

SOUTH BEACH STATE PARK

Master Plan 2003



Acknowledgements

OPRD Director: Michael Carrier, Director
Tim Wood, Assistant Director Operations

OPRD Staff: John Allen, Area Manager
Tammy Baumann, Program Assistant
Ron Campbell, Master Planning Coordinator
Kathy Schutt, Master Planning Manager
David Henderson, Park Manager
Russ Richards, Master Planning Coordinator
Dave Weisenback, Team Leader

Steering Committee: Planning Director, City of Newport
Joe Ashor, Manager, BLM Yaquina Bay Outstanding Natural Area
Phyllis Bell, Director, Oregon Coast Aquarium
Michelle Borton, Pacific Riding Club
Tom Branford, District Court Judge
Dan Bunch, Owner, Newport Water Sports
Steve Dickinson, Director, Newport Parks and Recreation
John Dodd, Chief Warrant Officer, US Coast Guard
Loretta Harrison, Director, Lincoln County Historical Society
Phil Hutchinson, Executive Director, Newport Chamber of Commerce
Dave Loomis, Sheriff Posse
Tami Wagner, Biologist, Oregon Department of Fish and Wildlife

Contacts: David Henderson, South Beach State Park Manager
(541) 867-7451
Ron Campbell, Master Planning Coordinator
(503) 986-0743
Kathy Schutt, Master Planning Manager
(503) 986-0745

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Additional South Beach State Park Master Planning Documents

The following documents are incorporated into the South Beach State Park Master Plan:

Resource Maps of South Beach:

- Vegetation Cover Types and Conditions
- Wildlife Habitat Types and Conditions
- Wetlands
- Water Features and Hazards
- Scenic Values and Recreation Settings
- Composite Suitability

Background Report:

- South Beach State Park Biological Resource Inventory

The above documents are available for viewing at:

Oregon Parks and Recreation Department
Salem Headquarters Office
1115 Commercial St NE
Salem OR 97301-1002
(503) 378-6305

I. INTRODUCTION

PURPOSE

This document outlines the Oregon Parks and Recreation Department's (OPRD) plans for the future development and management of South Beach State Park. Included in this master plan are summaries of the issues, recreation needs, goals, development proposals and resource management guidelines associated with the park and the process followed in formulating and adopting the master plan.

The purpose of a state park master plan is to plan for both the protection and public enjoyment of the resources that occur on the OPRD property that is being master planned. Master plans identify and provide for the most appropriate recreational uses for OPRD properties based on resource opportunities and constraints, development opportunities and constraints, public recreation needs and OPRD's role as a public recreation provider. A master plan may also identify lands that OPRD would consider acquiring from willing sellers to add to the park, as well as "endowment parcels" that logically should not be part of the park. A master plan also provides a basis for preparing partnership agreements, budget and management priorities and detailed development and management guidelines, and for requesting land use approval from affected local governments for planned park projects.

AUTHORITY

OPRD prepares master plans for its properties under the authorities embodied in state statutes and rules, which include ORS 390.180, OAR 736 Division 18, ORS 195.120 and OAR 660 Division 34.

BENEFITS OF A MASTER PLANNING PROCESS

- **A written and illustrated reference** is produced containing extensive information about and long term plans for the park. This “master plan” is the guide for the park’s 20-year future. It describes the planning purpose and process, existing facilities in the park, future recreation demand, the suitability of the land for public recreational uses, issues related to public use and management, the goals, objectives and development concepts for the future use and development of the park property, and guidelines for managing the park resources.
- **Development concepts in the master plan** show how to fit needed facilities into the park. These are the conceptual ‘blueprints” for the park. The development concepts reflect the resource constraints and opportunities and address the goals established in the planning process. They describe the appropriate types, sizes, locations and access for the proposed facilities.
- **Resource maps, which accompany the master plan document,** show various natural, cultural and scenic resources in the park. These maps are invaluable planning tools used frequently by the park rangers, other resource agencies, policy makers and members of the public or “friends” groups. They are the basis for sound resource management and development decisions.
- **A public discussion occurs regarding the future of the park.** The master planning process is an excellent opportunity for the public to discuss and provide input on the future of the park. The planning process includes several public meetings and mailings and invites the public to provide written comments on the pertinent issues and the proposals and guidelines established by the master plan.
- **Partnerships.** A master planning process is an opportunity to encourage partnerships with other agencies, interest groups and neighbors to benefit park implementation and management.

PROCESS FOR COMPLETING A MASTER PLAN

The flow chart that follows illustrates the basic steps for completing a master plan.

In the first steps, information is gathered regarding natural, cultural and scenic resources, existing facilities and recreation and interpretive needs, as well as information about the local community.

Issues involving the use, development and management of the park are identified through meetings with department staff, a steering committee, the local government decision-making body and the general public.

Goals for the future use and development of the park and management of its resources are determined. Resource management guidelines and development concepts for the park are formulated. These are checked for consistency with the state land use goals and local government comprehensive plan.

All of the above information is compiled into a draft master plan that is reviewed by department staff, the steering committee, the interested public and by the OPRD Director and the Oregon Parks and Recreation Commission. Comments are collected and the master plan is edited based on guidance from the Director and Commission.

The edited draft is then presented for adoption as a state rule and approval by the affected local government. Additional comments are received from the public and local government in formal public hearings, which often lead to additional edits prior to final adoption.

(Those who are interested in a more detailed description of the process should contact the Master Planning Section at the OPRD headquarters office in Salem. OAR 736 Division 18 mandates this process.)

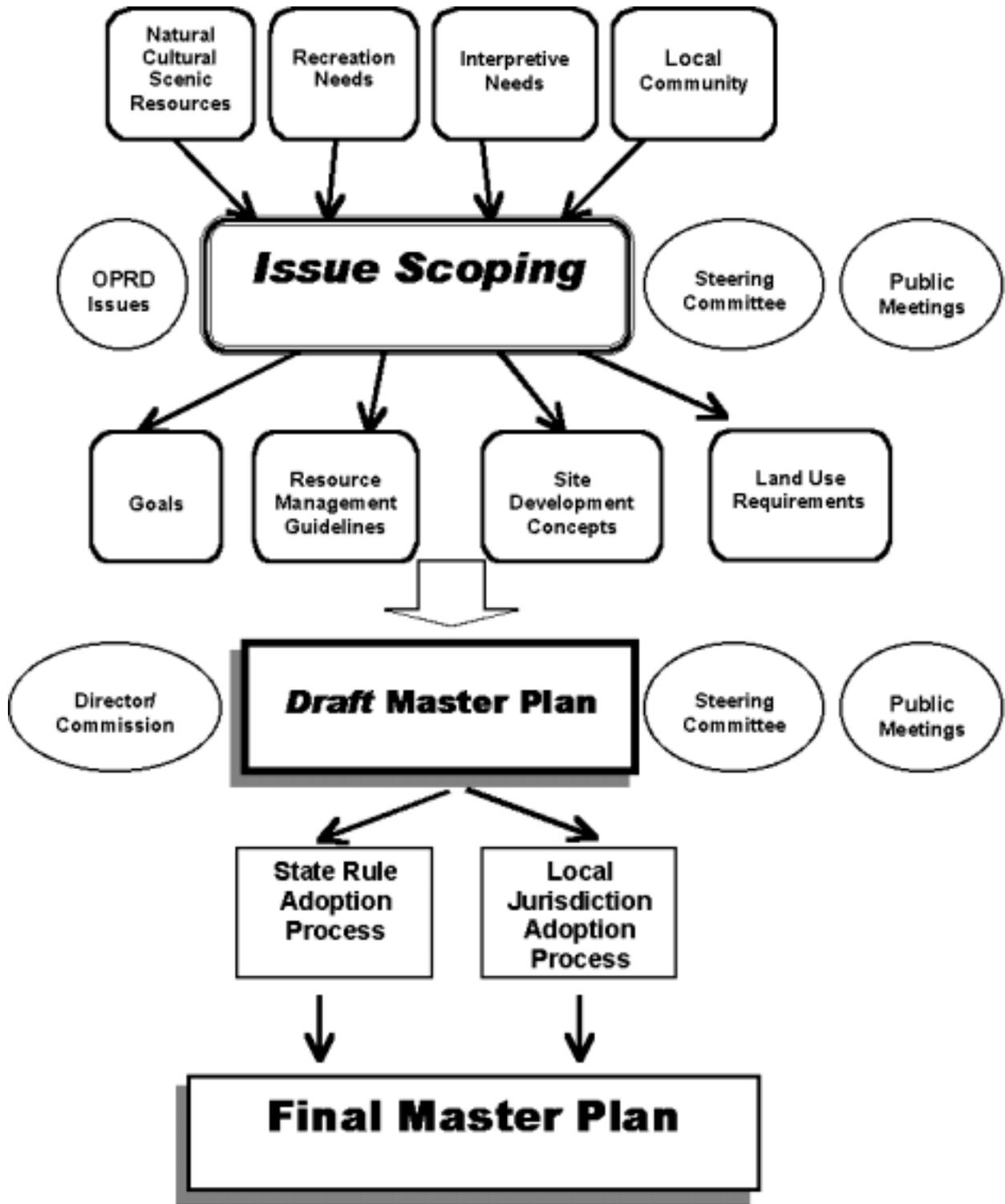
MASTER PLAN IMPLEMENTATION AND AMENDMENTS

Once the master plan is adopted as a state rule and granted land use approval, any development in the park must be consistent with the master plan. Minor variations from the adopted master plan may be allowed if such variations are determined by the OPRD Director and the affected local government to be consistent with the master plan in accordance with OAR 736-018-0040. Any use that is not consistent with the master plan requires a master plan amendment. Master plan amendments must follow the same process used to adopt the master plan, as described in OAR 660 Division 34 and OAR 736 Division 18, which includes re-adoption as a state rule and land use approval by the affected local government.

Park master plans are amended when changes in circumstances are significant enough to warrant changes. The OPRD Director considers the recommendations of OPRD staff and outside interests in prioritizing the park master plans to be adopted or amended each biennium. The director's decisions are based on consideration of the following factors:

1. Significant changes in:
 - a. Condition of, or threats to, the natural, scenic or cultural resources within or surrounding the park.
 - b. Knowledge of and need for best management practices for natural, cultural or scenic resources within the park.
 - c. Recreation demand or needs, or crowding within the park or the vicinity of the park.
 - d. Partnership opportunities for the state park or its management.
 - e. Impacts or potential for impacts from surrounding land uses.
2. Alternatives to master plan amendments that will address changes, such as inter-agency management agreements, non-OPRD management partnerships, etc.

OPRD Master Planning Process



WHY MASTER PLAN SOUTH BEACH STATE PARK NOW?

Several factors are considered in determining which parks will be master planned each year within the state park system. OPRD's Director sets master plan completion priorities after a review of staff recommendations. The South Beach State Park Master Plan was chosen to be completed this year for the following reasons:

- Although the park has been developed for years, a master plan is needed to reflect current information on recreation needs and park resource opportunities and constraints. OPRD is exploring ways to help meet the increasing demands for coastal recreation facilities and to enhance natural resource values in suitable areas.
- Redesign of some of the existing facilities at South Beach is needed to improve the efficiency of park operations, prevent conflicts between recreational uses and enhance visitor experience.
- Changes in the park boundary have occurred since the park was designed and developed. Additional property has been added to OPRD's ownership, and OPRD has assumed the management responsibility for the South Jetty Road area. The future uses and management of these areas need to be addressed in a master plan.
- Opportunities to provide trail connections between the state park and the neighboring commercial, residential and public use areas should be explored. The master planning process is an appropriate forum for determining where such connections could occur.

II. MASTER PLAN SUMMARY

South Beach State Park offers a variety of outdoor recreation opportunities in a predominantly naturalistic open space setting located in a relatively unique position within the Newport City limits. Bounded by nearly one mile of ocean shore and the Yaquina River, most of the park is characterized by dune and interdune formations that support a variety of wetland, forest and open meadow plant communities. Roughly, 25 percent of the park land is developed with existing recreational facilities or has been previously disturbed to the extent that it is suitable for expansion of facilities. This master plan provides updated information and direction regarding the protection and management of park resources and the future expansion or redesign of park facilities that are needed to better accommodate recreational uses.

The types of recreation activities that currently occur within or on the periphery of the park include fishing, shellfish gathering, surfing, scuba diving, board sailing, birding and other nature observation, beach combing, horseback riding, picnicking, hiking, bicycling, and camping in tents, RV's and yurts. This master plan is based on the assumption that all of these activities should be allowed to continue provided that important resources are protected and that the park uses are compatible with each other and with neighboring uses. This intent is expressed in the master plan's goals, development concepts and resource management guidelines. The following is a list of the master plan's recreational development concepts.

DEVELOPMENT CONCEPTS

In the campground area:

- Redesign of the campground registration area for improved efficiency and circulation.
- Redesign and expansion of the yurt village.
- Relocation of the hiker/biker camp.
- Construction of a new tent camp loop designed to accommodate groups or individual campers.
- Redesign of the existing group camp area as a camper cabin loop configured to accommodate groups or individual campers.
- Relocation of the campfire program area to a central location in the campground.
- Addition of more playground facilities in the campground area.

In the south day use and beach access area:

- Construction of a picnic area with one or more shelters designed to accommodate groups.
- Construction of a small day use meeting hall.

In the jetty area:

- Construction of one or more restroom buildings.
- Construction of designated day use parking areas to support beach and river access.
- Construction of a separate equestrian parking, staging and beach access area.
- If consistent with policies of the Army Corps of Engineers, construction of one or more walkways across the jetty to provide river and tideland access for diving, fishing and other activities.

Trails:

- Expansion of the paved bike trail and unpaved hiking trail systems in the park in loop configurations.
- Construction of a boardwalk trail and viewing platform on the foredune.
- Provisions for trail connections to external trails that could be developed through cooperation with the City and the neighboring community.

III. PLANNING CONTEXT

LOCATION

South Beach State Park is located in the South Beach district of the City of Newport along the south bank of the Yaquina River between Highway 101 and the ocean shore. It is bounded on the north by the river's south jetty and on the west by the ocean shore, and includes nearly one mile of ocean beach frontage.

PHYSIOGRAPHIC SETTING

The park setting is at the mouth of the Yaquina River, a few miles south of Yaquina Head, within the northern portion of the Oregon Coast Range Physiographic Province. The larger ecological region extends the length of the Oregon Coast Range from the Columbia River to the California border and inland to the edge of the Willamette Valley, in the northern portion, and to the Klamath Mountains in the southern portion.

REGIONAL ECONOMIC TRENDS

Historically, the regional economy was dominated by the timber products industry, with agriculture, commercial fishing and tourism also playing significant roles. Newport has long been one of Oregon's coastal tourism hot spots. The significance of the tourism, together with second home and retirement income, in the local economy has grown proportionally as other natural resource-based industries have declined. The attraction of coastal recreation opportunities is evident in the way the coastal parks are filled to capacity every summer weekend.

OPRD'S ROLE AS A STATEWIDE RECREATION PROVIDER

OPRD's Mission is to "protect and provide outstanding natural, scenic, cultural, historic and recreational sites for the enjoyment and education of present and future generations." OPRD master plans help to accomplish the OPRD mission by establishing the goals, development concepts and resource management guidelines that strike a balance between recreational use, and development and resource protection.

The Oregon State Parks System has provided Oregon's residents and visitors with reputable park services since its initiation in 1929. Originally, the department saw its role as a protector of the scenic resources related to highway travel and emphasized land acquisition. From the department's first land acquisition in 1929 until now, OPRD has acquired over 95,000 acres of diverse, historic and scenically treasured public land. This is largely due to OPRD's origin within the early State Highway Division. OPRD did not become a separate department from the later Oregon Transportation Department until 1979. Much of OPRD's role has been shaped by its connection with Oregon's highway locations and their enjoyment. The early park system was built upon a framework of roadside rest areas and scenic corridor preserves.

Developed overnight camping facilities were not available in Oregon's state parks until the 1950s. The demand for such facilities began to boom in the post WWII period. OPRD expanded its role to include recreation development beyond just rest area facilities to include campgrounds and more developed day use and swim areas. Today OPRD has 53 parks with overnight accommodations.

As life styles have changed so have approaches to camping, and OPRD has tried to diversify the types of camping provided in its parks. The current OPRD role for camping includes providing tent sites, full RV hookup sites, hiker-biker sites and close by, walk-in tent camping. Very few OPRD properties offer dispersed or pack-in camping. Most OPRD camps are considered to be "high amenity" within a scenic setting, including flush toilets, showers and access to water, garbage and electricity somewhere in the camp. The camps are generally not far from a state highway. In recent years, OPRD has been constructing yurts or cabins in many of its larger camping parks in an effort to extend the camping season. Group camping and horse camping are also popular and growing in state parks across the state.

Another common OPRD role is providing high quality grounds and facilities for accessing adjacent resources such as lakes, ocean beaches, rivers and other attractions. Again, the parks are generally not far from a state highway and include developed facilities with vehicular access.

In the 1970's, with the advent of a variety of natural and cultural resource protection laws, OPRD discovered that its scenic lands and traditional access sites were also high quality natural and cultural resources. Master planning for protection and public access to OPRD's sites began in the 1970's to address this emerging dual role.

Recently, OPRD has been acquiring a few very high quality natural and cultural areas for the purpose of protecting their resource values and providing appropriate levels of public access for recreation and interpretive purposes.

OTHER RECREATION PROVIDERS ALONG THE LINCOLN COUNTY COAST

A full range of recreation providers, including public and private providers, serves the Lincoln County Coast.

In addition to South Beach State Park, three other coastal state parks in Lincoln County offer facilities for camping. Devils Lake State Recreation Area, Beverly Beach State Park and Beachside State Recreation Site all offer RV camp sites, tent camp sites and yurts. Beverly Beach and Beachside both have beach access. In addition, there are 21 other parks in the state park system located along the Lincoln County coast that offer day use facilities, 14 of which have beach access.

Lincoln County owns 10 parks that offer various facilities for boating, fishing, swimming, picnicking, trail use and nature observation. Three of these parks also offer camping opportunities. In addition, the County owns two waysides that provide ocean beach access.

The municipal recreation providers in this area include the Cities of Depoe Bay, Siletz, Toledo, Waldport, Yachats, Lincoln City and Newport. The cities provide facilities for activities such as field and court sports, trail use, boating, swimming, picnicking, and fishing. Field and court sport facilities are also provided by the public and private schools.

The Ports of Newport, Alsea and Toledo provide facilities for fishing, boating, picnicking and swimming. The Port of Newport also has RV camp sites, and has one sport field. RV camp sites and boating facilities are also provided by the McKinley Marina.

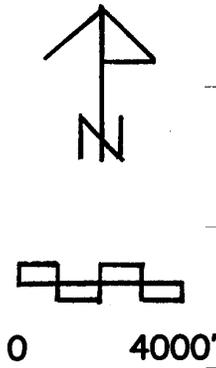
Most of the federal lands in the County are administered by the US Forest Service. In addition to dispersed recreation opportunities, the Forest Service provides RV and tent camping opportunities in several campgrounds, many miles of trails for motorized and non-motorized uses, and some facilities for picnicking and boating. Two of the Forest Service campgrounds are located along Highway 101, and one of these has beach access. The Bureau of Land Management also provides dispersed recreation opportunities as well as a few developed picnic areas and hiking trails. The Yaquina Head Interpretive Center and lighthouse is also administered by the BLM.

A number of other public and private facilities in the County provide natural and cultural resource interpretation and education. These include the Oregon Coast Aquarium, the Hatfield Marine Science Center, the Lincoln County Historical Society Museum, the Toledo Historical Museum, the Alsi Historical and Genealogical Society, the North Lincoln County Historical Museum and the Oregon Coast History Center.

Land and water areas administered by the Oregon Division of State Lands and Department of Forestry, and lands owned by the Confederated Tribes of Siletz, also provide dispersed and undeveloped recreation opportunities. The tribes also have one historic resource interpretive site.

There are many private recreation providers in Lincoln County. At least 50 private businesses offer RV and/or tent camp sites, and several offer boating facilities.

South Beach State Park Vicinity



South Beach
State Park



IV. EXISTING CONDITIONS

SIZE

The park extends about one mile from the south jetty to its southern boundary and encompasses 508 acres, including land along the east boundary that was recently acquired by OPRD.

LANDSCAPE CHARACTER

The park's landscape is characterized by coastal beach and dune formations. The river jetty is a dominant feature that defines the north boundary. Accretion and westward migration of the shoreline has rapidly occurred as a result of the jetty construction. A broad deflation plain with an abundance of wetlands separates the foredune, which is conditionally stabilized by beachgrass, from an older and forested secondary dune. At its peak, the foredune reaches an elevation of about 40 feet. The secondary dune, which is about 45 feet at its peak elevation, helps to shield the campground from the wind. The campground and day use parking areas were constructed on large quantities of sand fill.

THE NEIGHBORHOOD

South Beach State Park is one of the few mostly undeveloped oceanside properties within the Newport City limits. A mix of attractions in the immediate vicinity of the park supports year-round tourism activity, but with a strong surge of visitors during the summer. Across the highway are the Oregon Coast Aquarium, the Hatfield Marine Science Center, the Port of Newport Marina, the Rogue Brewery, and various smaller commercial establishments. The Yaquina Bay State Recreation Site is located across the river to the north. The old town of Newport, with its mix of tourist attractions, is also located just a short distance away, along the Yaquina Bay waterfront. Also located a short distance away at the north edge of town is the Yaquina Head Interpretive Center and lighthouse.

Residential neighborhoods adjoin the park along its southern and northeast boundaries. Assorted commercial and light industrial developments are located along the east park boundary and Highway 101. At the north end of the park, the river jetty is under Army Corps of Engineers jurisdiction.

EXISTING RIGHTS-OF-WAY, EASEMENTS, AGREEMENTS AND INFRASTRUCTURE

OPRD's property ownership and park management and operations are subject to various dedicated rights-of-way, easements, and agreements with neighboring property owners. Nothing in this Master Plan has the effect of vacating existing rights-of-way or canceling existing easements or agreements.

In addition, infrastructure that are owned or maintained by other parties or that serve other properties have been developed on or through the park properties, such as drainage ditches, water lines or other utilities. Nothing in this Master Plan has the effect of precluding the

maintenance of existing infrastructure. OPRD will continue to allow the maintenance of existing infrastructure through OPRD's miscellaneous use permit process. Miscellaneous use permits will include provisions that are designed to assure that the integrity of the park resources are protected and that all activities related to the exercise of the permits are in compliance with local, state and federal regulations.

ZONING

Four zoning districts and one overlay zone apply to various areas of South Beach State Park within the City of Newport's jurisdiction. Most of the park is zoned "Public Parks" (P-2). A large area along the south side of South Jetty Road is zoned "Tourist Commercial" (C-2). Property that was recently added to the park, along the northeast boundary, is zoned "High Density Multi-Family Residential" (R-4). A narrow strip of land between South Jetty Road and the river is zoned "Water Dependent" (W-1). The "Ocean Shorelands Overlay" zone applies to most of the park. In addition, the southernmost area of the park is in Lincoln County's jurisdiction and is zoned Residential (R-1).

OTHER CLASSIFICATIONS

The jetty is owned and managed by the US Army Corps of Engineers. All park development in the jetty area must be consistent with the federal policies and regulations that pertain to the jetty.

EXISTING RECREATION USES

The ocean shore and the river are popular for fishing, shellfish gathering, surfing, scuba diving, boardsailing, birding and other nature observation, and beach combing. Horseback riding is also popular on the beach. The park offers opportunities for camping in RVs, tents and yurts, and parking for the variety of day use activities. The trail system in the park is popular for hiking and bicycling.

EXISTING FACILITIES

Road Access: Three access roads enter the park along the east park boundary from Highway 101. These include, from north to south, the South Jetty Road, the main park entrance road that extends to the campground and day use parking areas, and the park administration area access road.

Jetty Area: Currently, there are no recreation support facilities in the jetty area of the park except the paved South Jetty Road and a few portable toilets. Visitors access the beach and the river from undesignated parking areas along the road. The Coast Guard has a small communications building at the end of the road.

By policy, the Corps of Engineers does not encourage public access beyond the end of the paved road or onto, or across, the jetty. Nevertheless, many visitors venture, at their own risk, across the jetty to the river or onto the jetty beyond the paved road.

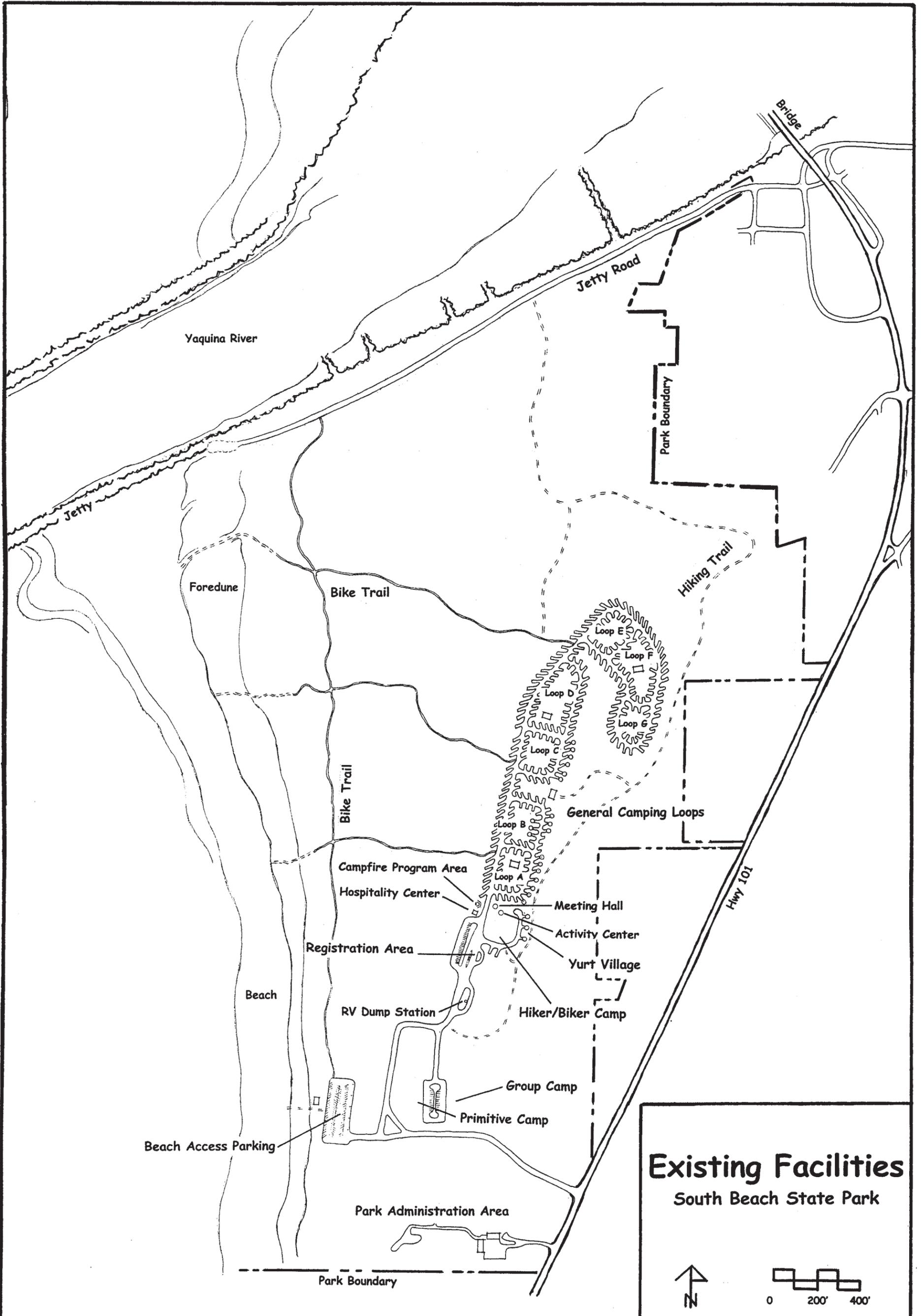
Campground: The campground facilities include 227 camp sites with water and electricity, 22 yurts, 6 primitive camp sites, 3 group camping areas, a small hiker/biker camp, flush toilets and showers in three central locations, an RV dump station and an outdoor program area. A meeting hall, activity center and hospitality/information center are also located in the campground area, in large yurts.

Day Use/ Beach Access Area: The south day use and beach access area is located near the south end of the park directly behind the foredune. The facilities here include a large parking lot and a restroom building with flush toilets.

Administration Area: The park administration area, located at the south end of the park, includes an office building, a shop building and a maintenance and storage yard.

Trails: The designated trails in the park include a paved north-south trail located along the foredune that extends from the day use area to South Jetty Road; three paved east-west trails that extend from the campground to the paved north-south trail and foredune, then unpaved to the beach; and an unpaved hiking trail that extends most of the length of the park along the east side.

Sewer and Water Facilities: The City provides water service. Sewage effluent is collected and treated by the City's sewer system; however, sewage solids are collected in the park's in-line septic tanks.



Existing Facilities

South Beach State Park



V. HERITAGE ASSESSMENT

This chapter provides a summary of the natural, cultural and scenic resource inventories and assessments that were used in completing the master plan. Detailed mapping of most of these resources contributed to the completion of the Composite Suitability Map, which is discussed in a separate chapter. Detailed maps and background information are filed at the OPRD headquarters office in Salem and may be viewed upon request.

OVERVIEW

South Beach State Park consists of mostly undeveloped land within the Newport City limits, and is one of the few large open spaces in the City. As such, it is mostly disconnected from other large tracts of natural habitat in the coast range ecological region. Connections to the larger ecosystem occur along the ocean beach and bay shore. Although the park habitats are largely isolated, they are of interest for nature observation, especially the interdunal wetlands that attract a variety of waterfowl species. The park is also important for the scenic resources it offers within the urban setting.

CLIMATE

The Oregon coast climate is moderate, with winter weather patterns influenced by counterclockwise rotating low pressure centers that pass over the North Pacific bringing frontal cyclonic storms with heavy rains and strong south to southwesterly winds. In summer, the pattern is dominated by fair weather and mild north-northwesterly winds with strong afternoon breezes and coastal fog. Mean annual temperatures are generally in the low 50's (F) with mean summer temperatures in the low 60's and mean winter temperatures in the low 40's. Most of the precipitation falls in the winter in the form of rain. Average annual precipitation is 75 to 90 inches.

GEOLOGY AND SOILS

The park is located on beach and dune formations of increasing age from west to east. Shoreline accretion has continued to occur since the construction of the jetties and, as a result, the park property has continued to grow westward. Most of the foredune has been conditionally stabilized by beach grass. Soil development on the foredune is almost non-existent due to the young age of this formation. The undeveloped interdune areas are characterized by wetlands and significantly more vegetation, including large areas that support shrub and tree cover. Although soil development is at a young stage, significantly more organic matter exists in the soil profile, especially in the wetlands. On the older dune formations in the eastern portion of the park, organic matter content in the sandy soil profile reflects the presence of the dense, older and more developed upland plant communities. The developed areas of the park are built mostly on sand fill.

HYDROLOGY

There are no defined stream channels within the park. The heavy seasonal rainfall rapidly percolates through the sandy soils to the underlying dunal aquifer. During heavy rainfall periods, flooding occurs where drainage from developed areas is impeded by compacted fill, and in the low-lying interdune areas where the seasonal high groundwater table intersects the ground surface. Large areas of permanently or seasonally flooded freshwater wetlands occur where high groundwater persists. The various wetland types found in the park are discussed below.

NATURAL HAZARDS

The location of the park makes it susceptible to natural hazards. In major storm events, the foredune is susceptible to wave undercutting, and to wave overtopping at lower dune elevations. Ocean flooding in the interdune area occurs when the foredune is overtopped or breached by storm waves. Rare, but more dramatic, flood events can occur with the combined effects of persistent heavy rainfall, storm surge and high tide. Extensive flood inundation in the interdune areas could result from such events. The flood hazard studies published by FEMA for the park area indicate that, in a 100-year flood event, inundation could occur in the jetty area and the deflation plain as far east as the secondary dune.

Potentially, extensive ocean flooding could also result from a rare tsunami generated by a major offshore earthquake. Tsunami hazard studies produced by DOGAMI indicate that this kind of event could also inundate the park as far inland as the secondary dune. Floodwaters would not reach the campground, but could inundate the day use area, the park administration facilities and the entire jetty area.

The jetty can be particularly hazardous to people. Those who venture out onto the jetty past the end of the paved road are at risk from waves that frequently overtop the jetty. The many people who walk across the jetty to the tidelands do so at the risk of slipping and falling on the uneven rocks.

PLANT COMMUNITIES

The distribution of plant communities in the park corresponds largely with the landscape features, proximity to the ocean, and dune succession.

Patches of rare American dune grass are found on the northern portion of the foredune. European beach grass is extensive throughout much of the park, and although not native, serves to stabilize the dunes. Areas where shore pine is the dominant species are not considered to be high quality habitat or important as native plant communities, although this species also serves to stabilize the dunes. In some places, shore pine is invading the open meadows and, if left unchecked, will eventually obstruct views to the river. The highest quality and most important vegetation types are the areas of Hooker willow, sedge and Sitka spruce. Red alder and shore pine / salal forests are also of relatively high quality.

The plant communities that occur in the park were identified and rated according to their relative importance based on commonness and condition. Four levels of importance were used, which correspond with the four levels of suitability described in the “Suitability Assessments” chapter. Level 1 is the most important from a natural resource protection standpoint, while level 4 is the least important. Areas that are dominated by park development were all rated level 4. The following are the identified plant community types and their importance ratings:

Shore Pine – Sitka Spruce / Salal community: Highly diverse and abundant native plant community. Rated level 1.

Shore Pine community: Mostly plantations, characterized by dense canopy and little or no understory except mosses. Rated level 3 because of commonness.

Shore Pine / Salal community: Common on the coast. Rated level 3.

Shore Pine / European Beach Grass community: Common, with an abundance of non-native species. Rated level 3.

Shore Pine / Scotch Broom / European Beach Grass community: Abundance of non-native species. Rated level 3.

Shore Pine / European Beach Grass / Sedge community: A mosaic of uplands and wetlands. Although it includes some non-native species, this community is relatively undisturbed, not very common, and includes wetlands. Rated level 1.

Hooker Willow / Shore Pine / Sedge community: Unique plant community dominated by native wetland species. Rated level 1.

Shore Pine / Slough Sedge community: Relatively undisturbed wetland community, dominated by native species. Rated level 1.

European Beach Grass community: Common on the coast and dominated by non-native species, although important for foredune stabilization. Rated level 3.

American Dune Grass community: A rare community dominated by native species. Rated level 1.

Red Alder / Salal / Salmonberry community: Somewhat common, but dominated by native species. Rated level 2.

Hooker Willow – Crabapple community: A unique wetland community, dominated by native species. Rated level 1.

WETLANDS

Field studies for the master plan revealed six types of wetlands in the park. They include:

Palustrine persistent emergent, temporarily flooded: shore pine, European beachgrass and sedge community.

Palustrine persistent emergent, seasonally flooded: Hooker willow, shore pine and sedge community.

Palustrine shrub-scrub, seasonally flooded: Hooker willow dominant, shore pine and sedge community.

Palustrine forested, needle-leaved evergreen, seasonally flooded or saturated: shore pine and slough sedge community.

Palustrine forested, broad-leaved deciduous, seasonally flooded: red alder, salal and salmonberry community.

Palustrine forested, broad-leaved deciduous, semi-permanently flooded: Hooker willow and Pacific crabapple community.

The importance rating for all wetlands is Level 1.

WILDLIFE

The park is not known for having significant wildlife habitat. The isolation of the park from surrounding natural areas together with intensive recreational use has significantly reduced habitat values. Most of the important habitat in the park vicinity is offshore in the bay, river and ocean, which support fishing, shellfish gathering, birding and other wildlife observation. Within the park, the best wildlife habitat is in the interdune wetlands. Although most of the wetlands do not have surface water year-round, they support a variety of wildlife including amphibians and migrating birds. Habitats other than the wetlands are not especially diverse, unusual or large. The shore pine forests, although not particularly diverse in wildlife species, provide habitat for squirrels and shelter for deer. The Sitka spruce and Hooker willow forests are islands of high quality plant communities that are largely disconnected from the surrounding natural areas. Because of the increasing isolation of the park from surrounding ecosystems, species other than birds and humans are finding the park hard to reach.

SPECIES OF CONCERN

No plant or animal species that are listed, or that are candidates for listing, as “threatened” or “endangered” species under state or federal programs have been identified in the park.

CULTURAL RESOURCES

The cultural resource interests associated with the park setting are related to the historic features surrounding the park, such as the Yaquina Bay bridge, the jetty, the Coast Guard facilities and the old town of Newport on the bay front. There are no known cultural resource sites in the park. Significant historic or prehistoric resources are unlikely to be found in the park because of the dynamic nature and relatively young age of the park landscape.

RECREATIONAL SETTING AND SCENIC VALUES

OPRD classifies its properties according to their uses and settings. Under the property classification scheme, South Beach is classified as a “state park” because of its many different recreational opportunities within a large scenic setting.

OPRD has also adopted methodology for assessing different recreational settings. Known originally as Recreation Opportunity Spectrum (ROS), the methodology was first developed by the US Forest Service and was later adapted by OPRD to address the somewhat different range of settings that are present outside of the federal lands in Oregon. The methodology is documented by OPRD in the Statewide Comprehensive Outdoor Recreation Plan (SCORP), 1994-1999. Under the SCORP-ROS methodology, South Beach State Park may be characterized as a combination of two types of settings, which are:

Nature-dominant Within Urban: Apparently undisturbed natural environment with limited development, moderate to high interaction and with visual or noise disturbance, within an urban context; and

Urban With Open Space: A largely developed setting, within extensive paving and buildings, highly maintained vegetation, heavy interaction and visitor controls, within an open space context.

The developed areas of the park are surrounded by high quality, naturalistic foreground scenery. The oceanfront, riverfront, wetlands and forests provide the visual setting within the park. Harmonious blending of the park development with these surroundings is an important consideration. Views of the park are important as seen from the river, from the Yaquina Bay State Recreation Site across the river, and from the bridge.

VI. AREAS OF INTEREST

Adjacent or nearby properties are reviewed through the master planning process to determine whether they might be important for future recreational uses, for the protection of important resources, or for the protection of current or future uses in the state park. Any areas considered to be important are called “areas of interest.” No action is required regarding these areas. Often, OPRD’s interests regarding these surrounding areas can be addressed through OPRD’s actions on the state property, such as through careful placement or design of OPRD facilities, resource management actions on the state property, etc. In some cases, the existing zoning on the surrounding properties is adequate to protect OPRD’s interests. In other cases, OPRD may be compelled to discuss potential agreements, easements, land trades or purchase with the property owners. These actions would be pursued only with willing landowners.

Three areas of interest adjacent to South Beach State Park have been identified. One is a small vacant parcel that is isolated by park property in the northeast area of the park. The second is a large vacant parcel abutting the east park boundary. This parcel is of interest because of the potential visual impacts on the park that could result from future development. The third parcel is situated between the jetty and South Jetty Road. OPRD is working with the owner of this parcel to acquire it for future development of designated parking and river access.

VII. RECREATION NEEDS AND OPPORTUNITIES

SCORP

Until the early 1990's, recreation needs in Oregon were assessed and updated at regular intervals, about every 5 years, and reflected in a current Statewide Comprehensive Outdoor Recreation Plan (SCORP). Loss of federal funding halted the SCORP process until it was recently reinstated. As a result, the most recent data on recreation needs, compiled in 1991, are outdated. With the renewed funding OPRD has now resumed the SCORP recreation assessments, although updated information will not be available within the timeframe required for completion of this master plan.

RECREATIONAL OPPORTUNITIES AND DEMAND AT SOUTH BEACH

Despite the lack of current SCORP data, it is well known that the demand for coastal recreation opportunities is growing and that growing demand far outpaces the abilities of recreation providers to provide enough facilities. This is reflected in the outdated SCORP assessments. It is also evidenced by the consistently high seasonal occupancy rates in the coastal parks and the numbers of people who are turned away because the facilities are filled to capacity.

Naturalistic recreation areas close to urban communities are becoming increasingly rare. South Beach State Park offers this kind of setting within the city limits of Newport. Visitors are attracted to the ocean beaches, riverfront and trails at South Beach for a number of recreational pursuits. Although the park is located within the City, it is poorly connected to the neighborhood by trails. Interpretive and daytime group use opportunities are also lacking in the park. Camping opportunities are currently provided in developed RV and tent sites, yurts, group camp areas, and hiker/biker sites. There is no exclusive tent camping area currently available in the park.

The recreation activities that occur at South Beach are expected to continue growing in demand, including the demand for RV and tent camping, yurts, group camping, group day use and jetty and beach access. Interest in trail use and interpretive programs will also continue to grow.

Recreational development potential at South Beach could never meet the demand that already exists there without sacrificing the qualities of the setting that attract its visitors. For this reason, the recreation assessment for this master plan is guided in part by the resource capabilities that limit recreation opportunities. The resource capabilities are reflected in the "Suitability Assessments" chapter.

VIII. SUITABILITY ASSESSMENTS

RESOURCE INVENTORIES

OPRD prepares resource inventories and assessments as a basis for the park development and management decisions that are reflected in the master plan. Some of these inventories are reflected in the “Heritage Assessment” chapter. Detailed mapping of key resources is completed as part of the inventory and assessment process.

The park resource maps, reports and background documents are not published in the master plan document. Rather, they are available for viewing at the OPRD headquarters office in Salem. The maps are also available for viewing at the park office and at the OPRD Area 1 office in Lincoln City. The following is a list of the resource assessments completed for the master plan:

- Vegetation Cover Types and Conditions
- Wildlife Habitat Types and Conditions
- Wetlands
- Water Features and Hazards
- Scenic Values and Recreation Settings
- Cultural Resources (This assessment revealed no significant cultural resource sites in the park.)
- Composite Suitability

RESOURCE SUITABILITY ASSESSMENTS

Existing and future recreational uses should coexist with and complement the resources that occur in the park. For natural resources, OPRD uses a method of assessment that recognizes four levels of resource suitability in order to identify areas that should be protected from intensive development and recreational uses and areas that are suitable for development and use. Each resource area identified in the vegetation, wildlife and wetland inventories (listed above) were assessed for suitability and assigned one of the four suitability classifications, which represent the relative resource value of each area, with class 1 being the highest value resources and class 4 being the lowest.

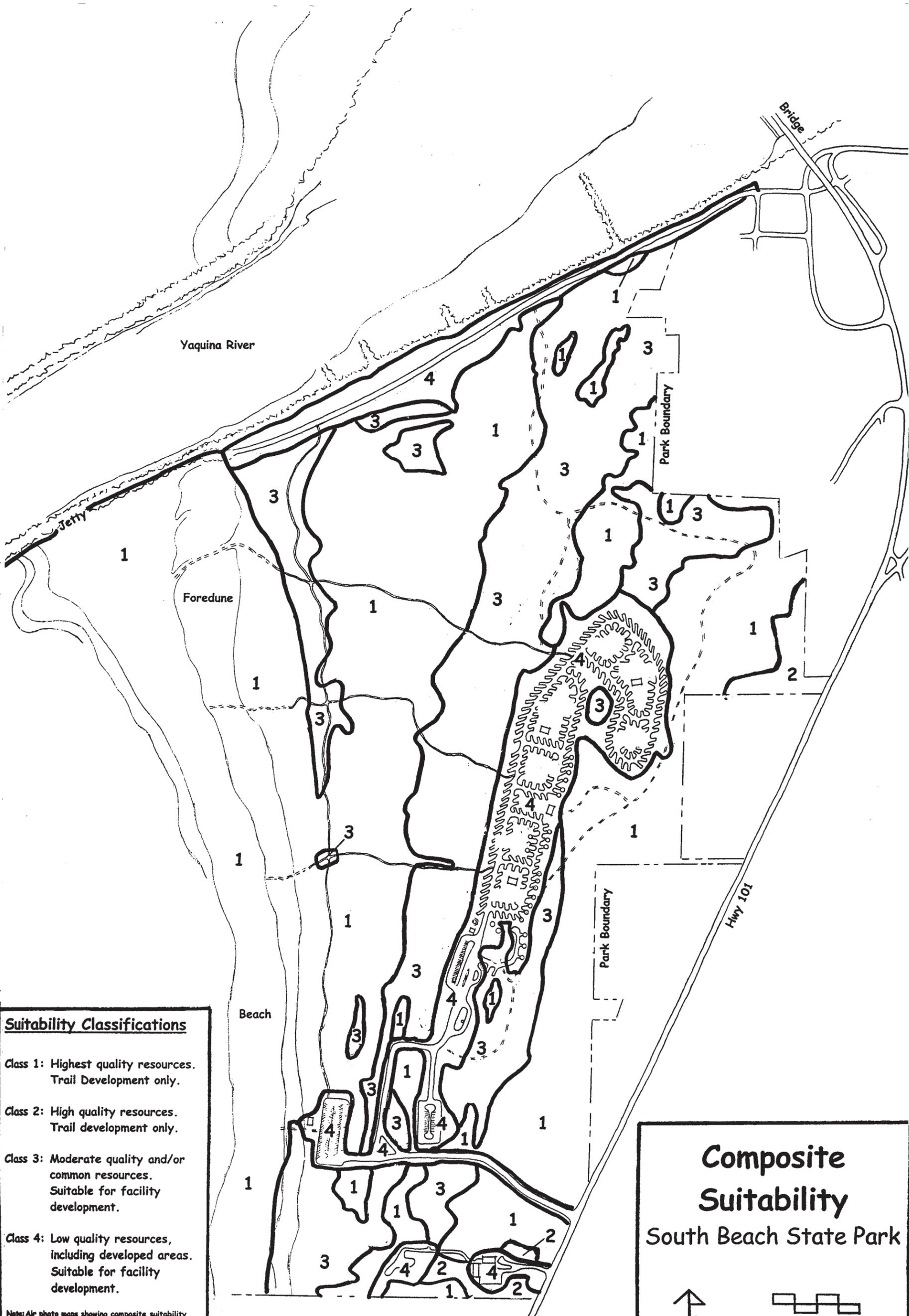
The criteria for classifying natural resource areas by their suitability are: Quality or condition, including amount of human-caused disturbance or invasion by non-native species, having a

representative, native Oregon species composition, being rare or of a protected or special concern status, being vigorous or highly functional in structure and productivity, or possessing a potential for hazards that cannot reasonably be mitigated.

COMPOSITE SUITABILITY

After the inventoried resource areas are assigned suitability classifications, the different categories of resources are overlaid and a composite suitability map is produced for the park. The most restrictive resource suitability level assigned in the different resource layers for an area determines the composite suitability of that area. Areas with a composite suitability level of 1 or 2 are least suitable for intensive use and development. Generally, only trails may be developed in these areas. The areas classified as composite suitability levels 3 or 4 are most suitable for intensive use or development. The composite suitability map is used to determine where major park facilities may be located, and which areas are to be avoided in placing major development in order to avoid impacts on important resources.

The map that follows illustrates the composite suitability of the resource areas in the park. Suitability Level 1, which accounts for about 65% of the park, includes the ocean beach, most of the foredune, wetlands, and some high quality forested areas. Suitability Level 2, which accounts for about 10% of the park, includes good quality open meadows and forest stands. Suitability Level 3, which covers about 15% of the park, includes a portion of the foredune that is dominated by non-native beach grass, low quality secondary dune and interdune areas and low quality forested areas. Suitability Level 4 covers about 10% of the park, and includes the areas that are already developed or highly impacted by human use.



Suitability Classifications

Class 1: Highest quality resources.
Trail Development only.

Class 2: High quality resources.
Trail development only.

Class 3: Moderate quality and/or
common resources.
Suitable for facility
development.

Class 4: Low quality resources,
including developed areas.
Suitable for facility
development.

Note: Air photo maps showing composite suitability
and related resource information can be viewed
at the OPRD headquarters office in Salem.

**Composite
Suitability
South Beach State Park**

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0 200' 400'

IX. ISSUES

With input from the steering committee, the general public and the Newport City Council, OPRD field and planning staff have compiled a list of issues pertaining to the master plan for the park. The list of issues was generated based on the comments obtained at meetings held by OPRD involving the general public and the steering committee, from written comments, from comments made by the City Council in their public work session forum, and from the input provided by OPRD staff. Some of the issues that can be addressed through a master planning process are reflected in the master plan goals and/or development concepts. Other issues that cannot reasonably be addressed in the master planning process are noted and passed on for consideration in other appropriate OPRD programs.

TYPICAL ISSUES RELEVANT TO OPRD MASTER PLANS

- Natural, cultural and scenic resource management
- Recreational uses and facilities
- Major partnership opportunities
- Property ownership recommendations

ISSUES GENERALLY NOT ADDRESSED IN OPRD MASTER PLANS

- Routine facility maintenance and rehabilitation
- Park fees and budgets
- People management
- General park administration
- Project costs and funding
- Lands outside of the area considered for inclusion in park management
- Park naming

The issues raised in the various forums have been organized in topics similar to those in the Goals chapter. Not every issue listed in the Issues chapter is determined to be appropriate as a master plan goal; therefore, the reader should not assume that all of the issues are addressed as such.

SUMMARY OF ISSUES

Natural Resource Protection

There is general agreement that important natural resources in the park should be protected from the impacts of recreational development and use, and that this should be a primary consideration in the long-term plans for addressing the ever-increasing demand for recreation opportunities in the park. It is well recognized that natural resource assets are a main attraction to visitors.

There are differing opinions about the measures needed to protect or enhance resources, however. For example, some advocate wide buffers to protect wetlands from recreation activities, suggesting that even trails should be located far from wetlands. Others believe that providing opportunities to see and learn about the wetlands and the species they support will enhance visitor experience, elevate public awareness, and promote protection. Some feel that more damage will occur from visitors leaving the trails to explore sensitive resource areas than if trails are strategically located to allow visitors to see these areas.

The value of using South Beach State Park for Snowy Plover recovery is also debated. Some believe that measures to promote recovery of this species should be implemented in the park, while others believe that the park is too committed to intensive recreational use and is no longer viable as Plover habitat.

Natural Hazards

There was some discussion of the coastal hazards associated with the park. The danger from ocean waves to people using the beach and the jetty is of concern. Some question whether large investments in facilities in the jetty area would be wise, if this area is susceptible to major flood events. Others pointed out the need to consider the extent of flood inundation in a tsunami event. There is also some concern about the large number of people who walk across the jetty to the tidelands and the risks of slipping and falling on the uneven rocks.

Park Maintenance and Management

Several maintenance and management issues were raised in relation to the jetty area. There is general agreement that sanitation in this area is a primary concern, and that adequate restroom and trash collection facilities need to be provided and maintained. Some are concerned that litter would become more of a problem if a food and beverage concession was allowed. A number of people commented about the difficulties of managing the jetty for overnight use versus allowing day use only. The need to install one or more telephones for emergency use, and the need to provide emergency vehicular access to the shore from Jetty Road were also mentioned.

Many people are concerned about dog control. Requiring that dogs be on leashes is favored by some and opposed by others. A number of concerns were raised about dogs running loose and defecating on the beach. There is also concern about dogs harassing wildlife if they are allowed to run loose near to sensitive habitat areas.

A few people commented about the management of meeting halls, suggesting that these facilities would attract more use if they could be rented for part of a day as well as for longer periods.

Potential Partnerships

A few topics related to partnership opportunities were discussed. Allowing commercial concessions in the park was suggested, but this idea is opposed by some. At least one person

suggested using volunteers to help manage activities in the jetty area. The need for a partnership with the Army Corps of Engineers was discussed in relation to suggestions for providing access to the river.

Providing for Recreational Activities

Trails: Trails and trail connections have been a major topic of discussion. There is strong support for linking the park's trail system to other existing and planned trails in the vicinity to connect with other public parks and open spaces, other tourist attractions, and to the Oregon Coast Trail. There is also support for supplementing the trail system within the park.

Uses in the jetty area: The jetty area has also been a major topic of discussion. Most people feel that some improvements to this area are needed, mainly to address sanitation issues and provide for better management of existing activities. Restrooms and refuse collection facilities are considered high priorities. There is also support for measures that would improve traffic circulation and relieve congestion and at the end of jetty road, and for providing designated parking. Some comments alluded to the probability that overall recreational use of this area would increase over time. There is some interest in allowing camping in this area, but most comments on this topic suggested that the jetty area should be for day use activities only. In general, most people want the variety of recreation activities that now occur in this area to be allowed to continue, although there is some concern about potential conflicts between equestrians and other visitors. There is strong support from equestrians to allow this activity to continue. Designing this area in a manner that separates equestrian parking, staging, and access to the beach is a priority.

River Access: A number of comments were submitted in support of providing a means of easy access across the jetty to the recreation opportunities offered by the river and intertidal area. The common interest among these comments is in constructing one or more walkways that would cross the jetty from the park to the tidelands. Variations on this theme have suggested also developing a scuba diving area and access for fishing and non-motorized boating. A previous proposal for elevated walkways over the jetty is not considered to be feasible. At grade walkways across the jetty would be less expensive and would work better for their intended purposes. Any such development must be consistent with Corps of Engineers policies and could only be developed with that agency's approval.

Camping opportunities: Most people are in favor of expanding the camping opportunities in the park. Yurts are popular, and viewed as a way of increasing off-season use. There is also interest in adding camper cabins. Group camping areas are also desirable, but some have pointed out that these areas should be designed in a way that works well either for groups or individual campers. Some people want an area that allows only tent camping.

Equestrian camping is the only type of overnight use that has prompted much debate. A number of comments were submitted on both sides of this issue. Some believe that this park is not well suited for equestrian use, especially overnight use, that equestrian day use is difficult enough to manage, and that adding a horse camp would increase the conflicts. There

is almost no support for allowing a horse rental concession. The equestrian groups point out that their members know how to manage their activities in a way that prevents conflicts, unlike the inexperienced riders who rent horses, and that a place for horse camping is needed somewhere in the mid-coast area.

Group day use: There is some interest in adding to the day use facilities at the southern beach access area to provide for group activities. Suggestions included picnic shelters and a group meeting hall. Others suggested adding one or more additional meeting halls in the campground area.

Other comments on recreational uses and facilities: Various other comments were made about recreation activities and facilities. The need for more activities for kids and teenagers was mentioned. Suggestions included man-made lakes for swimming and canoeing, another playground and a basketball court, as well as more bike trails. There is general support for allowing the various activities that occur along the ocean shore to continue. There seems to be no interest in constructing a facility for major events in the park. The City is looking for suitable places to provide sport fields for the community.

Park Circulation

Issues concerning traffic circulation around the campground registration area were raised. There is a need to redesign this area to improve efficiency and circulation.

Interpretation and Education

Some people mentioned that resource interpretation and education in the park is lacking, and that there are various aspects of the park that are of interest. The suggestions for interpretive and educational topics included the changing beach and dune landscape, sensitivity of plant and animal species, wetland functions and values, the variety of bird species that use the area, natural hazards associated with the ocean shore and the jetty area, and the Kingfisher.

Outside of the Park

There was considerable discussion about the future use of vacant property along the northeast boundary of the park relative to the park uses. Several comments suggested that the master plan should allow for possible trail connections to that property if, for example, it is developed as a conference center or community college. There is also concern about development on that property creating visual impacts as seen from the park, or vice versa. Other comments regarding lands outside of the park focused primarily on trail connections.

X. GOALS

This chapter establishes the goals for management and use of the park for the life of this master plan, which is about 10 to 20 years. The goals are based on consideration of land suitability, recreation needs, and evaluation of the issues discussed in this plan.

GOAL I: PROTECT AND ENHANCE OUTSTANDING NATURAL AND SCENIC RESOURCES

(Note: No significant cultural resource sites were identified in the park.)

1. Protecting important wetlands, wildlife habitat, dune formations, plant communities, views and vantage points is the number one goal for the management of the park. The enhancement of selected resource areas is also a goal.
2. Proposed uses and development will be located and designed to avoid significant impacts on important resources.
3. Prepare and implement facility development concepts that show the location, extent and type of construction proposals, and any special measures needed to enhance, protect or mitigate important resources related to development projects. The resource suitability assessment will guide the selection of sites and determination of any impacts and needed mitigation. (See the Development Concepts chapter of this master plan for the location, size, type and layout of development proposals.)
4. Prepare and implement natural resource management guidelines for the park. (See the Natural Resource Management Guidelines Chapter of this master plan.)
5. Prepare and implement scenic resource management guidelines for the maintenance and management of the park's views, vantage points and settings. (See the Scenic Resource Management Guidelines Chapter of this master plan.)

GOAL II: PROVIDE FOR ADEQUATE MAINTENANCE, MANAGEMENT AND REHABILITATION

It is always OPRD's goal to maintain facilities and provide oversight of park activities for the safety, satisfaction and enjoyment of the visitors. In allocating state park funds, OPRD will continue to put a high priority on the maintenance and rehabilitation of existing buildings, trails, roads and utilities, and on maintaining an adequate number of qualified staff.

1. Prepare or update an emergency procedures program in cooperation with the City of Newport and affected emergency service providers. The program will include identification of emergency evacuation routes as well as emergency response procedures and roles in the jetty area and other areas of the park.

GOAL III: PROVIDE FOR COMPATIBLE RECREATION

The goal is to provide public access to a variety of activities that are appropriate for the South Beach State Park setting while protecting important resources and preventing conflicts between activities. Resource assessments completed for this master plan illustrate that South Beach State Park offers exceptional but limited opportunities for public recreation.

The demand for the recreation activities and facilities at South Beach is expected to continue growing, including activities such as general beach access, equestrian beach access, tent and RV camping, yurt and cabin camping, group camping, surfing and board sailing, clamming, fishing, crabbing, scuba diving, birding, hiking and picnicking. Other related facilities are also needed, such as for resource interpretation and education, and facilities for group gatherings and meetings. (Refer to the Development Concepts chapter for more detail on facility proposals.)

1. In the campground area, strive to enhance the variety of camping options, appropriately locate and group different types of camping facilities, and provide facilities that help extend the camping season. Continue to provide general RV and tent camping opportunities. Construct a new camp loop specifically for tent camping. Design, or redesign, and construct one or more areas to better accommodate group camping. Relocate the hiker/biker camp from the yurt village to a more suitable location. Redesign and construct the yurt village to include more yurts. Redesign and construct the existing group camp area to include camper cabins. Relocate the campfire program area to a more centralized location in the campground area. Redesign and expand the camp center facilities to include a recreation center.
2. In the south day use and beach access area, strive to enhance day use opportunities, especially for group use, by designing and constructing an ADA accessible picnic area with one or two shelters, and a small meeting hall.
3. In the jetty area, provide for compatible day use activities that are consistent with park management objectives, regulatory constraints, and the need to guard against the threats of natural hazards. Some facility development in the jetty area is needed to support the day use activities associated with the beach and the river. Providing adequate sanitation facilities is a high priority. Camping is not considered an appropriate activity in the jetty area, because this area is disconnected from the park's other overnight areas and, as such, would be difficult to manage.

Install adequate restroom and refuse collection facilities. Install one or more telephones for emergency use. Design and construct designated parking areas that help separate and prevent conflicts between different types of uses, in particular, a separate equestrian parking and staging area. Explore possible ways of providing river access to the tidelands, such as constructing walkways across the jetty in a manner that is consistent with Corps of Engineers policies. This will be challenging because of the regulatory and safety constraints associated with the river and jetty. Any such facilities will require a partnership with the Corps of Engineers as well as approval by other state and federal authorities.

4. Expand the system of paved bike trails and unpaved hiking trails. Complete certain trail loops within the park, and extend trails to the park boundary in key locations where connections to external trails are most likely to occur. Design and construct a boardwalk trail and viewing platform at a location that offers ADA accessible views of the ocean shore and foredune area.

GOAL IV: PROVIDE FOR SAFE, EFFICIENT, LEGIBLE AND PLEASANT ACCESS AND CIRCULATION

Park visitors expect safe, efficient, legible and pleasant vehicular and trail access to the park amenities.

1. Vehicular circulation will be designed with separated access to different types of park use areas. In particular, the access roads will avoid routing day use traffic through camping areas.
2. Enhance the visual appearance and identity of the park entrance at the Highway 101 intersection using appropriate signage, native vegetation, and possible reconfiguration of the intersection.
3. Provide designated parking in the jetty area. Separate equestrian parking and staging from other visitor parking areas.
4. As part of an emergency procedures program, identify and develop one or more emergency evacuation routes. The emergency route(s) should be located outside of areas that are subject to flood inundation in a tsunami event, along the east park boundary.
5. Redesign the campground registration area for improved efficiency and circulation.
6. Plant vegetation where needed to beautify roads and parking and provide buffering.
7. Install or update directional signs where needed to direct vehicular traffic to the different park use areas.
8. Expand the park trails in a loop system and provide for connections to external trails at key locations. At a minimum, provide for external trail connections at the Jetty Road and campground road entrances to the park. Install trail orientation signs at strategic locations.

GOAL V: PROMOTE PUBLIC AWARENESS, UNDERSTANDING, APPRECIATION AND ENJOYMENT OF THE PARK SETTING THROUGH RESOURCE INTERPRETATION

The interpretive goal is to promote public awareness, understanding, appreciation and enjoyment of the park landscape and surrounding features through the provision of interpretive signs, materials and seasonal programs.

1. Develop an interpretive plan for the park based on the interpretive guidelines in this master plan and OPRD's statewide interpretive program. Avoid unnecessary duplication with the interpretive programs of other nearby tourist attractions. In the jetty area, interpretive signs may highlight the cultural history of the river, the affects of jetty construction, the changing beach and dune formations, and the hazards associated with tsunamis, flooding and ocean waves. Along trails that pass through wetlands, one or more interpretive stops could be developed to highlight the interdune wetland ecology. An interpretive sign highlighting the changing ocean shore and its natural hazards should also be considered in conjunction with the development of an ADA accessible boardwalk trail and viewing platform on the foredune.

GOAL VI: PURSUE PARTNERSHIPS TO AID IN ACHIEVING GOALS

OPRD recognizes the important role of each state park in its surrounding community, and often looks for opportunities to achieve master planning goals through partnerships with other interested parties. Partnerships can help stretch the use of state park funds in the face of growing recreation needs.

A variety of partners may be needed to achieve the goals, concepts and guidelines of the master plan, including state, federal or local agencies. Others partners may be volunteer groups and recreation or resource advocacy groups. Some may be investment partners for community, service or education related facilities. Partnerships with the neighbors of the park and with the surrounding community will be especially important, especially where trail connections to the surrounding community are being considered. The park's relationship with the Army Corp of Engineers will be critical to the future recreational use of the jetty area, especially where access across the jetty to the river is being considered.

GOAL VII: PURSUE OPPORTUNITIES TO ENHANCE THE PARK SETTING THROUGH NEGOTIATIONS WITH NEIGHBORING PROPERTY OWNERS

OPRD considers opportunities to acquire certain lands, or to acquire easements on certain lands, from willing property owners where such negotiations will enhance or protect the park setting. The adjacent undeveloped land along the northeast park boundary is an area of particular interest because of the potential impacts on the park that could result from future development on that property.

XI. DEVELOPMENT CONCEPTS

Conceptual designs are prepared for OPRD master plans to show the appropriate location, layout, size and type of proposed park facilities. This chapter describes and illustrates the facility development concepts. The development concept illustrations are keyed to descriptions of the proposed development projects in the matrices using a number coding system. The matrices also indicate design standards and review processes required for implementation of each project.

The master plan illustrates the development proposals conceptually, and reasonable flexibility in completing final designs is presumed. OPRD will review preliminary and final project designs in cooperation with the local land use approval authority as needed to ensure compliance with the intent of the master plan.

OPRD is dedicated to proposing facilities that are needed to support outdoor recreation and that are appropriate to the Department's role as a recreation provider in Oregon. Proposed park facilities are selected, located and designed to avoid causing significant impacts on important resources, as identified in the resource suitability assessments prepared for the master plan. The proposed facilities are also selected, located and designed to avoid causing significant impacts on surrounding land uses.

GENERAL PARAMETERS FOR DESIGN

Various general parameters are considered in completing the development concepts in state park master plans. These include the following:

- Avoiding conflicts with existing park uses and facilities;
- Providing good access and circulation for vehicles and non-motorized travel within the park;
- Placing facilities, roads and trails in a manner that is understandable by the public in navigating through the park;
- Avoiding significant impacts on important natural and cultural resources in or adjacent to the park;
- Presenting an appearance that is harmonious with the setting of the park and the region of the state;
- Providing choices for park visitors who may have different desires for park amenities and settings;
- Providing ADA access;

- Taking advantage of scenic views;
- Clustering development to keep most of the park undeveloped;
- Avoiding or mitigating conflicts with local services and neighboring land uses;
- Avoiding or mitigating potential impacts on the park by neighboring uses;
- Achieving compliance with regulatory requirements including the state land use goals, local comprehensive plans, building codes, resource laws, etc.;
- Providing opportunities for access by visitors with disabilities and different economic and cultural backgrounds.

Development Concepts

ID#	Project Description	Design Standards	Reviews/Approvals Needed
Campground & Day Use Area			
1	Campground Registration Area		
	<ul style="list-style-type: none"> • Redesign the registration area to improve registration efficiency and traffic circulation. Design for walk-in registration. Include an express check-in area. • Redesign or relocate the RV dump station, consistent with the registration area design, as needed to help improve circulation and efficiency. If feasible, locate the new dump station along the campground access road immediately north of the beach access road. • Relocate the recycling facilities, consistent with the registration area design, as needed to help improve circulation and efficiency. • Relocate the yurt village access, consistent with the registration area and yurt village designs, as needed to help improve circulation. 	<ul style="list-style-type: none"> • Max. parking capacity in the registration area: 30 short spaces & 8 long spaces. 	<ul style="list-style-type: none"> • Development permits from City of Newport.

ID#	Project Description	Design Standards	Reviews/Approvals Needed
2	Camp Center and Yurt Village		
	<ul style="list-style-type: none"> • Redesign and expand the camper yurt village. Add as many as 5 camper yurts to the existing 3. • Redesign the camp center facilities that are currently in yurts. The redesigned facilities should take into consideration the locations and sizes of the meeting hall, activity center and hospitality center, and include space for a recreation center. These uses should be contained in one or more permanent buildings. • Add restroom facilities to the camp center. 	<ul style="list-style-type: none"> • Max. 3500 sq. ft. total floor area for camp center facilities, including meeting hall, activity center, hospitality center and recreation center. 	<ul style="list-style-type: none"> • Development permits from City of Newport.
3	Hiker/Biker Camp		
	<ul style="list-style-type: none"> • Relocate the hiker/biker camp from the yurt village to the area between the yurt village and the proposed cabin loop. The trail to the hiker/biker camp should begin at or near to the registration booth. 	<ul style="list-style-type: none"> • Up to 15 primitive campsites. 	
4	Tent Camp Loop		
	<ul style="list-style-type: none"> • Construct a new tent camp loop at the north end of the campground. Configure all or part of the loop for group camping. • Construct a group shelter in the new camp loop. May have a sink and fireplace. 	<ul style="list-style-type: none"> • Up to 50 campsites max. • Group shelter size: max. 1800 sq. ft. 	<ul style="list-style-type: none"> • Development permits from City of Newport.

ID#	Project Description	Design Standards	Reviews/Approvals Needed
	<ul style="list-style-type: none"> Construct a restroom building that serves the new camp loop. Add a second recycling collection area along the access road to the proposed tent camp loop. 		
5	Cabin Loop		
	<ul style="list-style-type: none"> Redesign the existing group camp area as a cabin loop. Configure the loop to enable group use. Construct a group shelter in the cabin loop. May have a sink and fire place. Construct a restroom building that serves the cabin loop. 	<ul style="list-style-type: none"> Up to 12 camper cabins. Group shelter size: max. 1200 sq. ft. 	<ul style="list-style-type: none"> Development permits from City of Newport.
6	Campfire Program Area		
	<ul style="list-style-type: none"> Relocate the campfire program area to the south side of the small hill between loops D and G. 	<ul style="list-style-type: none"> Sized for use by campers only. 	
7	Playground facilities		
	<ul style="list-style-type: none"> Construct a second playground in the campground loops, in one of the grassy open areas. The playground should be centrally located in the north loops, such as in loops E or F. Construct a small basketball court centrally located within the camp loops, such as next to the restroom/ shower building between loops B and C. Manage a designated open meadow area for use as a playfield. The designated area is located west of camp 	<ul style="list-style-type: none"> Open playfield max. size: 1 acre. 	

ID#	Project Description	Design Standards	Reviews/Approvals Needed
	loop A on the west side of the forested dune and immediately south of the ADA trail.		
8	Group Day Use & Picnic area		
	<ul style="list-style-type: none"> • Construct a picnic area on the backside of the foredune and south of the beach access parking lot, with picnic tables and 2 group day use shelters. Each shelter may be open sided or enclosed, and may have a sink and fireplace. Parking for the picnic area and shelters would occur in the existing parking lot. • Construct an ADA accessible trail to the picnic area from the parking lot. The trail should be wide enough to accommodate small service vehicles. 	<ul style="list-style-type: none"> • Paved trail, max. width 10 ft. • Shelter size: one small shelter, 1200 sq. ft. max.; and one larger shelter, 1800 sq. ft. max. • Shelters must comply with the City's applicable flood hazard area standards. 	<ul style="list-style-type: none"> • Development permits from City of Newport.
Jetty Day Use Area			
9	Beach and river access parking		
	<ul style="list-style-type: none"> • Construct a beach access-parking loop at the west end of Jetty Road behind the foredune. • As needed to accommodate increases in visitation in the jetty area, construct 1 or 2 additional parking lots in suitable areas along the south side of Jetty Road. Acquisition of Tax Lot 1400 in T11S R11W Sec. 17 or agreement of the property owner will be needed for 	<ul style="list-style-type: none"> • Beach access parking loop max. capacity: 60 short spaces & 6 long spaces. • 1 or 2 additional parking lots max. capacity: 60 short spaces & 4 long spaces. Native trees and shrubs will be planted along the south and east edges of these parking lots to buffer them from viewpoints of neighboring properties. 	<ul style="list-style-type: none"> • Development permits from City of Newport for restrooms.

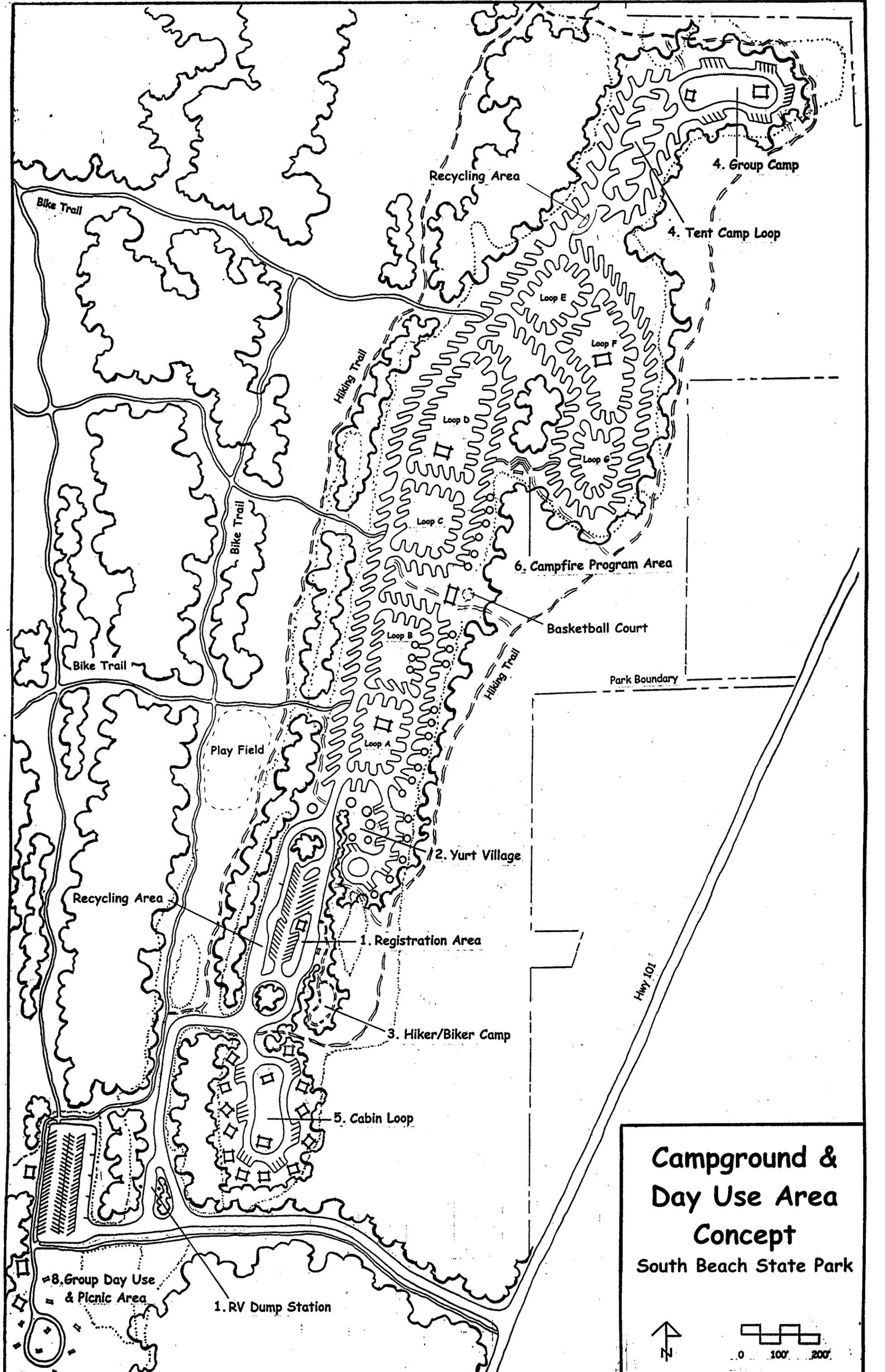
ID#	Project Description	Design Standards	Reviews/Approvals Needed
	<p>realignment of the road and construction of parking near the proposed diving area. Alternatively, the parking and other facilities will be located to avoid encroachment onto this property.</p> <ul style="list-style-type: none"> • Construct some parallel parking along Jetty Road in suitable areas where river viewing and bird watching can occur from vehicles. • Construct one or more restroom buildings as needed to serve the jetty area uses. 	<ul style="list-style-type: none"> • Total roadside parallel parking max. capacity: 8 short spaces & 9 long spaces. Parallel parking will be concentrated toward the west end of the road. A maximum of 4 short parallel parking spaces at the east end of the road will be provided to accommodate bird watching vehicles. • In order to preserve views of the river from South Jetty Road, all parking will be clustered and located in a manner that leaves at least 75 percent of the distance along the north side of the road unobstructed by parking. • Restrooms must comply with the City's applicable flood hazard area standards. 	
10	Equestrian parking & staging area		
	<ul style="list-style-type: none"> • Construct a parking and staging area for equestrians at the west end of Jetty Road behind the foredune. This area should be separated from the beach access parking discussed above in order to avoid conflicts between equestrians and other visitors. 	<ul style="list-style-type: none"> • Up to 6 designated long spaces for vehicles with horse trailers. 	
11	Diving Area		
	<ul style="list-style-type: none"> • Work with the Corps of Engineers to develop a scuba diving area with access 	<ul style="list-style-type: none"> • Compliance with Corps of Engineers requirements. 	<ul style="list-style-type: none"> • Corps of Engineers approval. • DSL approval.

ID#	Project Description	Design Standards	Reviews/Approvals Needed
	<p>from the state park property. The most feasible location may be between the third and fourth finger jetties. Construct an at grade walkway across the jetty to the diving area. Acquisition of Tax Lot 1400 in T11S R11W Sec. 17 or agreement of the property owner will be needed for access to the proposed diving area. Alternatively, these facilities will be located to avoid encroachment onto this property.</p>	<ul style="list-style-type: none"> Compliance with DSL requirements. 	<ul style="list-style-type: none"> Development permits from City of Newport.
12	Fishing Access		
	<ul style="list-style-type: none"> Work with the Corps of Engineers to develop fishing access on one of the finger jetties. Construct an at grade walkway from the state park property out onto the finger jetty. Construct a fish cleaning station near the fishing access. 	<ul style="list-style-type: none"> Compliance with Corps of Engineers requirements for construction on the jetty. Fish cleaning station must comply with the City's applicable flood hazard area standards. 	<ul style="list-style-type: none"> Corps of Engineers approval for construction on the jetty. Development permits from City of Newport.
13	Tideland access		
	<ul style="list-style-type: none"> Work with the Corps of Engineers to develop access from the state park property to the intertidal area between the bridge and the first finger jetty. Construct an at grade walkway across the jetty to the tidelands. 	<ul style="list-style-type: none"> Compliance with Corps of Engineers requirements. Compliance with DSL requirements. 	<ul style="list-style-type: none"> Corps of Engineers approval. DSL approval. Development permits from City of Newport.
Trails			

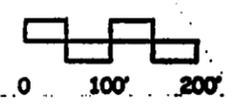
ID#	Project Description	Design Standards	Reviews/Approvals Needed
14	Trails in the park		
	<ul style="list-style-type: none"> • Construct a paved trail along the south side of Jetty Road connecting the existing trail along the foredune to the Jetty Road entrance. Construct a parallel trail on the north side of the road connecting the proposed beach access parking to proposed river access walkways. • Construct a paved north-south trail on the deflation plain east of the wetlands to complete a paved north-south loop system, by connecting with the foredune trail at the beach access parking lot and with all three east-west paved trails. • Construct a paved trail parallel to the campground and day use entrance road that connects Highway 101 with the park's trail system at the day use parking lot. • Develop an unpaved hiking trail along the west side of the secondary dune to complete a north-south hiking loop, by connecting with the Cooper Ridge trail at the north and south ends of the campground. Develop an unpaved trail extension from the north end of this loop to the Jetty Road trail. • Construct an ADA accessible boardwalk trail and viewing platform on the 	<ul style="list-style-type: none"> • Any wetland crossings will be on boardwalks. • The boardwalk trail and viewing platform must comply with the City's applicable flood hazard area standards. 	<ul style="list-style-type: none"> • Development permits from City of Newport for boardwalk trail & viewing platform.

ID#	Project Description	Design Standards	Reviews/Approvals Needed
	foredune at the end of the east-west trail that extends from camp loop A. The boardwalk structure would extend from the end of the paved trail to a platform on the western dune ridge overlooking the beach.		
15	External trail connections		
	<ul style="list-style-type: none"> • Work with the City and surrounding community to connect the park's trail system to other existing and planned trails and visitor attractions in the vicinity. Connections to external trails would most logically occur at the Jetty Road entrance and at the campground and south day use area road entrance. OPRD will work with the City to design a trail that connects the state park to the expo/events center that is proposed on property adjacent to the northeast park boundary. The trail must be designed to be compatible with the interests of both the state park and to the City. A connection to the neighborhood directly south of the park may also be desirable with the agreement of the property owners. 		

ID#	Project Description	Design Standards	Reviews/Approvals Needed
Park Administration Area			
16	Office & Maintenance Facilities		
	<ul style="list-style-type: none"> Expand the park office and maintenance facilities in the existing administration area as needed to accommodate future needs associated with park use and management. This area of the park is currently in Lincoln County jurisdiction. 		<ul style="list-style-type: none"> Development permits from Lincoln County unless this property is annexed by the City.



**Campground &
Day Use Area
Concept
South Beach State Park**



1. RV Dump Station

8. Group Day Use & Picnic Area

5. Cabin Loop

3. Hiker/Biker Camp

1. Registration Area

2. Yurt Village

Basketball Court

6. Campfire Program Area

4. Tent Camp Loop

4. Group Camp

Recycling Area

Loop E

Loop F

Loop D

Loop C

Loop B

Loop A

Play Field

Bike Trail

Bike Trail

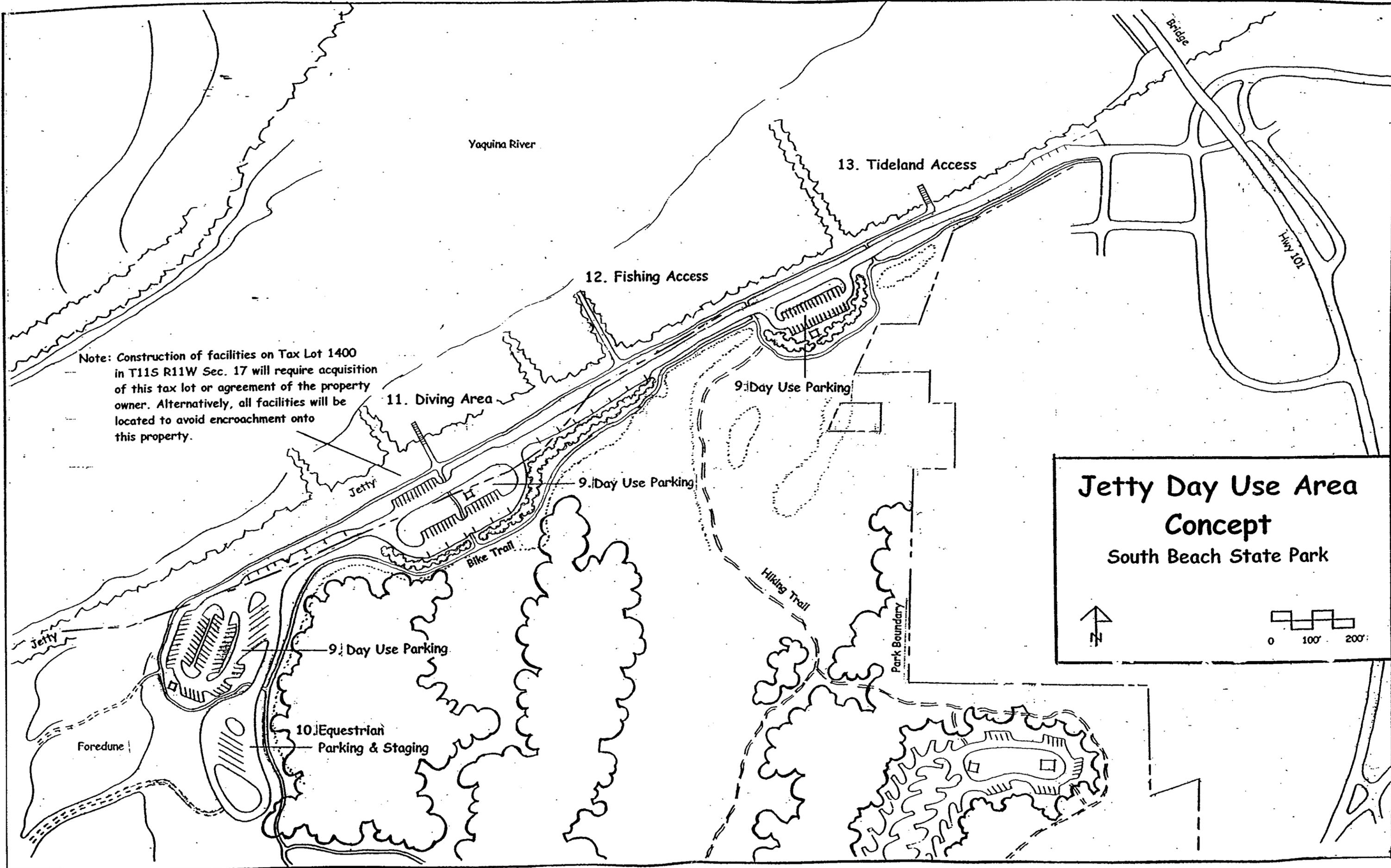
Bike Trail

Park Boundary

Hwy 101

Hiking Trail

Hiking Trail

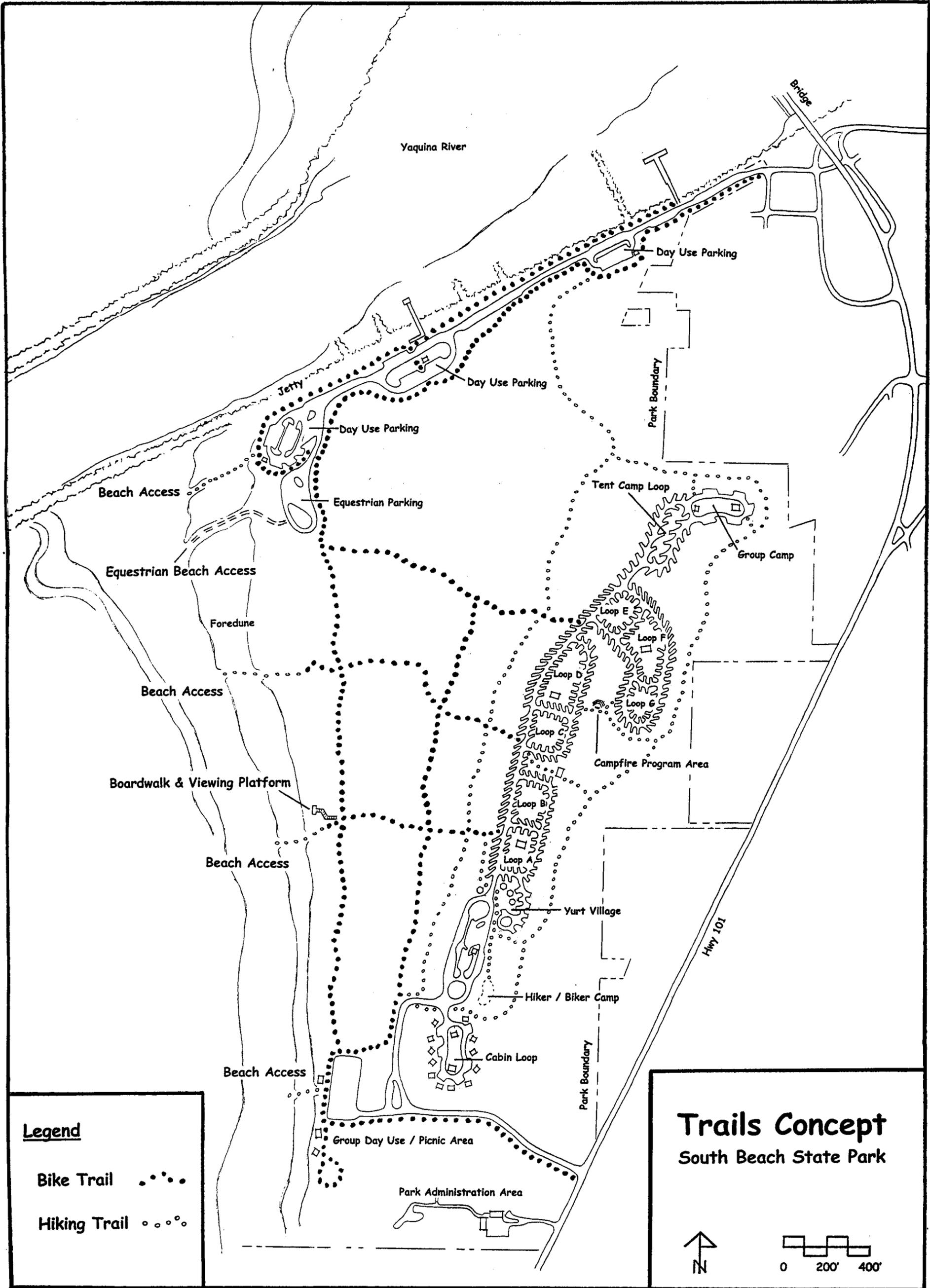


Note: Construction of facilities on Tax Lot 1400 in T11S R11W Sec. 17 will require acquisition of this tax lot or agreement of the property owner. Alternatively, all facilities will be located to avoid encroachment onto this property.

**Jetty Day Use Area
Concept**
South Beach State Park

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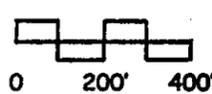
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Legend

- Bike Trail - - - - -
- Hiking Trail

Trails Concept
South Beach State Park



XII. NATURAL RESOURCE MANAGEMENT GUIDELINES

This chapter provides guidelines for the management of the natural resources in South Beach State Park. Included in the guidelines are OPRD's Natural Resource Management Objectives that apply broadly to the state park system, as well as objectives and guidelines that apply specifically to South Beach.

OPRD NATURAL RESOURCE POLICY

As stewards of the natural resources entrusted to the Commission, it shall be the policy of Oregon Parks and Recreation Department to:

1. Proactively manage the natural resource base for its contribution to the regional landscape, as well as, its function within a site specific planned landscape.
2. Actively cooperate and communicate with our public and private neighbors to promote compatible programs and practices.
3. Inform, involve and educate the public in significant planned management actions, including the scientific and practical aspects of current management techniques and strategies.
4. Consider the significant ecological, recreational and aesthetic qualities of our resources to be the highest priority.
5. Develop and follow management programs and action plans which exemplify excellence in resource stewardship, fulfill the agency mission, are guided by the management intent of our property classification system and meet or exceed federal, state and local laws and regulations.

SYSTEM-WIDE NATURAL RESOURCE MANAGEMENT OBJECTIVES

The following objectives have been established by OPRD to guide natural resource management decisions for the Department's properties statewide. These general objectives were considered in combination with the particular resource situations at South Beach to determine specific objectives for the park, which follow this section.

1. Protect all existing high quality, healthy, native Oregon ecosystems found within OPRD properties. (Based on Oregon Natural Heritage ecosystem types and OPRD definition of high quality.)

- a. Generally, allow successional processes to proceed without intervention.
 - b. Identify and monitor existing high quality ecosystems for the presence of threats to a desired type or condition. Determine whether there are changes desired in ecosystem type or condition, based on consultation with Oregon Department of Fish and Wildlife, the Oregon Natural Heritage Program, the Oregon Department of Agriculture Protected Plants section, county resource groups and any federal resource management agencies that may apply.
 - c. Manage the resource to eliminate any unacceptable threats or to attain desired ecosystem conditions and types.
 - d. Following a natural or human-caused catastrophic event, such as major fire, wind throw, landslide or flooding, etc.; determine what management actions are needed, if any, to attain a desired ecosystem condition or type.
2. Generally, restore/enhance existing low quality OPRD resources, to a higher quality, desired ecosystem type and condition, based on consultation with natural resource agencies as to what a desired ecosystem should be for the park, and for the region of the park. Retain some low quality areas for future recreational use and development, as identified in the park master plan.
 3. Manage all OPRD properties to protect existing occurrences of state or federally listed or candidate species to the approval of jurisdictional agencies:
 - a. Broaden species management plans into ecosystem management plans that include the monitoring and management of indicator species.
 - b. For selected lands, in consultation with natural resource regulatory agencies, determine how best to manage for protected species recovery and related desired ecosystem type and condition.
 4. Manage all OPRD lands and uses to keep erosion, sedimentation, and other impacts on important resources at an acceptable level.
 5. Identify and acquire additional lands, or enter into management partnerships with landowners, to provide long term viability for important natural resources found within OPRD properties, as needed.
 6. In areas of high quality ecosystems or habitats, endeavor to provide opportunities for the public to experience the following:
 - a. Sights, sounds, smells and feeling of ecosystems representative of Oregon and the region;
 - b. Understanding of the ecosystem structure, composition and function;
 - c. Larger views of the landscape of which the ecosystem is a part.
 7. In selected areas of low quality natural resources, manage for:

- a. Popular or attractive native plants or animals, appropriate to the local ecosystem;
 - b. Desired views or settings;
 - c. Desired cultural landscape restorations for interpretation.
8. Place, design and construct facilities that provide public access to high quality ecosystems or habitats in a manner that avoids significant impacts on the ecosystems.
 9. For those OPRD properties or sites which are historically significant and which have been identified by the Department as priority sites for emphasizing cultural resource protection, management and interpretation, manage the natural resources in the cultural resource areas to support cultural resource interpretation, unless this would result in unacceptable conflicts with protected species or areas of special natural resource concern.
 10. Manage OPRD natural resources to protect visitors, staff, facilities and neighboring properties from harm.
 11. Manage OPRD natural resources to protect them from threats from adjacent or nearby properties or their use.
 12. Limit the use of non-native plants to developed facility areas or intensive use areas, and as is needed to withstand intensive use and to provide desired amenities such as shade, wind breaks etc. Wherever possible, use native species in landscaping developed sites.

NATURAL RESOURCE MANAGEMENT GUIDELINES FOR SOUTH BEACH

In addition to the system-wide objectives above, the natural resource management guidelines for South Beach are based on a summary of the detailed vegetation, wetland, and wildlife habitat mapping completed for the master plan, and on the park-wide ecosystem patterns. A summary of the natural resources in the park is found in the Heritage Assessment Summary Chapter. Detailed resource mapping for the park is available for viewing at the OPRD headquarters, the OPRD Area 1 office, and the park office.

Forest management plan: Forested areas will require appropriate levels of on-going, professional management to ensure that growth progresses toward a healthy mature forest of mixed coniferous and deciduous patches. OPRD will prepare or update and implement a detailed forest management plan for the park.

High-quality forests: Trails in high-quality forested areas will be located and designed in a manner that requires minimal grading and avoids the removal of mature trees.

Lower quality forests: Lower quality forested areas may be enhanced by planting native rhododendrons in appropriate areas to expand their populations. OPRD may also experiment with planting native rhododendrons in the campground.

Wetlands: All areas identified as wetlands based on plant community inventories are considered to be high-value resource areas regardless of their condition. In general, trails will be located to avoid wetlands, except in specific areas where crossings are necessary or where sections of trails are intentionally located to provide for wetland viewing or interpretation. Elevated boardwalks will be required anywhere that trails cross over wetlands. No wetland fill will occur.

Potentially, low quality wetlands may be enhanced. They may be retained as open meadows with native grasses and forbes. Intruding trees and shrubs may be routinely removed.

Jetty area: Plant native vegetation in key locations along South Jetty Road to enhance wetland edges and degraded areas and to help beautify proposed parking areas and other facilities. These plantings will be designed to preserve views of the river from the deflation plain and South Jetty Road.

Deflation plain: The open areas of the deflation plain between the foredune and the campground will be managed to prevent impacts on high value meadow areas and allow lower quality open areas to recover from past activities. In general, any trail development should be located at the forested edge of the meadow.

Foredune: Trails over the foredune will be limited to a few designated beach access trails and one ADA accessible trail and viewing platform. These trails and related structures will be located, designed and constructed in a manner that prevents erosion.

Native dune grass: OPRD will develop and implement a management plan for the protection of American dune grass communities. Potentially, OPRD may implement measures to encourage the spread of American dune grass on the foredune.

Rare plants: OPRD will work with local native plant interest groups to identify any rare plant species prior to beginning site management or development activities that could potentially disturb such species. If any rare plants are identified, OPRD will consult with the Oregon Dept. of Agriculture or other qualified experts to determine the appropriate measures to protect them. Currently, no federal or state-listed endangered or threatened plants are known to exist in the park.

Renegade trails: OPRD will implement measures to prevent the use of renegade trails. Visible undesignated trails will be obliterated. Signage or barriers designed to discourage undesignated trail use will be installed as needed in problem areas.

Exotic plant species: OPRD will monitor areas where the spread of non-native species may be problematic in relation to the objectives of the Natural Resource Management Guidelines for the park. OPRD will consult with the Oregon Dept. of Agriculture or other qualified experts regarding measures that are appropriate to control such species, and implement such measures where needed. Prior to development of additional trails, OPRD will consult with such experts regarding any measures that may be needed to control the spread of exotic species in conjunction with trail development.

Snowy plover: Decisions regarding the possible enhancement or management of snowy plover habitat will not be made in this master planning process. Rather, those decisions are to be made in OPRD's process for developing an Ocean Shore Management Plan and Habitat Conservation Plan. Implementation of this master plan must be consistent with the guidance adopted in that separate planning process.

XIII. SCENIC RESOURCE MANAGEMENT GUIDELINES

There is no formal policy on scenic resource management in state parks except for general guidance provided by OPRD's mission statement, and OPRD's setting definitions developed for the Statewide Comprehensive Outdoor Recreation Plan. These OPRD settings definitions are applied in the master plan assessments. However, the department has a long history of placing emphasis on acquiring and managing properties for scenic enjoyment, and continues that tradition in its management actions.

South Beach has great views of the river and the Yaquina Bay Bridge from the deflation plain meadow and the jetty area. OPRD will maintain views of the bridge and river from these vantage points by strategically locating, and limiting the height of, any structures in the view shed. OPRD will also manage the growth of shore pine that could invade these areas and obstruct views.

Future development of adjacent properties could have an impact on views from within the park. OPRD will work within the local land use process to encourage visual screening of new development on adjacent properties. In certain areas, OPRD may be able to help buffer the visual impacts of adjacent development by planting vegetation along the park boundary.

For development areas in the park, the enhancement or management of views will emphasize the visual qualities associated with the park structures. This is generally accomplished through the appropriate use of architectural design, colors, materials and vegetation.

XIV. INTERPRETIVE GUIDELINES

Successful resource interpretation enhances visitor experience and provides information that assists the agency in management of the park resources. The overall goal of OPRD's Interpretive Services Program is to heighten and increase public understanding, appreciation and enjoyment of the natural and cultural resources of the OPRD system. The subordinate goals listed below must also be implemented to aid in future park management and public understanding of the agency and how they can participate in supporting the agency:

1. Promote public understanding of our agency's mission and mandates.
2. Provide visitors with enjoyable and inspirational park experiences.
3. Accomplish management goals by encouraging thoughtful use of resources.
4. Enhance the agency image as competent cultural and natural resource managers.
5. Help generate broad-based agency support.

South Beach State Park staff has developed a visitor information and interpretive station at the campground, but little other interpretation has been implemented at the park to date. The following is an outline of the interpretive goals and themes for the park. Staff can use these guidelines as a basis for completing more detailed interpretive objectives and priorities for implementation.

OBJECTIVES FOR SOUTH BEACH

1. Provide visitor information and interpretive materials at the park information and hospitality center. No separate interpretive center is planned for the park.
2. Provide interpretive signs at key locations along trails and at viewpoints and parking lots.
3. Construct an improved camp talk area, and provide seasonal educational and informative programs.
4. Interpretive themes at South Beach should be chosen to compliment, not duplicate, what is being offered at the other interpretive stops in the area, such as the Aquarium, the Yaquina Lighthouse, the Yaquina Bay State Recreation Site and lighthouse, Hatfield Marine Science Center and the Newport Historical Society Museum. This may be difficult to achieve, as the major natural and cultural resource topics regarding the area may be thoroughly covered at these other facilities.

SUGGESTED INTERPRETIVE THEMES FOR SOUTH BEACH INCLUDE:

- The natural history of the park landscape and surrounding features
- The cultural history of the river, its many uses, and jetty construction
- The changing beach and dune formations
- Natural hazards associated with the ocean shore including tsunamis, flooding and ocean waves
- Enhancing and restoring wetlands
- Enhancing and restoring American dune grass
- Fishing, clamming and crabbing: how to

XV. LAND USE APPROVAL REQUIREMENTS

Development of park uses and facilities in the state park is governed by the City of Newport under the provisions of the City's comprehensive plan. The City's comprehensive plan is acknowledged by the Land Conservation and Development Department Commission (LCDC) pursuant to the statewide land use goals, statutes and related administrative rules.

This master plan has been formulated through the master planning process described under OAR 736 Division 18 and OAR 660 Division 34. The master planning process includes procedures for coordinating with affected local governments to obtain local approval of the master plan.

DEVELOPMENT PERMITS

Unless specifically noted in the Master Plan, all of the projects described in the Master Plan are conceptually approved with the City's approval of the Master Plan. However, development permits are still required for most of the projects. Prior to beginning construction of any project described in the Master Plan, the project manager is responsible for consulting with the City of Newport and obtaining the necessary development permits. The specific requirements for obtaining development permits for a project, and the kind of local permitting process required, may vary from one project to another. The time required for completing the development permitting process may also vary substantially, therefore, the project manager should consult with the City early enough to assure that the permitting process is completed prior to the target date for beginning construction. Prior to issuance of development permits for a project, the City will review the project plans and specifications through the City's development review process to assure that the project proposed for construction is consistent with the conceptual design and description of the project in the adopted master plan and with any applicable development standards in the City's development code.

VARIATIONS FROM THE MASTER PLAN

Under the provisions of OAR 736-018-0040, OPRD may pursue construction of a park use that varies from an adopted master plan without first amending the master plan provided that the variation is minor, unless the master plan language specifically precludes such variation. Any specific project design elements that cannot be changed by applying the "Minor Variation" rule are indicated in the design standards for the projects in the master plan.

The OPRD Director must determine that a proposed variation from the master plan is "minor" using the criteria in OAR 736-018-0040. A minor variation from the master plan, which is approved by the Director, is considered to be consistent with the master plan, contingent upon the concurrence of the City of Newport.