



COMMUNITY UPDATE

MARCH 4, 2023

STEWARDSHIP

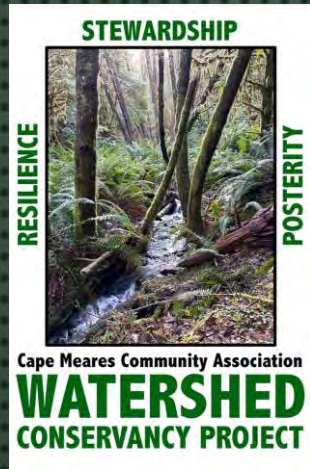
RESILIENCE

POSTERITY



Cape Meares Community Association

**WATERSHED
CONSERVANCY PROJECT**



- INTRODUCTIONS
- OPENING REMARKS
- PROJECT UPDATES
 - APPRAISAL RESULTS
 - HABITAT ASSESSMENT RESULTS
- NEXT STEPS

AGENDA





OPENING REMARKS

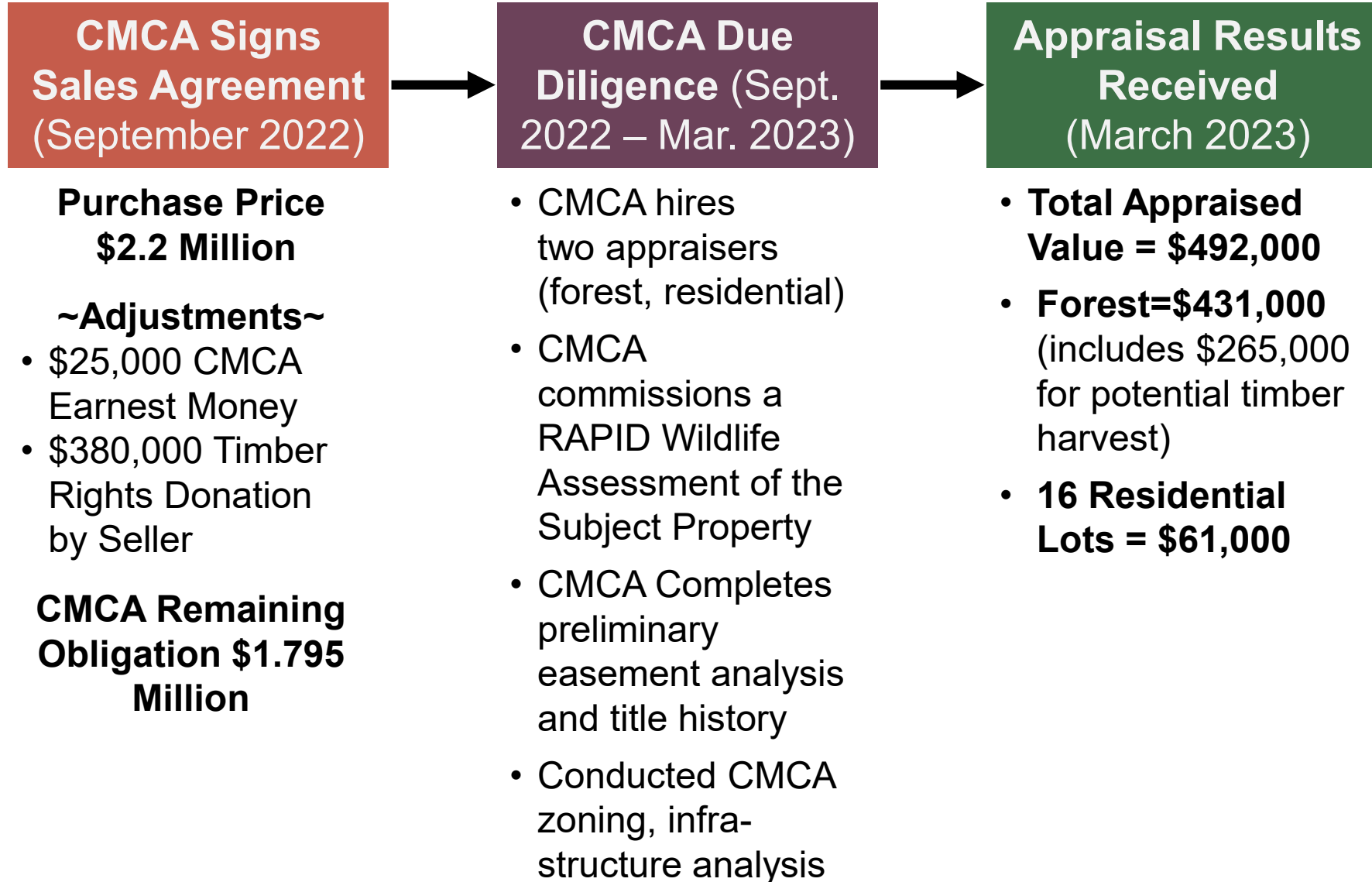
Mary Faith Bell

Tillamook County Commissioner
Board of Commissioners Office

Jon Wickersham

Associate Director
North Coast Land Conservancy (NCLC)

PROJECT UPDATE: APPRAISAL RESULTS



Background of Subject Properties

- 2004 (purchased by prior owner): 119.85 acres for \$306,000
- 2007: Land and lots (120.52 acres) purchased by Current Owner from 2004 owner & another party
 - ~\$768,000 – \$1,250,000 [estimated range]
 - Top of the market purchase (2007 peak before 2008 crash)
 - 1031 Exchange part of the transaction??
 - Total purchase price is difficult to confirm

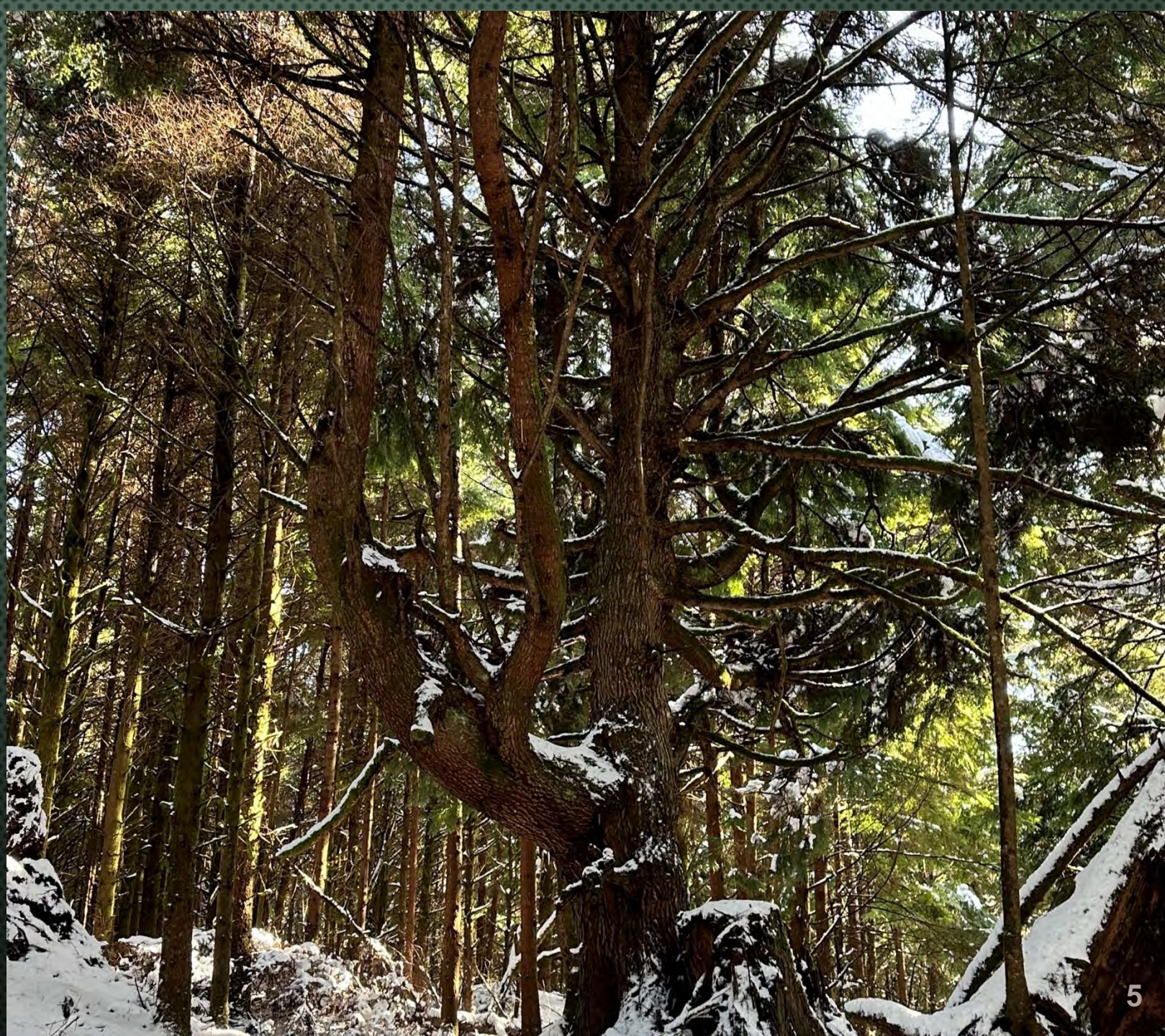
DETAILS - APPRAISALS

- **Two Appraisals** - Conducted by two separate firms who specialize in forest, residential appraisals
 - Conducted during January – February 2023
 - Appraisal standard – “Yellow Book” appraisals
 - ❑ Required by federal and state grantors
 - ❑ The “Gold Standard” – a standard appraisal + substantially greater documentation
 - Our Current Effort – We are engaging with Tillamook County
 - ❑ Template Study – is a dwelling allowed on the forest property? Would that increase value? F zoned min 80-acre parcel, NO partition or more than 1 dwelling allowed
 - Process – could take 180 – 270 days+ to get Land Use approval for 1 dwelling, if allowed.
 - ❑ This is speculative and is not part of the appraisal results

CLARIFYING QUESTIONS



THE APPRAISALS





Next Steps (Concurrent)

- **Engage with the Seller – Negotiate**
 - CMCA Board - appointed negotiation team (February 2023)
 - Beverly Stein, Simone Goldfeder, Miriam Fultz, Terry Wit, Scott Gordon
- **Identify a “Bridge Buyer” to Provide CMCA More Time to Secure Funding**
 - Buys the land and holds it until CMCA secures funding or transfers Subject Property to final owner for conservation in perpetuity
 - The Conservation Fund??
 - Conservation-Minded Private Buyer(s)??



Next Steps (Concurrent)

- **Continue to Research Other Acquisition Scenarios**
 - Ownership and management by CMCA
 - ❑ CMCA – Eligibility at issue for some grants
 - Ownership by other entities via grants, e.g., OR State Parks, Tillamook County, Oceanside Water District
 - Acquisition of the land by the Cape Meares Wildlife Refuge for expansion and conservation purposes
 - ❑ Still need bridge buyer
 - ❑ Longer time-frame



Next Steps (Concurrent)

- **Secure Grant Funding to Acquire the Land**
 - CMCA eligibility issue – large federal and state land acquisition grants
 - Option: Form an associated 501(c)(3) to manage the Cape Meares Community Forest and the Subject Property?
 - Oregon Community Foundation (OCF)

POTENTIAL SCENARIO

Cape Meares Wildlife Refuge Purchases The CM Community Forest **AND** the Subject Property To Expand The Cape Meares Wildlife Refuge

TIMELINE

- EARLIEST POSSIBLE FUNDING CYCLE: FY 2026 APPROPRIATION
- FUNDS USUALLY AVAILABLE FOLLOWING SPRING (SPRING 2027)

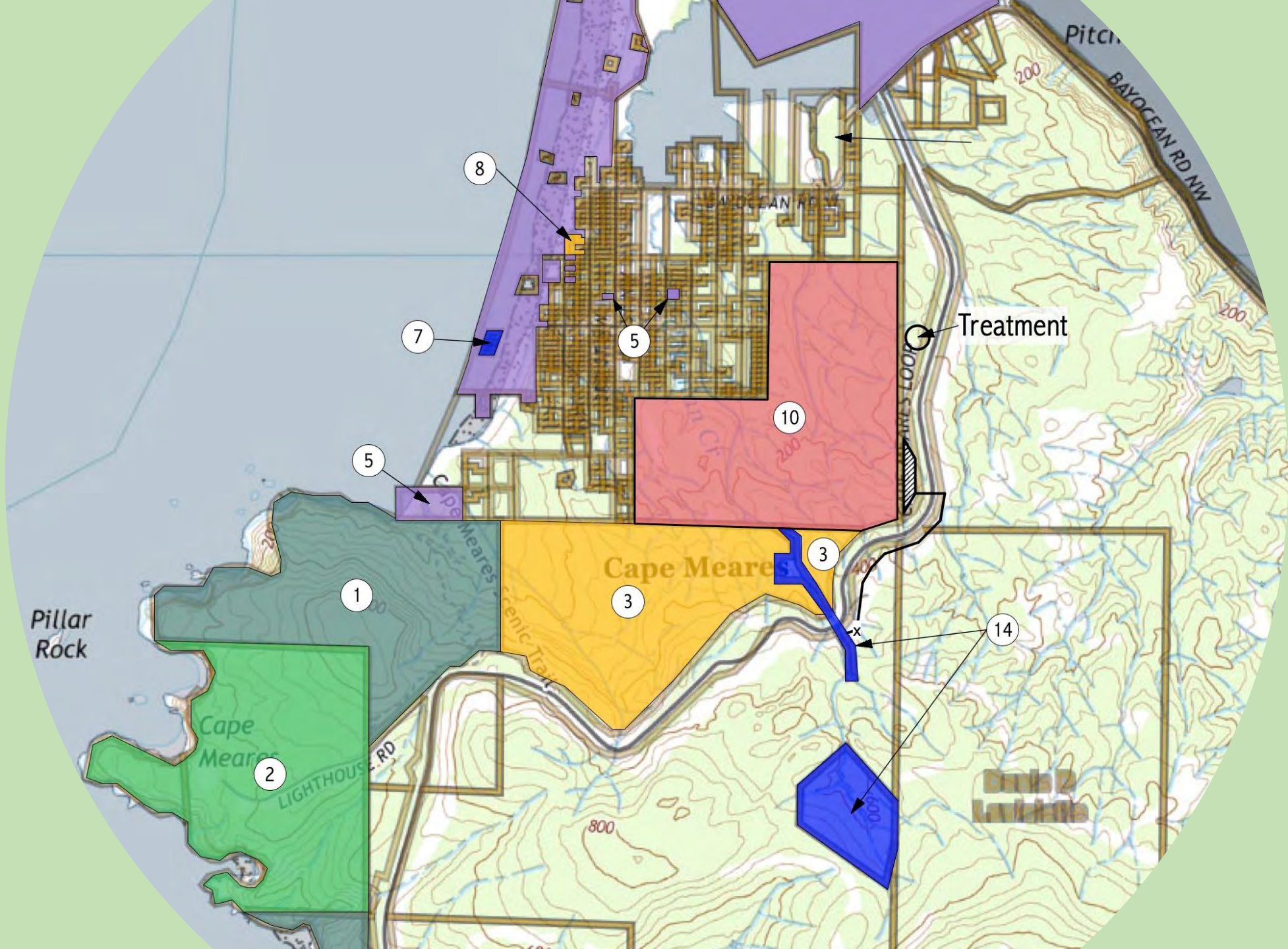
PROCESS

- REQUIRES FEDERAL PLANNING PROCESS AND PUBLIC COMMENT
- REQUIRES DECISION BY THE REFUGE (I.E., THE U.S. FISH AND WILDLIFE [USFW] SERVICE

PROCESS

- CAPE MEARES REFUGE FORWARDS PROJECT TO USFW REGION (OR, WA, ID, HI)
- REGIONAL PRIORITIES THEN COMPETE AT A NATIONAL LEVEL
- NO GUARANTEES!

If acquired, USFW negotiates access – CM may retain existing access



QUESTIONS AND DISCUSSION



WHAT'S ON
YOUR MIND?





WILDLIFE HABITAT ASSESSMENT

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- GOALS AND TIMELINE
- FOREST INVENTORY USING CROWDSOURCING / INATURALIST PHONE APP
 - INSTRUCTIONS POSTED ON THE CMCA WEBPAGE AND CM MEWE GROUP

HABITAT ASSESSMENT SUMMARY

- FOREST MIX OF DENSELY SPACED SITKA SPRUCE, WESTERN HEMLOCK AND RED ALDER (ESTIMATED 30-50 YEARS OLD)
 - LOGGING HAS OCCURRED – LATTER HALF OF 20TH CENTURY
- NOT A PRISTINE FOREST THOUGH VERY FEW INVASIVES, PRIMARILY NW NATIVE VEGETATION - HAS MUCH PROMISE FOR RESTORATION
 - STREAMS AND FOREST SHOW IMPACT (LANDSLIDE, STREAM HEALTH) OF LOGGING PRACTICES AND ROAD BUILDING
- BIRDS: ENDANGERED MARBLED MURRELETS AND SPOTTED OWL NOT OBSERVED; HISTORICALLY NESTED AND IN AREA, FUTURE IF HABITAT RESTORED/ PROTECTED
 - SOME SPECIES OF CONCERN LIKELY PRESENT, E.G., BALD EAGLE
- MAMMALS: SIZEABLE ROOSEVELT ELK HERD AND BLACK TAILED DEER
- AMPHIBIANS AND REPTILES: NORTHERN RED-LEGGED FROG LIKELY ALONG WITH OTHER SPECIES
- FISH: COLEMAN CREEK AND UNNAMED CREEK
 - IDENTIFIED FISH-BEARING STREAMS; UNLIKELY TO BE SALMON BEARING AT THIS TIME; POSSIBLE NATIVE TROUT IN CREEKS/STREAMS
 - HIGH POTENTIAL FOR REHABILITATION, E.G., FISH-FRIENDLY CULVERTS, STREAM HEALTH

QUESTIONS



HABITAT ASSESSMENT

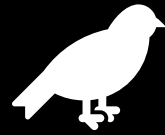


RECAP

NEXT STEPS



Negotiate with Seller and Report Back to Community



Additional Assessment of the Land

- American Bird Conservancy Assessment
- Fish/Stream Health Survey & More



Continue Our Research on Other Acquisition Scenarios & Funding



Research CM Wildlife Refuge Purchase / Boundary Expansion



Continue to Issue Progress Reports Every Other Tuesday