



Oregon

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Meeting Summary

Sitka Sedge State Natural Area

Tierra Del Mar Neighborhood Meeting

OPRD Public Meeting III: Draft Master Plan Review

Saturday, May 07, 2016, 1-3 p.m.

Cloverdale, OR

Groundwater Monitoring Discussion

OPRD has contracted a groundwater study to measure tidal effects of groundwater elevations in northern Tierra Del Mar (TDM). This is supplemental to information that the consultant has been collecting in regards to watershed modeling in the estuary. There is a brief summary of this information in the plan however the report because the report is not complete we cannot provide a finalized summary at this time. We plan on providing the completed report for public comment when data collection is completed in 2017.

Question: Many folks wanted them installed on their property. However, they have already been installed and we are collecting data already. The hydrologist considered all the land in Tierra Del Mar.

Comment: I get the feeling this is going to tell you something. But when you breach the dike you will flood the whole area of Tierra Del Mar.

OPRD: The concern is valid but the idea is that overtime we can create models so that we can predict what may happen and we can make decisions based on the best knowledge possible. Right now we don't have enough to make that decision.

Comment: We are all aware of the local low spots which may or may not have a connection to water levels. The surface puddle may not be a place to study groundwater.

Comment: You need to do a comprehensive study of the entire area, water, plants, ground etc.

OPRD: The intent of the piezometers is to be localized. After the meeting on Thursday, it is clear we need to expand the study. OPRD is going to propose to expand the scope of the study and the time frame.

OPRD also wants to consider opening up the tide gate for a short period of time to get an idea of what may happen with the ground water. That makes a lot of sense and should be considered. It should be done in the winter months.

Comment: There is a beaver dam that is holding a certain amount of water and the data may not be a good base line.

Question: As you expand your study are you going to add other types of tests?

OPRD: I am not saying we are going to expand the piezometers for certain, as there may not be a need but it will definitely be an expanded study. We are not sure what that looks like at this time, but we will be working with the community to make sure there is a chance to comment, and this study would be relevant to the concerns we are hearing today.

Comment: You need to go geotechnical borings – if you do not know the subsurface you are not getting the right data.

OPRD: What you say makes sense and we can bring it up to our consultant. We understand that the breach or not breach subject is very important and we need to get the necessary data to make that decision. There is data out there and want to collect more that can be shared.

Comment: If you expand you should include public works folks in the gathering of data and get a dialog going.

OPRD: The tide gate is not functioning as a tide gate. We are in a position that says if we modify it we have to meet certain rules. It is important to express that there will need to be a change made to the tidegate at some point. It could be very soon and we all need to be prepared for what that means. It's not a matter of if these changes take place, but when. The law states that if we change the tide gates 50% or more then we would be required to meet the fish passage standards.

Question: What is that law?

OPRD: It is on aging tide gates. The process is in order for us to do work we would be required to meet minimum requirements from DSL and the state agencies that require us to provide for fish passage—ODFW administrative rules. If OPRD touches it we have to meet the requirements.

Comment: The challenge might come from if the tide gate fails, you are looking at a wash out and reacting instead of proactively addressing the issue.

Comment: We would like to be involved in the placing of the piezometers. The community needs to find out how much wiggle room they have to make temporary steps to safeguard.

Comment: We need to gather good technical data but we also have to protect the community.

OPRD will just close a blind eye to a community and will try to reach a balance. This is not an unsolvable puzzle. It's not all gloom and doom, we are confident with more data and the right heads at the table we work to find a solution that works for everyone. I'm not saying this is true, but we may find that the dike is holding back groundwater on the TDM side.

OPRD: There is a trigger that if we do any work to the tide gate. The only failure we have at this point is the bottom board is off. The fresh water has already been inundated with saltwater. We do not have to worry about the dike collapsing. But if we start working on the tide gate at all, we may have to comply with federal laws. Any repair over 50% and we have to meet the laws.

Comment: I do not think we should do anything until we have much more information.

Question: If there is a trigger event does not mean that they are going to come in and make decisions for us.

OPRD: No one is coming in and making decisions except OPRD. However, OPRD has to follow the law.

Question: How do you predict more ocean water from sea level rise. It might be the gate may not affect any of us in here.

Question: You projected 2017 as an opening day how can you do that?

OPRD: Hydrology and recreation is separate. The parking lot and trails are on track for spring 2017. These will not be affected by the hydrology study.

Question: Rising sea levels and a breach on Kilkitch river. The projections were washed away this spring. What is different now with this one.

OPRD: We are looking at that with other projects that have successes and failures.

Comment: With fish passage – there are other protected species on site. I am voting for them for the preservation. Identified in the OPRD 2012 Ecological study on the north Sandlake estuary.

OPRD: Our current plan makes reference to those as well.

Comment: I do not hear enough about the other species other than fishes.

Comment: A portion of funding for acquisition comes from Fish & Wildlife and they are the mandate of fish passage. They are putting a lot of pressure on OPRD. It is not necessarily OPRD's decision—there are other agencies as well.

OPRD: This is a significant site on a national scale due to it's potential to restore habitat from ocean to high stream. OPRD recognizes the value to federal protected fish species.

Comment: In 1984 there was a creek just below the dunes all the way to Roma Ave. The county has let them build over the creek and that is the reason why TDM streets are flooding.

Comment: If the breach is made 18' feet you are allowing more water through, how much is that water going to seep into the ground. And that would be after the breach. Our septic tanks do not work when our streets are flooded.

OPRD: That gets back to why we are asking those questions with a current study.

Question: If you change it, are you going to protect us?

OPRD: OPRD and other agencies involved are not advocating for exacerbating flooding in this community.

Question: Can you be forced to breach by another agency.

OPRD: The value in the study is twofold, being able to say the impacts of a breach would create this result. We want to be a good neighbor and if the study shows a huge impact on TDM we would not propose actions that would negatively affect TDM.

Comment: I would like the plan to say that there is more data and research needing to be done before any changes are made. That is a lot of the uneasiness here in TDM.

Comment: We cannot review your biology reports because they are not out. Is there a way we can see the reports and how will you contact us.

OPRD: We will be posting these in the coming weeks and can extend the current comment period if that is needed.

Comment: Why are there so many omissions and errors in the Master Plan? And why can't we comment on them before you approve it. I would like to see a better period of time to comment on it.

Question: What kind of definitions can you establish as reasonable risks? You need to include FEMA in this process.

OPRD: FEMA will be involved in reviewing any project of this magnitude. The county planning process would also cover that. We are not advocating for changes that will allow increased flooding.

Comment: The main flash point and concerns is surrounding the fish passage issue. It needs to be simplified and more studying.

OPRD: The federal agencies feel much like us if there is a significant impact to TDM they would take that into account as part of the process.

Comment: You need to slow down the process because we have not seen the biological reports.

Comment: We should preserve the integrity of the dike. I believe our flooding risk is from Tillamook County government. OPRD have totally lost sight of the ball. People talk about the unique and pristine freshwater marsh. Please do not lose sight that there is a full range of fish passage. Do not destroy the marsh.

OPRD: We are revising our schedule to have the draft plan go in front of the commission in September instead of June.

Question: Do you have a contour map of TDM?

OPRD: Yes we do and will include it in the plan.

Comment: You will need 6" contour map or you will not get a good view.

Comment: Your slides are based on the report and you are considering two alternatives. A response would be reflected and considered a third alternative rerouting Reneke Creek and maintain and replacing the main gate.

OPRD: It is premature to say there are two alternative because of the hydrology discussion. At the time the two alternatives are based on fish passage criteria – minimum widths, not a final determination of design.

Question: Are putting the cart before the horse if you open it up before you have the answers to what to do the dike?

OPRD: OPRD feels the trails already exist and 18' of gravel added on the dike is not a huge investment that would preclude future alterations. The improvements are so small in comparison to other state parks.

Question: There will not be any overnight camping?

OPRD: We are not proposing camping. It would take a revised master planning and land use process to make something like that happen in the future.

Question: When did the fish passage issue become such an issue?

OPRD: The land was purchased with assistance from a National Coastal Wetlands Conservation grant which stipulated a group study the merits of fish passage. As more information was gathered earlier this year OPRD decided that we needed to share the data as a part of the master planning process.

Comment: Parks did not pay all of it. The grant was one million and the purchase was just under two million.

Question: Did the fish passage have anything to do with OWEB?

OPRD: Any land acquisition has to be approved by our commission. Our commission had been looking at this property for a long time.

Question: What if ODFW determines that it needs to be replaced?

OPRD: They wouldn't likely tell us that we must do the work on our property. However, if there was an event, they could work with us to meet fish passage standards.

Comment: They could concede to a fish friendly tide gate.

Question: There would be several different sources of funding that would come into play?

Comment: The improvements of the culverts could be taken care of by OPRD, but we would like to work with other agencies to fund those kinds of improvements. Fish friendly tide gates have come up and the issue is velocity and water flow. As we understand it, it comes down to velocity requirements that are nearly impossible to achieve at this scale of project. The small opening that this situation allows makes the water move so fast that the fish cannot navigate it.

Recreation

Question: Will there be an RV Park on the east side of the road?

OPRD: No, there will be a space for the host who may have an RV.

Comments: There are needs for garbage cans if you are having picnic tables.

OPRD: There is some reference in Chapter 8 to general cleanliness and park management. It is a responsibility of park staff to maintain those trails. We may try to go without the garbage can in areas to limit impacts on the natural quality of the site, and add them as we understand where there are issues, or problem areas.

Question: Who is Pete's (Marvin – Retired Park Manager) replacement?

Comment: Alice Goddard is the interim manager at this time.

Question: Is that the park host?

OPRD: No it is the park manager. There will not be an extra staff person hired for this park. We have proposed a camp host site at the blue house site and their duties will be garbage removal, eyes on the site, and would be responsible for Whalen Island as well.

Question: Do you have any plans for Beltz cabin?

OPRD: We see the value in that building for potential reuse, however funding is limited for making improvements there. We have not come up with a specific plan for that building yet as it would likely need to be a partnership to make it work, given precedents in other parks with similar buildings. Access is another challenge at that site.

Question: You are proposing three accesses to the beach?

OPRD: Yes. We are concerned about cars parking on Pollack Street. Most people will be attracted to the dike. The access on Pollack Street is for the community access, if you don't want it, we can remove it but that would preclude access to the park from the neighborhood, unless you walk up the beach. There is public access on Pollack Street to the beach but we are not providing a parking lot there. It seems residents are walking to the trail not driving?

Comment: We are concerned that we will be overrun by public access from the beach or TDM.

OPRD: There will not be any sign saying access to the park at Pollack Street and we can leave the access on Pollack Street off the map that we produce if that works?

Comment: How many ADA parking spots?

OPRD: There are two ADA Two spots proposed and room for 2 busses/RVs.

Comment: My large truck will not fit in a 9' parking.

OPRD: Our standards are 10' x 20'.

Comment: We are concerned by being overrun by the public.

OPRD: We looked at putting a parking lot closer to TDM and the community wasn't interested it. Some of the issues we heard were that the parking issues were caused by rental house overflow, not people parking to visit the beach. Again that is something we cannot control. Providing a parking area to the north should alleviate this to some degree.

Question: What about septic and sewer.

OPRD: It will be a vault toilet.

Comment: We feel it is a bad idea. Buck offered free water for a flush toilet.

OPRD: We do not typically put flush toilets in day use parks, usually only in parks with campgrounds.

OPRD: How much does the blue house have any sentimental value to anyone?

Comment: We would like to know what day they will burn it so we can have access on the road.

Comment: We would like to reuse plants from that property.

OPRD: We can get you in touch with the park manager to see what might be possible if you note it on the sign in sheet.

Meeting Adjourned.