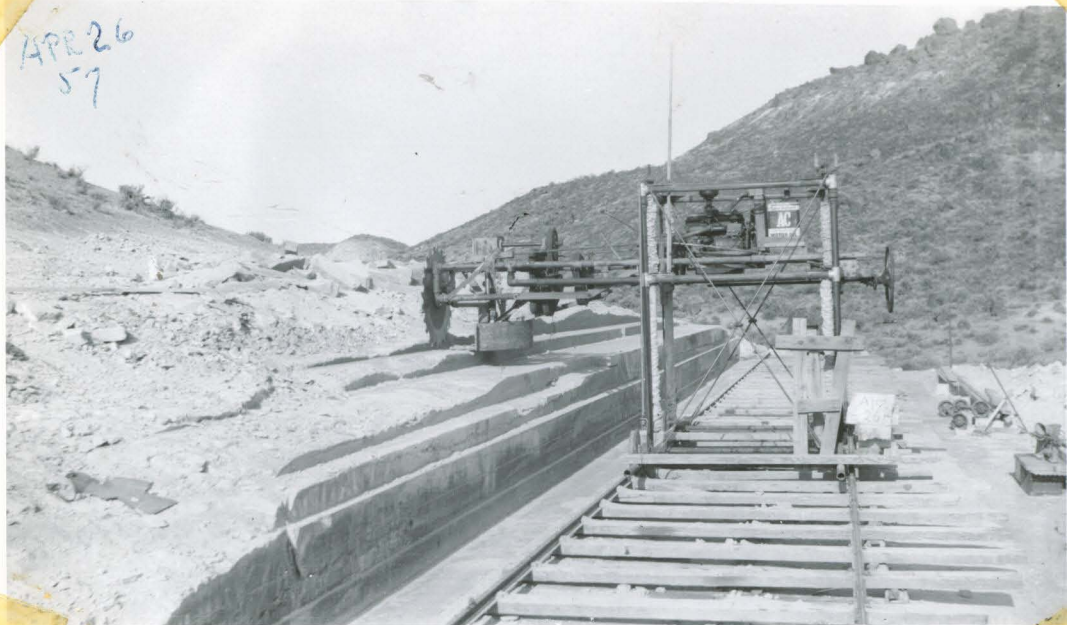


APR 26
57



JUL 31

JULY 3
57



JUL 31

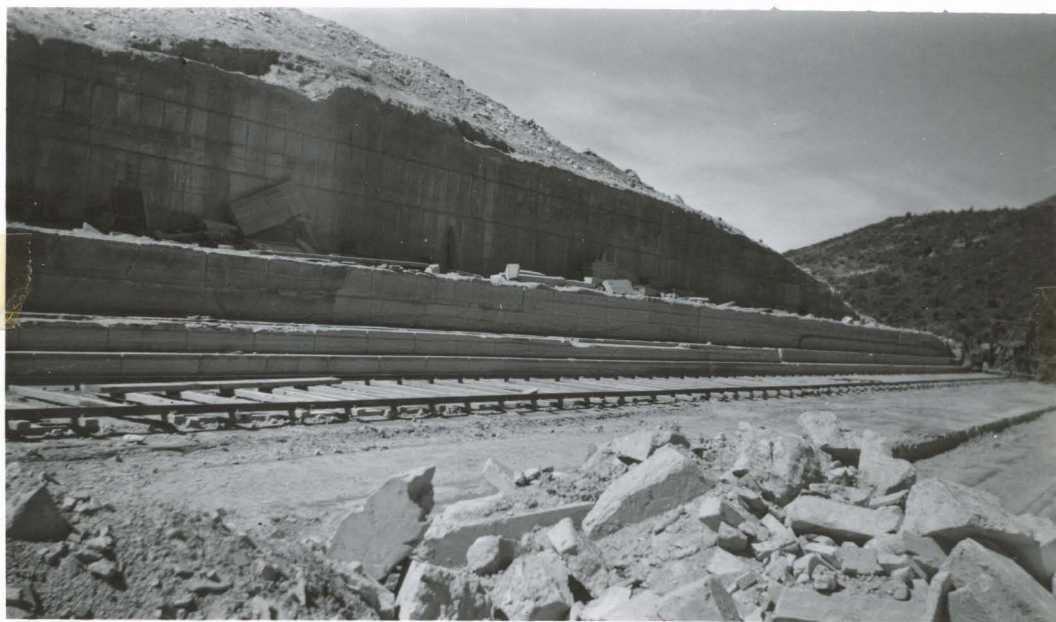




AUG • 58



MAY • 60



8-9-61

CASCADE PUMICE CO

CINDERS → REOMOND - TETHEROW BUTTE MARKETING FOR GROSS
BEND

DECKLUTES

ATHLETIC TRACKS

20 CARLOADS FOR BEND H. SCHOOL

1/2" - PUMICE TO BOISE FOR LIFE PANELS
1/2" - 1/4" - CINDERS - MONOLITHIC

DON ROBBINS - Now AS PIVILLE BLIN - \$300 / AC.

CARL SWITWICK RETIRED - PAUL NUTS GR 10GR
ORE-LITE CORP HOLDING

UP 20% OVER LAST YEAR \$1.80 / cu yd / FOB BEND / PUMICE

PUMICE PRICES TOO LOW! - JIM O'BILL PITCH

NOV 10-11 ON 17-18 - EUGENE ORE THOR CONC / Masonry Assoc

~~FOSSIL ANTLER IN PUMICE W/O BEND~~

~~CENTRAL ORE PUMICE CO~~

~~405 GREENWOOD AVE~~

~~CURRENT NO ACTIVITY BY CARLSON EXCEPT MORTAR
FOR FREIGHT RATE.~~

PUMICE 65' DEEP W END OF TOWN IN USFS WELL
WATER TABLE 240'

8-10-61

WILLIAMSON NEWBERRY CRATER PONDICE

NO ACTIVITY 8-10-61

PT ABOUT 250' LONG x 40' WIDE - 8' DEEP

2ND PT 200 x 50 GOES DOWN TO EDGE OF LAKE

PTS ON HILL IN SMALLER SIZE LUNGS - DID BIG

LUNGS FROM DOWN TO FOOT OF HILL? H. W. L. QYR

[2 SHIPPLES]

PAID 1426. HARRISON

EV-2 0560

809/STONES

DECO-WRITE - CRAFTING TUBE FOR HARRING ROCK

HARRIE KLOPPACK - NEAR SHORELINE 3 TRUCKS/WK

SAC APP \$300,000 FOR AL DOKE - STONE THIS FALL

LOREN
YOUNG DAN BUSINK - LOANNA SPILLWAY TOWN

E. WADE WEST 25 1/2 - 32-35.11/110

10 DRS LOST SINCE 1942

ANTIBIOTICS BIGGEST USE

RAIL STRIKE

ALL LOCAL PEOPLE

UPGRADED REJECTS SINCE 1959

World-Wide SHIPPING

MORATORIUM ON TAXES MIGHT HELP!

~~BILL DUREE FOUND ORE. EMERALD~~
~~LEASED TO ONE QUARRIES - STILL GOOD~~

SAHARA TAN - GRANULES - ROOF & GARDEN - SEATTLE

HEMPHILL MCKILLOP

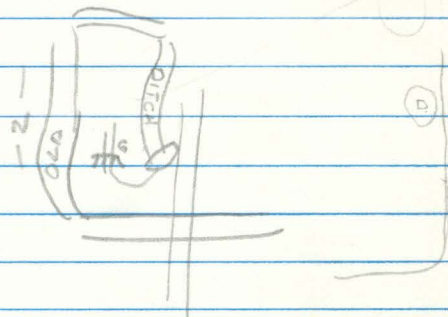
GREEN CHIP - VALLEY GREEN - GLEN ROBERTSON

4 MI UP FROID CROOKED R HIGH BRIDGE - (PETER SCENE)

~~HAYSTACK STONE - AT HAYSTACK DAM~~
~~4-5 TONS~~

MOSS COV STONE 1/3 RED HOT

GREEN CHIP - AT HWY (PETER SCENE) 0.2
OLD HWY TO 2.0 TURN R. TO DITCH TURN
R TO TUNNEL (4.2) TURN R.



HAYSTACK STONE - EXTENSIVE FLOW OF VOL AGG?
AT E. ABUTMENT HAYSTACK DAM - USED AS RINRAD
G. DAM - NO OVERBURDEN - LARGE BLOCKS - THIS DAM?
BEST USE AS RUBBLE OR LANDSCAPE [FLATTISH SAMPLE]
SEC 25-26? T12S R13E

PETER SCENE OGDEN ST PK W END BRIDGE - VESICULAR LAVA
5' CUT - BOTH SIDES HWY - GRAY DROWN - LARGE VESIC.
[SAMPLE]

BLOG STONE TRIP - 1961

DANHA QUARRY ✓

RAINBOW QUARRY ✓

TOA WOLLENZIEN ✓

BILL DUFFEE LI-8 3095 R ✓

OREGON EMERALD ✓

OREGON ROSE ✓

R ✓
SAMPLES - PUHICE - CINDERS - OBSSIDIAN - RHYOLITE - ANDESITE

DIATOMITE PLANT SHUTDOWN ✓

CENTRAL ORE BENTONITE ✓

CARLSON PUHICE - CHEMULT ✓

BILL MILLER ✓

RALPH YOUNG ✓

MRS. LLOYD WILLIAMSON

GEO. WONSER - DESCHUTES to GEO. SHORT - MEMORIAL GAR

BOB FINZER - TERREBONNE LI-8 2443

SORENSEN QUARRY - PINE GROVE

CAREY RANCH ?

Empire Building Materials Co. Quarry and Kiln

Visited 7-14-60.

Milton Schultz, co-owner and gen mgr. (home phone MI-4 6874, Plant EL-7 6551 Forest G.
Quarry in Keasey shale lies just south of U.S. Highway 26 and immediately west of
Sunset tunnel in northwestern Washington County. Legal description is/Sec. 23, T.
3 N., R. 5 W. The property lies at an elevation of 1100 feet.

7-14-60

SCHULTZ EMPIRE

THACKER -

CAT TO BUNKER

PIT → BEDS Dip $5^{\circ} \pm$ E'LY Much JOINTING 'OV'DURDEN' 15' THICK

SHALE BREAKER

ELEC DRIVE

'EAGLE' 100 HP DRIVE

FINES OUT

FEED TO SILOS VIA RUBBER BELT

RECIP PAN FEEDER

KILN 70' x 9' O.D.

OIL AND 70' x 6' O.D. 1 RPM = 40 SEC 1900° F

FIRE COOUNTER CURRENT - EXHAUST FAN 30" x 6' COOLS CLINKER
& SLOTTED PRIHEATED AIR TO KILN.

DISCHARGE TO BOOT TO BUCKET ELEV TO COOLER TO BELT TO

STORAGE SHED FOR FIRED MS (NEW)

SCREENS TO

CRUSING SILO TO ROLLS TO A STORAGE OR BACK TO ROLLS

NEW CRUSHER & SCREEN HOUSE - EL. JAY SCREEN TO PIONEER

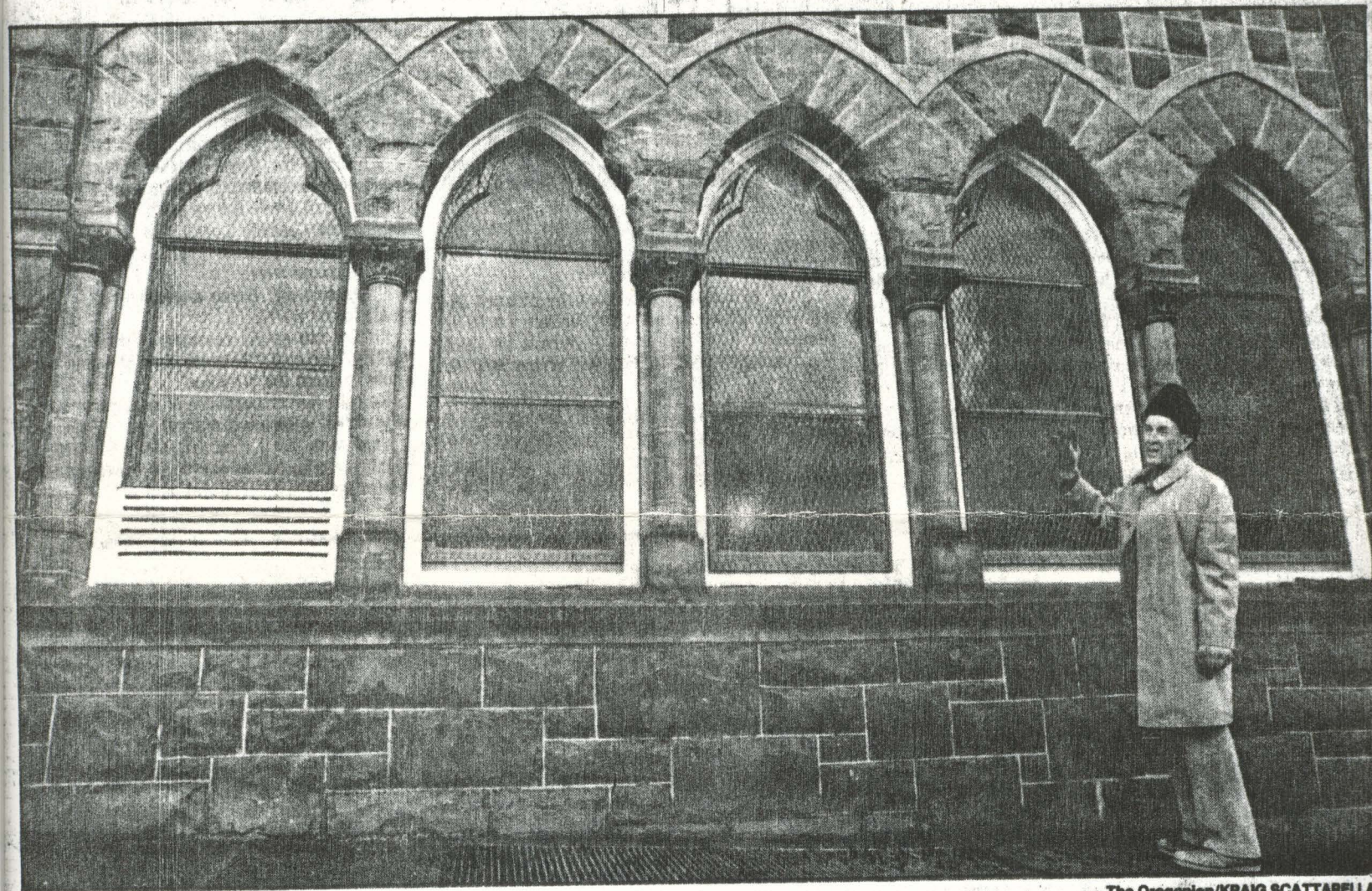
NO 4022 ROLL CRUSHER 24 x 40" TO EL JAY SCREEN

1 DECK - 3' x 15' 1/4" MESH TO SILO 4 PRODUCTS

OUTLINE FOR BUILDING STONE SURVEY

1. Name of deposit
2. Operator
3. Location, legal description, road log, etc.
4. Description of property
 1. Physical setting, altitude, weather
 2. Dimensions and tonnage
 3. Character of stone, ^{classification--igneous, metamorphic, sedimentary} jointing, crushed zones, discolored areas, weathering etc.
 4. Attitude
 5. Overburden
 6. History
 7. Geology--age of stone, etc.
5. Description of stone
 1. color, texture
 2. ~~classification--igneous, sedimentary, metamorphic~~
 3. porosity, permeability, sp. grav.
 4. friability
 5. size of blocks or slabs possible
 6. workability
6. Economics
 1. ease of quarrying and method used or feasible
 2. distance to hiway, rail, market maximum distance shipped
 3. ratio overburden to waste
 4. seasonal or year around operation
 5. percentage recovery finished stone
 6. competitive position: other stones, other products
 7. cost of resawing, guillotining, other preparation
 8. special features of this stone, uses, etc.
 9. list of buildings using the stone

PORTLAND



The Oregonian/KRAIG SCATTARELLA

BAD MIX — The First Congregational Church at Southwest Park Avenue and Madison Street is stop on retired geologist Ralph S. Mason's

tour of downtown buildings and geologically significant sites. Mason questions use of hard basalt and soft sandstone in the structure.

'Building skins' focus of Portland tours

By GORDON OLIVER
of The Oregonian staff

Portland has few buildings more than 100 years old, but many buildings in the city are made of materials that are billions of years old.

Retired state geologist Ralph S. Mason has become a connoisseur of downtown buildings, feasting on little-known facts about the origin of the rock and brick walls that form the urban landscape.

He's discovered, for instance, that the State Office Building and The Oregonian building are both partially formed from 1.8 billion-year-old Minnesota granite, and that the rock wall around the former St. Mary's Academy site on Southwest Fourth Avenue contains Belgian basalt hauled uphill from the Willamette River by energetic parishioners.

Mason has been relating historical tales about building facades for years, and he recently developed his own "tour of walls" for the South Park Blocks area to help stimulate public appreciation of the city's structural assets.

"Most people don't even notice," said Mason, who is curious about anything and everything built with materials from the earth. "They only care about getting where they're going."

Mason's written tourguide has 17 stops and a handful of asides, all between Southwest Main and Third to Park avenues. Stops

in a sloppily constructed brick wall that adds a touch of humor to urban life.

He has expressed dismay over the First Congregational Church at Southwest Park Avenue and Madison Street. The tower of the Venetian Gothic building is one of the city's most enduring landmarks. However, the architect combined black basalt and a gray Tenino sandstone into what Mason believes to be a wholly unacceptable building facade.

"It's a most unusual combination," he said. "Normally you'd stick with one or the other — you wouldn't try to mix drinks. I don't think you should try to play games with materials."

The problem inherent in the combination is obvious to Mason's trained eye. The basalt is a durable stone that shows no signs of aging after 93 years. Sandstone is a much softer material and shows signs of deterioration on the church's north side, where it is part of a checkerboard pattern of basalt and sandstone blocks.

The sandstone's inadequacy is most apparent below the church's marble columns, where the elements have caused it to crumble — or spall, to use geologic terminology — under the stress, Mason said. A restoration project that will halt the sandstone deterioration already is planned by the church.

Mason's favorite brick wall is two blocks away at St. James Lutheran Church

front surface sandstone walls.

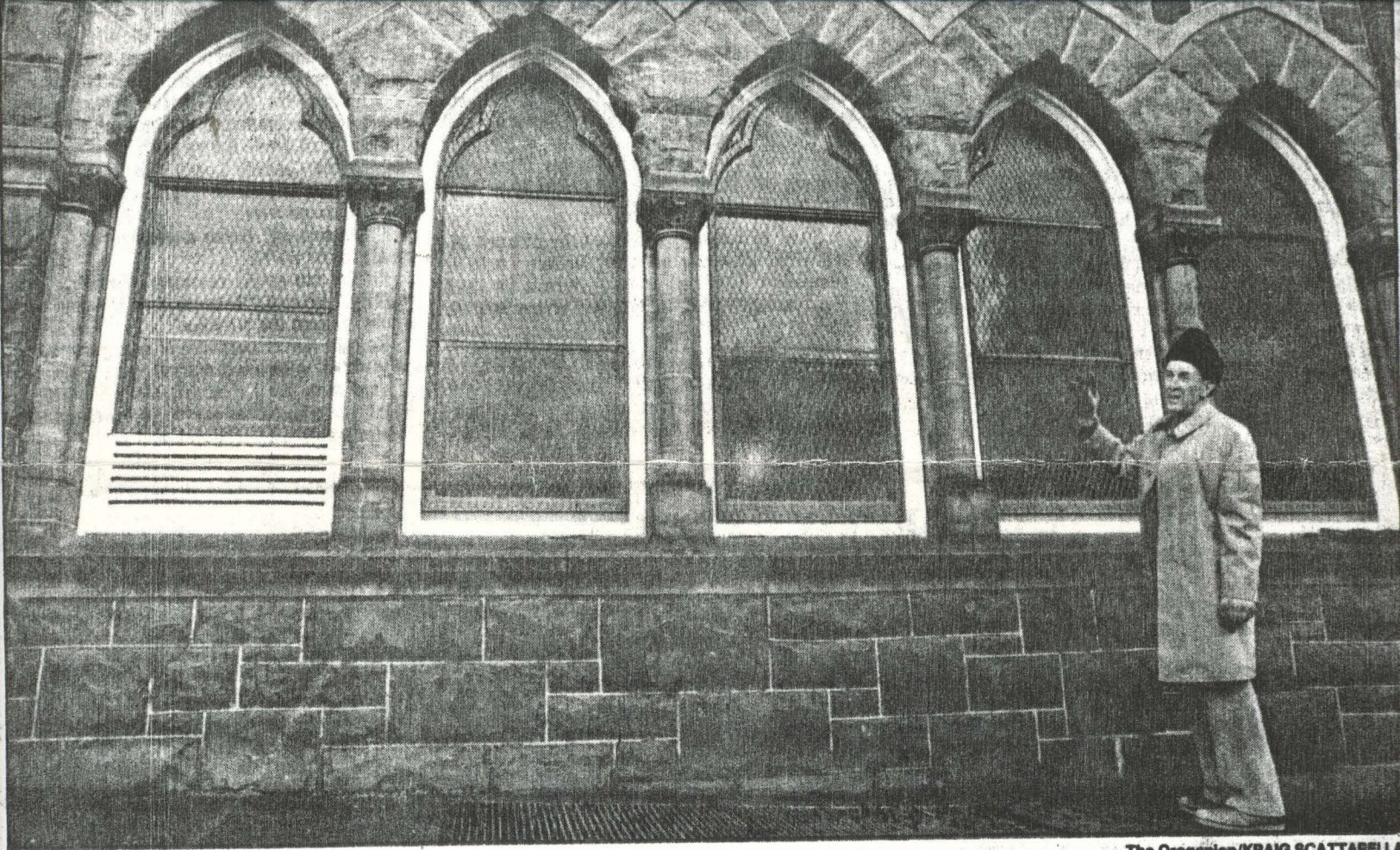
"It's just simply falling apart at the seams," said the geologist, who demonstrated his point by lightly brushing loose sandstone from the church's Southwest Jefferson Street wall. "Architecturally it ruins the building, but I don't think it'll hurt it structurally because the walls are thick."

Mason said walls of sandstone and other soft materials must be accorded proper respect with occasional sanding and cleaning to maintain a smooth surface that reduces water damage. "It's a dirty noisy job but it should be done," he said.

Mason is intrigued by the facades of The Oregonian building at Southwest Broadway and Jefferson Street and by the State Office Building at Southwest Fifth Avenue and Columbia Street. At sidewalk level both buildings are sheathed in 1.8 billion-year-old Cold Springs granite, possibly the oldest granite on earth.

"You pay through the nose to get a good stone but it will last forever and you can sell it when you tear the building down," he said.

The high wall around the old St. Mary's Academy site, between Southwest Market and Mill streets from Fourth to Fifth avenues, surrounds a block paved for parking. It is sprayed with "Trust Jesus graffiti" and is falling apart in places. It's not on an



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Mason's written tour guide has 17 stops and a handful of asides, all between Southwest Main and Market streets from Third to Park avenues. Stops include historical buildings such as City Hall and newer attractions such as the Ira Keller Fountain with its concrete surfaces formed with a wood-grain effect.

Mason adds a delightful depth to downtown information when he leads tours for groups that seek out his expertise. The self-described "building-skin authority" can alternately express dismay at an architect's decision made nearly a century ago or delight

in a sloppily constructed brick wall that adds a touch of humor to urban life.

He has expressed dismay over the First Congregational Church at Southwest Park Avenue and Madison Street. The tower of the Venetian Gothic building is one of the city's most enduring landmarks. However, the architect combined black basalt and a gray Tenino sandstone into what Mason believes to be a wholly unacceptable building facade.

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A restoration project that will halt the sandstone deterioration already is planned by the church.

Mason's favorite brick wall is two blocks away at St. James Lutheran Church.

"I don't know who did it, but whoever it was didn't know anything about how to do it," Mason said, obviously delighting in the wall's imperfections.

Bricks on the church's back wall, facing a parking lot, are stacked unevenly. Some, scorched in the kiln, should have been relegated to the trash heap instead of used for a building.

The church is a discouraging stop on Mason's tour because of the obvious deterioration of its side and

front surface sandstone walls.

"It's just simply falling apart at the seams," said the geologist, who demonstrated his point by lightly brushing loose sandstone from the church's Southwest Jefferson Street wall. "Architecturally it ruins the building, but I don't think it'll hurt it structurally because the walls are thick."

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The high wall around the old St. Mary's Academy site, between Southwest Market and Mill streets from Fourth to Fifth avenues, surrounds a block paved for parking. It is sprayed with "Trust Jesus" graffiti and is falling apart in places. It's not on any conventional list of civic attractions, but the basalt block wall is greatly admired by Mason.

Blocks used for the wall arrived from Belgium in the 1860's as ship ballast, Mason said he was told by sisters at the academy.

Mason originally created his walking tour for Portland State University geology students, and later he expanded it to include other spots of historic interest.

Oct 2 1968

Hollis,

I attended the meeting of the Multnomah County Planning commission at which a second hearing on a zone change for a crushed rock plant operation near Crown Point was held. Numerous objections were presented, among them a long statement by Gertrude Jensen of the Col. River Gorge Assn. None of the people objecting lived within sight or sound of the proposed quarry. An able review of the application, illustrated with numerous colored slides was made by Baldwin of the Planning Commission. He was about as unbiased as it was humanly possible to be.

Harry Fowler, who with C.R. Smith, were up to see me the day before, made the pitch for the zone change. He did a rather good job--even quoted some of the Jan Ore Bin on "growth minerals"--which sounded real good, even if I do say so

After the hearing Fowler said that probably the Planning Commission would buck the application up to the County Commissioners. He will keep me informed. The Planning boys said not one word one way or the other during the hearing.

r.

PLEASE NOTE: This item, Suggested Subdivision M 48-68, originally scheduled for review by the Planning Commission on Tuesday, 12 November 1968, has been postponed until the next regular meeting to be held on 3 December 1968 at 3:00 P M in room 680 of the Multnomah County Courthouse.

The postponement was made to permit further staff study and to provide for more adequate notification of nearby property owners as directed by the Board of Adjustment.

Hdk to Dec 3

MULTNOMAH COUNTY PLANNING COMMISSION

AGENDUM B - SUBDIVISIONS

3 Dec
3:00 P M Tuesday, ~~16~~ November 1968

680 Multnomah County Courthouse

LINE II - SUGGESTED SUBDIVISION M 48-68

SITE LOCATION N W Thompson Road (west side)
north of N W Cornell Road

LEGAL DESCRIPTION Tax Lot 4 (~~all of which is assessed in Section 25~~) in the southeast quarter of Section 25, Township 1 North, Range 1 West and the southwest quarter of Section 30, Township 1 North, Range 1 East, W M.

ZONING DISTRICT R-20 (single-family residential)

SPONSOR James R *B*arskadon, Jr
for Peter Kiewit Sons'

PROPOSAL Sponsors propose to develop 29.17 acres into 12 lots yielding 0.411¹⁵ lots per gross acre. Lotting and streets as shown on the preliminary plat proposed as "Northwoods Estates".

STAFF COMMENT The site ~~appears to be~~ difficult to develop by conventional methods, due to extremes in topography and a very rocky subsurface.

Sponsors propose to provide public access to Lots 4 through 12 by means of a street up from Thompson Road. Considerable removal of rock, estimated by the sponsor to be about 350,000 cubic yards, would be required to provide a suitable base for a roadway having a grade no greater than ten percent at any point.

appropriate way?

Extensive excavation of material would result in a significant changes ~~to~~ in the external appearance of the hillside from Thompson Road. The public interest should be protected in ~~some way~~, such as the posting of a bond or placement of money in escrow, which would ensure that the ~~surface~~ disturbed surface of the hillside be ~~returned~~ returned to ~~an~~ a suitable condition and appearance that would esthetically acceptable.

MULTNOMAH COUNTY PLANNING COMMISSION
AGENDA B - SUBDIVISIONS

12 November 1968

LINE II - M 48-68, continued

page 2

Public Services, such as ~~sewerage~~ water and sewers, are not yet available at the site. Disposal of sewage without sewers may be difficult due to the rocky terrain. Also, difficulty could be expected in excavating for ~~the~~ ~~placement of underground utilities~~ basements or the placement of underground utilities.

RECOMMENDATION

Staff recommends approval if the following conditions can be met:

1. Posting of a bond ~~in the amount of~~ as a guarantee that the disturbed surface of the hillside will be left in a condition that is esthetically acceptable. Details to be worked out with the Multnomah County Department of Parks and Memorials.
2. Provision made for the disposal of sewage that is satisfactory to the Department of Medical Services.
3. Recording of deed restrictions (after the final plat is placed of record) that would prevent the further resubdivision of the proposed two-acre lots into smaller lot sizes since no future resubdivision plan is desired by sponsor.
4. Confirmation by the Department of Public Works that the proposed street is feasible to build.
5. Confirmation by the nearest local water district that the site can and will be served with public water.
6. Compliance with the other standards of the Sub. Regs which apply.

BLM buys headlands rock quarry

By KRISTINE ROSEMARY

Correspondent, The Oregonian

NEWPORT — The federal Bureau of Land Management has purchased a 58-acre rock quarry site on Yaquina Head for \$2.2 million, bringing to an end nearly two years of negotiations with quarry owner Bob Wienert.

The agreement signed with Wienert will allow him to excavate 100,000 cubic yards of gravel before he closes down the operation, said Joseph C. Dose, BLM Salem district manager.

The purchase of the quarry site on a scenic promontory overlooking the Pacific Ocean was authorized by Congress in 1980, when Yaquina Head was named an outstanding national area.

Yaquina Head Quarries Inc. will be allowed to continue mining rock under an "orderly phase-out plan" devised by Wienert and the agency, Dose said.

The quarry operation is expected to be shut down by April 1984.

Wienert said he received the check "with mixed emotions."

"We were in between a rock and a hard spot," he said. When the BLM told him it would enter condemnation proceedings, he said, "We had no other choice but to sell out." He added that the company will "look at other alternative rock sources and attempt to stay in business in the area."

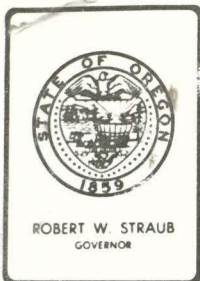
Wienert said he hoped his 32 employees would "choose to stay on. Because we did sell out before condemnation was initiated, we were able to negotiate another year of operation until April 1, 1984."

Weinert said he felt upset over the lack of any clear BLM reclamation plan for the headland. "I feel as if we are leaving Yaquina Head unfinished," he said. The BLM does not have a present reclamation plan, and it could be years before the agency develops one. Weinert said he had offered a reclamation plan for the headlands rock quarry about three or four years ago.

The sale ended nearly three months of closed-door talks after BLM officials had warned Wienert that they were prepared to initiate condemnation proceedings against him unless an agreement was reached.

THE (PORTLAND) OREGONIAN
MARCH 31, 1983
COMMODITY SECTION:
(NONMETALLIC)
STATE ARTICLE FROM:
(OREGON)

418



Department of Geology and Mineral Industries
ADMINISTRATIVE OFFICE

1069 STATE OFFICE BLDG., PORTLAND, OREGON 97201 PHONE (503) 229-5580

May 18, 1977

Dr. Edward T. La Roe
Land Conservation & Development Dept.
1175 Court Street N.E.
Salem, Oregon

Dear Ted:

Following our conference last Friday, we have the following to submit to you with regard to Yaquina Head:

- (1) We can arrange to provide direction for suitable mining activity and eventual reclamation of the site. We estimate that this will take no longer than 30 days elapsed time after we have received the go-ahead from you. This work would be conditioned upon our being provided with the authority to enter upon the premises and to conduct planning with the operators. As I believe we discussed last Friday, we have no jurisdiction via the Mined Land Reclamation route since this operation is one of the "grand-father sites", so any authority would have to come from another quarter. We feel that if proper cooperation is achieved, a workable extractive program and reclamation can be accomplished without causing too much disruption.
- (2) As to the long-range aspects of the problem, we are prepared to undertake a detailed site survey within the market envelope and supply recommendations either (1) for a drilling campaign to outline and evaluate possible alternate resource sites, or (2) provide information on possible alternate sources of supply tributary to the market area but originating beyond its borders. In conjunction with this study, we can also provide a geologic map in greater detail than that originally prepared by Schlicker in our earlier study. The economic aspects of the proposed cessation of activities at Yaquina Head would be studied. This study would indicate economic impact on the community and public agencies operating in the area and an appraisal of the positive and negative factors involved in the action.

We estimate that we can provide the services outlined in (1) above, plus periodic policing of the site for two years, for \$5,000. Our estimate for services for (2), which would include all publication costs plus consultations during the transition period, would amount to \$32,500.

Sincerely yours,

Ralph S. Mason
State Geologist

RSM:jr

Rock Prices Would Rise If Yaquina Quarry Closed

The potential closure of Yaquina Head Quarries, Inc. would result in significant increases in rock prices for local purchasers.

According to Jerry Gray of the Oregon State Department for Geology and Mineral Industries in Albany, closure of the quarry would result in \$1 million of extra costs annually. Geologic maps of Lincoln County show any

alternative quarry sites would be "quite far inland" and rock still would have to be transported considerable distance "if you could even get a road to the sites," Gray said. He estimated the existing quarry has a life expectancy of 25 to 30 more years.

Gary Hicks, professor of civil engineering at Oregon State University, agreed with Gray's predictions.

"It is the nearest good quality source of rock on the central Oregon coast," he said. "Most of the rock south of Newport is marginal."

Rock would be available from Eckman Creek Quarry in Waldport and Oceanlake Sand and Gravel in Lincoln City, as well as from sources in the Willamette Valley, but

transportation would go up about 15 cents per ton mile.

Gray said rock demand can be calculated at a rate of 15 tons per person in an area.

In 1981, Lincoln County purchased more than 25,000 tons of crushed rock from Yaquina Head Quarry at an average cost of \$4.50, according to engineer Joe Steere. Closure would

result in doubling the county's expenditures for rock, he estimated.

"It's convenient (to purchase rock from the local quarry)," Steere said. "But we do have other sources in the county -- my main thought is that we are going to lose competitiveness in prices."

The City of Newport purchased approximately

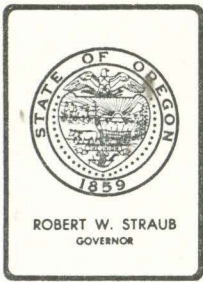
23,000 tons of crushed rock from the quarry in 1981, according to Doug Gilbertson, city engineer. Because the city picks up rock directly from the quarry, the average cost was \$4.30 per ton, he said.

More than 10,000 tons of rock were purchased by the City of Toledo for different projects in 1981, according to Walt Howell of the Toledo Engineering Department. Howell estimated Toledo's rock costs about \$8 per ton, transportation included.

While the Lincoln County School District purchased less than \$2,000 of rock from the quarry in 1981, maintenance director Fred Wright predicted quarry closure would cost the district through "wear and tear on our bus fleet" if county roads fall into disrepair.



THE JAGGED LANDSCAPE of the quarry at Yaquina Head did not become a part of BLM's outstanding natural area by the April 4



Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

April 7, 1978

Dale Mallicoat
Assistant to the Governor
Pacific NW Regional Commission
State Capitol
Salem, Oregon 97310

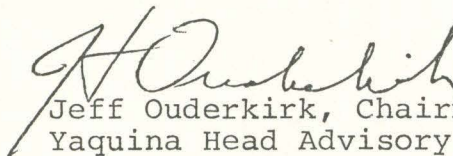
Dear Mr. Mallicoat:

The Yaquina Head Advisory Committee was appointed by the Governor to recommend to the Legislature a fair and equitable means of protecting and preserving Yaquina Head. In order to accomplish this task, the Committee must utilize all available data.

Recently, the Department of Land Conservation and Development submitted to the Pacific NW Regional Commission a proposal for funding to incorporate aggregate resource considerations into local comprehensive plans. This proposal includes a rock resource assessment of Yaquina Head and surrounding sites. This assessment would be of tremendous value to the Committee if completed at an early date. The Committee must submit its report on Yaquina Head to the Legislature this December. Therefore, it is critical that any study of the area be accomplished by Fall, 1978.

It is the position of the Yaquina Head Advisory Committee that the funding proposal to the PNRC would provide the Committee with valuable information, otherwise not available. Therefore we strongly support funding for this proposal and urge your assistance to expedite the funding process.

Sincerely,


Jeff Ouderkirk, Chairman
Yaquina Head Advisory Committee

GG:lj

cc: Janet McLennan
John Beaulieu, DOGMI
Gary Gustafson, DLCD
Wes Kvarsten, DLCD

Quarry owner still fighting as Yaquina Head purchased

NEWPORT (AP) — The federal government is on the verge of buying Yaquina Head, a scenic promontory on the Oregon coast, but not everyone is pleased with the imminent deal.

Conservationists are happy that the purchase would save the popular tourist attraction from being turned in to a pile of gravel. But 25 quarry company workers who would lose their jobs as a result vowed Friday to fight the purchase by writing to their U.S. senators and representatives.

If the deal is approved as expected

by congressional subcommittees, the Bureau of Land Management would spend \$2.2 million to buy 58 acres of the headland from Yaquina Head Quarries Inc. The sale would put the quarry out of business by Sept. 1.

Robert Wienert, owner and president of the quarry, questioned why his business would have to close when Lincoln County already suffers from 14 percent unemployment.

He said the area would be hurt economically from the loss of the \$300,000 annual payroll his company

represents.

He also estimated the local price for crushed rock, which is used mainly in road construction, probably would rise \$4 to \$5 a cubic yard if his quarry shuts down because there isn't another comparable crushed-rock source in the county.

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Until now, despite their best efforts and a move by legislators to have the state buy the land, the preservationists haven't been able to overcome Weinert's opposition.

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Estimates of the value of the land ranged as high as \$20 million then.

Wienert said Friday those estimates were based on the value of 4.5 million cubic yards of rock available to the quarry at the time. The quarrying operation has gone on steadily since then, reducing the value of the remaining aggregate.

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The Oregon Coalition, edge of the take a close Margueri

Owner still fighting as Yaquina Head purchase nears

by congressional subcommittees, the Bureau of Land Management would spend \$2.2 million to buy 58 acres of the headland from Yaquina Head Quarries Inc. The sale would put the quarry out of business by Sept. 1.

Robert Wienert, owner and president of the quarry, questioned why his business would have to close when Lincoln County already suffers from 14 percent unemployment.

He said the area would be hurt economically from the loss of the \$300,000 annual payroll his company

represents. He also estimated the local price for crushed rock, which is used mainly in road construction, probably would rise \$4 to \$5 a cubic yard if his quarry shuts down because there isn't another comparable crushed-rock source in the county.

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If the BLM gets the land, it plans to treat it as an Outstanding Natural Area. A BLM representative said that

would mean promoting recreation as long as it didn't damage natural features of the area.

Any plans for preserving what's left of Yaquina Head and restoring the quarry area first will be published for public review, the BLM representative said.

The Oregon Shores Conservation Coalition, which has been on the leading edge of the preservation effort, will take a close look at the plans, president Marguerite Watkins said.

Editorials

Founded Dec. 4, 1850. Established as a daily Feb. 4, 1861. Sunday Oregonian established Dec. 4, 1861. Sunday by the Oregonian Publishing Co., Oregonian Bldg., 1320 SW Broadway, Portland, Ore.

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THURSDAY, MARCH 18, 1982

Speed up rescue for Yaquina Head

While governments fiddle, what happens to the fire in Rome? It burns, of course. Such has been the fate of the Yaquina Head promontory on the Oregon Coast. While governments have fiddled over the last six years in proposing to purchase this magnificent headland from a rock quarry operator, Yaquina Head has been getting smaller, gouged in some areas nearly 200 feet below its original elevation.

Sen. Mark Hatfield, chairman of the Senate Appropriations Committee, was the sponsor of a 1980 bill authorizing the Bureau of Land Management to purchase the 58-acre quarry site. Hatfield's bill sailed swiftly through Congress and received President Carter's signature. Only one problem with it: No money was authorized to buy the land.

Hatfield was successful last year in adding \$2 million to the Department of Interior's budget to buy the Yaquina Head quarry operation, but overhead expenses have eroded the appropriation to \$1.78 million. Purchase price, based on appraisals, is \$2.2 million, plus another \$100,000 to buy three acres of private land near the quarry. That leaves BLM approximately \$500,000 short of making the deal by an April 15 deadline.

An aide to Hatfield says that the federal fund transfer needed to complete the deal would be approved by House and Senate interior appropriations subcommittees before the deadline, but that still literally leaves a gaping hole in the Yaquina Head restoration effort. BLM has a mandate to manage and rehabilitate the area once the deal is complete, yet the agency has no designated funds for doing so.

Once restoration plans are complete and public hearings are held, BLM will submit an appropriations request to Congress to reclaim the quarry. Finally, with Hatfield's essential help and influence, the job — one that the public long has wanted accomplished — will have been done.

The Oregon Legislature muffed its chance in 1979 to put together state purchase of the headland. Worse, it took Oregonians, who normally are sensitive to man's abuse of prominent scenic values, a long time to develop an intolerance of the quarry operation at Yaquina Head. Mining began there in 1923, when the coastal headland, the only one in Oregon not now in public ownership, had a peak elevation of 356 feet. Its peak is now less than 270 feet — the result of mining 125,000 tons of aggregate a year.

If BLM misses its April deadline, the Hatfield preservation legislation dies, and with it may

pass an opportunity to save Yaquina Head, given the attitudes of Interior Secretary James Watt and the Reagan administration toward spending money for environmental preservation. On the other hand, if rescuing Yaquina Head is delayed long enough, the problem will go away. Because most of Yaquina Head will go away.

The Daily Planet



FEBRUARY 22, 1979

Possible Reclamation Solution NEWS-TIMES 1-12-1979

Landfill On Yaquina Head?

Three members of the Yaquina Head Advisory Committee will file a minority report with the state legislature, recommending against the purchase of the rock headland north of Newport.

The three — John Brennehan, former Newport mayor; Fred Weakley, former Port of Newport manager; and Al Strand, county commissioner — also will recommend the state examine the possibility of establishing a solid waste disposal site on the head as a reclamation solution.

A majority report recommending state purchase of the historic headland was completed in November and will be formulated into a bill by local legislators Max Rijken and Del Isham. The majority recommends the state purchase the head immediately.

Bob Johnson, former head of the state Civil Service Commission, was sent to Washington, D.C. by the committee to explore federal funding sources. Federal money is imperative if the state is to buy Yaquina Head.

A mining operation has been active since the 1920's on the rock. The basalt taken from the quarry owned by Bob Wienert is of good quality and is the prime source for construction on the central coast.

The seven-page minority

report reflects the three committee members' feelings such a purchase is not economical and would prove a greater burden to taxpayers if an alternative source of rock is not found locally.

But the suggestion the quarry be allowed to continue while a garbage dump is established is just that — a suggestion, Strand explained.

"There are other means of reclaiming the head, this is just a possibility," the commissioner said. "But if the state feels it should be reclaimed, this has worked back east."

The minority members point out the county is in need of a suitable solid waste disposal site and that "Yaquina Head might satisfy this need while still allowing mining activity to occur."

Much of the minority report deals with the possibility of finding an economic alternative rock supply source. Local possibilities are given little hope, according to the report, due to the "prevailing political climate."

The three committee members estimate 150,000 tons of rock per year are used locally — rock mined at Yaquina Head. They contend it would cost taxpayers millions to "import" rock from an alternative site such as the Umpqua River.

Although the three disagree with the six-member majority recommendation, both sides agree on one item — the feds should be approached to help share the cost burden.

"It is our opinion that if the site is so valuable as to be a national asset, then the national interests should pay the differences in costs between the use of local aggregate materials and imported materials," the report states.

The three admit the decision to create a sanitary landfill at a site "of such potential natural beauty" would be an unpopular one. But they contend the quarry has damaged the head to the extent some refilling is necessary "to restore any resemblance of beauty."

"This may be a long range solution to the Yaquina Head problem, but remember, it took 50 years to bring us to the time when remedial action was considered necessary," therereport states.

Both reports will be considered during the next legislative session. The nine-member committee originally was appointed by former Gov. Bob Straub to "study the best means of preserving and protecting Yaquina Head."

The committee meets again Jan. 19, 5:15 p.m. at the Marine Science Center in South Beach.

Roads End residents vote March 13 on bond issue

NEWS-GUARD 1-18-79

At a special meeting last week, the Roads End Sanitary District decided to ask voters' authorization to issue and sell up to \$400,000 worth of general obligation bonds to complete the public sewer system within the district.

The sanitary board adopted a resolution calling for a bond election on March 13.

It is estimated installation of sewer collection lines on streets other than Logan Road will cost \$1 million, according to sanitary district president Peter Leineweber.

The Farmers Home Administration, in response to a pre-application, has indicated the proposed project will be eligible for a grant up to \$700,000. The balance of the cost is the obligation of Roads End property owners, Leineweber said.

"The need for lateral sewer lines is great," Leineweber said. "It is also timely to begin the project soon due to grant money being available and inflation factors."

Based on current assessed values, it is estimated the annual cost to taxpayers will be approximately \$2 per \$1,000 of assessed valuation for 25 years. "The cost impact could be considerably reduced by proposed home owners' tax relief legislation now being considered by the Legislature and by new construction in the district," Leineweber said.

In other action, the board voted to establish a connection fee of \$400 for each residential unit on property abutting to sewer right-of-way, if the fee is paid within 180 days of official notification that connections are available. For payment of fees after the 180 day period, graduated increases were adopted. The fee will help the sanitary district recover its development charges, for the first phase of construction, Leineweber said.

The board also adopted a user fee of \$2 per month for units connected to and using the sewer system. This will replace the water user assessments for users connected to the system, Leineweber said. The fees will be used for operation of the, sanitary district, including auditing, legal and secretarial services.

All of the adopted fees and charges are in addition to the \$375 connection fee and \$10 a month user fee imposed by Lincoln City for the receiving and treatment of sewage from Roads End.

Race drivers fight new rules sought by DEQ

PORTLAND (UPI) — A spokesman for the Motor Sports Conference says proposed noise regulations would destroy auto racing in Oregon.

Tom Fender, a Salem lobbyist hired by the auto racers to work against imposition of controls recommended by the Department of Environmental Quality, told a news conference the DEQ actions are forcing the auto racers to take the issue to the Legislature.

DEQ spokesman Jerry Jensen said the agency won't try to establish rules which would destroy auto racing. He said he believes the proposed rules "will change auto racing as a sport but not significantly."

The rules are aimed at controlling noise from auto racing, which Jensen said sometimes reaches levels that can result in hearing loss.

Owner Jim Livingston of Woodburn Drag Strip said the mere requirement for testing cars to see that they meet the standards "would be a real hardship on us."

Fender agreed. "The noise is a problem and DEQ's goals are our goals."

He added, however, "But we disagree violently with their methodology. They've proposed a set of standards that I don't think are in effect anywhere else in the country and possibly not even achievable. They just pick a number out of the area and say that the racing industry has to live with it."

The requirements would include that every racing vehicle be equipped with a muffler and that racing vehicles be checked for noise before competition.

Makinson: Septic tank ok; Officials: Not checked

A septic tank system that sparked continuing controversy between the Douglas County Commissioners and the State Department of Environmental Quality is working properly, Commissioner Paul Makinson says.

Makinson said a system ordered by the commissioners to be installed for the James Kingry family near Wilbur has been inspected and is functioning properly.

However, a check with agencies responsible for inspecting septic tank systems, the DEQ and county health department, showed that neither agency has inspected the Kingry system installed last September.

DEQ sanitarian Greg Farrell said his

agency is still under a court injunction not to enter the Kingry property.

The court action is part of a lawsuit brought by the county against DEQ claiming the commissioners acted correctly by issuing the Kingry permit.

DEQ officials had refused to issue the permit, claiming soils would not tolerate a standard septic system.

Officials in the health department's sanitation section also said no one from that office has inspected the Kingry system.

Confronted later with that information, Makinson said Thursday he would ask health official John Graham to inspect the property.

City cars OREGONIAN 1-25-79

To the Editor: I have always wondered why City Council members, commissioners and all public employees, for that matter, should be furnished cars.

They should use their own cars and be compensated for gas and repairs while the vehicles are being used for government business only.

With the salaries they make, I'm sure it would be no great hardship, financially. I, for one, am a little tired of providing status symbols at taxpayers' expense.

RICHARD ELLIS,
8864 S.E. Owen Drive.



STATE OF OREGON

INTEROFFICE MEMO

DEPT.

TELEPHONE

TO: ✓ Stan Ausmus, Herb Schlicker,
John Beaulieu

DATE: December 5, 1978

FROM: Don Hull

SUBJECT: Yaquina Head Advisory Committee report

RECEIVED

DEC 11 1978

DEPT OF GEOLOGY
& MINERAL INDUS.

I have reviewed the attached final report of the Yaquina Head Advisory Committee dated October 13, 1978, and urge that you review it.

Please note that the management plan contains a recommendation that our Department work with LCDC and Parks & Recreation to develop a "management plan" for Yaquina Head.

DAH:jr
Encl.

RECEIVED
DEC 11 1978
DEPT OF GEOLOGY
& MINERAL INDUS.

FINAL REPORT OF THE YAQUINA HEAD
ADVISORY COMMITTEE TO THE
GOVERNOR AND 60TH LEGISLATIVE ASSEMBLY

Adopted October 13, 1978

Regarding a fair and equitable method of
preserving and protecting Yaquina Head.

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Illustrations

I. RECOMMENDATIONS OF THE COMMITTEE

The Yaquina Head Advisory Committee recommends to the Governor and the 60th Legislative Assembly that the State of Oregon act immediately to acquire identified private lands on Yaquina Head in Lincoln County (Figure No. 1, page 16). Acquisition of these lands should occur by negotiated purchase at a fair market value. If negotiated purchase is not practicable, eminent domain proceedings should be utilized in the public interest.

Acquired lands should be administered by the Parks and Recreation Branch of the Oregon Department of Transportation. A management plan which includes reclamation should be developed to retain or restore the headland consistent with public use objectives. The management plan should be fully coordinated with adjacent public and private land uses.

Appropriate state agencies should be directed to cooperate in this effort by negotiating acquisition funding, determining fair market value, assessing subsurface rock resources and developing a management plan which includes reclamation.

A combination of private, state and federal funding sources should be developed to finance the acquisition and management of Yaquina Head.

The Committee further recommends that the Legislature act immediately to declare Yaquina Head an Area of Critical State Concern.

II. BACKGROUND INFORMATION

Yaquina Head is a basalt promontory (headland) extending into the Pacific Ocean 3 miles north of the city of Newport in Lincoln County, Oregon.

The western tip of Yaquina Head (approximately 23 acres) was placed under the jurisdiction of the Coast Guard as a lighthouse reserve in 1866. The headland then remained in its natural state until 1873 when a lighthouse was constructed on the marine terrace. The remainder of Yaquina Head was used only occasionally as pastureland until the initiation of mining activity in 1925. Since 1925, Yaquina Head has been the site of nearly continuous rock resource extraction by a sequence of operators. These surface mining activities, affecting approximately 55 acres, have significantly altered the profile and visual characteristics of the headland. The maximum elevation of Yaquina Head has been reduced from a rounded peak about 356 feet high to a small knoll 274 feet high. Several mined areas presently extend well below 150 feet. Bluffs originally 50 feet high or greater along the southern shoreline have been lowered to sea level or below in some areas. Mining activity has also resulted in the deposition of boulder size spoil in some intertidal areas and has created geologically hazardous situations. Yaquina Head is the only Oregon headland with an active quarry operation.

In addition to mining activities, Yaquina Head is used for recreational, scientific and educational purposes. These activities are primarily concentrated near the publicly owned lighthouse at the western tip. Oregon State University Marine Science Center operates both research and education programs at this site. Access to this area is provided solely by a gravel road extending through the quarry. A shorebird refuge administered by the U.S. Fish and Wildlife Service encompasses several small off-shore islands west and southwest of the headland.

Quarrying of the private land on Yaquina Head has been a controversial issue for many years. Numerous complaints by local residents and others eventually brought the issue statewide attention. In the spring of 1977, the Oregon Land Conservation and Development Commission (LCDC) held public hearings to determine whether to recommend Yaquina Head as an Area of Critical State Concern. On May 24, 1977, the LCDC submitted a report to the 59th Legislature recommending Yaquina Headland for designation as an Area of Critical State Concern. Although the Legislature subsequently failed to pass a bill out of committee before adjournment, a resolution was adopted.

The Yaquina Head Advisory Committee was created by the Governor on January 9, 1978 (Executive Order No. EO-78-01) pursuant to House Joint Resolution 79, passed by the 59th Legislative Assembly. The Committee was directed "to prepare recommendations regarding a fair and equitable method of preserving and protecting Yaquina Head". The Legislature also urged the Committee to present a written report containing a digest of facts in addition to its recommendations and

BACKGROUND INFORMATION (cont.)

alternatives for preserving the unique qualities of Yaquina Head. This written report, including recommendations, was directed to be delivered to the Governor and Sixtieth Legislative Assembly on or before December 1, 1978.

Yaquina Head Advisory Committee:

Jeff Ouderkirk, Chairman
Albert Strand, Vice Chairman
Bill Burley, Secretary
John Brenneman
George Diel
Kathi Foisie
Walter Gordon
Allen Hermann
Fred Weakley

A Technical Advisory Committee, composed of nine state agency representatives and a representative of private industry, was appointed to assist the Committee. The Department of Land Conservation and Development provided staff assistance and financial support.

III. FINDINGS OF FACT

Historical Values

The lighthouse at the end of the headland is on the statewide inventory of historic sites and buildings. Built in 1873, it has been nominated to the National Register of Historic Places and is on the "eligible for inclusion" list. It is the second oldest active light tower on the Oregon Coast.

No other historical sites on Yaquina Head have been identified for inclusion on the National Register of Historic Places.

Archeological Values

There are no archeological sites on Yaquina Head listed in the statewide inventory. The existence of three small Indian middens near the lighthouse has been documented, but never verified.

Climatology

Yaquina Head has a temperate, marine climate which is significantly influenced by the Pacific Ocean. Annual precipitation varies from 40-60 inches per year. Winters are generally mild and wet with prevailing winds from the southwest. Summers are also mild with considerably less precipitation and prevailing northwest winds. The average frost free growing season is about 248 days.

Constant wind prevails. Velocities of 10-20 miles per hour are common with occasional gusts reaching 75-100 miles per hour. The headland has potential for location of a wind generated power facility, although the federal government recently rejected it as a turbine location. It is estimated, however, that windmills here could generate about 2 to 3 million kilowatt hours per year. At the present time, there are no plans for installation of windmills on Yaquina Head.

Due to its location, being surrounded on three sides by the Pacific Ocean, Yaquina Head is subject to tidal action, wave patterns, ocean currents and tsunamis. Uprush of waves affects a considerable portion of the upland extent of the coastal shoreland.

The intrusion of the headland into the Pacific Ocean also results in a minor "wind shadow" effect, creating a localized microclimatic condition.

Geology

Yaquina Head is formed primarily from coarse basalt of the Miocene Epoch. The basalt consists predominately of breccia, water-laid fragmental debris and massive flows and pillow lavas. The eroded volcanic material overlies sedimentary rocks of the Astoria Formation which were deposited between 15 and 18 million years ago. These light-colored formations are exposed along the north and south shores of the headland. Erosion of these sedimentary deposits

FINDINGS OF FACT (cont.)Geology (cont.)

occurs at a much faster rate than the overlying volcanic material, resulting in the creation of steep sea cliffs which are prone to landsliding. The basalt surface layer is covered by 40 to 60 inches of gravelly clay loam soils which are generally well drained. A marine terrace has been formed extending from the lighthouse into the quarry area at an approximate elevation of 80-100 feet. Evidence also suggests that the lighthouse area is being gradually eroded from the rest of the headland, and will eventually become a sea stack.

The basaltic material mined at Yaquina Head yields generally good quality construction aggregate used for crushed rock, riprap and asphalt mix. It is not used for concrete. Approximately 3-4 million cubic yards of extractable construction aggregate remain at the Yaquina Head Quarry. This amount of rock could sustain the present quarry operation for at least another 20 years, assuming a 10 percent yearly growth rate on the present production average of approximately 125,000 tons per year.

Fish and Wildlife

Yaquina Head is used by many people to fish, observe and photograph wildlife (gray whales, seals and sea lions, shorebirds, etc.). The intertidal area around Yaquina Head has been set aside by the Oregon Department of Fish and Wildlife for scientific and educational collection of non-food animals. For intertidal study, this is the most popular area in Oregon. More scientific and educational collecting permits are issued here than for any other collecting area on the Oregon Coast. As many as 500 persons have been observed using the area during a single tide period.

Most of the birds and terrestrial wildlife observed on Yaquina Head are located on the 23 acres of U.S. Coast Guard administered land, rather than the area of the headland affected by quarrying operations. If the quarrying were stopped and the land rehabilitated, it is likely that some birds and mammals would reestablish themselves. Surf fishing from the rocks is usually productive for bottom species.

An inventory of the mammals, fish and birds of Yaquina Head has been completed by Dale Snow of the Oregon Department of Fish and Wildlife.

No threatened or endangered animal species are known to reside or breed on Yaquina Head, but three species which are listed as endangered or threatened may be infrequent visitors (peregrine falcon, bald eagle and western snowy plover).

FINDINGS OF FACT (cont.)

Botanical Resources

Due in part to a variety of microhabitats, Yaquina Head has a large and diverse flora. The headland is typical of coastal bluffs with a complex mixing of herb or shrub-dominated plant communities. The south shore basks in sunlight on clear days and is hit by strong winds and salt spray on stormy days; the north shore remains in shade much of the time and is somewhat sheltered from strong south-westerly winds. Different species of plants are found in each of these areas.

Two Yaquina Head plants have been proposed for either Threatened or Endangered status by the Smithsonian Institution (1975) or by the Oregon Rare and Endangered Plant Species Task Force. Another unusual plant, Sea Cabbage (introduced from Europe), is found nowhere else on the West Coast.

Bill Burley of The Nature Conservancy has compiled an inventory of the Yaquina Head flora.

Aesthetics

Yaquina Head is a prominent landmark visible from many scenic waysides and state parks, including a large portion of U.S. Highway 101. Its rugged beauty has been described as one of the outstanding features of the Oregon Coast. The headland and the historic lighthouse combine to make Yaquina Head one of the most popular places on the coast to visit and to photograph. The headland is described in the Oregon Coastal Conservation and Development Commission (OCCDC) report entitled Visual Resource Analysis of the Oregon Coast (1974) as a resource having "Potential for Exceptional Coastal Experience". Such resources are defined as containing "landscapes which are of statewide and/or national concern".

The quarry operation of Yaquina Head has substantially altered the profile and scenic qualities of the headland. If quarrying continues, it will eventually lower the profile to elevations ranging from 40-100 feet above mean sea level. The only remaining significant promontory (240 ft.) would be the easternmost portion of the Coast Guard administered property, immediately west of the quarry.

Quarry-related activities, including blasting, heavy equipment operation, truck traffic, rock crusher operation, dust and noise, influence the aesthetic quality of a visit to Yaquina Head. The only access road to the western tip of the headland passes adjacent to the rock crusher and directly through the quarry operations, exposing this area to view. This road is used by both visitors and the heavy equipment associated with quarry operations.

In recent years, the western crest of the headland has been subject to increased off-road vehicle (ORV) use. This activity has resulted in substantial damage to the fragile vegetation of the headland.

FINDINGS OF FACT (cont.)Aesthetics (cont.)

Aesthetic quality on Yaquina Head remains high, however, due to the water-dominated landscape, vivid color contrasts, lighthouse, steep and rugged landforms, unusual plants, abundant birdlife, proximity to marine mammals and accessible tidepools.

Ownership

The off-shore rocks which extend into the Pacific Ocean west and southwest of Yaquina Head are federal lands administered by the U.S. Fish and Wildlife Service as a National Wildlife Refuge.

The western tip of Yaquina Head (approximately 23 acres) was set aside as a federal lighthouse reserve by President Andrew Johnson in 1866. The Yaquina Head lighthouse was subsequently built in 1873 and has been maintained by the U.S. Coast Guard. The U.S. Coast Guard filed notice on January 17, 1977 of its intent to relinquish control of 18.1 acres of the lighthouse reserve to the Bureau of Land Management. When completed, the Coast Guard will retain jurisdiction over 4.5 acres, including the lighthouse.

Yaquina Head Quarries, Inc. owns 7 parcels (separate tax lots) of contiguous property which make up most of the central portion of Yaquina Head. These parcels total approximately 55 acres. Yaquina Head Quarries, Inc. also owns several other parcels on Yaquina Head which are not a part of the quarry operations.

The surface mining activity of Yaquina Head Quarries, Inc. is exempt from the requirements of the Oregon Mined Lands Reclamation Act (ORS 517.750 to 517.900) because of a "grandfather" exclusion. The combination of areas mined prior to 1972, and the areas used for storage or disposal of mining refuse include most of the lands owned by Yaquina Head Quarries. A permit of limited exemption has been granted to Yaquina Head Quarries, Inc. by the Oregon Department of Geology and Mineral Industries. However, the present owner has voluntarily developed a reclamation plan which assumes continued quarrying of the headland and restoration to about 60-100 feet above sea level. The specifics of this plan, and the owner's intent to implement it, remain unclear.

The State of Oregon (2.9 acres), U.S. Government (9.06 acres), Agate Beach Water District (.25 acres) and a private individual, Stella Wade of Overland Park, Kansas (2.8 acres) also own parcels of property at the northeastern end of the headland.

A county road runs the length of Yaquina Head along the south slope, connecting the lighthouse area with U.S. Highway 101.

Land holdings considered by the Committee for purposes of delineating Yaquina Head are identified on Figure 1 (page 16). These parcels are also listed below by ownership and tax lot number (Lincoln County Map 29 10 11 BC).

FINDINGS OF FACT (cont.)Ownership (cont.)

<u>Tax Lot Number</u>	<u>Ownership</u>
300	U.S. Coast Guard
200,1400,1500,1600, 2400,2700,2900	Yaquina Head Quarries, Inc.
1200	Stella Wade
2500	U.S. Government
2600	State of Oregon
2401	Agate Beach Water District

Assessed Value

The total value of the lands which constitute Yaquina Head is unknown. Although 1978-79 property assessments are available for each property, these assessments do not take into account the subsurface rock resource value of each parcel. An appraisal of the subsurface rock resource value remaining on Yaquina Head has not been undertaken.

The Committee's attempt to identify a fair market value for the private lands of Yaquina Head was unsuccessful. The Committee had neither the funding nor expertise needed to conduct a meaningful subsurface appraisal of the rock resources. Without an appraisal, any estimate of the market value of these properties would be speculative.

The Oregon Department of Transportation has estimated that a general appraisal of the Yaquina Head Quarries, Inc. property could be completed for approximately \$10,000. Such an appraisal would not, however, be adequate for acquisition or condemnation proceedings. An acquisition process would require at least two independent opinions of value. This would raise the cost to about \$20,000.

The 1978-79 value listed by the Lincoln County Assessor for the seven identified contiguous parcels owned by Yaquina Head Quarries, Inc. is \$306,150, including improvements. In addition, the quarry owner (Robert Wienert) estimates that a total of approximately 2 million dollars of equipment is employed on the properties. An active market exists for heavy equipment sales, as evidenced by recent government and Alyeska heavy equipment clearance sales in the Pacific Northwest.

The 1978-79 assessed value of the 2.8 acres owned by Stella Wade is \$5,150.

FINDINGS OF FACT (cont.)

Land Use Planning

The Yaquina Bay Land Use Plan (1969) designates Yaquina Head as a Natural Resource and Open Space area. This plan will remain in effect until the completion of a new Lincoln County Comprehensive Plan in 1980.

Current county zoning designations of the headland are as follows:

1. R-1 (Residential - Single Family) at Lighthouse Reserve at western tip; and
2. M-I (Marine - Industrial) at Yaquina Head Quarries, Inc. property.

The existing zone designations will also be revised consistent with the new comprehensive plan.

Any new mining operations in Lincoln County are subject to a reclamation plan, including bonding responsibility. By virtue of its established "grandfather" use, Yaquina Head Quarries, Inc. is exempt from these county regulations.

The Oregon Statewide Coastal Planning Goals were adopted by the Land Conservation and Development Commission (LCDC) and became effective on January 1, 1977. The Oregon Legislature directed that the LCDC, in developing goals, shall give "priority consideration" to "coastal headlands and related areas" among other areas and resources (ORS 197.230(2)(9)). This direction was reflected in Statewide Goal No. 17 for Coastal Shorelands, which states, in part:

Major marshes, significant wildlife habitat, COASTAL HEADLANDS, exceptional aesthetic resources and historic and archeological sites shall be protected. Uses in these areas shall be consistent with protection of natural areas. (Comprehensive Plan Requirements - Coastal Shorelands Goal. Emphasis added.)

The Coastal Shorelands Goal also provides that proposed uses must be ranked according to priority, with water-dependent and water-related uses being given preference over other uses. Any new use at Yaquina Head which would not provide for the protection of natural values would be difficult to initiate, according to the statewide goals.

ORS 197.405 provides that the LCDC may recommend significant resource areas to the Legislature for designation as Areas of Critical State Concern. Areas of Critical State Concern are areas defined and designated by the state because uncontrolled or incompatible development could result in serious damage to 1) the environment, life, or property; 2) the long term public interest; or 3) the potential for other uses. Basic to the concept are the critical

FINDINGS OF FACT (cont.)Land Use Planning (cont.)

nature of the resource or area, and the existence of a regional, state, or national concern which is greater than local significance. Subsequent to public hearings and findings, the LCDC recommended in May, 1977 that the Legislature declare Yaquina Head an Area of Critical State Concern.

Lincoln County Rock Resources

There are presently five major producers of rock products in Lincoln County:

1. Yaquina Head Quarries;
2. Devils Lake Sand and Gravel;
3. Ocean Lake Sand and Gravel;
4. Toledo Sand and Gravel;
5. Eckman Creek Quarry.

These quarries produced about 600,000 to 650,000 tons (400,000 to 430,000 cubic yards) of rock products in 1975. Yaquina Head Quarries supplied about 25 percent of the total, for use mostly in Lincoln County.

At the present time, four additional rock sources in Lincoln County appear to have potential for future development. These sources include:

1. Iron Mountain:

Located about 1 1/2 miles north of Agate Beach, Iron Mountain is a proven rock resource extraction site, capable of producing specification rock for road base material, asphalt and riprap. The site is owned and operated by the Oregon State Highway Division which uses it primarily for state highway building and repair. The estimated reserves are about 400,000 cubic yards. Crushing costs at Iron Mountain run considerably higher than at Yaquina Head due to the hardness of the rock.

2. Cape Foulweather:

Intrusive basalt dikes exist in the eastern portion of Cape Foulweather. Some small quarry operations by logging firms have occurred east of the Cape. At the present time, no quarry operations are active.

Additional exploration appears necessary in order to determine the quantity and quality of rock at Cape Foulweather. It is predicted, however, that quarry operations at Cape Foulweather would encounter public opposition similar to Yaquina Head.

FINDINGS OF FACT (cont.)Lincoln County Rock Resources (cont.)3. Siletz-Logsdan Area:

In the past, several alluvial and terrace deposits have been utilized for rock. The quantity is estimated at 4-5 million cubic yards. The quality is borderline, but it does produce suitable road base material and asphalt rock. The material is covered by 4-10 feet of overburden.

Additional rock extraction in this area, however, might encounter high transport costs to the market place, reduced water quality and zoning difficulties.

4. Importation of Rock via Dock Facilities:

Rock could be barged into the Lincoln County area from outside sources such as the Umpqua River in Douglas County. Dock unloading and storage facilities might be provided in Yaquina Bay.

The quality of Umpqua River area rock is suitable for road base rock, asphalt and concrete. Quantity is unknown at this time.

Economic Factors

Lincoln County is characterized by a natural resource based economy (forest products, tourism, fishing and fish processing). Employment opportunities are limited and there is an influx of retirement age persons who make up a disproportionate share of the population. The area is likely to continue a slow, steady rate of population and economic growth. Tourism is expected to become increasingly important.

During fiscal year 1976, Yaquina Head Quarries, Inc. averaged 15 employees and a payroll of \$163,000. That year, Yaquina Head Quarries, Inc. provided about 0.2 percent of the County's total payroll and 0.12 percent of its employment. It provided about 30 percent of the mining related employment for the County.

Like the rest of Oregon, Lincoln County is experiencing a dramatic upsurge in new housing starts, particularly in Waldport and Depoe Bay. An average single family dwelling is estimated to need about 180 cubic yards of gravel during construction. The average annual rate of aggregate use in Lincoln County is estimated as between 12-20 tons per person. The cumulative demand will total approximately 9,000,000 tons by 1990 and 16,000,000 tons by the year 2000. This means that known sources of high quality rock in Lincoln County have a remaining life span of about 15-20 years. After that, it is uncertain whether economical rock will be available in Lincoln County.

FINDINGS OF FACT (cont.)Economic Factors (cont.)

If Yaquina Head Quarries, Inc. were to close, the demand would probably be met by the closest quarries, Ocean Lake, Toledo and Eckman. Production of each of these quarries would have to increase by 30-50 percent to make up this loss. This would reduce further the expected life of these quarries.

If the Yaquina Head Quarries, Inc. properties were acquired by a public agency or other non-profit group and subsequently removed from the tax rolls, Lincoln County would lose approximately \$4,663 per year, based upon the 1977-78 assessment rate of 15.23 per \$1,000 value. This total might increase if the assessment rate is revised upward.

IV. ALTERNATIVES

After compiling and analyzing background information and other data, the Yaquina Head Advisory Committee identified and considered five alternative methods of preserving and protecting Yaquina Head. These alternatives all involve some manner of public acquisition. Non-acquisition, or the long-term continuation of quarrying of the headland was rejected by the Committee because it would perpetuate the destruction of the headland, and was, therefore, inconsistent with the Committee's legislated directive.

Acquisition of Yaquina Head was considered for purposes of enjoining immediately, or phasing out (short-term) all mining activities. Acquisition is possible using one or a combination of the following methods:

1. Negotiated Purchase;
2. Eminent Domain (Condemnation);
3. Land Exchange;
4. Easement Purchase;
5. Gift.

All acquisition methods present the advantages of preserving and protecting the remaining headland and associated qualities. They also lend themselves to immediate implementation of a management plan, including reclamation.

Negotiated purchase of Yaquina Head presents the most equitable settlement arrangement. The quarry owner has expressed a willingness to negotiate a fair purchase price, assuming a factual appraisal of subsurface mineral worth can be completed. Failing an equitable negotiated agreement, the State could utilize eminent domain proceedings.

No alternative rock sources not already under commercial operation were identified by the Committee for possible use in case of acquisition by land exchange. Yaquina Head Quarries, Inc. is the largest rock producer in Lincoln County and no replacement site appears to exist in the county which would provide the operator with an equivalent worth. A thorough assessment of alternative rock resource sites would require more precise local information with regard to reserves. This information would then need to be compared with future market areas. The present owner of Yaquina Head Quarries, Inc. has consistently opposed any land exchange.

The purchase of a conservation easement to protect the headland is considered unlikely because the cost of obtaining such a restrictive easement would undoubtedly approach the cost of acquiring the land. The owner has also stated his opposition to this approach.

It is, also, improbable that the owners would consent to making a gift of their land to the public, although a gift of a portion or percentage of any property might present some tax benefits.

V. MANAGEMENT PLAN

In the case of public acquisition of private lands on Yaquina Head, there is a need for the development of a coordinated resource management plan in order to identify and implement activities and uses compatible with the Committee's Recommendation.

Activities and uses which preserve and protect Yaquina Head while providing for public use should be given priority. The following uses should be examined for inclusion in the plan:

1. Natural Area designation;
2. Educational and Scientific uses;
3. Open Space;
4. Wind Power generation;
5. Wildlife Reserve;
6. Recreational development;
7. Reclamation;
8. Navigation aids.

Other uses and activities are considered incompatible with the Committee's Recommendation.

The management plan should also include reclamation, consisting of reclaimed contours, revegetation and public access for areas affected by quarry activity. The plan should protect existing natural contours while allowing for some surface shaping and modification as appropriate in a fashion consistent with the Committee's Recommendation.

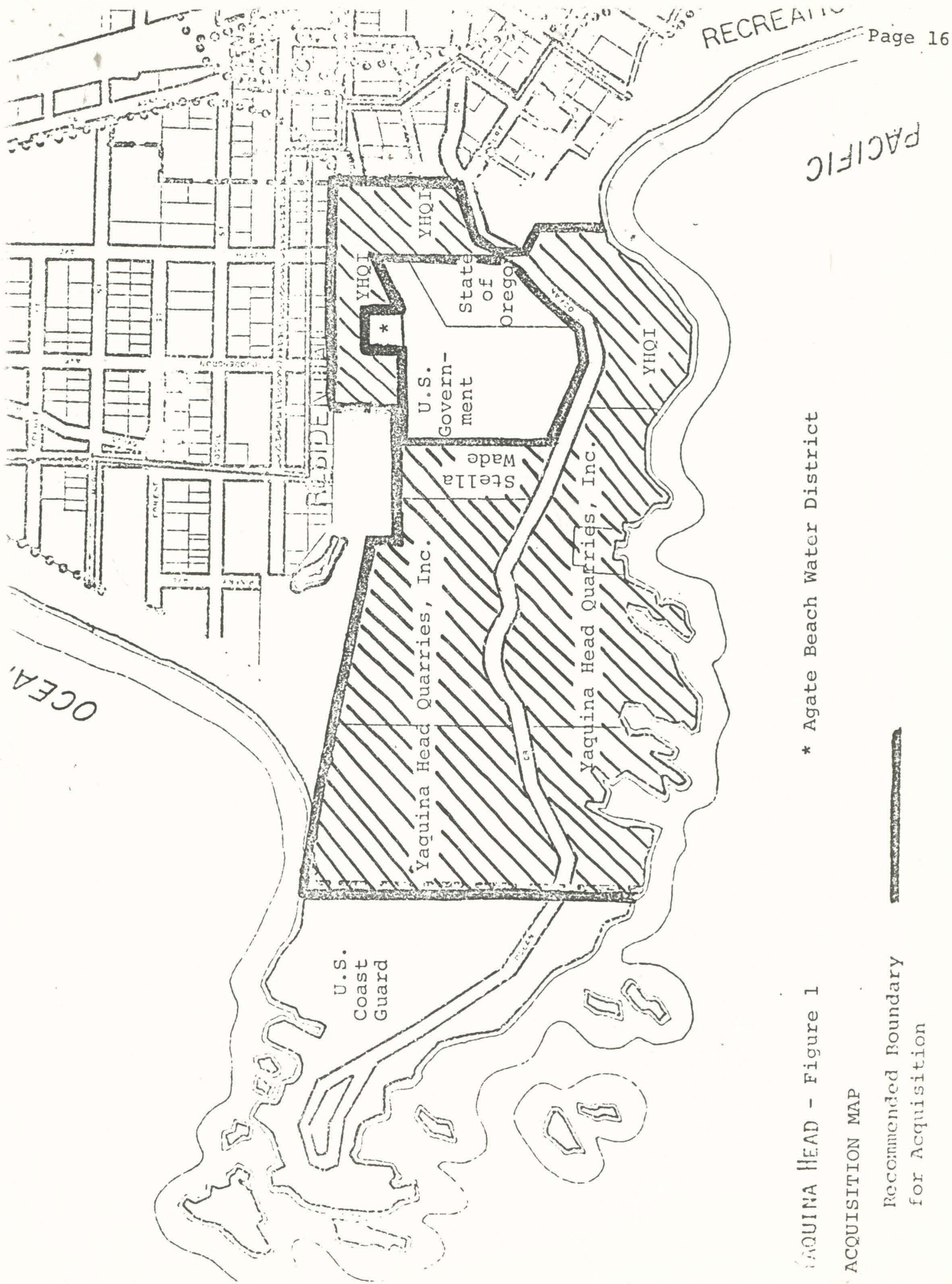
A buffer area should be provided by the plan to protect adjacent private lands from possible incompatible uses.

Public agencies and land management objectives or plans should be coordinated to the maximum extent possible. There should be a single coordinated resource management plan for the entire headland.

The Parks and Recreation Branch of the Oregon Department of Transportation should be given the lead role, in conjunction with the Department of Geology and Mineral Industries and the Department of Land Conservation and Development, to develop and implement a management plan for Yaquina Head.

VI. CONCLUSIONS OF THE COMMITTEE

- A. Yaquina Head is an important coastal headland resource, possessing significant scenic, historical, educational, scientific, recreational, geological, biological and other benefits which should be preserved and protected in the interest of future generations.
- B. Surface mining of rock on Yaquina Head is the primary activity threatening the significant benefits provided by the headland, and should be immediately prohibited in all areas not previously mined (as defined under ORS 517.750 - 517.900) unless necessary as part of a final management plan. The need for immediate state acquisition of Yaquina Head is crucial in order to arrest further lowering or other alteration of the headland profile.
- C. Existing data do not provide a basis for a meaningful estimate of the cost of acquiring the private lands at Yaquina Head. A thorough and expert geological investigation should be undertaken immediately in order to determine the quality and quantity of the remaining subsurface rock resources of the headland. Such an investigation is the only means of assessing a fair market value for acquisition of identified private lands. The 1978-79 value listed by the Lincoln County Assessor for the seven identified contiguous parcels owned by Yaquina Head Quarries, Inc. is \$306,150. The parcel owned by Stella Wade has a 1978-79 assessed value of \$5,150. In addition, the quarry owner estimates that a total of approximately two million dollars worth of equipment is employed on the property. An active market exists for heavy equipment sales.
- D. No alternative rock sources have been identified in the Lincoln County area which would be acceptable to the present quarry owner in the case of a land exchange (trade). The owner of Yaquina Head Quarries, Inc. is opposed to any land exchange for purposes of a continuation of quarry operations.
- E. The U.S. Coast Guard owned and administered land (23 acres) at the western tip of Yaquina Head should remain in federal ownership. The State of Oregon (2.9 acres), U.S. Government (9.06 acres) and Agate Beach Water District (.25 acres) properties at the eastern end of the headland should also be retained under present ownership.
- F. A management plan which provides for the future land use, reclamation, coordination and administration of the entire headland should be developed and implemented. A resource management plan developed for the headland should be coordinated with affected agencies to the maximum extent possible. Due to the regional, state and national importance of Yaquina Head, it is appropriate for the State to develop and apply any necessary regulatory control. Public use and retention or reestablishment of headland qualities shall be given preference in any management plan.
- G. Yaquina Head possesses qualities sufficient for designation as an Area of Critical State Concern.



* Agate Beach Water District

Yaquna Head - Figure 1

ACQUISITION MAP

Recommended Boundary
for Acquisition



Info only

DEPARTMENT OF
GEOLOGY AND MINERAL INDUSTRIES

MINED LAND RECLAMATION OFFICE

3523 S. PACIFIC BLVD., P.O. BOX 1028 • ALBANY, OREGON 97321 • (503) 928-5386

November 5, 1975

ROBERT W. STRAUB
GOVERNOR

Dr. Wendell E. Hewson
Atmospheric Science
Oregon State University
Corvallis, Oregon 97330

Dear Dr. Hewson:

As a review and for the record, Yaquina Head Quarries, Inc., has given Oregon State University informal permission to use a small area of land for wind experiments. Because of possible Federal funding of an expanded program, Oregon State University would like to have a formal lease to 5 acres of land for 5 years. The Firm does not, nor did not, have a formal development plan or reclamation plan for the quarry site. Further, they were reluctant to give Oregon State University formal permission to use the 5 acres for 5 years if the area would have to be mined during that time period. The Firm requested the Reclamation Division of the Oregon Department of Geology and Mineral Industries to help them with an overview of the problem in terms of recommendations for both a development plan and a reclamation plan. Oregon State University agreed to pay all Departmental costs in connection with this request and to provide the services of a civil engineering student to help with the surveying and cartography. Parenthetically, Dave Reece, the civil engineering student did a fine job with both.

The problem for the Department was several-fold. The Firm would like the Department to provide them with a complete and formally engineered development-reclamation plan. This is beyond the scope of the Division's authority and capacity, but an overview and recommendations could be provided to the Firm with the cost being billed to Oregon State University.

It was necessary to obtain a large scale contour map of the site. In the absence of any such map, the Department had to prepare one. Dave Reece was instrumental in the preparation of the map from an aerial photo. For overview purposes, the contour map needed to show the land mass form and relative elevations, but not exact elevations. A trip was made to the Oregon State Highway map section in Salem where an aerial photo of the site with a scale of 1" = 100' was obtained.

Dr. Wendell E. Hewson
November 5, 1975
page 2

The Staff Geologist, Jerry Gray, and Dave Reece traveled to the site. An elevation point was selected which could be identified from the aerial photo and from a published small scale contour map. An elevation was estimated. From this point to other survey points, horizontal distances were scaled off. The aerial photo and the vertical angle were measured with Brunton compass. The elevation of the new point could be determined from tangent function. The point and its elevation was plotted on the aerial photo and the contour line drawn. The surveying was completed in one very long day. Dave Reece then used the map to prepare a tracing and three cross sections.

An overview now could be started. During a staff work session, several models were proposed. The resource tonnages available, time schedules when tonnages would be needed, and final site configurations were roughed out for each model. Also considered with each model was Departmental requirements for reclamation. The principle of these requirements is that all slopes be left at 2:1 or flatter. To keep the 5 acre area in question from mining needs for 5 years, several things would have to come together. One, the Firm would need long term permission to move the County road. Two, in order to get slopes on the west side down to a reasonable steepness, the top should be taken off of the hill next to the lighthouse. To do this, permission will be needed from the Federal Government. With this problem, Oregon State University may be able to help the Firm.

A conference was held with the Firm's President, Robert Weinert, and the Reclamation staff. The several models were presented verbally and the pros and cons of each were discussed. Mr. Weinert was shown that, from at least one model, enough rock could be blocked out so the area in question could be left unmined for 5 years. Central to this, however, would be the moving of the County Road. The conference brought out the importance of having a well engineered development-reclamation plan prepared. Mr. Weinert was given the contour map tracing, the three cross-sections, and a list of engineering service firms. He stated that a formal development-reclamation plan would be prepared. Inasmuch as there is no present legal requirement incumbent on the Firm to begin reclamation at the site, no time frames for completion of the formal plan could be assigned.

In summary, from the overview the Firm could develop the property in such a way that the land in question would not be needed for 5 years. To do so the County road would need to be moved. Another possibility not raised in the overview is moving the Wind Research Station to the Federal land next to the lighthouse. That land now stands at the same elevation as the site now being used. To be useable for Oregon State University, the Firm might have to mine the top off the hill; however, that would leave the site free of mining activities forever and reduce the already oversteepened slopes.

In preparing this study and recommendation, Departmental costs and time

Dr. Wendell E. Hewson
November 5, 1975
page 3

include two man-days for obtaining base maps, background preparation for surveying, and for the surveying; one man-day for staff work session and for conferences with Oregon State University and Yaquina Head Quarries; one half man-day for preparing reports; and travel expenses. The total cost would be $3\frac{1}{2}$ man-days @ \$125.00 per day, plus \$50.00 travel expenses for a total of \$488.00.

A copy of the aerial photograph contour map is on file in this office. Should your purposes require it, a copy can be provided.

Sincerely,



Standley L. Ausmus
Administrator
Mined Land Reclamation

SLA/lb



DEPARTMENT OF
GEOLOGY AND MINERAL INDUSTRIES

1069 STATE OFFICE BLDG. • PORTLAND, OREGON • 97201

To:

Dr. Wendell E. Hewson
Atmospheric Science
Oregon State University
Corvallis, Oregon 97330

Please enclose a copy of this invoice or include
the invoice number with your payment.

RECEIVED

NOV 25 1975

DEPT OF GEOLOGY
& MINERAL INDUS.

Info Copy

*Yagovina Head
Gourries*
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Invoice

Date Nov. 24, 1975

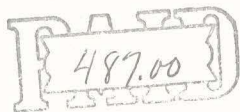
Invoice

Number 4981

Reference

or P. O. Letter, Nov. 5
Standley L. Ausmus

Number	Item	each	Total Cost
	Departmental Study and Recommendation		
	3½ man-days at \$125.00 per day		\$ 437.50
	Travel Expenses		50.00
	TOTAL		\$ 487.50



*a/c Mr. Speaker
12/9/75
Check in Portland
NOT here*



STATE OF OREGON

INTEROFFICE MEMO

TO: Don Hull

DATE: September 25, 1978

FROM: Jerry J. Gray

SUBJECT: Yaquina Head Quarries

The USEM production statistics for Yaquina Head Quarries are as follows:

<u>Year</u>	<u>Tons</u>	<u>Value</u>
1970	90,000	\$ 219,710
1971	90,000	219,700
1972	165,000	315,000
1973	123,750	371,250
1974	147,493	385,682
1975*	120,196	356,481
1976	119,000	355,000
 TOTAL	 855,439	 \$2,222,823

In answer to the question "Where is the stone supply to satisfy the Newport demand if Yaquina Head Quarries was to be closed down overnight?, it will come from the Kernville or the Waldport areas.

For the near future the market for asphalt aggregate, riprap, fill, and other stone needs will most likely come from Oceanlake's quarry, and Kaufman's quarry near Kernville and Eckman Creek's quarry near Waldport. See attached map. Crushing plants are located in each of these quarries. I think the three sites have unused plant capacity that could be used for Newport demand.

Continued on page 2

* The USEM also reported that Yaquina Head Quarries produced 21,481 tons of sand and gravel valued at \$15,912. They may have been selling sand from a construction site.

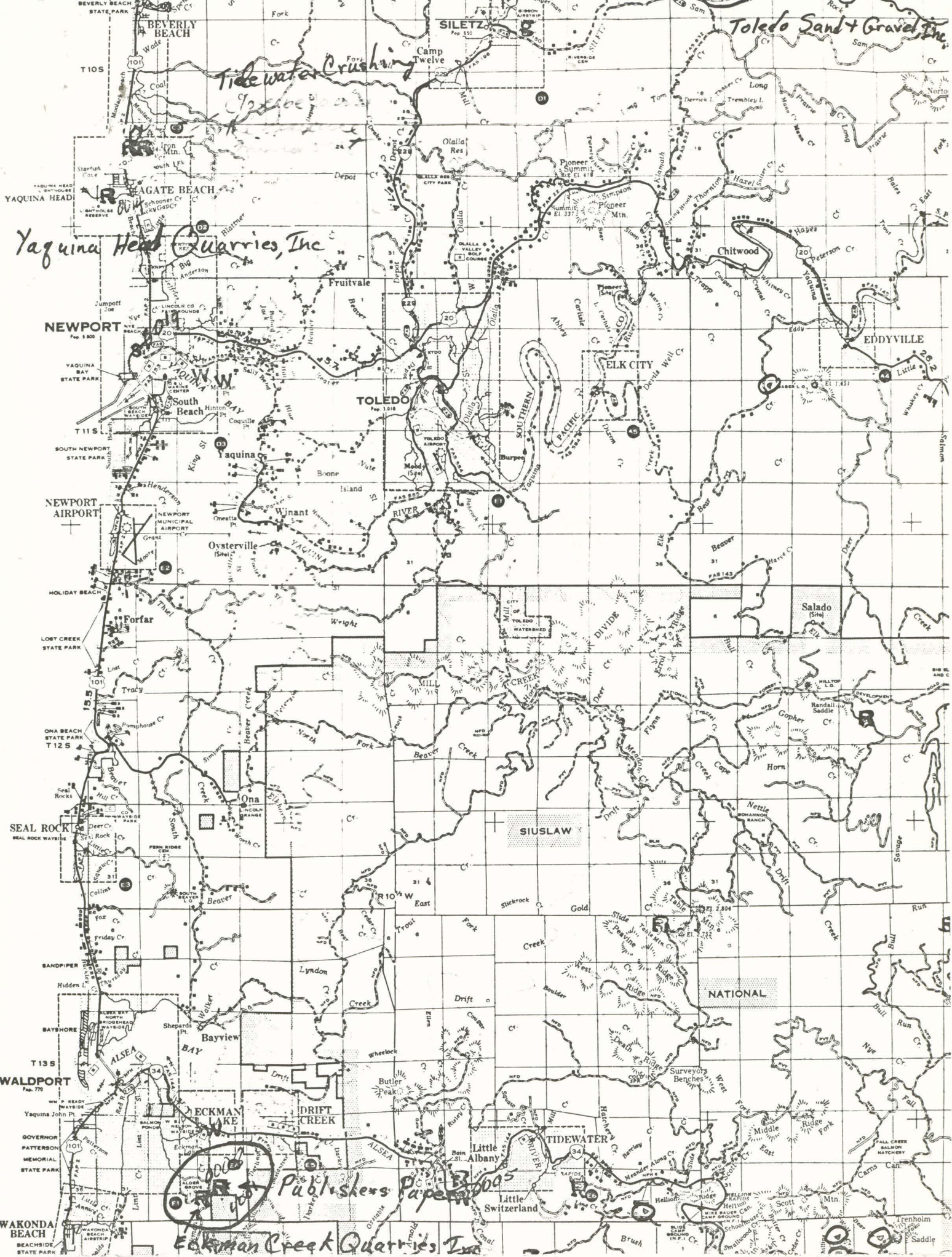
Yaquina Head Quarries

Page 2

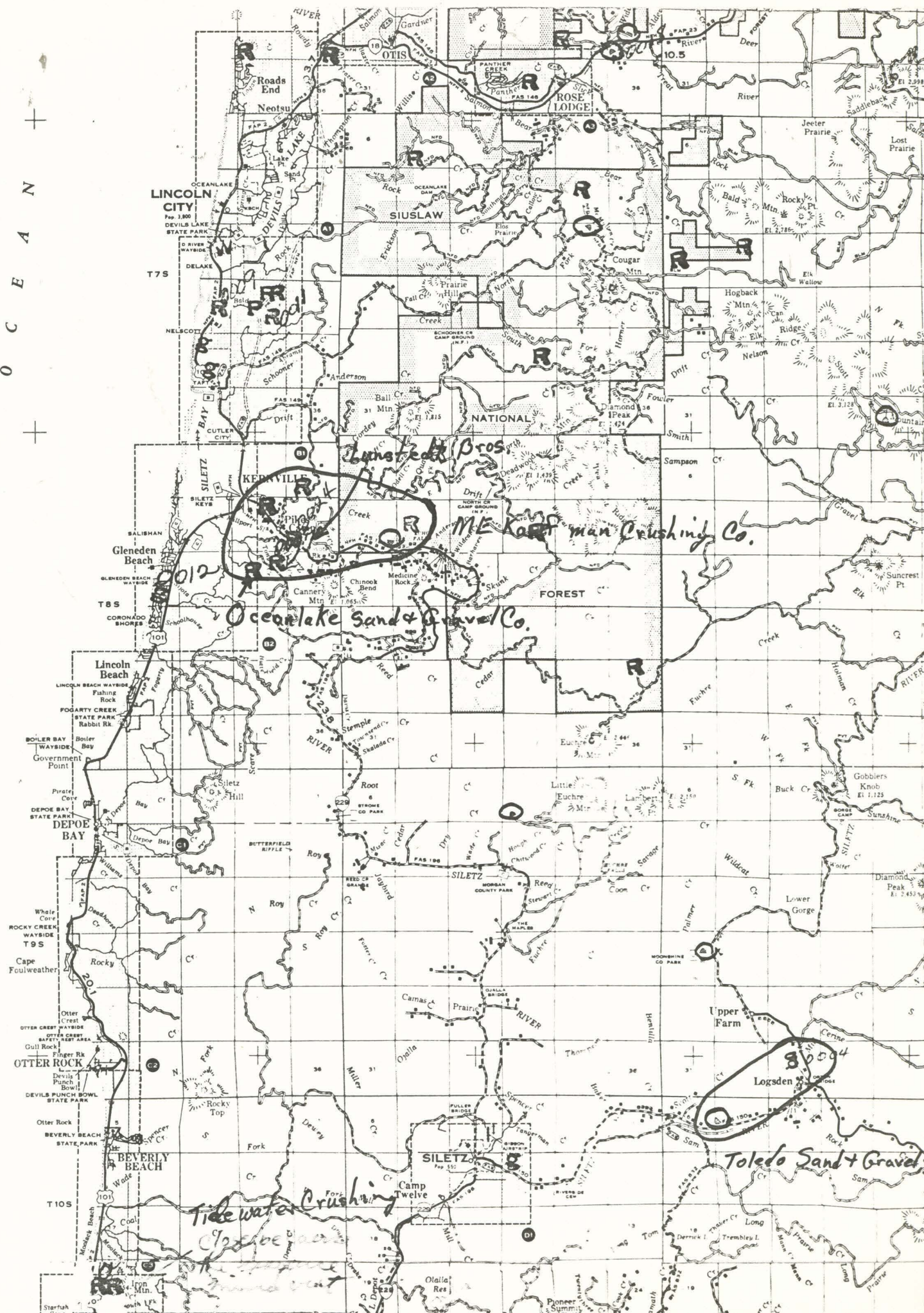
For the long term, supply does not look good. Unless Eckman Creek can lease USFS land its resource will be mined out very soon. I think with increased demand Oceanlake's quarry would not last over 10 to 15 years. Lunstedt Bros.' quarry and Kaufman's quarry are both sidehill gouges with high high-walls. To produce major amounts of stone from these two quarries major and expensive changes would have to be made in the way the quarries are being mined.

Local sources of sand and gravel (Toledo Sand and Gravel) has too much clay to make concrete; therefore, the present market for concrete aggregate is being supplied by truck from Willamette Valley gravel deposits or by barge from the bottom of the Umpqua River. The closure of Yaquina Head Quarries will not affect the supply and demand for this material.

Jerry



O C E A N I C



REPORT TO THE LEGISLATIVE ASSEMBLY:
RECOMMENDATION FOR DESIGNATION OF
YAQUINA HEADLAND
AS AN AREA OF CRITICAL STATE CONCERN

OREGON LAND CONSERVATION AND
DEVELOPMENT COMMISSION

MAY 24, 1977

SUMMARY

The Oregon Land Conservation and Development Commission finds that:

- 1) Yaquina Headland is an asset possessing significant scenic and other benefits which are of local, regional, state and national importance.
- 2) Uncontrolled development, especially continued surface mining activity, on Yaquina Headland has had, and will continue to have, significant, adverse impacts on the Head's resources, substantially damaging their benefits.
- 3) State regulation is necessary to protect and restore the visual resources and benefits of Yaquina Headland.

The LCDC recommends that the Oregon Legislative Assembly designate Yaquina Headland as an Area of Critical State Concern to protect and restore its scenic assets and other uses and benefits compatible with those assets. Surface mining should be prohibited on areas not previously mined as of May 21, 1977. Interim regulations should be adopted to control development on Yaquina Headland until a final management plan is developed. The interim regulations should provide for the controlled continuation of surface mining on the Head, in a fashion compatible with and as limited to provide the objective of the critical area designation.

Introduction

In response to expressions of concern from a large variety of interested parties, the Oregon Land Conservation and Development Commission (LCDC) has reviewed the importance of Yaquina Headland, the problems caused by uncontrolled development on the Head, and the need for state regulation.

Interest in designation of Yaquina Headland as an Area of Critical State Concern originated broadly with the general public. Increasing concern among local residents, as well as those statewide, has developed about the future of Yaquina Head, especially in response to the gradual but substantial impact by quarry activity on the scenic resources provided by the Head. This concern resulted in public hearings before the Lincoln County Commission in February, 1977 and the Oregon House Committee on Energy and Environment in March, 1977. Public sentiment culminated in April, 1977 with a formal request that the Oregon Land Conservation and Development Commission (LCDC) recommend Yaquina Head to the Oregon Legislature for designation as an Area of Critical State Concern.

On April 27, 1977, the Department of Land Conservation and Development conducted a public informational hearing, to gather information on the potential for Yaquina Head as an Area of Critical State Concern. After receiving the Department's

report on the hearing on May 7, LCDC determined that Yaquina Headland is a significant resource providing scenic and other benefits to the central Oregon coast and the State as a whole. The Commission voted to develop a draft recommendation for critical area designation of Yaquina Headland for review and possible submission to the Legislative Assembly, pursuant to ORS 197.405.

Criteria and Reasons for the Proposed Designation

The potential for critical area designation of Yaquina Headland was not recognized in the context of a formal or comprehensive effort to identify Areas of Critical State Concern. Instead, it originated as a result of expressions of mounting public concern. The identification of Yaquina Head also follows long standing expressions of concern by the Oregon Legislative Assembly and resource data and policies compiled by a variety of agencies.

Areas of Critical State Concern are areas defined and designated by the State because uncontrolled or incompatible development could result in serious damage to the environment, life, or property; the long term public interest; or the potential for other uses, which is of more than local significance (modified from definition in 1974 National Land Use Bill). Basic to the concept are the critical nature of the resource or area, and the existence of a regional, state, or national concern which is greater than just local significance.

Areas may be designated for preservation because of their significant natural value or importance, or for development because of features, facilities, or suitability for development. Critical areas will generally relate to a specific natural resource and a discrete geographic area. In this manner, they differ from general concerns of policy as expressed through Goals and Guidelines, which may broadly address resource categories statewide.

Critical concern for Oregon headlands has been expressed in several ways. The Oregon Legislature has directed that in preparing and adopting statewide planning Goals and Guidelines, "priority consideration" shall be given to "coastal headlands and related areas" among other areas and resources (ORS 197.230 (2) (9)). This direction was reflected in Statewide Goal 17 for Shoreland Resources which states, in part:

Major marshes, significant wildlife habitat, COASTAL HEADLANDS, exceptional aesthetic resources, and historic and archaeologic sites shall be protected. Uses in these areas shall be consistent with protection of natural areas. (Comprehensive Plan Requirements, Shoreland Resources. Emphasis added.)

The Visual Resource Analysis of the Oregon Coast (Oregon Coastal Conservation and Development Commission, 1974) identified Yaquina Head and other headlands as a resource of "Potential for Exceptional Coastal Experience." Such resources

were defined as containing "landscapes which are of statewide and/or national concern." Land uses considered for these resources "should be carefully weighed against the value and meaning of the unit to the public at large." Landscapes within this area are prime for public acquisition and preservation." The OCCDC Final Report (1975) recommends that such areas be designated Areas of Critical State Concern.

Yaquina Head has also been recommended as high priority for designation as a Research Natural Area because of its intertidal ecosystem. (Research National Area Needs in the Pacific Northwest, 1975).

Statewide interest in Oregon headlands is demonstrated generally by the extensive public ownership of headlands for parks, scenic enjoyment, recreation and other uses. With the sole exception of Yaquina Head, all major headlands have been at least partially acquired or placed in public ownership for these purposes (see Table 1).

Finally, the substantial continuing expressing of public interest, concern, and desires about Yaquina Headland form a major criterion in the selection and recommendations for designation as an Area of Critical State Concern.

These factors and considerations support the conclusion that Yaquina Headland provides significant benefits of regional, state, and national importance. Primary among these benefits are the scenic qualities and benefits provided by Yaquina Head.

TABLE I.
OWNERSHIP OF OREGON HEADLANDS

<u>HEADLAND</u>	<u>PUBLIC OWNERSHIP</u>	<u>TYPE OF HEADLAND</u>
Tillamook Head	Ecola State Park (S.P.)	Major
Arch Cape	Oswald West S.P.	Minor
Cape Falcon & Neahkahnie Mtn.	Oswald West S.P.	Minor Point
Cape Meares	Cape Mears S.P.	Minor Point
Cape Lookout	Cape Lookout S.P.	Sharp Point
Cape Kiwanda	County Park	Minor Point
Cascade Head	Cascade Head Scenic Research Area SNF (includes headlands south of Salmon R.)	Major
Government Point to Otter Crest	Rocky Cr. S.P. Boiler Bay S.P. Depoe Bay SP Otter Crest S.P. (Devils Punch Bowl S.P.)	Long with Several Small Points
Yaquina Head	Coast Guard Reserve (Tip)	Sharp Point
Seal Rock	Seal Rock S.P.	Minor
Strawberry Mt	S.P. Wayside	Minor
Yachats	Yachats S.P.	Minor
Cape Perpetua	Cape Perpetua Scenic Area USFS	Major
Captain Cook Pt./ Gwynn Knoll/ Bray Pt.	Neptune S.P.	Minors
Heceta Head & Devils Elbow Sea Lion Point	Devils Elbow S.P., C.G. Reserve Scenic Turnouts	Major not pointed Major continued
Cape Arago	Cape Arago S.P., Shore Acres S.P. Coos Head S.P., C.G. Lookout Bastendorf C.P.	Major
Coquille Point	Bandon Ocean S.P.	Minor
Cape Blanco-Blackout Pt.	Cape Blanco S.P.	Major
The Heads	State Parks, Coast Guard Battle Rock S.P.	Major Cont.
Humbug Mt.	Humbug, Mt. S.P.	Major
Sister Rocks/Lookout Rock/ Hubbard Mound/Otter Point	S.P. Views & Wayside	Minors
Cape Sebastian	Cape Sebastian State Park	Major
Crook Point (Saddle Rock) Whalehead	Boardman S.P.	Minors
Cape Ferrelo	Boardman S.P.	Major
Brookings Chetco Pt	Harris S.P.	Minors

It is a prominent landmark visible from many scenic waysides and state parks, and from a large portion of U.S. Highway 101. In addition to the significant scenic assets it provides, it is of statewide importance for the educational and scientific opportunities it provides, and as a recreational and historic resource. It also has potential for experimentation and use as a site for wind powered turbine generating systems.

Damages Resulting From Uncontrolled Development

The primary activity threatening the significant benefits provided by Yaquina Headland is the surface mining of rock reserves on the Head.

Yaquina Head is a basalt promontory. A large part of the Head, including much of the central portion, part of the northern shore and most of the southern shore, is owned by Yaquina Head Quarries which is actively engaged in surface mining the basalt. The mined rock is used primarily for paving, both as base or foundation rock and in asphalt mix. It is also used for riprap, although it is not suitable for jetty rock according to Corps specifications. It is not used in concrete.

Since the initiation of mining activity in 1925, the quarry has had, and continues to have, a significant adverse impact on the scenic and other benefits provided by Yaquina Head.

The quarry has substantially altered the profile and visual qualities of the Head. The maximum elevation of land in the quarry property has been reduced from a rounded peak 356 feet high to a small knoll estimated at about 240 feet with large mined areas substantially below 150 feet. Bluffs along the southern shore have been reduced from in excess of 50 feet to near sea level in some areas.

In addition to the adverse impact on the scenic resource, quarrying has detracted from the recreational, scientific and educational benefits and use of the Head, especially of the shore areas and the publically owned lighthouse area at the western tip. It has resulted in the deposition of boulder size spoil in intertidal areas, and has created geologically hazardous areas, especially along the northern shore. Yaquina Head is the only headland with an active quarry.

Continued mining will continue to adversely affect these benefits and uses. The profile of the Head will be reduced, the Head will be more scarred, and access for recreational, educational and scientific uses will be impeded. It will also negatively affect the potential of the site for use and experimentation for wind-power generation.

Quarry activity also has a number of strictly local adverse impacts. These include nuisance factors associated with noise and traffic generated by the quarry on surrounding residential areas, and possible modification of wind patterns and the local microclimate.

The surface mining activity of Yaquina Head Quarries is largely exempt from the requirements of the Oregon Mined Lands Reclamation Act (ORS 517.750 to 517.900) because of a "grandfather" exclusion. The combination of areas actually mined prior to 1972, and the areas used for storage or disposal of mining refuse include most of the lands owned by Yaquina Head Quarries. A permit of limited exemption has been granted to Yaquina Head Quarries by the Department of Geology and Mineral Industries.

The rate of mining activity on the quarry site is increasing. About 4% more was mined in 1976 than in 1975; indications are that the rate of mining activity will continue to increase. At projected rates of use, and based on estimates of rock supply (which vary substantially, depending on the source), the estimated life of the quarry is about 15 to 20 years. Depending on the statistics used, about 6 to 8% of the remaining quarriable rock resource is excavated each year. Current plans developed by the quarry owner indicate that the quarry lands will be reduced to an elevation of about 100 feet in the northeast corner, 60 feet in the northwest corner, and 40 feet along the southern shore.

This will adversely affect the ability to reclaim the mined areas in order to restore the visual qualities, and will result in a substantial alteration of the existing contours and scenic resources.

The Commission finds that continued quarry operation would result in a significantly adverse impact on the local, regional, state, and national benefits and assets provided by Yaquina Head. It finds furthermore, that the resource and activity is of immediate importance. If critical area designation is delayed, the ability to protect and maintain the significant assets of statewide concern will be lost or substantially impaired.

Reasons for the Implementation of State Regulations

Designation of Yaquina Headland as an Area of Critical State Concern and implementation of state regulations for the area are necessary because of the nature and importance of the assets, the damages that will result from uncontrolled development, the inability of local government to control the development so as to prevent the loss of the significant assets and benefits provided by the Head, and the need for immediate protection.

As indicated, Yaquina Headland provides significant scenic assets and other benefits which are of state and national importance. These are being adversely and irrevocably lost

or altered by present uncontrolled development, specifically the unregulated surface mining of large portions of Yaquina Headlands.

Under ORS 517.750 to 517.990, regulation and reclamation of surface mined areas is a state responsibility. However, that act exempted areas with pre-existing surface mines, including most of the property owned by Yaquina Head Quarries, from the reclamation requirements. While determination of the ultimate land use for Yaquina Headland is largely a local government responsibility, because of this pre-emption it is unable to control present development to achieve that use. The pre-existing nature of the damaging use of Yaquina Headlands also makes it difficult to control through the application of normal legal tools available to local government.

In addition because of the regional, state, and national importance of Yaquina Headland, it is more appropriate for the state to develop and apply regulatory control to this specific area than for local government to attempt to do so. It may be difficult for local government to adequately consider this state and national significance.

Moreover, the costs of the development of a final land use plan and management regulations, as well as the costs of acquisition if necessary, may well exceed the ability of local government to fund. Because the regulation will largely protect benefits of state importance, it is appropriate for state government to share in that cost and regulation.

A part of the critical area designation will also involve the identification and inventory of alternative sources or substitutes for the rock resources provided by Yaquina Head. This also is a state, rather than local, responsibility.

Finally, local government could possibly be capable of addressing and resolving the conflicts over, and protecting the regional state and national interest in, Yaquina Headland within the context of its land-use planning effort. However, that plan is not scheduled for completion until the end of 1980. The rate and magnitude of damage caused by uncontrolled development during the three year interval would lead to a continued and substantial loss of the resource and benefits before the plan was completed.

Pro Proposed Implementation and Administration for

Area of Critical State Concern, including

Suggested State Regulations

The designation of Yaquina Headland as an Area of Critical State Concern should address the following considerations.

Boundaries of Potential Area of Critical State Concern

Headlands are bluffs, promontories or points of high shoreland jutting out into the ocean, generally sloping abruptly into the water. For purposes of critical area designation, the definition of Yaquina Headland relates to the benefits it provides, the criteria developed for the proposed designation, and the Head's physical feature.

The Yaquina Headland Area of Critical State Concern is defined as the land area seaward of line bounded by: (in Sec. 30 T10S R11W), 58th St eastward from the ocean to Meander Ave; Meander Ave from 58th St south to the property line on the south side of 55th St that divides Block 58 (in Sec. 29 T10S R11W), into North and South portions; east along that line from Meander Ave. to Siletz Ave; south from there along Siletz Ave to Summit Drive; east on Summit Dr. from Siletz Ave to Rocky Way; south along Rocky Way from Summit Dr. to Gilbert Way; south-east along Gilbert Way from Rocky Way to Agate Way; southwest along Agate Way from Gilbert Way to the ocean. A map of the proposed Area of Critical State Concern is attached (Appendix 1).

A list of parcels, identified by tax lot number and owner of record within the proposed Area of Critical State Concern is attached (Appendix 2).

Objective of Critical Area Designation

Yaquina Headland should be designated an Area of Critical State Concern to protect, maintain, and restore the scenic resource provided by the Head, to protect the Headland from uncontrolled development, and to allow other uses, activities and development including recreation and education which are consistent with those objectives.

The critical area designation should draw particular attention to the need to protect and restore the general profile and contours of the Headland ridgeline, the bluffs along the shore, and other major topographic features. It should seek to coordinate the efforts of state agencies, local governments, and private interests to achieve their objectives. Development should be defined as in the LCDC Statewide Goals and Guidelines.

Suggested State Regulations

Surface mining in the Yaquina Headland Area of Critical State Concern should be prohibited in all areas not previously mined as of May 21, 1977 (as defined and identified by DOGMI under ORS 517.750 - 517.990) unless necessary as part of the final reclamation plan developed below.

A land-use plan for the critical area should be developed prior to January 1, 1979, which identifies activities and uses that should be allowed and which will be compatible with the overall objective. The land-use plan should include a reclamation plan, including reclaimed contours, revegetation, and suggested final use, for the areas affected by quarry activity. The plan should protect existing natural contours to the maximum extent feasible, while allowing shaping and modification where necessary to restore vertical cut banks and to reduce hazards to use.

Activities and uses which should be examined for potential compatibility with the objectives and inclusion in the final land-use plan include, but are not limited to:

Natural area designation

Educational and Scientific Use

Open Space

Low intensity recreation

Intense recreational development

(private or public)

Residential development

Water-related tourist/commercial development

Wind-power generation

The final land-use plan and means to implement it should be reviewed by the Legislative Assembly and implemented during

the 1979 session of the Oregon Legislature. The critical area designation should provide authority for entry upon the premises of lands within the critical area for the purposes of planning and enforcement.

Interim regulations should be imposed which maintains the scenic assets and other benefits of Yaquina Headland while the final plan and regulations are being developed. They should allow such activity, including surface mining, where appropriate and in a fashion compatible with the objective of the critical area designation.

These interim regulations should:

- i) Restrict the removal of rock in some areas, including but not limited to the portion south of Ocean Drive, which have been previously mined;
- ii) Direct and control the area in and manner by which rock can be mined or quarried from the remainder of the Head, including requiring the completion of appropriate reclamation plans compatible with the objective of the critical area designation; and
- iv) Require the review and prior approval of all other development within the Area of Critical State Concern.

Approval for any development within the Area of State Concern should be based on consideration and impact on:

- i) The visual appearance of Yaquina Headland and the aesthetic features and characteristics it possesses;
- ii) Amount of vegetation removed, disturbed or altered on any parcel;
- iii) Erosion, sedimentation, and water runoff patterns;
- iv) Hazard to use or adjacent areas;
- v) Public access to and use of public areas of the Headland; and
- vi) Other such requirements as may be identified.

Single family residential development in those areas of the critical area presently zoned for residential development is an appropriate use if consistent with the above requirements.

Administration

The Department of Land Conservation and Development (DLCD) should be given the responsibility to coordinate all agencies, levels of government, and interests involved, and for the

development of recommended final land-use plans and implementation procedures for review by the Legislative Assembly.

The Legislature should create a Yaquina Headland Critical Area Committee, composed of at least one representative each from: The Department of Land Conservation and Development, the Division of Parks, the Department of Geology and Mineral Industries, the Lincoln County Commission, and the general public. Support for this Committee should come from DLCD, through a special appropriation for this purpose from the Legislature.

The Committee should be empowered to:

- A. Develop and submit to the LCDC the final land-use plan, including reclamation plans, for the Area of Critical State Concern.
- B. Develop and implement a procedure for regulating interim activities and developments as directed by the proposed regulations above.
- C. Review and allow, prohibit, or modify as appropriate any development proposal within the critical area, including imposing any conditions it deems necessary to achieve the objectives of critical area designation.

- D. Identify and describe the economic and environmental impacts of the recommended final land-use plan and regulations, and alternatives.
- E. Identify and inventory alternative sources, supplies, and substitutes for rock from the Yaquina Head Quarries.
- F. Identify costs and investigate potential sources of financial assistance of acquisition, if any is necessary.

Within their own areas of expertise, other agencies and units of government should assist the Committee and DLCD in completing these requirements. In addition to such other tasks as may be identified, the following agencies and governing bodies should specifically be directed to cooperate in this effort:

- i) Department of Geology and Mineral Industries, to provide assistance in developing a reclamation plan, defining interim standards and requirements and identifying and inventorying alternative sources of substitutable rock;
- ii) Division of Parks, to provide assistance in developing a reclamation plan, defining interim requirements, and identifying potential sources of funding to assist with acquisition if needed;

- iii) Division of Highways, to provide assistance in determining the fair market value and other appraisals if acquisition is necessary;
- iv) Lincoln County Commission, to provide assistance in developing the final land-use plan, including identifying appropriate uses for the Area of Critical State Concern; and
- v) The U.S. Coast Guard, to develop a land-use plan for the publicly owned light-house area, which addresses especially recreational use of the area, prevention of erosion and loss of significant assets from uncontrolled recreational use, access to the "Marine Gardens" area, and erosion caused by uncontrolled and inappropriate access.

The Committee should investigate the appropriateness of acquisition. The need to acquire any parcels of land will depend upon the nature of activities and development allowed for each parcel in the final land-use plan. Lands should be acquired if they are necessary for public use or if the final land-use plan and management plan preclude all use providing a reasonable economic return to the landowner.

Enforcement

The critical area designation should provide for some enforcement capability. The Committee and LCDC should be empowered to enjoin unapproved development from occurring, and seek civil action to restore areas altered or developed without approval, and to seek criminal penalties for development and activities inconsistent with the interim and/or final regulation.

Budget

Legislature should provide a special appropriation to administer these requirements. Budgetary needs include:

1. Inventory of alternative rock
sources and substitutes (DOGMI) \$40,000
2. Development of Interim mining
regulations (DOGMI and Parks) 8,000
3. Development of a reclamation
plan (DOGMI and Parks) 10,000
4. Appraisal of parcels owned by
Yaquina Head Quarries (Highways) 22,500
5. Development of land-use plan and
final Management regulation (LCDC) 8,000

6. Enforcement \$ 3,000

7. Administration and staffing
for Committee 30,000

Total budget for 1977-1979
biennium \$121,500

It is estimated that between 50 and 75% of these funds can be provided from Federal funds. The legislature should provide therefore, a special appropriation of \$30,375 for the biennium, and set aside an additional \$30,375 in reserve for an emergency allocation if necessary.

Proposed Boundaries for Critical Area Designation

Recommended Boundary Alternate Boundaries

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PACIFIC

RECREATION

REC. RES.

# Ownership Parcels Within Proposed Critical Area

Section 30 T10S R11W WM  
Map 10 11 30 AA

| <u>Owner</u>             | <u>Parcel(s)</u> |
|--------------------------|------------------|
| Lincoln County           | 100,200          |
| Arthur Muller *          | 300              |
| 1628 W. 13th             |                  |
| The Dalles, Oregon 97058 |                  |
| G.L. Bradley *           | 400              |
| 1526 E. 12th St.         |                  |
| The Dalles, Oregon 97058 |                  |
| Jack Owens               | 500              |
| 417 N. Underwood         |                  |
| Kenewick, WA 99336 *     |                  |
| W.L. Miller *            | 501              |
| 8001 E. 6th, #4          |                  |
| Anchorage, Alaska 99504  |                  |
| - Donald E. Heckart *    | 600              |
| 523 NW 56th              |                  |
| Newport, Oregon 97365    |                  |
| Albert Kurtz *           | 601              |
| 426 NW 57th              |                  |
| Newport, Oregon 97365    |                  |
| Gray S. Rankin           | 700              |
| PO Box 703               |                  |
| Auburn, WA 98002 *       |                  |
| - Ralph A. Harvey *      | 800, 900, 1101   |
| 200 SW 144th             |                  |
| Beaverton, Oregon 97005  |                  |
| Clifton R. Oleson *      | 1000, 1100       |
| 75 Greenleaf Lane        |                  |
| Eugene, Oregon 97404     |                  |
| Robert Fowler *          | 1300             |
| 503 NW 56th              |                  |
| Newport, Oregon 97365    |                  |
| Marian A. Edwards        | 1400             |
| 1208 Birch               |                  |
| Cottage Grove, Oregon *  |                  |
| 97424                    |                  |

Map 10 11 30

| <u>Owner</u>                                                     | <u>Parcel(s)</u> |
|------------------------------------------------------------------|------------------|
| Lincoln Co. (Public Park)                                        | 100              |
| Yaquina Head Quarries, Inc<br>Box 624<br>Newport, Oregon 97365 * | 200              |
| U.S. Coast Guard                                                 | 300              |

Map 10 11 30 AD

|                                                                 |                                   |
|-----------------------------------------------------------------|-----------------------------------|
| Arthur Muller<br>(See above)                                    | 200, 300, 400, 600, 800, 900, 110 |
| Yaquina Head Quarry<br>(See above)                              | 500, 700, 1000, 1400, 1500, 1600  |
| Stella Wade<br>10325 Walmer ST<br>Overland Park<br>Kansas 66212 | 1200                              |

Section 29 T10S R11W  
Map 10 11 29 BC

|                                                                           |                                          |
|---------------------------------------------------------------------------|------------------------------------------|
| Linda Batson<br>385 Joyce St.<br>Elcajon, California                      | 200                                      |
|                                                                           | *                                        |
| Yaquina Head Quarries, Inc.<br>(See above)                                | 600, 900, 1400, 1600, 2400, 2700<br>2900 |
| Leo Demarrs<br>967 SW Mark St.<br>Newport, Oregon 97365 *                 | 1000, 1300                               |
| Gordon Oswald<br>2336 NE 45th<br>Portland, Oregon *                       | 1700                                     |
| Charles Follen<br>c/o John Williams<br>Box 823<br>Newport, Oregon 97365 * | 2000                                     |
| Don Sandberg<br>PO Box 673<br>Newport, Oregon 97365 *                     | 2200                                     |

Map 29 10 11 BC Cont.

| <u>Owner</u>                                     | <u>Parcel(s)</u> |
|--------------------------------------------------|------------------|
| Agate Beach Water District                       | 2401             |
| U.S. Government                                  | 2500             |
| State of Oregon                                  | 2600             |
| William Hocken<br>648 SE Vista DR<br>Newport, OR | 2800             |
| Lincoln County                                   | 3000             |

Map 29 10 11 BD

|                                                                                      |                                                                        |
|--------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Doris Hollen<br>5220 NW Rocky<br>Newport, Oregon 97365 *                             | 4100, 4600                                                             |
| Elwyn Woodson<br>20011 NE Balinger Way<br>Newport, Oregon 97365 *                    | 4200                                                                   |
| Bob Wienert<br>Box 624<br>Newport, Oregon 97365 *                                    | 4300, 4400, 4500                                                       |
| Charles D. Paulson<br>5245 NW Rocky Way<br>Newport, Oregon 97365 *                   | 4700                                                                   |
| John Altree<br>c/o Victoria Alborn<br>224 NW Hillside Dr.<br>Newport, Oregon 97365 * | 4701, 4800, 5100, 5200, 5300,<br>5400, 5600, 5700, 5800, 5900,<br>6000 |
| Lincoln County                                                                       | 4799, 5199, 5500, 6200, 6500,<br>6600                                  |
| Yaquina Head Quarries, Inc.<br>(See above)                                           | 5000                                                                   |
| William Hocken<br>(See above)                                                        | 6100                                                                   |

Owner

Parcel(s)

Jack O. McMillen  
2812 Salton Lane  
Boise, Idaho

6300, 16400

\*

State of Oregon

6400, 16500

Newton Carbaugh  
3206 NE 43rd Ave.  
Portland, Oregon

16100

\*

Stephen Rusk  
515 NW Rainwater Lane  
Albany, Oregon 97321

16200, 16300, 16600

\*



A D-H 4/3/82

### Yaquina Head proposal dies

PORTLAND (AP) — The Bureau of Land Management says it apparently will be unable to buy Yaquina Head on the central Oregon coast for preservation as an outstanding natural area. The 58-acre promontory about three miles north of Newport is used as a rock quarry. Conservationists and some Northwest congressmen proposed federal acquisition to spare the area from further quarrying. Frank Edwards of the BLM regional office in Portland said a proposal to provide \$2.2 million for the purchase died in a House Interior appropriations subcommittee. Edwards is chief of technical services in the regional office. Edwards said Bob Weinert, the owner of the property, had decided to withdraw his sale offer.



## Park offer reduced by philanthropist

6-16-77 Journal

SALEM (UPI) — A Portland woman has given up trying to donate \$1 million to the state to create a 992-acre state park on Tillamook Head and will settle for \$300,000 for a smaller park, a state official said Wednesday.

Ray Wilson, land supervisor for the State Parks and Recreation Branch, said the anonymous philanthropist "just got ants" about delays and haggling involved in the efforts to establish the park atop Tillamook Head.

If complicated land trades can be worked out, the woman will give \$300,000 for a 609-acre Trail's End State Park, Wilson said.

Land involved in the proposed trades

is owned by Clatsop County, the State Department of Forestry, Crown Zellerbach Corp. and the Parks and Recreation Branch of the State Department of Transportation.

The woman first approached the state about two years ago with an offer of \$1 million for a 2,000-acre park. Opposition reduced the area to 992 acres but that also met with opposition from Clatsop County commissioners and others because it would reduce county-owned timberland by 320 acres.

The new proposal would create a park along the Oregon Coast Trail, forming a one-fourth mile wide buffer just east of existing park lands.

## Yaquina Head controversy boils

(Continued from page 1)

That proposal, House Joint Resolution 79, passed the House Tuesday. Because it must be approved by the Senate as well, it faces a most uncertain future in the coming crunch for adjournment.

The principal antagonists, Penelope Hull and Bob Wienert, are well known to each other, as may be expected in a small town. In fact, their first confrontation took place a year ago at the wedding of Wienert's cousin in Mrs. Hull's garden — which looks out on Yaquina Head.

"Are you going to blast that whole mountain away?" Mrs. Hull demanded. His answer, she said, was yes.

But Wienert said she must see his reclamation plan for development of the head after quarrying is done in 15 to 20 years. Mrs. Hull said fine, but after persistent phone calls drew no response for six weeks, she decided to take a different course.

This was to alert other people in town and elsewhere about not only what was happening but what was going to happen.

She conceded there was no particularly encouraging response at first, and she said she's no organizer. But last fall Yaquina Head began to draw some publicity, and responses did come in. Indignant people wrote from Portland, Eugene, Forest Grove, Corvallis, Salem — all over.

Petition drives were started, and eventually 1,700 signatures were collected. Some of these were "lost" after submission to the Lincoln County Commission, Mrs. Hull said, but she had duplicates she sent to the LCDC and the House Environment Committee.

"We were accused of trying to take this man's business away," Mrs. Hull said, "and that's not the case. There was not a single petition signer who had that in mind."

Most clearly in Mrs. Hull's mind was some choice of an alternative site for a rock quarry. The state owns a quarry at Iron Mountain, close to Newport, and she was told that its rock was of better quality than the lode on Yaquina Head.

She also elicited from State Highway Engineer H.S. Coulter the locations of four other potential sites. One had satisfactory quality but limited quantity, another had no access, and two others were virtually unexplored.

Mrs. Hull marshalled these facts for presentation before the LCDC and the Legislature. She added to them concerns about weather changes caused by the deepening gash in the head, cracked fireplaces and walls damaged by blasting, the loss of bird habitat, erosion of fossil beds and a variety of other effects attributed to quarrying.

She found a scientist who would say that, "scenically, to quarry (Yaquina Head) away for aggregate is the approximate equivalent of blowing up Wizard Island to fill in Crater Lake."

Mrs. Hull, joined by the Oregon Shores Conservation Coalition, was largely responsible for attracting the interest of the LCDC. That agency, in a report to the Legislature, said rock mining has reduced the elevation of the head (within quarry property) from 356 feet to 240 feet, and in some places down to 150 feet.

The LCDC's appeal for designation of Yaquina Head as an area of critical state concern now, rather than wait for a study to be completed by 1979, was based on a concern that "the rate and magnitude of damage caused by uncontrolled development during the three-year interval would lead to a continued and substantial loss of the resource."

Wienert is a handsome young man who went to Toledo High School, graduated from Oregon College of Education in 1969 and assumed presidency of the family business, Yaquina Head Quarries, five years ago. He now is 29.

"Everybody wants rock, but nobody wants a quarry," Wienert said during an interview in his back room office behind the weighing station at Rock & Driveway, the asphalt mix part of the operation that is wholly owned by the quarry.

Rock has been blasted, crushed, hauled and mixed from Yaquina Head since 1925 (Wienert's family bought the business in 1960) to pave the roads of Lincoln County from Seal Rock to Otter Crest.

About four years ago, Wienert began to look into the future when Yaquina Head's rock supply would be exhausted. He asked for development of a reclamation plan.

That, as Wienert observed, was "before our prob-

## Swift action will save Yaquina Head

6-16-77 Journal

Changes are bound to occur on the vast family of headlands, capes and mountains of the Oregon Coast. As they occur in nature, they are bearable and often beautiful.

But the rapid, man-made changes on Yaquina Head are dangerous. That they are also ugly is not the main point at issue. The quarry which removed 125,000 cubic yards of the rock of the head last year should stop operations as soon as possible, for the alteration of the contours of the head will change the ocean currents and life forms on land.

Like members of a large family, the jutting points of the Oregon Coast are similar, and yet each is unique in its features and in the way it affects local weather.

Take Neahkahnie Mountain, for instance, since Highway 101 carries us effortlessly through its sheltered north side with huge spruce and hemlock trees to its bare, wind-beaten southern face. Picture winds of 100 miles an hour screaming up that face in a winter storm, and you will know why only grass

and scraggy ceanothus and ground-hugging salal grow there.

Yaquina Head is smaller, lower, less majestic. And in its way, it plays its role in the ocean life, and in the lives of the people who live near it. To change that role so radically, simply because it can be done, is not right. The arrogance of turning a geographical feature of such importance into gravel to surface roads offends all one's feelings of man's role in the world.

For we have learned, perhaps just in the nick of time, that we are not lords of nature, but part of it. If natural things die through our own fault, we die a little. So many things have vanished from our earth that we are now willing to sacrifice to save all that is left.

We citizens of Oregon must ask for quick action in the Senate on House Joint Resolution 79 to ransom Yaquina Head from further commercial exploitation. Even though the land is maimed, still it is part of the family of the Oregon Coast.

## Yaquina Head gash stirs controversy

6-16-77 Journal

By TOM STIMMEL  
Journal Staff Writer

NEWPORT — Yaquina Head is a coastal landmark easy to identify.

It juts out into the restless Pacific Ocean for a quarter of a mile beyond sandy beaches on either side. At its point — the end of an undulating contour descending from the high mainland — is a picturesque Coast Guard light-house built in 1872 and still in use.

Yaquina Head is visible, when the weather is willing, from Cape Foulweather on the north to Seal Rock on the south. It is viewed and visited by thousands of tourists every year.

Even from those relatively distant points of view, a new feature of Yaquina Head is clearly evident. The contour does not descend as gracefully as before. A gash, like a giant check-mark, has been cut into the horizon.

The gash is a result of a rock quarry operation that has undisputedly

swimming pool, tennis courts, a restaurant and the other comforts of a plush resort. The concept is undeveloped, pending a design and, of course, the leveling of the land.

Even the thought of such a thing is anathema to Penelope Hull, an Agate Beach resident who has lived within close view of Yaquina Head for 40 years and is alarmed at the changes she has witnessed even in the last three years.

"The head is a part of our whole life," she said. "It began to go down so fast, being blasted away. We asked each other, 'Can anybody in government stop that?'"

Somebody in government — the Land Conservation and Development Commission — is trying to stop it, to the distress of young Robert Wienert, president of Yaquina Head Quarries.

"This quarry has been here for 50 years," Wienert said. "Now they're trying to tell us we can't be there."

One department of state government

ment and conservation, between individual rights and public rights, and between government protection and government intervention.

The illustration is all the more classic because it is so evident. The cause of the controversy can be seen from miles away.

Mrs. Hull and a good many other people want to know how one man can be permitted to destroy a magnificent coastal headland, even though he does own it. Wienert finds himself the operator of a family business that was accepted as legitimate for years but now, suddenly, is considered "bad."

The pros and cons have been hashed over thoroughly before the LCDC and the House Environment Committee of the Oregon Legislature.

A result of those sessions was an LCDC request that the Legislature declare Yaquina Head an "area of critical state concern" under which it could stop the quarrying.

Nobody introduced such a bill. But

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The gash is a result of a rock quarry operation that has undisputedly changed the appearance of the headland. And the gash is growing.

Ultimately, unless plans change, Yaquina Head Quarries Inc. expects to continue rock mining until the original headland level at 300 feet above sea level is reduced to a level between 40 and 120 feet above sea level.

Then, in 15 to 20 years, the quarry would implement a reclamation plan, which would include a motel site with

swimming pool, tennis courts, a restaurant and the other comforts of a plush resort. The concept is undeveloped, pending a design and, of course, the leveling of the land.

Even the thought of such a thing is anathema to Penelope Hull, an Agate Beach resident who has lived within close view of Yaquina Head for 40 years and is alarmed at the changes she has witnessed even in the last three years.

"The head is a part of our whole life," she said. "It began to go down so fast, being blasted away. We asked each other, 'Can anybody in government stop that?'"

Somebody in government — the Land Conservation and Development Commission — is trying to stop it, to the distress of young Robert Wienert, president of Yaquina Head Quarries.

"This quarry has been here for 50 years," Wienert said. "Now they're trying to tell us we can't be there."

One department of state government granted the quarry an exemption from new regulations five years ago because it was a pre-existing use. Now another department of government is trying to put it out of business.

"The government tells us we can, and the government tells us we can't," said Wienert with quiet exasperation.

The escalating controversy over Yaquina Head is becoming a classic illustration of the conflict between develop-

ment and conservation, between individual rights and public rights, and between government protection and government intervention.

The illustration is all the more classic because it is so evident. The cause of the controversy can be seen from miles away.

Mrs. Hull and a good many other people want to know how one man can be permitted to destroy a magnificent coastal headland, even though he does own it. Wienert finds himself the operator of a family business that was accepted as legitimate for years but now, suddenly, is considered "bad."

The pros and cons have been hashed over thoroughly before the LCDC and the House Environment Committee of the Oregon Legislature.

A result of those sessions was an LCDC request that the Legislature declare Yaquina Head an "area of critical state concern" under which it could stop the quarrying.

Nobody introduced such a bill. But the committee itself introduced a resolution that would urge affected state agencies to acquire the privately owned portions of the head. In a work session June 6, the committee modified its bill to urge creation of an advisory committee to study the business for two years and submit to the 1979 Legislature "alternatives for preserving the unique qualities of Yaquina Head."

(Continued on page 20)★

That proposal, House Joint Resolution 79, passed the House Tuesday. Because it must be approved by the Senate as well, it faces a most uncertain future in the coming crunch for adjournment.

The principal antagonists, Penelope Hull and Bob Wienert, are well known to each other, as may be expected in a small town. In fact, their first confrontation took place a year ago at the wedding of Wienert's cousin in Mrs. Hull's garden — which looks out on Yaquina Head.

"Are you going to blast that whole mountain away?" Mrs. Hull demanded. His answer, she said, was yes.

But Wienert said she must see his reclamation plan for development of the head after quarrying is done in 15 to 20 years. Mrs. Hull said fine, but after persistent phone calls drew no response for six weeks, she decided to take a different course.

This was to alert other people in town and elsewhere about not only what was happening but what was going to happen.

She conceded there was no particularly encouraging response at first, and she said she's no organizer. But last fall Yaquina Head began to draw some publicity, and responses did come in. Indignant people wrote from Portland, Eugene, Forest Grove, Corvallis, Salem — all over.

Petition drives were started, and eventually 1,700 signatures were collected. Some of these were "lost" after submission to the Lincoln County Commission, Mrs. Hull said, but she had duplicates she sent to the LCDC and the House Environment Committee.

"We were accused of trying to take this man's business away," Mrs. Hull said, "and that's not the case. There was not a single petition signer who had that in mind."

Most clearly in Mrs. Hull's mind was some choice of an alternative site for a rock quarry. The state owns a quarry at Iron Mountain, close to Newport, and she was told that its rock was of better quality than the lode on Yaquina Head.

She also elicited from State Highway Engineer H.S. Coulter the locations of four other potential sites. One had satisfactory quality but limited quantity, another had no access, and two others were virtually unexplored.

Mrs. Hull marshalled these facts for presentation before the LCDC and the Legislature. She added to them concerns about weather changes caused by the deepening gash in the head, cracked fireplaces and walls damaged by blasting, the loss of bird habitat, erosion of fossil beds and a variety of other effects attributed to quarrying.

She found a scientist who would say that, "scenically, to quarry (Yaquina Head) away for aggregate is the approximate equivalent of blowing up Wizard Island to fill in Crater Lake."

Mrs. Hull, joined by the Oregon Shores Conservation Coalition, was largely responsible for attracting the interest of the LCDC. That agency, in a report to the Legislature, said rock mining has reduced the elevation of the head (within quarry property) from 356 feet to 240 feet, and in some places down to 150 feet.

The LCDC's appeal for designation of Yaquina Head as an area of critical state concern now, rather than wait for a study to be completed by 1979, was based on a concern that "the rate and magnitude of damage caused by uncontrolled development during the three-year interval would lead to a continued and substantial loss of the resource."

Wienert is a handsome young man who went to Toledo High School, graduated from Oregon College of Education in 1969 and assumed presidency of the family business, Yaquina Head Quarries, five years ago. He now is 29.

"Everybody wants rock, but nobody wants a quarry," Wienert said during an interview in his back room office behind the weighing station at Rock & Driveway, the asphalt mix part of the operation that is wholly owned by the quarry.

Rock has been blasted, crushed, hauled and mixed from Yaquina Head since 1925 (Wienert's family bought the business in 1960) to pave the roads of Lincoln County from Seal Rock to Otter Crest.

About four years ago, Wienert began to look into the future when Yaquina Head's rock supply would be exhausted. He asked for development of a reclamation plan.

That, as Wienert observed, was "before our problem." It was a year after implementation of the state's Mined Land Reclamation Act, but that act exempted much of Yaquina Head because of its pre-existing use.

Wienert said the quarry owns 54 acres on the head and has worked 40 acres of that — all the ground it intends to cover. But having scalped the surface of 40 acres, Wienert intends to go down. That's what the LCDC doesn't want.

Wienert employed engineer Robert Monroe, of Smith, Monroe & Gray of Beaverton, to sketch out the concept of "something desirable to the public — a useful piece of land."

"All we want is to put in a usable state, then probably sell it," Wienert said. "It'd be worth a gold mine if it's developed right. If it isn't, it's nothing."

Whether such a thing happens depends, of course, on resolution of the "problem." Discussing that, Wienert is quick to observe that the Halls sold 10 acres on the head to the previous quarry owner.

Mrs. Hull concedes the truth of that. It was 20 years or so ago, she said, and there was no mining near the land at the time. But she did sell it to the quarry, and some of it now is being mined.

Wienert agrees with Mrs. Hull that the rock on Iron Mountain three miles away, much of it owned by the state, is of better quality than Yaquina Head. It's too good, he said. It's hard, and it crushes into sharp particles. "It's fine for asphalt but too sharp for road rock."

Iron Mountain is one site Mrs. Hull and the LCDC each have suggested for a swap. Wienert says nothing doing.

"I have no interest in a land swap," he said. "In five years, we'd be going through the whole mess again."

Wienert reasons that Iron Mountain is only two or so miles from Newport and that sooner or later Newport will expand in its direction. Houses will come, perhaps even annexation, and somebody will complain about the quarry.

Wienert says he hasn't considered the value of the Yaquina Head operation, but acknowledged a selling price would be in seven figures.

The quarry and the mixing plant combined employ 22 persons on a payroll of about \$350,000 a year.

If Wienert were forced into a choice of moving or selling, he clearly would sell. Another possibility exists, but admittedly it is remote at the moment.

That is expansion. The lighthouse on the tip of the head is on 22.6 acres of land controlled by the Coast Guard. This year, the Coast Guard said it would relinquish all but 4.5 acres at the lighthouse itself. The remaining 18.1 acres would revert to the Bureau of Land Management, which is considering what to do with it. Designation of a research natural area or a marine science center is being considered.

AS IT WAS...



AS IT IS...



AS IT WILL BE...



← YAQUINA HEAD... 1/4 MILE →

## Senate OKs Bull Run bill

WASHINGTON — The Senate Thursday passed and sent to President Carter's desk legislation to permit hiking and camping on a portion of the Bull Run Reserve.

The bill cleared the Senate by unanimous consent without any committee action or hearings, just 10 days after it was first introduced in the House by Rep. Les AuCoin, D-Ore.

Sen. Mark Hatfield, R-Ore., arranged the speedy trip through the Senate after it became clear the bill had no opposition.

The measure will lift court-ordered "no trespassing" signs from 42,500 acres in the reserve for a six-month period beginning when Carter signs the bill into law.

The area affected does not include the watershed that supplies Portland with its drinking water. It does include the Lost Creek Nature Trail for the handicapped, 94 miles of well-traveled hiking trails and numerous campsites.

## A case that belongs in court

Elsewhere on this page, an editorial from the Coos Bay World discusses the Curry County challenge to the Land Conservation and Development Commission.

It notes that an invitation is open to others to join in the legal battle.

Actually it is not just those who would like to see the Oregon land use law shot down who have a

Those who believe in the principles of land use planning and in the state's role in determining the wise use of its land also should welcome the challenge.

There are constitutional questions that have been raised about the LCDC law. The sooner they are cleared away the better.

Curry County's challenge moves the issue to

April 20, 1977

Mr. Harold F. Brauner, Director  
Department of Land Conservation & Development  
1175 Court Street N.E.  
Salem, Oregon 97310

Dear Mr. Brauner:

In response to your letter of April 19 regarding Yaquina Head, we have the following comments:

The basic problem with respect to the present operation revolves around the difficulty of obtaining a comparable substitute source for aggregate located within the present market envelope should the owner be forced to move.

The Yaquina Head quarry site is ideally located with respect to markets and ease of access. The site itself is relatively easy to operate and the supply of suitable rock is large.

The general area is not noted for its reserves of suitable aggregate and the condemnation of this site would have profound adverse impact on the other known sources. The ensuing competition could easily increase costs to local consumers and both County and State road departments.

Assuming for the moment that the site is to be shut down, consideration would have to be given to reparations for the acreage involved, the profit that could be derived from the unmined resource, the value of the plant exclusive of the mobile equipment, losses arising from failure to fulfill contracts, losses arising from missed production during moving, and moving expenses.

We have given considerable testimony to various congressmen, senators, and State legislators, and appeared at the hearing of the Environment and Energy Committee (chaired by Nancie Fadeley) on the evening of March 30. We have a considerable amount of information in our files which we would be more than happy to make available to you upon request.

Although we have no statutory or regulatory control over the operation of the Yaquina quarries, we have been in close contact with them for quite some time and convinced them of the need for a reclamation plan. Subsequent to our suggestion, the company secured professional engineering help and has prepared

Mr. Harold F. Brauner  
Page 2  
April 20, 1977

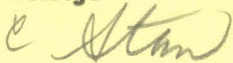
and submitted, for public review, a mined land reclamation plan. We have found the operators to be most cooperative in all of our dealings with them.

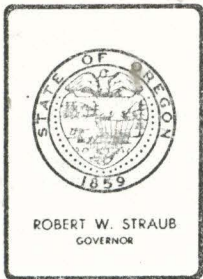
Although we do not plan to attend the hearing on the 27th, we are available, upon specific request, for providing detailed geologic and engineering geology information. We will be most happy to discuss this matter with you at your convenience.

Sincerely yours,

Ralph S. Mason  
State Geologist

RSM:jr





RECEIVED-PTLD  
APR 20 1977  
DEPT OF AGRICULTURE

## Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

19 April 1977

TO: Public Officials, Agencies, Property Owners,  
Interested Citizens Concerned About Yaquina Head

FROM: Harold F. Brauner, <sup>13</sup> Director

SUBJECT: Informational Hearing Concerning Yaquina Head

In response to a broad expression of public concern, the Land Conservation and Development Commission has directed its Department to conduct a public informational hearing concerning whether the Commission should recommend to the Legislature that Yaquina Head be designated an Area of Critical State Concern. The hearing is scheduled for April 27, 1977 at the Marine Science Center in Newport from 3:00 -- 5:30 P.M. and 7:30 P.M. to however late is necessary.

During the last six months LCDC has received a number of questions and comments about Yaquina Head. Many inquiries were requests for additional information on the preservation of scenic landmarks. These expressions culminated when the Commission received a formal request from the Oregon Shores Conservation Coalition to consider recommending to the Legislature that Yaquina Head be designated an Area of Critical State Concern.

In directing the Department to conduct the informational hearing, the Commission expressed particular interest in receiving more information concerning:

- 1) the problems associated with Yaquina Head
- 2) the economic, scenic and environmental benefits it provides
- 3) the problems and/or benefits that would result if Yaquina Head were designated by the Legislature as an Area of Critical State Concern
- 4) the alternative solutions to the problems identified
- 5) how should Yaquina Head be managed
- 6) what kinds and levels of uses are compatible with protecting the Head
- 7) is there a need for the State to acquire the Head -- what other options exist

The answers to these very basic questions will be used by the Commission in determining whether it should recommend any further action.

The hearing will be open to all. Both oral and written testimony will be received.

Notice of this hearing has been given all radio, television and newspaper

outlets. The Department would appreciate your sharing this information with any affected or interested persons.

Should you wish more information concerning the hearing, please call Ted LaRoe at 378-5454 in Salem.

1) Problem  
- comparable pit site for <sup>market area</sup> ~~cases~~ if owner forced to move

2) economically located

3) Alternative solutions  
- fair trade necessary based on findings of fact

LAND  
RESOURCE  
PLANT  
CONTRACTS  
SUIT FORM  
MOVING

\* Background facts

- we have given prior testimony

NANCY FARRER 3-30-70m FEB

- grandfathered  
- can go to any depth

- Coöperative

- own reclamation plan

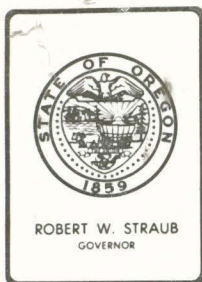
WAS GIVE JAMES SEVEN ALT  
FENG PREPARED 1970m

Do not plan to attend 27th

Our role:

- specific info later on if needed

Gen  
HOTFIELD  
PACEMOOD  
RGEER 1970m  
HARLOCK  
ATYTBH



*Department of Geology and Mineral Industries*  
**ADMINISTRATIVE OFFICE**

1069 STATE OFFICE BLDG., PORTLAND, OREGON 97201 PHONE (503) 229-5580

April 20, 1977

Mr. Harold F. Brauner, Director  
Department of Land Conservation & Development  
1175 Court Street N.E.  
Salem, Oregon 97310

Dear Mr. Brauner:

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The basic problem with respect to the present operation revolves around the difficulty of obtaining a comparable substitute source for aggregate located within the present market envelope should the owner be forced to move.

The Yaquina Head quarry site is ideally located with respect to markets and ease of access. The site itself is relatively easy to operate and the supply of suitable rock is large.

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Mr. Harold F. Brauner  
Page 2  
April 20, 1977

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Sincerely yours,

Ralph S. Mason  
State Geologist

RSM:jr



## STATE OF OREGON

## INTEROFFICE MEMO

R/

RECEIVED-PTLD  
JUN 2 1977  
DEPT OF GEOLOGY  
& MINERAL INDUS.

TO: File

FROM: Standley L. Ausmus

SUBJECT: Yaquina Head Quarries

DATE: May 23, 1977

On May 18, 1977, I met in conference in the LCDC office in Salem with Ted La Roe and Becky Kreag of LCDC and Larry Jacobson the the Parks Department, for the purpose of discussing the Yaquina Head Quarries and the assignment of Yaquina Head as an area of critical State concern.

LCDC has been assigned the responsibility of preparing response for Legislative consideration which will propose actions to be taken (See alternative 2 of the LCDC Report dated 5/6/77). These actions will be 1) designation by the 1977 Legislature of Yaquina Head as an area of critical State concern, 2) establishment of an interim mining plan, 3) the development of a total, overall plan for either continued mining or ultimate reclamation, and use of Yaquina Head and the surrounding area.

The roll of the Department of Geology appears to be that of providing input for the interim mining plan, providing monitoring services, inspection to assure that the interim mining plan that is developed is being followed, and to assist in the development of the overall plan for Yaquina Head.

It appears to me that prior to the development of a mining plan for this site, even on an interim basis, it will be necessary to have established by a rather thorough engineering study, the parameters with which we have to work, including the elevations, contours, locations of the various grades of rock, stratification, stabilities, the market requirements of Yaquina Head Quarries for various grades of rock. In addition, we need to determine those areas where mining is not to be conducted during the interim, where limited mining

is not to be conducted during the interim, where limited mining can be conducted, and areas where unlimited mining can be conducted. I have a serious doubt as to whether or not a program can be conducted for \$5,000 if the Department has to do the engineering study.

If, on the other hand, the Department has availability to the engineering study conducted by Smith, Monroe, and Associates for Yaquina Head Quarries on their contract with the quarry, we might possibly be able to work within those permameters.

At any rate it will require an addition to our staff to take on that additional responsibility, either a temporary position or an assignment of other departmental personnel to Mined Land Reclamation for that purpose.

On 5/19/77 Becky Kreag called and asked for a rough informal estimate of additional cost for the Department to develop the overall plan. I estimated an additional \$5,000 to \$10,000 over the \$5,000 indicated in Ralphs item 1.



Standley L. Ausmus  
Administrator  
Mined Land Reclamation

SIA:lv

STAN. - YACQUINA 5-19  
77

JSD

1. NEED TO ESTAB. INTERIM  
PERIOD 272 PLAN  
CONTINUED WITHIN  
SOME LIMITS SET

2. LAW BY LEGIS

"AREA OF CRITICAL  
CONCERN"

ENTIRE CASE IS PROBLEM

- MOTORCYCLES
- TOP SON REBORN
- SLIDES ON N SIDE
  - 1. MAIN AREA - PY
  - 2. RESERVOIR LUBS
  - 3. NATURAL D.S. BETWEEN





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MAY 20 1977

Dir. of Conservation  
& Mgmt.

## Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

### MEMORANDUM

May 25, 1977

TO: Yaquina Head Property Owners

FROM: Harold F. Brauner, <sup>Director</sup>

SUBJECT: Proposal for Yaquina Head Area of Critical State Concern

As many of you are aware, over the past several months many individuals and groups have expressed concern about the future of Yaquina Head. Most concern centered around the effect that quarry activity was having and would continue to have on the Head, and the loss of the scenic, recreational, and educational assets which the Head provides.

In April, the Land Conservation and Development Commission (LCDC) received a formal request to recommend that the Head be declared an Area of Critical State Concern by the Oregon Legislature. In response to this request and after review of the area and issues, on May 21, 1977, the LCDC voted to recommend that the Legislature designate Yaquina Head as an Area of Critical State Concern. The recommendation and proposal were forwarded to the Legislature on May 24.

LCDC's proposal for the Yaquina Head Area of Critical State Concern recommends that:

- (1) The scenic assets and other compatible benefits (such as recreation and education) of Yaquina Head should be protected and restored.
- (2) Horizontal expansion of quarry activity into other areas not previously mined should be prohibited.
- (3) A land-use plan, including plans for reclamation of the quarry site, should be developed by representatives of selected state agencies, Lincoln County, and the public.

- (4) Until the final land-use plan is developed and approved, development, including quarry activity at the existing site, may continue subject to review and regulation by an interim committee. Development in the critical area should be reviewed according to its impacts on:

- (a) visual appearance of Yaquina Head,
- (b) amount of vegetation removed or altered,
- (c) erosion, sedimentation, and water runoff,
- (d) hazard to use, and
- (e) public access to public areas

The report recommends that single family residential development is an appropriate use in those areas of critical area presently zoned for residential development if consistent with these requirements.

The Legislature will now review LCDC's recommendation and take whatever action it deems appropriate. Information on progress of the legislative proposal, once it is introduced, can be received by calling the toll-free legislative number 1-800-452-0292.

I am enclosing for your information a copy of the complete recommendation which was forwarded to the Legislature. Please call or write if you have any questions.

HB:ls  
Enclosure



## Department of Land Conservation and Development

1175 COURT STREET N.E., SALEM, OREGON 97310 PHONE (503) 378-4926

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MAY 27 1977

DEPT OF GEOLOGY  
& MINERAL INDUS.

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Yaquina Head Property Owners

May 25, 1977

Page 2

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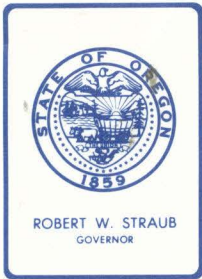
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HB:ls  
Enclosure



*Department of Geology and Mineral Industries*  
ADMINISTRATIVE OFFICE

1069 STATE OFFICE BLDG., PORTLAND, OREGON 97201 PHONE (503) 229-5580

May 16, 1977

To: Ralph  
From: John  
Subject: Yaquina Head

This is to summarize our Friday 13 meeting with Dr. Ted La Roe and Becky Kraeg of LCDC with regard to Yaquina Head.

By next Wednesday (5/18) they need advice from us on the following:

- (1) How to direct reclamation for the next two years.
- (2) Who can properly appraise potential pits.
- (3) Our possible input during the next two years.

Long range we can assist state efforts on this issue by conducting a reconnaissance search for potential alternative sites. Such an investigation should include:

- (1) Definition of required rock specs based on Yaquina Head market.
- (2) Reconnaissance map effort to identify potential sites.
- (3) Preliminary site evaluation based on detailed mapping, highway data, and other sources such as Mike Rebar and Robert Bartholomew of Siuslaw National Forest.

The inventory should not include actual drilling as this is better done by private industry.

Contract stipulations and personnel for the inventory cannot be accurately projected until the funding status of presently proposed projects is more clear.

For the present I suggest we prepare a proposal assuming personnel are available as of August 1 and that we submit it to Ted La Roe for comment. Hopefully by then we will have enough information to firm up a final decision.

JDB:lk