



TO: Rockaway Beach City Council

FROM: Daniel Wear, Sustainable Northwest

SUBJECT MEMO: City of Rockaway Beach – Involved Stakeholders in the Jetty Creek Watershed Management and Acquisition Effort.

DATE: July 10, 2024

Discussion / Analysis

The City of Rockaway Beach (CORB)'s current primary water supply comes from Jetty Creek, a stream which originates within a 1,300-acre forested watershed located 3 miles north of CORB. The watershed itself is nearly 100% forested, and currently owned and managed between two different timber companies, Nuveen Natural Capital (formerly Greenwood Resources) and Stimson Lumber Company. Prior management and harvest activities in the 1,300-acre watershed took place without input from CORB.

In the past year, CORB has identified a goal of protecting the Jetty Creek Watershed through acquisition, easement, or adjusted forest management through conversation with current landowners. Given the complexity of this effort, and the numerous moving parts needed to support the continued delivery of high-quality drinking water to the residents and visitors of CORB, a stakeholder map has been developed to help CORB City Council, and interested community members understand the broader effort. The varying efforts, committees, and stakeholder groups include:

1. The development of a Drinking Water Protection plan.
2. The Jetty Creek Working Group.
3. Neighboring and regional area landowners.
4. State and federal agency representatives.
5. The creation of a Forest Stewardship Plan.
6. Parties to support the any formal acquisition effort.

The referenced stakeholder map, containing current and potential parties engaged in the Jetty Creek Watershed effort is shared with this memo, titled "Jetty Creek Watershed Management Chart".

Drinking Water Protection Plan: The Drinking Water Protection Plan is currently being developed through a contract with GSI Water Solutions. This resource will be gathered through input received from the city, as well as area forestry, landowner, and conservation partners. These partners are currently participating on the Drinking Water Protection Plan Advisory Committee. This information and the protection plan will solicit feedback from members of the Sourcewater Protection Plan Development Advisory Committee, selected by CORB City Council. This plan is developed per the recommendation of CORB City Council.

The Jetty Creek Working Group: The Jetty Creek Working Group has been in place since 2020. Participants in the working group include both landowners in the Jetty Creek Watershed, CORB Mayor and staff, and conservation partners. This group provides a direct line of communication between the City and current landowners.



Area Landowners: Area landowners involved in the Jetty Creek Watershed effort include both private timberland owners (Nuveen Natural Capital and Stimson Lumber), as well as conservation landowners (North Coast Land Conservancy), and public landowners (CORB, Oregon Department of Forestry, Oregon State Parks, and Tillamook County). Input from each of these landowners will support any potential acquisition effort or long-term management goals of the Jetty Creek Watershed.

State and Federal Agencies: State and Federal agencies will play an important role in providing potential funding and management expertise to the Jetty Creek Watershed Effort. CORB has or will be applying for funding from multiple federal agencies to support the potential acquisition effort. Additional state agency funding has been identified and will be pursued to support smaller scale efforts within the project (such as the current development of the Drinking Water Protection Plan, the recommended future development of a Forest Stewardship Plan). Additionally, state and federal agency partners can be staunch advocates for the Jetty Creek Watershed effort.

Forest Stewardship Plan: A Forest Stewardship Plan is an important tool to have when making management recommendations for forestlands. To qualify for state and federal funds for land acquisition, a forest stewardship (or comparable) plan is necessary to receive funding. To effectively develop a forest stewardship plan, a forester should be contracted by the city and work with a group of CORB recommended stakeholders to participate in the plan's design. The development of a forest stewardship plan would need to come at the recommendation of CORB City Council.

Acquisition Support: Currently, no official commitment has been made by CORB to acquire any portion of the Jetty Creek Watershed. If the official decision is made to pursue an acquisition effort, additional support and partners should be included to ensure a legal land acquisition takes place. These include parties with the ability to execute land appraisals, effectively negotiate acquisition prices, and recommend long-term management costs. All acquisition decisions will be the responsibility of CORB City Council, as the elected representatives by CORB residents.

D wear

Daniel Wear, Forest Program Manager, Sustainable Northwest.

CC: Sourcewater Protection Plan Development Advisory Committee
Luke Shepard, City Manager
Charles McNeilly, Mayor

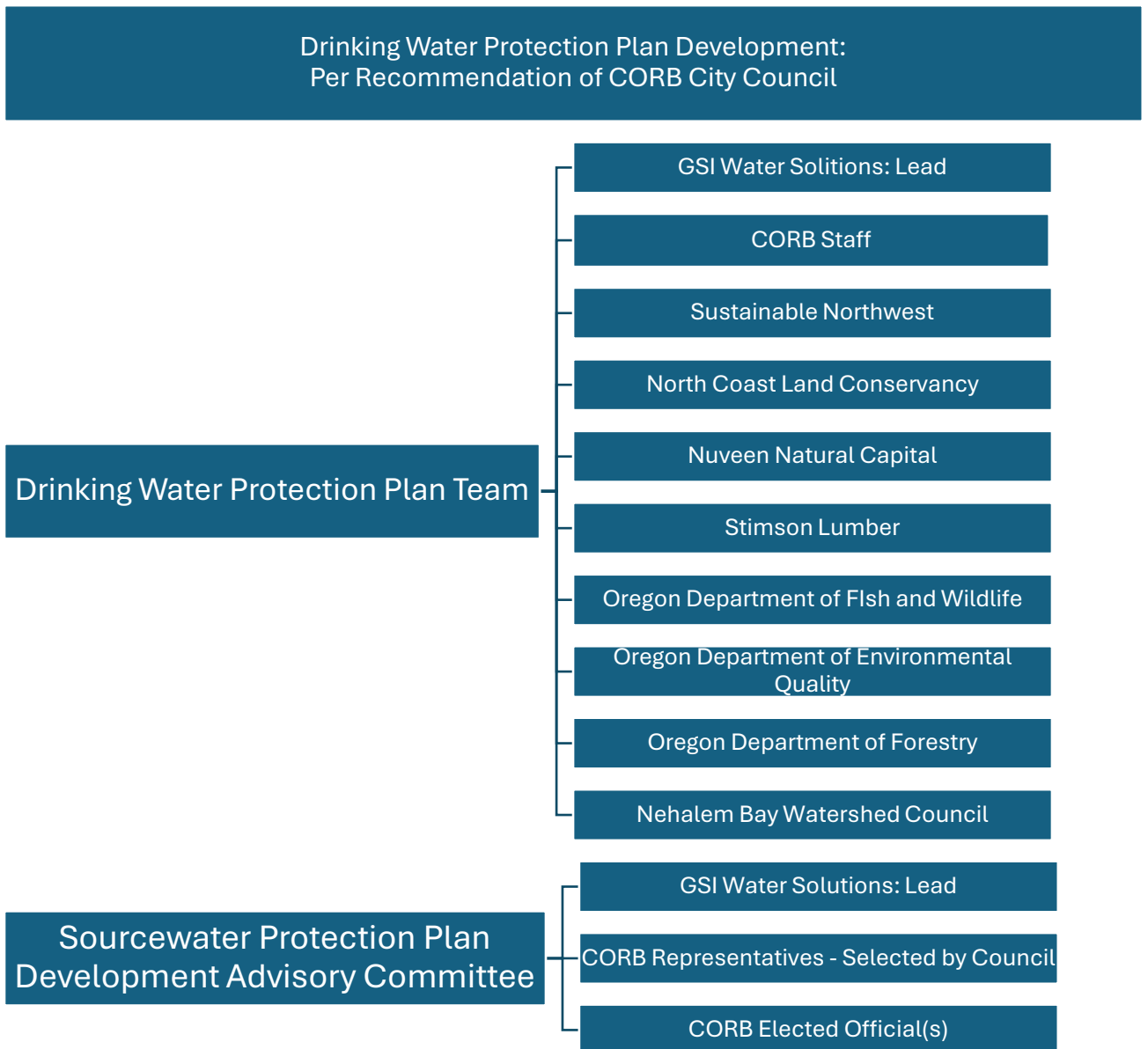
Referenced Document:

1. Jetty Creek Watershed Management Chart.

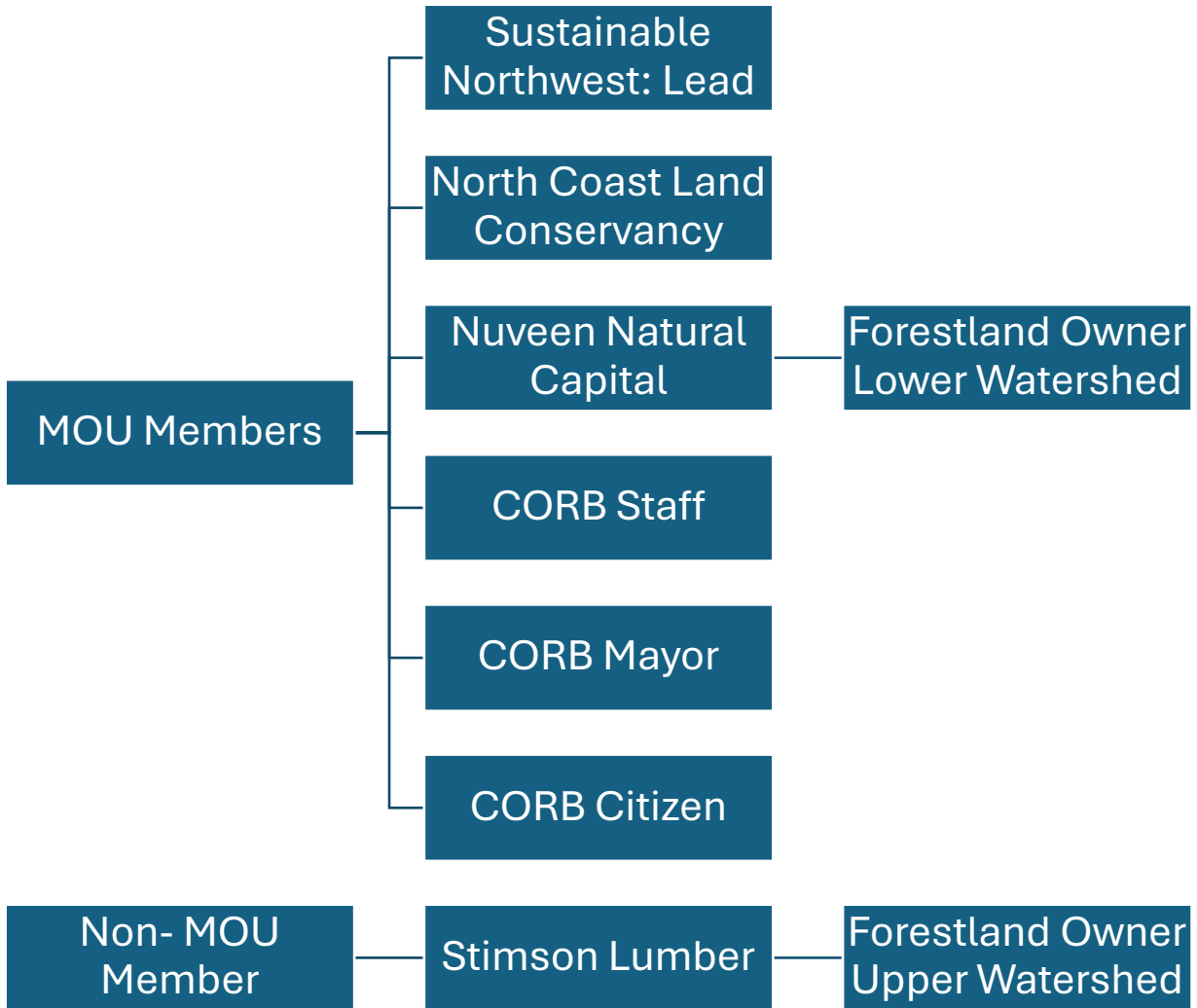
Jetty Creek Watershed Stakeholder Charts – City of Rockaway Beach

The following document contains a preliminary list of the important partners and members of the Jetty Creek Watershed Management and Acquisition effort. This is a list which contains the major ongoing efforts, which include the development of a Drinking Water Protection Plan, as well as the current Jetty Creek Working Group. Additional lists include partners who are or should be engaged around land ownership and land acquisition conversations, as well as the partners who be included in future forest stewardship plan development efforts. All decisions made for the City of Rockaway Beach (CORB) are signified through recommendations by CORB City Council, who have been elected by CORB residents.

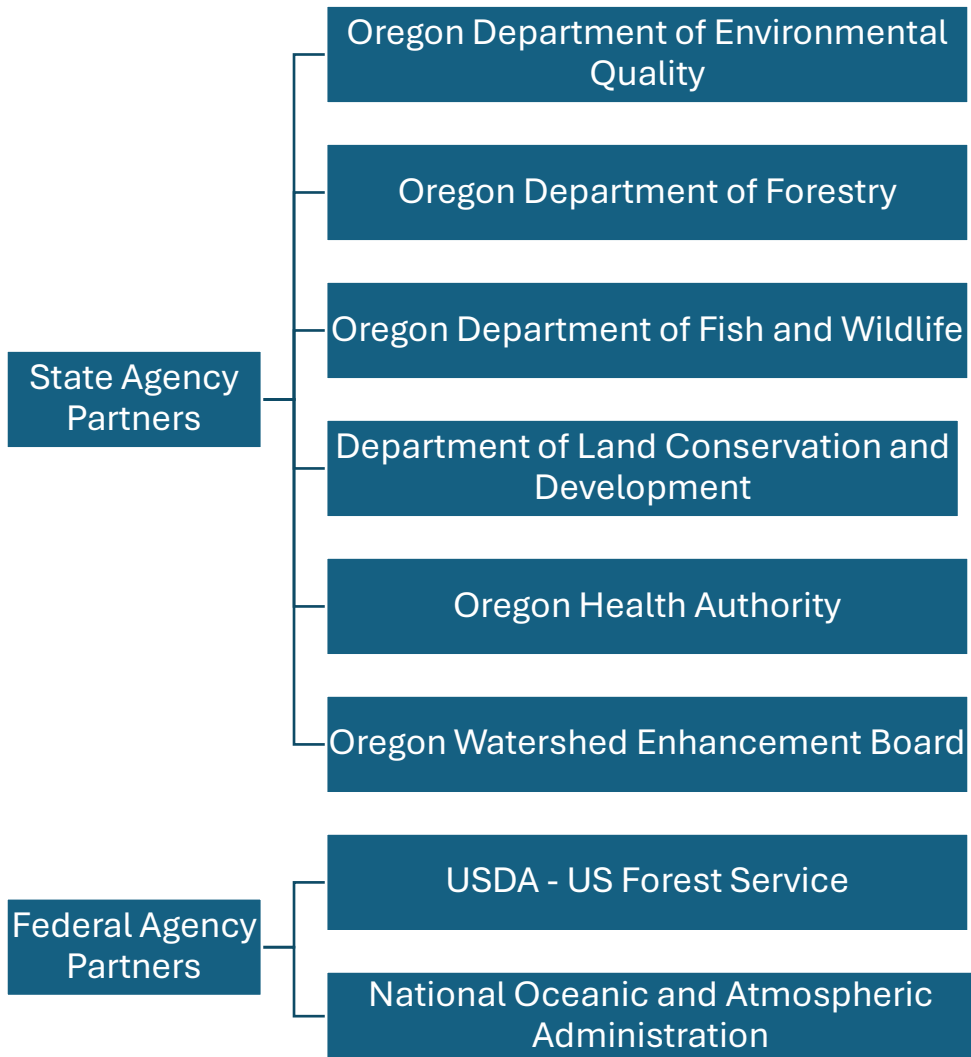
See pages 7- 10 for a summary of each of the identified committees, groups, or area partners.



Jetty Creek Working Group



State and Federal Agency Partners



Area Landowners

Private Landowners

Nuveen Natural Capital
Regional Timber Arm for
Multinational Asset Manager

Stimson Lumber
Regional Timberland Owner

North Coast Land
Conservancy

Public Landowners

City of Rockaway Beach

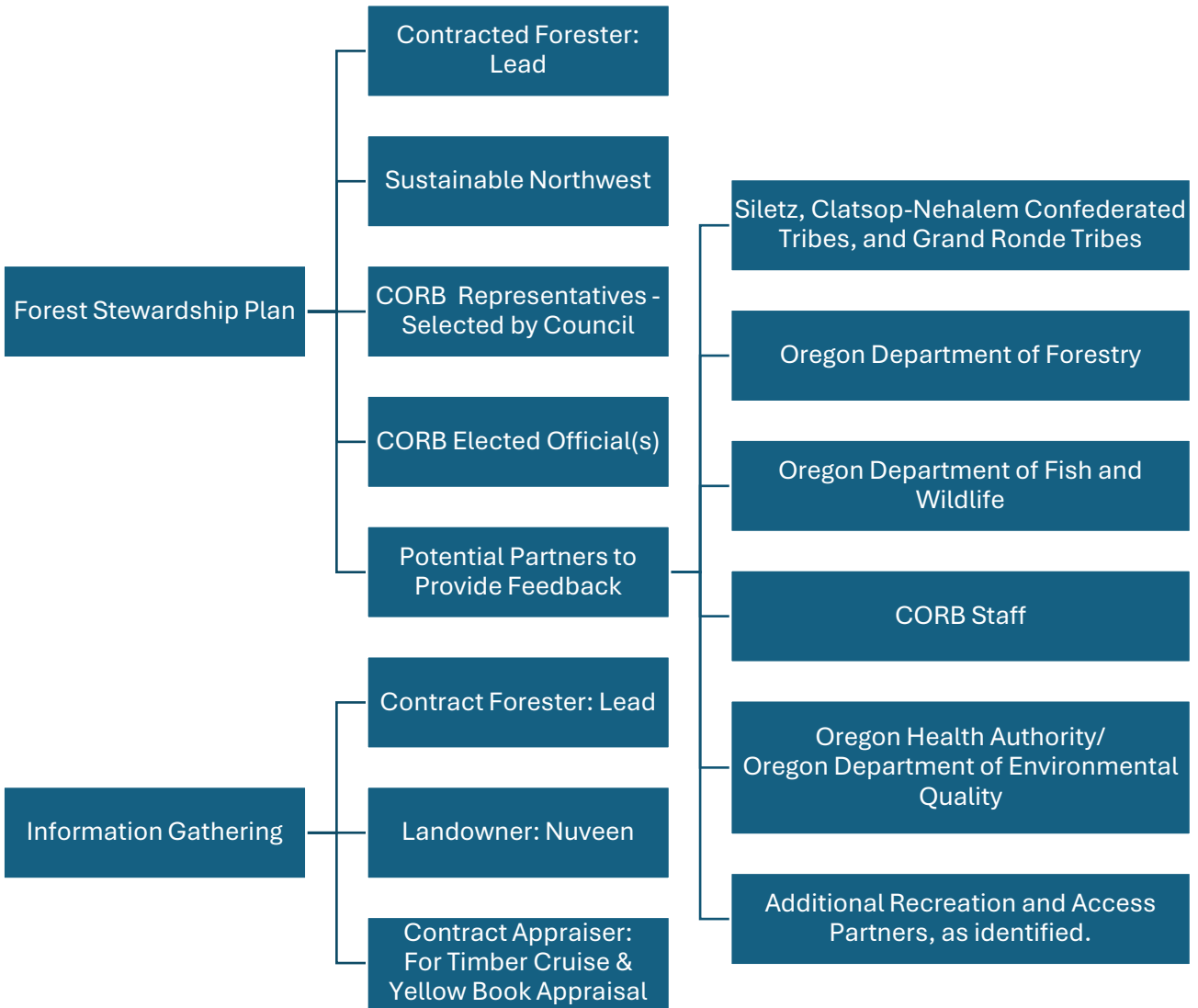
Oregon Department of
Forestry

Oregon State Parks

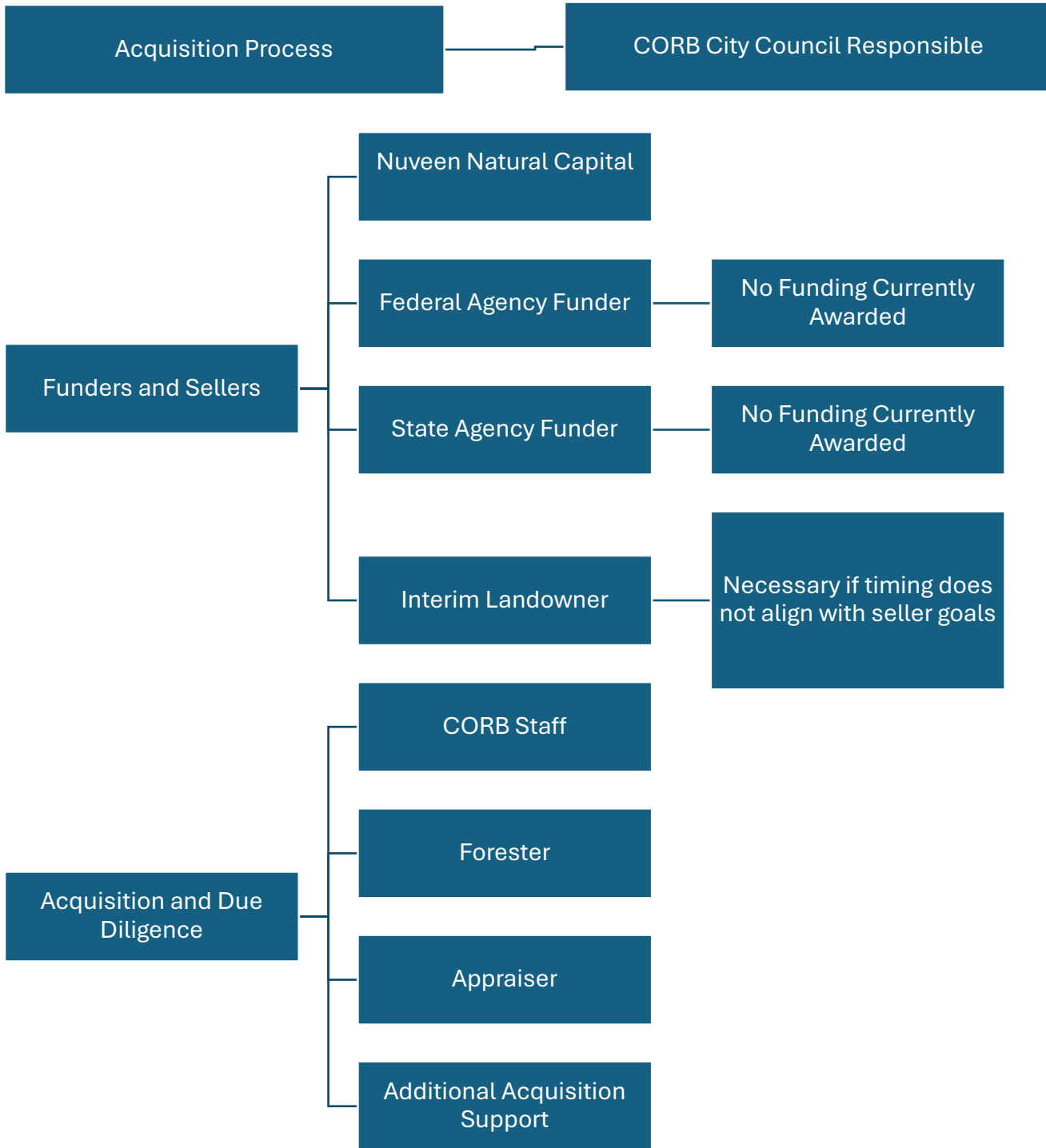
Tillamook County

NOT YET IMPLEMENTED

Forest Stewardship Plan Development: Per Recommendation of City Council



Acquisition Process - Contingent on Funding, Drinking Water Protection and Forest Stewardship Goals.
Per Recommendation of City Council



Contractors for Jetty Creek Watershed Protection: The following list are contractors currently engaged, or likely to engage in the future, with the City of Rockaway Beach (CORB). Each of these contractors will play a role in the management of the Jetty Creek Watershed, with a goal of protection CORB's Source Drinking Watershed.

- GSI Water Solutions
- Sustainable Northwest
- To be contracted: Forester
 - o Forester will develop forest stewardship plan in line with CORB Goals.
- To be contracted: Appraiser
 - o Appraiser will gather yellow-book appraisal, utilizing available and gathered timber cruise data.
- Legal Council & Title
 - o Legal Council will support the due diligence for any acquisition or easement development efforts.

Drinking Water Protection Plan (DWPP):

- The development of a DWPP will help inform the City of the risks posed to its water supply as well as potential mitigation tactics to those risks. The plan's development is being done by City contractor, GSI Water Solutions, and is utilizing input from area and industry experts, comprising the Drinking Water Protection Plan Committee, as well as feedback from a city selected Sourcewater Protection Plan Development Advisory Committee.

Drinking Water Protection Plan (non-elected Committee): The DWPP committee will inform GSI and the SPPDAC around risks to CORB's drinking water supply. Information shared via the DWPP committee will support the development of the DWPP by GSI Water Solutions. Participates, current and requested, include:

- Facilitated: GSI Water Solutions
- CORB Staff
- Sustainable Northwest
- NCLC
- Nuveen
- Stimson
- ODFW
- DEQ
- ODF
- Nehalem Bay Watershed Council

Sourcewater Protection Plan Development Advisory Committee (SPPDAC): The SPPDAC will provide feedback on the information produced by GSI via the DWPP committee. Members of the SPPDAC were selected by CORB City Council to support the goals of the City around a clean and sustainable water supply. Participate of the committee include.

- Facilitated: GSI Water Solutions
- CORB Selected Citizen Committee

- CORB Elected Official(s)

Jetty Creek Working Group: The Jetty Creek Working Group is comprised of multiple stakeholders who have engaged in conversation around forest management within the Jetty Creek Watershed. This working group has developed a MOU to eliminate herbicide application within the lower portions of the Jetty Creek Watershed and ensure an active line of communication is in place between the City, MOU members, and current landowner, Nuveen Natural Capital, around all forest management activities, and potential property acquisition.

- Facilitated: Sustainable Northwest
- North Coast Land Conservancy
- Nuveen Natural Capital
- Stimson Lumber**
- CORB Staff
- CORB Mayor
- CORB Resident

** Stimson Lumber is an active participant with the Jetty Creek Working group, but has not signed the MOU, given differing forest management activities around herbicide activities.

Forest Stewardship Plan Development: To best qualify for state and federal funding for forestland acquisition, CORB must develop a resource management plan. This plan will identify how CORB will manage the natural resources (timber and ecological species) when any forestland acquisition comes into CORB ownership. A funding application has been submitted by CORB to the Oregon Health Authority to support the development of this plan. Additional funding is available in the NOAA – Coastal Zone Management Funding Application. In developing a forest stewardship plan, a forester should be contracted to design a plan, utilizing insights received from the City and area stakeholders. The structure of a forest stewardship plan could be developed by a Forester, based on direct feedback from a selected committee, as chosen by CORB City Council***.

- Facilitated: Forester to be contracted
- City of Rockaway Beach
- Sustainable Northwest
- North Coast Land Conservancy
- Citizen Committee
- Oregon Department of Forestry
- City Planner/ Manager
- Siletz, Clatsop Nehalem Confederated Tribes and the Grand Ronde Tribes
 - o Perspectives of area tribes should be included within the development of a Forest Stewardship Plan, as Indigenous Knowledge and tribal practices are commonly place based, with the Siletz, Clatsop-Nehalem Confederated Tribes, and Grand Ronde Tribes as these three groups have inhabited the Tillamook Coast since time immemorial.

- Other property users, recreational partners, and area representatives should be engaged in the conversation around forest management as it pertains to public access and recreation goals of the property.

*** City Council should work together to decide if a committee is the best approach to support the development of a Forest Stewardship Plan.

Funding Agencies: A number of different state and federal agencies have, or will potentially support COB in the pursuit of Jetty Creek Watershed management and acquisition efforts. These include:

- Department of Land Conservation and Development (DLCD):
 - o DLCD will support the application to the National Oceanic and Atmospheric Administration's Coastal Zone Management Program, a funding opportunity which could provide acquisition funding for the Lower Jetty Creek Watershed parcel.
- National Oceanic and Atmospheric Administration (NOAA):
 - o NOAA can provide funding
- Oregon Department of Environmental Quality & Oregon Health Authority
 - o These agencies can provide funding to support the process of watershed acquisition to support the protection of drinking water quality to Oregon communities.
- Oregon Department of Forestry (ODF):
 - o ODF can support the pursuit of Forest Legacy Program funding from the US Forest Service. Any Forest Legacy Application will be submitted to the federal government by ODF, and they will approve any forest and resource management goals of the property.
- Oregon Watershed Enhancement Board (OWEB):
 - o OWEB has developed funding to support the acquisition of source drinking water areas under the Source Water Protection Fund.
- US Forest Service:
 - o The Forest Service manages funding applications for the Forest Legacy Program, a funding opportunity CORB submitted in Late June 2024.
 - o The Forest Legacy Program Funding requires a 25% non-federal match.

Area Landowners: The list below shows the area landowners (forestland or other) who are current or likely participants in conversation around acquisition and management efforts in the Jetty Creek Watershed, by CORB. These landowners include:

- City of Rockaway Beach
 - o CORB will need to be the long-term landowner for Jetty Creek Watershed.
- North Coast Land Conservancy
 - o NCLC owns and manages over 10,000-acres of conserved land along the Oregon Coast and remains a committed partner to the Jetty Creek Watershed Effort.
- Nuveen Natural Capital (NNC):

- NNC is the timberland management arm of a multinational investment firm. They are a large landowner along the Oregon Coast, with over 200,000-acres held in their management portfolio.
- NNC currently owns and manages the lower 595-acres that comprise the Jetty Creek Watershed.
- Oregon Department of Forestry:
 - ODF manages forestland across the state of Oregon.
- Oregon State Parks
 - Oregon State Parks manage the Nehalem Bay State Park, a property adjacent to the Jetty Creek Watershed.
- Tillamook County:
 - Tillamook County owns and manages parks and boat launches near to the Jetty Creek Watershed.
- Stimson Lumber:
 - Stimson is a regional timber company, who owns and manages forestland and mills within Idaho, Oregon and Washington.
 - Stimson currently owns and manages the upper ~700-acres that comprise the Jetty Creek Watershed.

Acquisition Partners: With an acquisition for the Jetty Creek Watershed one of the possible identified outcomes, the following list includes potential partners who could be involved in the acquisition effort. These partners include but are not limited to:

- Funding Agency Partners
 - No Funding has been awarded at this point. If awarded, an agency partner will support CORB to ensure the project remains aligned with the funding's intention.
- Nuveen Natural Capital
 - Nuveen has expressed a willingness to sell an 800-acre parcel of forestland which contains 595-acres of the Jetty Creek Watershed.
- CORB City Council & Elected(s)
 - All final decisions regarding acquisition should be approved by City Council representatives.
- CORB Legal Council
 - Legal Council will support the due diligence requirements necessary
 - Title Company as needed
- Appraiser: To be contracted
 - A federally approved appraisal must be in place to ensure
- Forester: To be contracted
 - A forester will be important in estimating the ongoing management costs to the property, based on the identified Forest Stewardship Plan.
- Land Acquisition Support
 - Conservation partners such as NCLC, Sustainable Northwest, or other capacities can fit in well here.