorized Representative:  * Date Signed: 7-21-15