

# Approvals for Site Stewardship Plan



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Site name: **Weber Farm Natural Area**

Date routed: 5/26/22

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Date May 26, 2022

## SITE STEWARDSHIP PLAN

# Willamette Narrows Natural Area



Camas Cliffs | Dec. 2019

Peach Cove Fen | Dec. 2019

Rock Islands | Dec. 2019

Willamette Narrows Forest | Dec. 2019

Weber Farm | May 2022

Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy, and sustainable transportation and living choices for people and businesses in the region. Voters have asked Metro to help with the challenges and opportunities that affect the 25 cities and three counties in the Portland metropolitan area.

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NOTE: This is a partial document including just the Weber Farm Natural Area.

## CHAPTER 5 | WEBER FARM NATURAL AREA

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## CHAPTER 5 | WEBER FARM NATURAL AREA

### LOCATION

Address: approx. 30131 SW Mountain Rd., West Linn, OR 97068

County: Clackamas

Number of acres: 212.42

Metro file no.: S 22.01

**Table 1: Metro natural area bond purchased land for Weber Farm**

PROPERTY NAME	FILE NO.	BOND YEAR	DATE ACQUIRED	MANAGEMENT	ACRES
Weber	P22.011	1995	6/5/2000	Metro	194.00

See Map 1 for more details.

## SECTION 1: INTRODUCTION

### 1.1 SITE STEWARDSHIP PLAN GOALS AND USES

Site Stewardship Plans (SSPs) and Site Conservation Plans (SCPs) are sister documents. SCPs document conservation targets, desired future conditions, and key threats, providing a long-term vision for the site for internal and external audiences. Though rarely fully updated, SCPs are periodically revised to document strategic implementation and reflect on lessons learned through adaptive management. SCPs provide guidance for short- and long-term stewardship actions that the Natural Areas Land Management Team will take to reduce threats and increase conservation target health.

SSPs provide a five to ten-year outlook for ongoing care of a site, shaping a vision of options and costs to facilitate thoughtful decisions using available resources. SSPs are primarily an internal working document and address vegetation management, such as invasive species control, and infrastructure maintenance for items such as fences, gates, and water control structures. SSPs are updated periodically as key restoration or access and development projects are implemented.

This SSP provides information necessary to:

- Protect natural resources supporting wildlife habitat and water quality.
- Define key actions that help achieve desired future conditions of conservation targets.
- Define key actions required to maintain infrastructure.
- Provide cost estimates for actions.
- Prioritize actions and document implementation.

The major stewardship issues of concern at Weber Farm include:

- Invasive species management.
- Monitor restoration plantings.
- Monitor previously restored stream and wetlands areas.

## **SECTION 2: STEWARDSHIP ACTIONS**

Stewardship actions are broken up into five primary stewardship categories: site monitoring, vegetation management, access and infrastructure, water resources, and wildlife habitat as described below. Terramet includes the full list of stewardship categories, actions and tasks. Appendix A-1 describes strategic stewardship actions for each category needed over the next five to ten years, and Appendix A-2 provides a budget for these actions, as well as additional actions that may be warranted given sufficient time or funds.

### **2.1 SITE MONITORING**

Monitoring at the Weber Farm is an integral part of an adaptive management approach to restoration and stewardship. Based on the monitoring plan developed by Metro, a feedback loop is created between monitoring and management decisions. Monitoring will be done to evaluate habitat, population responses to management action, as well as progress toward achieving habitat and population objectives.

Key monitoring actions at Weber Farm may include:

- Regular site walks to monitor for unauthorized access, encroachments, dumping, and other illegal activities.
- Site walks to monitor restoration plantings.
- Site walks to monitor for invasive species growth and areas of future eradication.

### **2.2 VEGETATION MANAGEMENT**

Key vegetation management actions for the next five to ten years at Weber Farm relate primarily to:

- Invasive weed control of priority invasive species of concern.

Many of these actions span multiple habitat areas and conservation targets.

Metro has initiated an early detection and rapid response (EDRR) program for certain invasive species. These EDRR species will be controlled by hand pulling or herbicide application as they are detected in the natural area. Other invasive plant species will be controlled as part of restoration projects or ongoing management of habitat areas. See Appendix B for a list of invasive species.

### **2.3 ACCESS AND INFRASTRUCTURE**

Infrastructure generally includes human constructs such as maintenance roads, gates, fences, culverts, and signs. This category of stewardship actions may also include inventory property encroachments or surveying property lines. See Map 4 for spatial information on access and infrastructure at Weber Farm.

Key access and infrastructure actions at Weber Farm are:

- Survey northwest boundary with golf course.
- Maintain gate and lock.
- Inspect and maintain rule and other signage.
- Maintenance of culvert under road that leads to lower farm field.

### **2.4 WATER RESOURCES**

Water resources stewardship actions are generally defined as maintenance of infrastructure associated with streams, rivers or wetlands at the site. Examples include maintenance of water control structures, or other water resource related actions and tasks.

Key water resources actions at Weber Farm are:

- Monitor previously restored stream and wetlands areas.

### **2.5 WILDLIFE HABITAT**

Wildlife habitat structures are specific features installed to improve wildlife habitat. Examples include nest boxes, turtle logs or platforms, beaver exclusion fencing and other associated wildlife related actions and tasks.

Key wildlife habitat actions at Weber Farm may include:

- Opportunities for creating snags, down wood, brush pile, etc., in riparian forest.



## SECTION 3: SITE MANAGEMENT

Metro's management of Weber Farm includes enforcement of the posted rules to provide protection for wildlife, water quality, and to protect the safety and enjoyment of any person visiting these facilities. The following sections describe key elements for management of the site.

### 3.1 INCIDENT ACTION PLAN

An incident action plan has been developed for this site (Appendix C, Map 5).

### 3.2 SPECIAL USE PERMITS

Special use permits (SUPs) are required for certain regulated and non-traditional uses of Metro's parks and natural areas to ensure public health and safety and to protect natural resources, properties and facilities.<sup>1</sup>

Current and historical SUPs for this site can be found in Terramet in the Site Documents section of the Weber Farm Docs & Agreements page. Some typically recurring SUPs for this site are:

- Oregon Department of Agriculture: Placement and service of insect survey traps as part of the Insect Pest Prevention & Management Program at the Oregon Department of Agriculture.

### 3.3 DEED RESTRICTIONS, EASEMENTS AND OTHER SITE AGREEMENTS

The acquisition of a property under the Natural Area Program may sometimes include deed restrictions that place limitations on the use of the land. Deed restrictions can include restrictions on tree cutting, establish landscaping requirements, or establish road maintenance fees. Acquisitions may also include easements that entitle the holder to certain uses or rights on the property. Easements can include utility easements, easements of access, and conservation easements. Metro may enter into other voluntary agreements including intergovernmental agreements (IGAs) with other agencies and management agreements with non-governmental organizations.

Existing deed restrictions, easements and other site agreements include:

#### Site wide

- IGA (#932556) – Metro management of OPRD property surrounded by Metro property.

#### Weber (File #P22.011)

- All five parcels have farm use deferral.
- Any adverse claim based upon the assertion that 1) some portion of the property was brought within the property by an avulsive movement of the Willamette River or was formed by accretion to some portion; 2) some portion of the property was created by deposit of artificial fill; and excepting: 3) the rights of the public and government bodies for fishing, navigation and commerce in and to any portion of the premises herein described, lying below the high water line of the Willamette River; 4) the right, title and interest of the State of Oregon in and to any

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<sup>1</sup> More information regarding policies, guidelines, and applications can be found at [www.oregonmetro.gov/specialuse](http://www.oregonmetro.gov/specialuse).

portion of property lying beneath the waters of unnamed creeks and tributaries. Affects parcels 2-4.

- Such rights and easements for navigation and fishing that may exist over that portion of the property lying beneath the waters of unnamed creeks & tributaries. Affects parcels 1-4.
- Rights of the public in and to that portion lying within streets, roads and highways. Affects parcels 1, 4 and 5.
- 1952 easement and/or right-of-way granted of such width as may be reasonably necessary to accomplish the purpose of the easement to PGE. Grant includes the right of ingress/egress to and from the above described right-of-way; over and across the adjacent land of owner for the purpose of the erection, maintenance, operation, therein, thereon and there over, of electrical lines, telephone lines, together with such poles, wires, guys and facilities as may be reasonable connected therewith or appurtenant thereto; provided that PGE has the right to cut and/or trim and keep out &/or trimmed any tree growth upon or adjacent to said r-o-w which may interfere with or menace construction or operation of said lines; provided also that owner, h&a, shall always have the right to reasonably use and enjoy said r-o-w for all purposes which may not interfere or be inconsistent with the use by PGE mentioned above. If PGE fails to use said right of way for the purposes mentioned above for a continuous period of one year after construction of said pole line, then & in that event this right of way and easement shall terminate and all rights and privileges granted shall revert to owner. Affects tax lots 1400 and 3500.
- Easement and reservations in 1961 deed from Staub to Weber; Staub retains tax lot 3600, which later is sold to Oregon State Parks. Staub reserves for the benefit of tax lot 3600 a permanent nonexclusive easement for roadway to be used in common with other over and across tax lots 1400, 3500 & 1600, to be 20' in width. No discussion of maintenance in terms of the easement.

Staub also reserves for the benefit of tax lot 3600 a pump house, spring and plant adjacent to the road right-of-way, and which is a 40' by 40' parcel. The plant is incorporated as a domestic water supply including the right-of-way and usage of same for water lines to tax lot 3600. The reservation is only for the right to take water and enter thereon for repair and maintenance, not for reservation of the fee title to the land. The reservation includes the pipeline to and from the spring which is the water site referred to service tax lot 3600 and includes the right of ingress and egress.

- Easement reserved for telephone line, in 1975 deed. No location specified except for tax lot 1500.

#### **Weber Farm Natural Area – OPRD 01700 (File #P22.904)**

- IGA (#932556) – Metro management of this Oregon Parks and Recreations Department property.

### **Weber Farm Natural Area – OPRD 03600 (File #P22.905)**

- IGA (#932556) – Metro management of this Oregon Parks and Recreation Department property.
- Easement and reservations in 1961 deed from Staub to Weber; Staub retains tax lot 3600, which later is sold to Oregon State Parks. Staub reserves for the benefit of tax lot 3600 a permanent nonexclusive easement for roadway to be used in common with other over and across tax lots 1400, 3500 & 1600, to be 20' in width. No discussion of maintenance in terms of the easement.

Staub also reserves for the benefit of tax lot 3600 a pump house, spring and plant adjacent to the road right-of-way, and which is a 40' by 40' parcel. The plant is incorporated as a domestic water supply including the right-of-way and usage of same for water lines to tax lot 3600. The reservation is only for the right to take water and enter thereon for repair and maintenance, not for reservation of the fee title to the land. The reservation includes the pipeline to and from the spring which is the water site referred to service tax lot 3600 and includes the right of ingress and egress.

For more detailed information on any of the above agreements, please refer to the Terramet acquisition pages or the legal acquisition hard copy files for the properties that make up this site.

### **3.4 RESIDENTIAL OR AGRICULTURAL LEASE AGREEMENTS**

Some Metro Natural Areas include a residence or multiple residences on the site. If and when it is decided to rent out a residence, a rental agreement is developed by Metro. This agreement describes the lease terms, any rental restrictions, and acceptable uses of the lease area. In some cases the lease area is delineated on the ground by installation of markers such as Carsonite posts, t-posts, or fencing. Some standard lease terms include a month to month term, pet restrictions, no hunting, and no commercial activities.

Metro may enter into agricultural lease agreements when the acquisition comes with an existing agricultural lease, farming fulfills management goals, or the preservation of available agricultural land and historic farming practices is desired. The agricultural lease delineates the boundaries of the farmed area and can include specific requirements including crop planted, herbicides used, and equipment used.

Existing lease agreements (Map 6) include:

#### **Agricultural**

- Weber – Agricultural lease (contract #926302, map #6) is leased to Cal Farms on a month-to-month basis, unless a qualifying reason to terminate is provided by Metro to tenant with 90 days' notice, or 30 days' notice is provided to Metro by tenant for any reason.

For more detailed information on any of the above leases, please refer to the Agreements section of the Terramet site page for Weber Farm or the Leases tab of the Terramet Administration Agreements page.

## **MAPS**

**Map 1** – Vicinity

**Map 2** – Site

**Map 3** – Current cover

**Map 4** – Site infrastructure

**Map 5** – Incident action plan

**Map 6** – Agricultural lease

**Map 7** – Ownership

## **APPENDICES**

**Appendix A** – Stewardship actions

A-1 Summary of stewardship actions

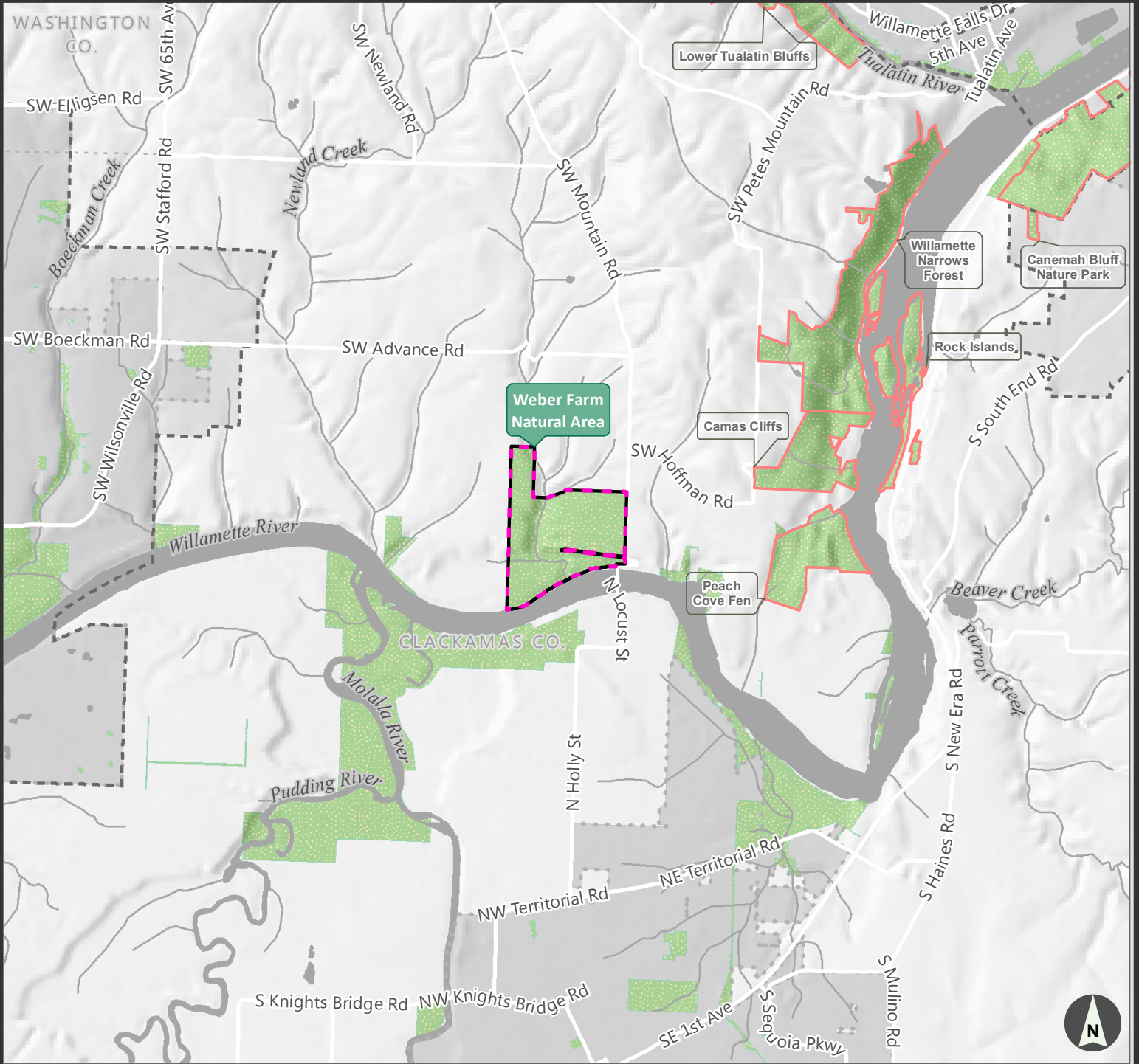
A-2 Budget for stewardship actions




**Appendix B** – Invasive species

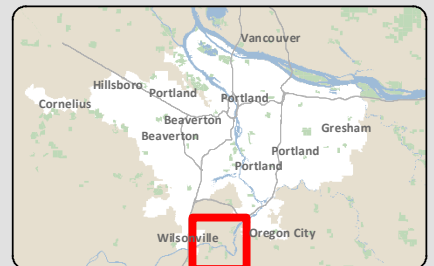
**Appendix C** – Incident action plan



# Vicinity map



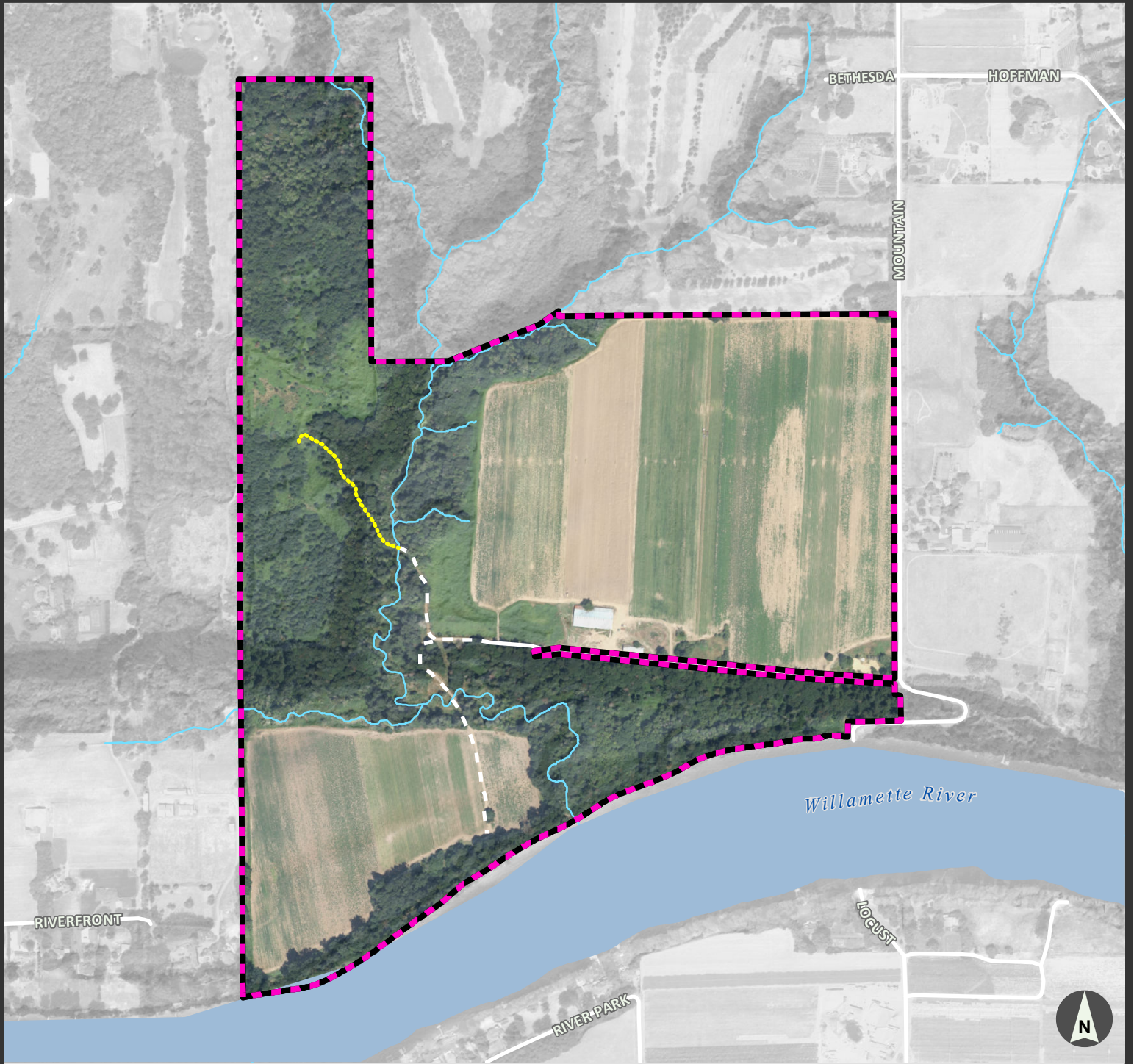
-  Weber Farm Natural Area
-  Other Metro sites
-  Parks and/or Natural Areas



# Weber Farm Natural Area



# Site map



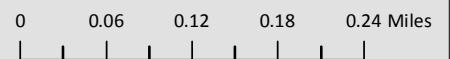
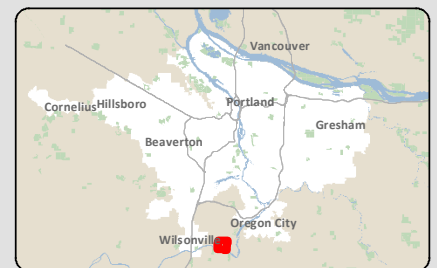
Weber Farm Natural Area

ATV only

dirt/gravel

4x4 /dry season

Streams



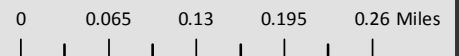
## Weber Farm Natural Area



# Current cover map



-  Weber Farm Natural Area site
-  ATV only
-  dirt/gravel
-  4x4 /dry season
-  Agriculture
-  Developed - (pervious/non ag)
-  Riparian forest
-  undesirable cover/weeds
-  Upland forest - deciduous
-  Upland forest - mixed



Featured site

## Weber Farm Natural Area



# Site infrastructure map



Featured site

Roads

ATV only

dirt/gravel

4x4 /dry season

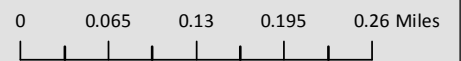
Fence

barn

Culvert

gate

water source







# Fire Incident Action Plan

primary entrance: approx 30131 SW Mountain Rd West Linn, OR 97068



Featured site

Roads

ATV only

dirt/gravel

4x4 / dry season

Fire districts

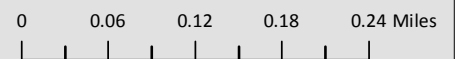
Fence

barn

Culvert

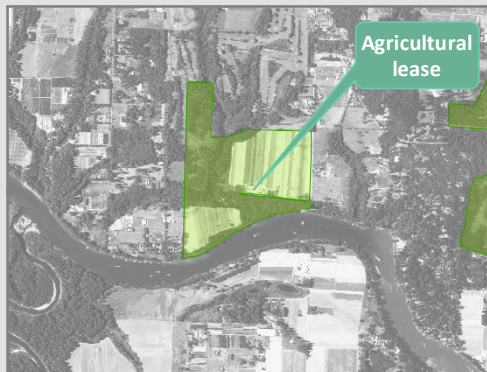
gate

water source





# Agricultural lease area map

30131 SW Mountain Rd West Linn, OR 97068

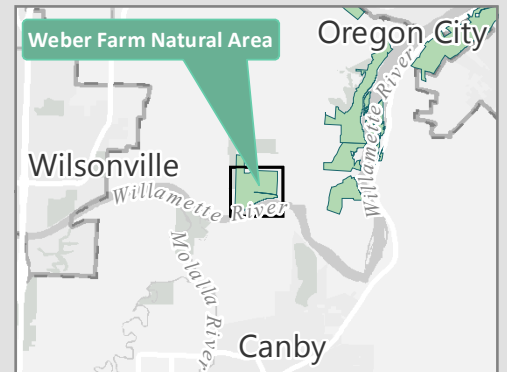
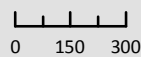


**Legend**

-  Lease area
-  Metro site



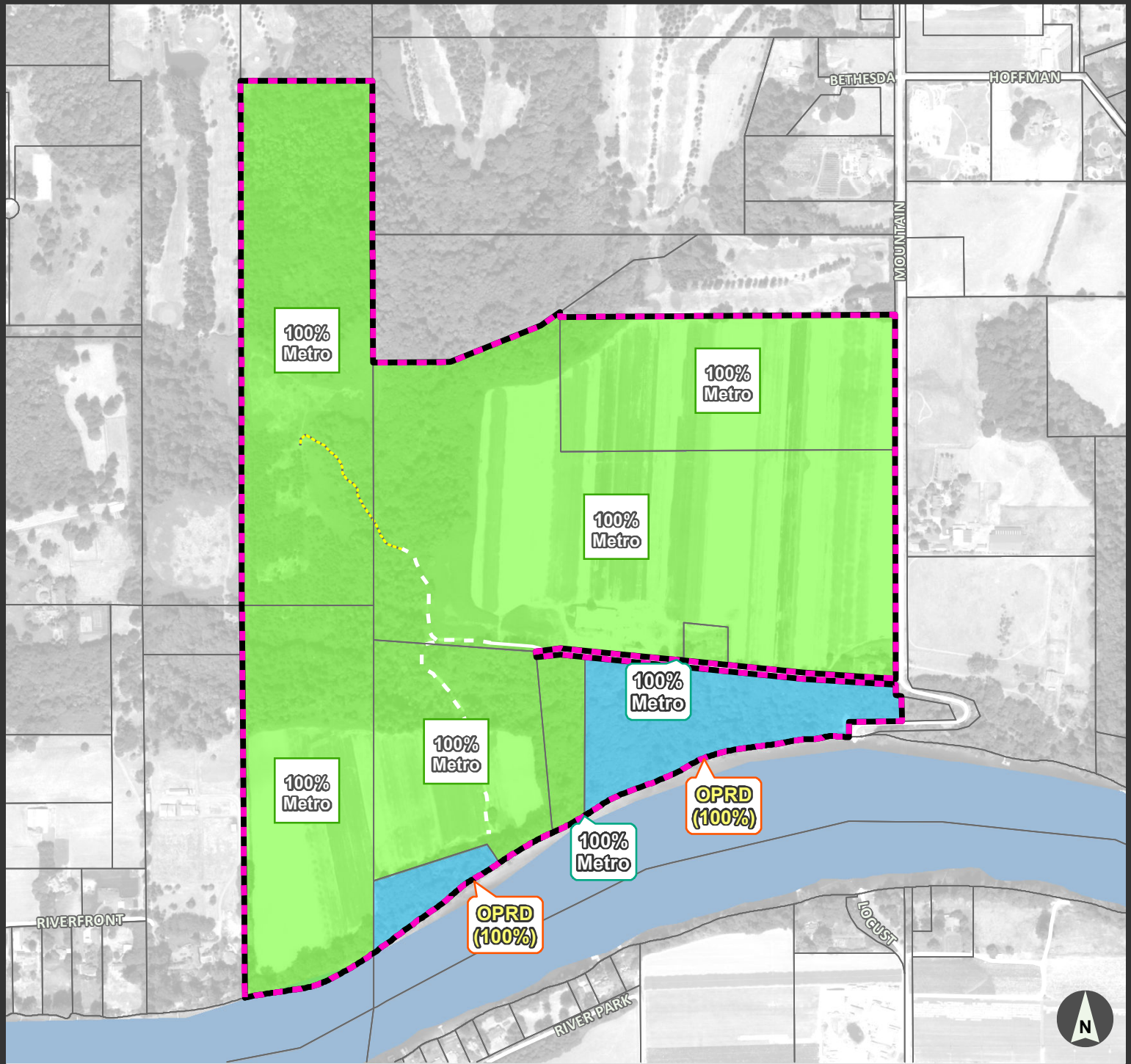
1 inch = 521 feet



# Weber Farm Natural Area



# Ownership map

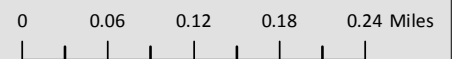
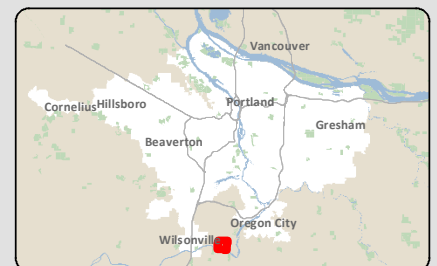


Weber Farm Natural Area

Taxlot

Metro owned taxlot

Partner owns



## APPENDIX A-1

### WEBER FARM SUMMARY OF STEWARDSHIP ACTIONS

#### Stewardship actions planned for the next five to ten years at Weber Farm.

*(Estimated costs and potential additional actions that could take place, depending on time and resources, are in Appendix A-2)*

PROJECT TYPE	DESCRIPTION	TIMING/FREQUENCY	COMPLETED BY
<b>SITE MONITORING</b>			
Other monitoring – site walk	Regular site walks to monitor for unauthorized access, encroachments, dumping, and other illegal activities.	Quarterly	Natural Resource Specialist/Technician and Natural Areas Ranger
Vegetation monitoring – invasive weeds	Site walks to monitor for invasive species growth and areas of future eradication.	Spring/Fall	Natural Resource Specialist/Technician
Vegetation monitoring – plantings	Site walks to monitor restoration plantings.	Spring/Fall	Natural Resource Specialist/Technician
<b>VEGETATION MANAGEMENT</b>			
Invasive weed control	Invasive weed control of priority invasive species of concern.	Ongoing	Natural Resource Specialist/Technician
<b>ACCESS AND INFRASTRUCTURE</b>			
Survey – mark boundary	Survey NW boundary with golf course.	Once	Contractor
Gate	Maintain gate and lock.	As needed	Natural Resource Specialist/Technician
Signage	Inspect and maintain rule and other signage.	As needed	Natural Resource Specialist/Technician
Culvert	Maintenance of culvert under road that leads to lower farm field.	As needed	Natural Resource Specialist/Technician
<b>WATER RESOURCES</b>			
Wetland restoration	Monitor previously restored stream and wetlands areas. Remove culvert on stream in lower floodplain section of property, when farmer is no longer farming on property.	Ongoing	Natural Resource Specialist/Technician
<b>WILDLIFE HABITAT</b>			
Terrestrial wildlife habitat	Opportunities for creating snags, down wood, brush pile, etc. in riparian forest.	Ongoing	Natural Resource Specialist/Technician

**APPENDIX A-2**

**WEBER FARM BUDGET TABLE**

**10-year budget for stewardship actions**

UNIT/AREA	MAINTENANCE CATEGORY	PROJECT TYPE	DESCRIPTION OF TASKS	HABITAT TYPE OR CONSERVATION TARGET	TIMING/FREQUENCY	PRIORITY	COST BY FISCAL YEAR									
							FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
NW boundary line	Access and infrastructure	Survey	Survey NW boundary with golf course	Upland, closed canopy	to be completed before FY23	High	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Site wide	Vegetation management	Invasive species control	Invasive weed control of priority invasive species of concern.	Site wide	Ongoing	High	\$ 9,500.00	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00	\$ 9,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>							<b>\$ 21,500.00</b>	<b>\$ 6,500.00</b>	<b>\$ 6,500.00</b>	<b>\$ 6,500.00</b>	<b>\$ 9,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

## APPENDIX B

### WEBER FARM INVASIVE SPECIES

The table below summarizes a preliminary list of invasive plants in all or parts of Weber Farm, including focus areas and timing for control if needed. The list is compiled from the data collected during the 2014 weed mapping project, and reviewed and updated by the Natural Areas Land Management team. A list of noxious weeds for Oregon, including descriptions and photos, can be found at: [www.oregon.gov/ODA/PLANT/WEEDS/statelist2.shtml](http://www.oregon.gov/ODA/PLANT/WEEDS/statelist2.shtml).

#### Working list of priority non-native species at Weber Farm. (EDRR species are bolded in red)

GENUS	SPECIES	COMMON NAME	FOCUS AREA FOR DETECTION/CONTROL	CONTROL TIMING
<i>Arctium</i>	<i>minus</i>	lesser burdock	Site wide	Spring/Fall
<i>Cirsium</i>	<i>arvense</i>	thistle: Canada	Site wide	Spring/Fall
<i>Cirsium</i>	<i>vulgare</i>	thistle: bull	Site wide	Spring/Fall
<i>Clematis</i>	<i>vitalba</i>	clematis	Upper bench	Summer/Fall
<i>Conium</i>	<i>maculatum</i>	poison hemlock	Site wide	Spring/Fall
<i>Convolvulus</i>	<i>arvensis</i>	field bindweed	Upper bench	Spring/Fall
<i>Crataegus</i>	sp	Hawthorn (not specific)	Site wide	Fall
<i>Dipsacus</i>	<i>fullonum</i>	teasel	Site wide	Spring
<i>Geranium</i>	<i>lucidum</i>	geranium: shining	Road side	Spring
<i>Geranium</i>	<i>robertianum</i>	geranium: herb Robert	Road side	Spring
<i>Hedera</i>	sp	ivy	Site wide	Winter
<i>Ilex</i>	<i>aquifolium</i>	holly (English)	Site wide	Winter/Fall
<i>Iris</i>	<i>pseudacorus</i>	yellow-flag iris	West end of creek	Summer/Fall
<b><i>Ludwigia</i></b>	<b><i>hexapetala</i></b>	<b>Ludwigia</b>	Willamette River shoreline; backwater areas of creeks that connect to the river	Mid-summer
<i>Lunaria</i>	<i>annua</i>	(blank)	Near gate	Summer/Fall
<i>Melissa</i>	<i>officinalis</i>	common balm	Near creek/road	Summer/Fall
<i>Phalaris</i>	<i>arundinacea</i>	reed canarygrass	Near creek	Spring/Fall
<i>Prunus</i>	<i>avium</i>	sweet cherry	Upper bench	Fall
<i>Prunus</i>	<i>laurocerasus</i>	laurel (English)	Bench hill side	Summer/Fall
<i>Prunus</i>	<i>lusitanica</i>	Portugal laurel	Near gate	Summer/Fall
<i>Ranunculus</i>	<i>ficaria</i>	lesser celandine	Near/gate	Spring/Summer
<i>Rubus</i>	<i>bifrons</i>	blackberry: Himalayan	Site wide	Fall
<i>Senecio</i>	<i>jacobaea</i>	tansy ragwort	Upper bench	Spring/Summer
<i>Solanum</i>	<i>dulcamara</i>	bittersweet nightshade	Near gate	Spring/Summer
<i>Vinca</i>	<i>major</i>	vinca: major	Near gate	Fall/Winter



600 NE Grand Ave.  
Portland, OR 97232-2736  
oregonmetro.gov

## APPENDIX C

### INCIDENT ACTION PLAN

#### WEBER FARM NATURAL AREA

##### Address/access points

Address:

- Approx. 30131 SW Mountain Rd., West Linn, OR 97068

Primary access (graveled road):

- Approx. 30131 SW Mountain Rd., West Linn, OR 97068
- Latitude: 45.30190737; Longitude: -122.69229061
- Gate – Metro A lock and combo lock. No Knox box or fire district lock.

##### Location

Primary access:

- T3S R1E S21

##### Acreage

212.42

##### Structures

Two barns that the farmers use.

##### Water sources and staging areas

Willamette River can be used as a water source. Staging area: southeast corner of lower farm field.

##### Sensitive habitat

See the SCP for details.

**Contact information\***

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Andrea Berkley, Natural Resource Scientist	503-367-5508 (cell)

**Sheriff/police department**

Emergency	911
Police Dept., non-emergency	503-655-8211

**Local fire department**

Tualatin Valley Fire & Rescue	503-649-8577
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**Tenants**

*Agricultural Lease*

Name: Cal Farms	503-631-3810
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Mailing Address:

17031 S. Clackamas River Drive  
Oregon City, OR 97045

*\*Please see Terramet for most up to date contact information.*