Oregon Department of Fish & Wildlife
Land Acquisition Nomination Form

Instructions: The questions that follow are to be used as guides. It may not be possible to answer each question. You may want to use additional sheets of paper to provide more information. The questions are to be used to describe the reason for Department action. TRY TO ANSWER THE QUESTIONS WITH AN ASTERISK (*) TO THE BEST OF YOUR ABILITY.

Land Acquisition Categories (definitions can be found on the last page)
X: Significant or unique habitats especially related to threatened or endangered sensitive species.
X: Sites or access to sites that provide fish and wildlife related recreational opportunities, big game range, habitat of sensitive species considered vulnerable, rare, or peripheral.
☐: Administrative needs and other opportunities.

I. *Name of Parcel/Project Lassen (Coyote Creek South addition 1)
*Nominated by Kelly Reis, Willamette Mitigation Program Manager and David Speten, Fern Ridge Wildlife Area Manager
*Date April 7, 2020
*Watershed District South Willamette Watershed District  *Region West
*Location Adjacent to Fern Ridge Wildlife Area, Lane County  *Legal Descrip. T 18  R 05  S 2 &11 Lot 100
*Size (acres) approx. 100 acres  *Estimated purchase price $400,000
Map attached Yes  Plans attached No  Photos attached Yes

II. Land Considerations
*Name of Owner(s) Elva Marlene Lassen
*Is parcel available? Yes  If not, when? n/a
*Type of acquisition: □purchase  X □lease  □easement  □other
Zoning Designation E40 Farm  Will it require a zone change? No
Water Rights available? Unknown  Amount Type: well  on-site  spring  pond
Acres of tillable land 25  potential crops 25 (currently hayed)
Acres forested 30  Type of timber  Conifer  Age comp. of timber 0-100 years
Acres in grassland  24 (wet prairie)  Acres of other (list) Riparian/Flowing Water 26 acres
Oak Woodland 20 acres
Any known hazardous wastes or pollutants present or nearby? No
Are there any indications of dump, refuse or garbage sites? No
Condition of fencing Maintained  Condition of structures n/a
Condition of roads Adjacent to county road (access), dirt road on property in good condition (approx. 1,100 ft)
Ownership of adjacent property: Public (%) 25 (ODFW)  Private (%) 75  Other (%)

III. Alternative Considerations
Are there other governmental entities that may be able to provide access/protection/etc. other than the Department? No
Could a private foundation acquire the site instead of the Department’s acquiring fee title in the property? Possible
Could the Department use a conservation easement or lease instead of acquiring fee title in the property? No
Could a Cooperative Agreement be used with the landowner instead of acquiring fee title? No
Could zoning or regulations be utilized rather than acquiring fee title? No

IV. Resource Management
A. Species Considerations (Note: OCS species in bold.)
*Primary Species Present/number This property is adjacent to Fern Ridge Wildlife Area’s South Coyote Creek Unit. The following species have been observed on South Coyote and would likely occur on the proposed property: elk, black tailed deer, black bear, bobcat, coyote, waterfowl (including Dusky Canada geese), streaked horned lark, western blue bird, acorn woodpecker, western meadowlark, western pond turtle, red-legged frogs, northwestern salamander, and rough skinned newt.
* Significant or unique habitats present: Winter range  Wetlands  Wet prairie
Threatened/Endangered □ Bradshaw’s lomatium and streaked horned lark on adjacent wildlife area – expect here as well.
□ Migration Corridor Yes, protects connectivity between Coyote Creek South and upland habitats
*Is existence of species threatened? n/a
*Is habitat loss a threat YES. Grasslands (upland prairie), wetlands (wet prairie), and oak woodlands

Nomination final for ELT.doc Revised 10-04-00
Potential for improvement for select species Protection and enhancement of oak woodland habitat will improve habitat conditions for associated species such as acorn woodpecker. Enhancement of wet prairie will improve habitat for grassland birds (e.g. western meadowlark and streaked horned lark) and wintering waterfowl (Dusky Canada goose).

B. Access Considerations
Types of access available/potential: Hunting Yes, Fishing Yes (Coyote Creek)
Viewing Yes, Camping N/A, Other
Problems with access: None, Site is adjacent to Fern Ridge Wildlife Area (South Coyote Unit). Halderson Rd (Lane County) ends at property. Physical barriers: None
Is site ADA accessible? (such as fishing piers, viewing platforms, etc.) Not currently

C. Policy Considerations
What are the enhancement opportunities? Conifer habitats could be thinned to achieve late succession seral stage. Oak woodlands would benefit by protection from future conifer encroachment.

Will acquisition preclude development/use that is detrimental to species using the parcel? Yes, Species using this parcel are also using Coyote Creek South and units of Fern Ridge Wildlife Area.
Is the site an in-holding? No

What problems would be solved by the purchase? Future homes would not be built on the site. Protection of the conservation values associated with Coyote Creek South and other Fern Ridge Wildlife Area.

What benefits can be expected by the purchase? Protection of fish, wildlife, and plant species. Public access through the addition of acreage owned and managed by ODFW. Conservation of critical habitats (complimentary to OCS goals), direct species benefits in terms of travel corridors, nesting, resting and feeding areas. Expanded land base for wildlife related recreation – hunting, angling and viewing. Sensitive species/habitat enhancement.


What are the future habitat development opportunities? Restoration of wet prairie. Conifer thinning to promote healthy forest stand. Oak woodland protection through thinning conifers.

How numerous is this type of habitat in this locale? Wet prairie habitat is limited to properties in conservation. Properties with a mix of conifer, oak woodland, wet prairie and riparian are limited.

D. Multiple Benefit Considerations
Types of hunting available Big game: deer, elk, bear, etc. Bird: waterfowl, turkey
Potential for increased hunting opportunities Yes
Types of fishing available Coyote Creek, warmwater species and potential for cutthroat trout
Potential for increased fishing opportunities limited
Is boating access available via Coyote Creek (non-motorized)
Is there opportunity for increased boating access limited
Types of viewing available Watchable wildlife, plants and scenic view points: Spencer Butte and Coburg Ridge
Potential for increased viewing opportunities Yes
What opportunities can be developed if ODFW involved? Consistent management with adjacent wildlife area. Expanded land base for public access and outdoor based recreation, viewing, hunting, angling.
Is there potential conflict among users or neighboring landowners? None anticipated

E. Resource Management
Will the site be managed by an existing Wildlife Area management plan? No. A separate management plan will be developed for site (per BPA requirement).
Will the site be managed by a District? Yes, South Willamette Watershed District (Fern Ridge Wildlife Area)
V. Public Awareness and Support

A. Public Considerations

*Is landowner willing to sell? Yes

Are local governmental agencies supportive of a sale? City of Eugene and USACE are supportive of the acquisition.

Is there local public support for the acquisition? Unknown. Public outreach will be scheduled.

Do neighboring landowners support sale? Unknown, although one other neighbor has also agreed to sell nearby property to ODFW this year. Public outreach will be scheduled.

What type of public uses does the area provide/have the potential to provide? Viewing%/amount 50

Hunting%/angling amount 50 other%/amount

Potential for education/research? Both educational and research methods and effectiveness on the restoration of upland and wet prairie habitats are ongoing within FRWA. These efforts could be expanded upon to include oak woodland restoration.

If acquired would public use be restricted or improved? Improved

Would public use be detrimental to species of concern? Unknown

Does the site promote tourism? Enhances value for tourist use.

What improvements would be required to handle increase public use? Boundary sign, user maps, trail construction on existing former skid roads will be considered for public use.

How can I&E Division or the Regional Outreach Specialist assist in the acquisition? Assess and assist with local and landowner support, promote wildlife values and recreational benefits from acquisition. Assist with outreach (outreach materials and media contacts etc.).

B. Partnership Considerations

Identify any partnerships that could assist with the management of the parcel: Long Tom Watershed Council, Ducks Unlimited

Identify any partnerships that could assist with the purchase of the parcel: Bonneville Power Administration – Willamette Wildlife Mitigation Program

Identify any partnerships that would endorse the Department’s proposed action: Long Tom Watershed Council, McKenzie River Trust, US Fish and Wildlife Service – Partners Program, City of Eugene, US Army Corps of Engineers

Identify partnerships and their spokesperson: will require contact to determine interest and identify spokespersons

Are there other constituents that need to be contacted? All need to be contacted

VI. Business Services and Support

A. Monetary Considerations

Are there state funds identified for acquisition? Source/amount: No

Are there federal funds identified for acquisition? Source/amount: Bonneville Power Administration – Willamette Wildlife Mitigation Program

Are there private funds identified for acquisition? Source/amount: No

Is there potential income from the property? Farming yes - hay, Timber yes

Grazing N/A Access fees only if Wildlife Area parking area were developed Other

Potential cooperative agreements with: City TBD County TBD State TBD

Federal TBD Local groups Long Tom Watershed Council Foundations TBD

Current taxes $165 Fire Patrol Assessments N/A Irrigation/Drainage Assessments N/A

Estimated yearly Operations/ Maintenance $7,800 ($78/acre Willamette Wildlife Mitigation Program) plus annual in-lieu taxes (unable to use BPA funds to pay taxes)

Type of residence on site: None Potential use N/A

Type of other structures and their use: small well/pump house

Will future improvements be required on structures? TBD

What improvements are anticipated? Habitat management, conversion from pasture to native wet prairie habitat, oak woodland enhancement.

Will acquisition require additional FTE (staffing)? Will rely on existing WWMP staff until 2025, then FRWA staff

Will the site require additional funds for maintenance? Yes, larger restoration and enhancement project will require funding

BPA funding includes stewardship lump sum. For 100 acres at $78/acre, lump sum will be $162,839.

VII. SUMMARY STATEMENT: WHY SHOULD THE DEPARTMENT PURSUE ACQUIRING THIS PARCEL?

(use additional paper if required)

In 2010, the Bonneville Power Administration and the State of Oregon signed an agreement to settle BPA wildlife habitat mitigation obligations in the Willamette Valley. The agreement provides resources for protection of important native habitats in fee title or via
conservation easements. The agreement also provides for the implementation of a long-term account to fund habitat maintenance. Most of these properties have not and will not be acquisitions by ODFW, but instead are funded by BPA and held by outside parties such as land trusts, Tribes, and other governmental agencies. ODFW is currently targeting only in-holdings and lands adjacent to already established Wildlife Management Areas in the Willamette Valley for acquisition under this program. This parcel contributes an additional 100 acres towards the 534 acres purchased through this program, now owned and managed by ODFW within FRWA (Coyote Creek South and Northeast). Funding for the acquisition and stewardship would come entirely from BPA. Funding for the property taxes would need to come from a different source and these options are still being explored.

ODFW currently has capacity through 1.5 FTE WWMP staff based at FRWA to lead planning and on-the-ground efforts on this parcel. Equipment necessary to manage the site is available and within 2 miles of the FRWA headquarters. Given the successful restoration and enhancement efforts completed thus far at Coyote Creek South, ODFW has the experience and established partnerships (e.g. Long Tom Watershed Council, US Fish and Wildlife Service and City of Eugene) to implement restoration at this site.

The purchase of this property ensures the protection of 100 acres of wildlife habitat to be both owned and managed by ODFW, and supports key species and habitats prioritized in the Oregon Conservation Strategy. These habitats include oak woodlands, grasslands, wetlands, riparian and flowing water and conifer mixed forest. The parcel lies within an Oregon Conservation Strategy priority area for conservation, where broad fish and wildlife conservation goals will best be met. The parcel improves connectivity between FRWA and other conservation properties to the south. Acquisition of the property would provide enhanced wildlife habitat connectivity, connect wildlife area habitat parcels, and eliminate the risk of future development incompatible with habitat values on adjacent nearby protected properties.

Fern Ridge Wildlife Area and South Willamette Watershed District staff support this acquisition to augment the wildlife area.

| VIII. Signatures: |  |  |  |
|------------------|------------------|------------------|
| Nominator        | Kelly Rido       | Date April 7, 2023 |
| Watershed District Office | Ann Wolf | Date April 10, 2020 |
| Approval/Comments | This acquisition will complement management of FRWA. |
| Regional Director | [Signature]     | Date 4/10/2020 |
| Approval/Comments | [Signature]     | |
| Division Director | Dawn Balmer     | Date April 16, 2020 |
| Approval/Comments | [Signature]     | |
| Deputy Director, Administration | Erica Klein | Date 5/4/2020 |
| Approval/Comments | [Signature]     | |
| Deputy Director, Natural Resources | [Signature] | Date 5/4/2020 |
| Approval/Comments | [Signature]     | |
| Realty Supervisor | [Signature]   | Date 5-5-2020 |
LAND CATEGORIES DEFINED

Significant or unique habitats especially related to threatened or endangered sensitive species.

- Habitats that are unique, highly unusual, or strategic to the survival of a wildlife species. Threatened and endangered species are those which have been listed by either the Oregon Fish and Wildlife Commission or the federal government (U.S. Fish and Wildlife Service or National Marine Fisheries Service) under the Oregon or Federal Endangered Species Act, respectively. Examples include the Borax Lake Chub (*Gila boraxobius*) habitat (one-of-a-kind/unique habitat of an endangered species), and mature or late successional forest stands with marbled murrelet (*Brachyramphus marmoratus*) nests (vital or significant habitat of a threatened species).

- Sites having a unique and complex wildlife richness which are at risk of being lost such as wetlands. This category includes sites that are unique specifically because they have an unusually high diversity of habitat types and/or wildlife species and that are at risk of being lost to development or other causes. Many wetlands would qualify, as would older forested sites. Sites that are unique because they contain many different habitat types, and therefore are high in species diversity or offer potential habitat, would fall into this category, as well.

Sites, or access to sites, that provide wildlife-related recreational opportunities.

- Lands that fall into this category are those that would be acquired primarily to provide a recreational opportunity, or to provide access to a recreational opportunity. It is property that provides recreational opportunities such as viewing, fishing, hunting, photography, and field-oriented opportunities for education and interpretation. Examples are property adjacent to a marsh that would provide a viewing site, or an easement that allows hunters on previously isolated public lands or anglers to various water bodies.

- Big game range: Land that provides important habitat for a significant number of big game animals. Examples include important wintering areas, lands which reduce or eliminate severe damage problems in lieu of major population reductions, or which provide opportunities for population habitat enhancement.

- Habitats of sensitive species considered vulnerable, rare or peripheral.

Administrative needs and other opportunities

- This category includes property that the Department acquires to facilitate the performance of its mandated duties. These may include storage and warehouse buildings, feeding barns, on-site manager residences, and office and laboratory facilities. Also to be considered are sites used for educational facilities, such as interpretive centers, communication relay sites, and rock quarries.

- This category may also include lands whose acquisition would eliminate administrative conflicts, and boundary disputes.

- Another type of property acquired by the Department may be donated property that offers no recreational or habitat/species protection opportunities. However, this property may be accepted with intentions of selling or exchanging it for lands that fit into the other priority categories.
DEFINITIONS

Wildlife: means both fish and wildlife species, subspecies and populations.

Endangered Species means: (a) Any native wildlife species determined by the commission to be in danger of extinction throughout any significant portion of its range within the state; or (b) Any native wildlife species listed as an endangered species pursuant to the federal ESA.

Threatened species means: (a) Any native wildlife species the commission determines is likely to become an endangered species within the foreseeable future throughout any significant portion of its range within this state; or (b) Any native wildlife species listed as a threatened species pursuant to the federal ESA.

Sensitive species refers to wildlife species, subspecies, or populations that are subject to a decline in number of sufficient magnitude to qualify their listing as Threatened due to loss in quantity or quality of habitat or other factors. Sensitive species are broken down into four categories defined below:

a. Critical: species for which listing as threatened or endangered is pending, or those for which listing as threatened or endangered may be appropriate if immediate conservation actions are not taken.

b. Vulnerable: species for which listing as threatened or endangered is not believed to be imminent and can be avoided through continued or expanded use of adequate protective measures and monitoring.

c. Peripheral or Naturally Rare: Peripheral species refer to those whose populations are on the edge of their range. Naturally rare species are those which had low populations numbers historically in Oregon because of naturally limiting factors.

d. Undetermined Status: species for which status is unclear.