

Dana Nichols

From: Dana Nichols
Sent: Wednesday, February 10, 2021 4:57 PM
To: 'Nancy Evans'
Subject: RE: FOIA Fee Waiver Disposition Reached for DOI-FWS-2021-002284

Nancy,

I will include this email in your testimony.

Thanks,
Dana

From: Nancy Evans <nancybandon72@gmail.com>
Sent: Wednesday, February 10, 2021 4:56 PM
To: Dana Nichols <dnichols@ci.bandon.or.us>
Subject: Fwd: FOIA Fee Waiver Disposition Reached for DOI-FWS-2021-002284

FYI. See the description of what was requested here.

----- Forwarded message -----

From: <admin@foiaonline.gov>
Date: Wednesday, February 10, 2021
Subject: FOIA Fee Waiver Disposition Reached for DOI-FWS-2021-002284
To: nancybandon72@gmail.com

Your request for Fee Waiver for the FOIA request DOI-FWS-2021-002284 has been fully granted. Additional details for this request are as follows:

- Request Created on: 02/05/2021
- Request Description: Referring to the original request submitted July 2, 2020 -- Confirmation ID 140711. Part of the request was not accessible due to the pandemic, staff was working at home and now have returned. This request is for the remaining documents:
"...proposed conceptual plans (including drawings) for the development of ... federally acquired property at Coquille Point."
- Fee Waiver Original Justification: All records in this FOIA request will be used for public education and similar purposes. Further these requested records will be used for the public understanding of the important issues relating to actions supported by the City of Bandon that will affect the federal refuge at Coquille Point. jNo commercial personal interest.
- Fee Waiver Disposition Reason: N/A

Dana Nichols

From: Nancy Evans <naevans1@frontier.com> on behalf of Nancy Evans
Sent: Wednesday, February 10, 2021 4:08 PM
To: Dana Nichols; Dan Chandler
Subject: For Your Information
Attachments: CP Rehab_Env Compl 19940623.pdf; Untitled attachment 01517.txt

Dana, these 50 pages arrived in the hour. They complete the binder. They were not available until today. It's your call to include or not. I will send the cover note next. Thank you!
N.

https://mail-attachment.googleusercontent.com/attachment/u/0/s/?view=att&th=1778e4675765ec42&attid=0.1&disp=attd&safe=1&zw&saddbat=ANGjdJ-bfbF5dDNfJc_SQ0Rd5UPY3HJlv7COFq0fJISk_VNS9eXdr1jFwFBhQmkBbYLEhpl0G8wfOn29YLoASRvDPmHKi5TMsnNzccYnLT8tcJgxa7dYGkCJqvi7po5Na0IglIpKfghq1P1SOfkyB0UFdzlls9xTu5Dypj2LcYtDuNtS-jp74GWtuksyeNdFS_Nie9nzbaikNsTyzzlpNph0K8PczbOwct-OqCEhYv-Jk4gb_kwsL3t3L9ZfVfH2p6lErKz8EvHgIYA7pWhy8WDSlwtFlqUJg8A3n-lABgQK8juPCSxaL3WNIVcxO8ws908yoPtMeG2gAYSpW46pATNE7_aehKvpeAM2k7jP-M80b7n3Ms3JBmbwf0YKxRnV5_i-kRqWwHtfbEnSgm1AcYhXU9OgSi8F-57iEi0OcJMBITFxmAdE5u6OqzpP5GbhTatsTtR7xCxjOO2c2NCH83jGRT-bDQjOvKJ2jfT7U488aKE3Zf_-T-hdIo0Hy3FaUJvHIUGZfjX8aShurh1oy7gHAuMwKCGMyWO8kW03io9lpYjWkCCFqufJfdE-zURN740j3T4UtKDMvkv458EdXheKMJbdtLVmGZG4KfP-T-ML4h2d6-Se-ORYMWnn8A5X6z7flpNmdWjyK8GTJ1a9PipCowJ3DwNnZWnDxpa5pfT_d92r7GM5xkwnSuXBPIVg

Dana Nichols

From: Nancy Evans <nancybandon72@gmail.com> on behalf of Nancy Evans
Sent: Wednesday, February 10, 2021 4:19 PM
To: planning@cityofbandon.org
Cc: Denise Russell; DeClerck, John
Subject: Fwd: FW: [EXTERNAL] Re: Coquille Point Letter from 1990
Attachments: CP Rehab_Env Compl 19940623.pdf

Please include to my original submission (hard copy) hand delivered February 8, 2021.
Include the letter from John DeClerck dated today
from USFW and its 50 page attachment. Below.

Please excuse the late arrival. Arrived from Mr. DeClerck within the hour.

Thank you,
N.

----- Forwarded message -----

From: DeClerck, John <john_declerck@fws.gov>
Date: Wednesday, February 10, 2021
Subject: FW: [EXTERNAL] Re: Coquille Point Letter from 1990
To: Nancy Evans <nancybandon72@gmail.com>

Hi Nancy,

This completes your FOIA request.

Thanks,

John

April 16, 1989





June 4, 1991

cc: COA

ENVIRONMENTAL COMPLIANCE CERTIFICATE

Project: Coquille Point Rehabilitation Project

REPORT

NEPA (circle one and complete environmental action memorandum [EAM])	Date
Categorical Exclusion	_____
EA - FONSI	<u>June 20, 1994</u>
EIA - ROD	_____
Endangered Species Act, Section 7 Consultation	<u>June 21, 1994</u>
Environmental Action Memorandum	<u>June 20, 1994</u>
National Historic Preservation Act, Section 106 Consultation	<u>January 26, 1994</u>
Clean Water Act, Section 404 or Section 10 (Permit Required) ^{NO}	<u>June 23, 1994</u>
Floodplain Analysis (EO 11988)	<u>June 23, 1994</u>
Wetland Analysis (EO 11990)	<u>June 23, 1994</u>
Coastal Zone Management Act, Section 307	<u>June 23, 1994</u>
Coastal Barrier Resources Act, Section 6	<u>June 8, 1994</u>
Level 1 Contaminants Survey	<u>January 8, 1990</u>

I certify that all requirements of law, rules, or regulations applicable to planning for the above project have been complied with.

James C. Sekora July 1, 1994
 Project Leader Date

James E. Houh 7/11/94
 Refuge Supervisor Date

[Signature] 7/14/94
 ARD - Refuges and wildlife Date

UNITED STATES FISH AND WILDLIFE SERVICE

ENVIRONMENTAL ACTION MEMORANDUM

Within the spirit and intent of the Council on Environmental Quality's regulations for implementing the National Environmental Policy Act (NEPA) and other statutes, orders and policies that protect fish and wildlife resources, I have established the following administrative record and have determined that the actions of:

Coquille Point Rehabilitation Project

_____ is a categorical exclusion as provided by 516 DM 6 Appendix 1. No further documentation will be made.

XXXX is found not to have significant environmental effects as determined by the attached Environmental Assessment and Finding of No Significant Impact.

_____ is found to have special environmental conditions as described in the attached Environmental Assessment. The attached Finding of No Significant Impact will not be final nor any action taken pending a 30-day period for public review (40 CFR 1501.4(e)(2))

_____ is found to have significant effects, and therefore a "Notice of Intent" will be published in the Federal Register to prepare an Environmental Impact Statement before the project is considered further.

_____ is denied because of environmental damage, Service policy or mandate.

_____ is an emergency situation. Only those actions necessary to control the immediate impacts of the emergency will be taken. Other related actions remain subject to NEPA review.

Other supporting documents:

Director/Regional Director

Date

Palmyr Jackson
Project Leader

6/20/94
Date

ARD-Refuges & Wildlife

Date

James E. Hawk
Refuge Supervisor

7/11/94
Date

ENVIRONMENTAL ASSESSMENT

Coquille Point Rehabilitation
(Descriptive Title for Proposed Action)

Western Oregon Refuges
(FWS Unit Proposing Action)

PL - 102 - 381
(Legal Mandate under which Action Will be Carried Out)

Coquille Point, Oregon Islands National Wildlife Refuge

Bandon, Coos County, Oregon
(Location of Action)

Roy W. Lowe
(Author of Document)

June 20, 1994
(Date Prepared)

Section I: PURPOSE AND NEED FOR ACTION

A. Why is action being considered?

In accordance with the Environmental Assessment prepared for the acquisition of lands at Coquille Point, this action is being considered to allow the U.S. Fish and Wildlife Service (Service) to rehabilitate upland habitats at Coquille Point and provide public access and wildlife viewing associated with the adjacent coastal rocks. This small headland is currently in a highly degraded state suffering from a lack of vegetative cover and associated wind and rain induced erosion. The headland serves as a buffer area between homes and businesses (motels) on the east side and large seabird nesting colonies and marine mammal haulout areas located on the rocks within Oregon Islands National Wildlife Refuge (NWR) just west of the point. Revegetating the point and providing public access, wildlife viewing and interpretation will fulfill the purposes for which the area was acquired.

Removing exotic vegetation and restoring native plant communities on Coquille Point will enhance habitat for passerine birds, small mammals and reptiles and amphibians, and prevent further erosion. Creating public access by constructing trails and upgrading the parking area will allow visitors to the area to easily view seabirds and marine mammals from a safe distance. The installation of interpretative signs and panels will provide information to educate the public on the importance of these natural resources including measures to protect them.

B. How does the action relate to Service objectives?

This action is related to Service objectives and refuge objectives because it will restore native habitat for resident and migratory wildlife species, provide public access for wildlife viewing, and provide interpretation about sensitive coastal resources. Accomplishing these projects will fulfill the purposes for which this area was acquired and will demonstrate good land stewardship principles.

C. What is the action supposed to accomplish?

The proposed action will restore native vegetation and upland habitat while eliminating current erosion problems. The public will gain access to a spectacular wildlife viewing area located a safe distance from sensitive seabird and marine mammal use areas. The public will also learn important information about coastal resources and their sensitivity through interpretative panels. The educational messages contained on the panels will be useful in

protecting wildlife locally and regionally..

D. Identify issues (if not discussed in 1, 2, or 3).

There is intense local support for this project in the community of Bandon. Congressional support for this project is high and \$400,000 was appropriated by Congress for this project in December 1992.

E. Identify the decision to be made by the responsible official.

The decision to be made is should the Service revegetate Coquille Point and construct trails and interpretative panels.

Section II: ALTERNATIVES INCLUDING THE PROPOSED ACTION

A. No Action Alternative

1. Describe this alternative.

Under the No Action Alternative the Service would not revegetate Coquille Point or provide public access and interpretative features. The headland would remain as it is in a degraded condition.

2. To what extent would this alternative satisfy the problems, opportunities or needs identified in Section I?

Under this alternative the Service would not be able to meet two of the three objectives for which Coquille Point was acquired and included in Oregon Islands NWR. The first objective of providing a buffer between development and the seabirds nesting colonies on the coastal rocks was met when the area was acquired by the Service. The second objective of restoring native upland habitats for wildlife would not be met and severe erosion would continue. The third objective of providing public access for wildlife viewing and environmental education through the use of interpretative panels would also not be realized. Funding already appropriated by Congress could not be used and support for this and other similar coastal projects may suffer.

3. What are the principal environmental (biophysical) effects associated with implementation of this alternative?

The headland would remain as it is in a degraded condition and erosion of the headland and bluffs would continue to occur. Wildlife diversity and abundance on the headland would remain low. Noxious plants such as gorse would continue thrive on Service lands and serve as a seed source

for neighboring private lands.

4. What are the principal socioeconomic effects associated with implementation of this alternative?

The no action alternative would preclude the opportunity to provide public access for wildlife viewing and environmental education. The community of Bandon has expressed serious interest and support for this type of activity at this location. Local scenery would continue to be impacted by the degraded appearance of Coquille Point possibly negatively affecting nearby property values. The reputation of the National Wildlife Refuge System and the Service would be harmed by setting a very poor example of land stewardship.

5. Would implementation of this alternative likely result in significant controversy?

Very intense controversy would occur if the Service attempted to implement this alternative due to many commitments made during the planning and acquisition process. The Service received strong support for acquiring Coquille Point and including it in Oregon Islands National Wildlife Refuge primarily because a commitment was made that the area would be restored to native vegetation and opened to public access to allow wildlife viewing. Tourism is extremely important to the local economy and many people come to the community to view marine wildlife. Local motels have already begun advertising their location next to a National Wildlife Refuge to draw visitors to the area. City and county governments, Federal and State legislators and the governor all supported this project on the premise that the area would be rehabilitated and opened to public access.

Support for other Service activities and actions on the Oregon coast may be negatively impacted if the Service fails to fully meet the commitments made during the acquisition process and utilize the funding specifically provided by Congress for this project.

B. Rehabilitate Coquille Point and Install Trails and Interpretative Panels Alternative

(Preferred Alternative)

1. Describe this alternative.

Alternative B. is the preferred alternative. In accordance with this alternative the Service would rehabilitate Coquille Point by establishing native vegetation cover, provide public access by improving an existing parking lot and constructing trails, and provide environmental education by installing interpretative panels.

Exotic vegetation will be removed and native plants will be planted. This will require scarification of some areas, minor recontouring, removal of an old concrete foundation and the importation of topsoil and bark mulch.

An existing dirt parking lot would be upgraded to a paved parking lot with concrete curb, walks, and pedestrian. A six foot wide paved trail would be constructed around the periphery of the headland and a chain link fence will be installed along the east boundary of the headland to separate the area from neighboring private properties.

Interpretative panels will be installed at various locations beginning with the parking area and continuing along the trail system. The panels will describe the various coastal resources of the area including conservation and protection measures.

2. To what extent would this alternative satisfy the problems, opportunities or needs identified in Section I?

This alternative would meet Service needs in accomplishing all of the objectives for which this area was acquired. Acquisition of the headland satisfied the first objective which is to provide a buffer between development and the sensitive seabird and marine mammal colonies on the adjacent coastal rocks. The second objective would be met by this alternative by revegetating the headland with native vegetation and eliminating the severe erosion on the site. The third objective for acquiring this site would also be met by providing public access to the area for wildlife viewing and environmental education.

This alternative is completely compatible with the purposes for which the area was acquired, would fulfill commitments made to the local community, would utilize funding already appropriated by Congress.

3. What are the principal environmental (biophysical) effects associated with implementation of this alternative?

The degraded condition of the headland would be rectified by the establishment of native vegetation cover and removal of noxious plants such as gorse. Severe wind and rain induced erosion would be eliminated. The upland habitats would be greatly enhanced and native plant species abundance and diversity would be increased. In response to habitat improvement wildlife species abundance and diversity would also increase at Coquille Point.

4. What are the principal socioeconomic effects associated with implementation of this alternative

Public access would be greatly enhanced by upgrading and

existing dirt parking lot to a paved parking area with concrete curbs and installation of a paved trail system around the periphery of the headland. This would permit an excellent wildlife viewing area to be developed in a resource sensitive manner. The installation of interpretative panels would allow the Service to educate the public about the coastal resources, their sensitivity, and measures to protect them that would extend beyond the local area.

The local scenery would be greatly enhanced by converting the degraded headland into an aesthetically pleasing natural habitat area. Adjacent private properties may receive some economical benefit from this by increased property valuation.

5. Would implementation of this alternative likely result in significant controversy? Explain.

Implementation of this alternative would not likely result in any significant controversy. The local community has been involved with the planning process for this area since prior to acquisition and the majority support development of the site in accordance with this alternative. Funding for this project has already been appropriated and the local community is anxious for this project to begin.

C. Rehabilitate Coquille Point Alternative

1. Describe this alternative.

In accordance with this alternative the Service would rehabilitate Coquille Point by removing exotic vegetation and replanting the headland with native vegetation. Public access and associated wildlife viewing and environmental education would not be constructed or attempted.

2. To what extent would this alternative satisfy the problems, opportunities or needs identified in Section I?

This alternative would not fully meet Service needs or commitments in accomplishing all of the objectives for which this area was acquired. Acquisition of the headland satisfied the first objective which is to provide a buffer between development and the sensitive seabird and marine mammal colonies on the adjacent coastal rocks. The second objective would be met by this alternative by revegetating the headland with native vegetation and eliminating the severe erosion on the site. The third objective for acquiring Coquille Point would not be met since public access to the area for wildlife viewing and environmental education would not be provided.

The elimination of public access to the area and associated wildlife viewing and environmental education would be a tremendous opportunity lost. This site can be developed in a compatible manner so that the large nearby seabird and marine mammal colonies can be viewed in a safe and sensitive manner. Interpretation of marine resources is highly desirable by the public along the Oregon coast and is sorely needed in order to insure their long-term protection.

3. What are the principal environmental (biophysical) effects associated with implementation of this alternative?

Under this alternative the degraded condition of the headland would be rectified by the establishment of native vegetation cover and removal of noxious plants such as gorse. Severe wind and rain induced erosion would be eliminated. The upland habitats would be greatly enhanced and native plant species abundance and diversity would be increased. In response to habitat improvement wildlife species abundance and diversity would also increase at Coquille Point.

4. What are the principal socioeconomic effects associated with implementation of this alternative?

The elimination of public access to the area and associated wildlife viewing and environmental education would be a

tremendous opportunity lost. The local community fully supports this activity and sees this as an attraction for tourist to visit the area. The community is also very concerned about potential impacts to wildlife resources of the area and see this as an excellent opportunity to educate the public about the resources and their needs. This can be done here in an environmentally sensitive and compatible manner and the conservation messages will be applicable to all of the west coast.

The local scenery would also be greatly enhanced by this alternative by converting the degraded headland into an aesthetically pleasing natural habitat area. Adjacent private properties may receive some economical benefit from this by increased property valuation.

5. Would implementation of this alternative likely result in significant controversy? Explain.

Implementation of this alternative would likely generate significant local controversy. Because of the desires and demands of the local community, the Service made the commitment to provide public access to this site for wildlife viewing during the planning process for acquisition. Because of this commitment, the Service received strong support for acquiring Coquille Point and including it in Oregon Islands National Wildlife Refuge. The local community is very interested in protecting marine resources such as the seabirds and marine mammals on the nearby rocks within Oregon Islands NWR and feel this can be best accomplished by establishing a wildlife viewing area with associated environmental education. Tourism is extremely important to the local economy and many people come to the community to view marine wildlife. Local motels have already begun advertising their location next to a National Wildlife Refuge to draw visitors to the area. City and county governments, Federal and State legislators and the governor all supported this project on the premise that the area would be rehabilitated and opened to public access.

Support for other Service activities and actions on the Oregon coast may be negatively impacted if the Service fails to fully meet the commitments made during the acquisition process and utilize all the funding specifically provided by Congress for this project.

Section III: AFFECTED ENVIRONMENT

Succinctly describe the area in which the proposed action is to occur. If the action will occur on a National Wildlife Refuge or National Fish Hatchery, attach the Refuge/Hatchery public information leaflet to help orient the reader to the general vicinity. For site-specific proposals, include page-sized maps of the general area and the project site. Particular mention should be made of the presence (or absence) of any endangered or threatened species or their critical habitat, historic or cultural resources, parklands, prime or unique farmlands, wetlands, 100-year flood plains, wild and scenic rivers, or other ecologically critical areas (e.g., wilderness areas, research natural areas, etc.)

The proposed activity would occur on Coquille Point within Oregon Islands National Wildlife Refuge. Coquille Point is also located within the City of Bandon, Coos County, Oregon (see map). The current habitat is highly degraded and is comprised mostly of introduced plants, some of which are considered noxious. The introduced plants are highly invasive and have low wildlife habitat value. No wetland habitats occur within the area to be developed on Coquille Point and the 100 year flood plain is located approximately 30' below the project area. The Coquille Point area has not be identified for protection under provisions of the Coastal Barriers Act by the Service.

The substrate on the site is mostly a sandy hardpan. Most of the top soil in the area was either removed in the past during construction of buildings or eroded from the site later. Several buildings were located on the site but burned in the great Bandon fire of 1936 and were later removed. Only the concrete foundation of a small natatorium remains on the site. Vegetation is comprised mostly of introduced exotic plants species such as European beach grass (Ammophila arenaria), Gorse (Ulex europaeus) Scotch broom (Cytisus scoparius) and lupines (Lupinus sp.). Wildlife use of the site is currently low and consists mostly of low numbers of small mammals and passerine birds. Threatened and endangered species do not occur on Coquille Point and no critical habitat occurs on or adjacent to the site.

No designated wilderness areas, research natural areas, wild and scenic rivers, parklands, prime or unique farmlands, and historic and cultural resources occur on the site.

Section IV: ENVIRONMENTAL CONSEQUENCES

Develop the analysis for this section by referring to the checklists in Appendices A and B. For each alternative, discuss any item answered "Yes" in either the Significance Checklist or the General Environmental Checklist. Where adverse effects are identified, discuss any proposed mitigating measures. (Add pages

to this section as necessary.) Discuss effects in relation to issues identified in Section I.

Alternative A: No Action

Alternative A would result in the Service being unable to meet two of the three objectives for acquiring Coquille Point or fulfill commitments made to the local community. The first objective of providing a buffer between development and the seabirds nesting colonies on the coastal rocks was met when the area was acquired by the Service. However, the second objective of restoring native upland habitat on this highly degraded site for wildlife would not be met and severe erosion at the site would continue. Exotic vegetation including noxious plants would continue to occur on the site and serve as a local seed source for private lands. The third objective of providing public access for wildlife viewing and environmental education through the use of interpretative panels would be precluded.

The community of Bandon has expressed serious interest and support for this type of activity at this location. The Service received strong support for acquiring Coquille Point and including it in Oregon Islands National Wildlife Refuge primarily because a commitment was made that the area would be restored to native vegetation and opened to public access to allow wildlife viewing. Very intense controversy would occur if the Service attempted to implement this alternative due to the commitments made during the planning process. Local scenery would continue to be impacted by the degraded appearance of Coquille Point possibly negatively affecting nearby property values. The reputation of the National Wildlife Refuge System and the Service would be harmed by setting a very poor example of land stewardship.

Support for other Service activities and actions on the Oregon coast may be negatively impacted if the Service fails to fully meet the commitments made during the acquisition process and utilize the funding specifically provided by Congress for this project.

Alternative B:

Alternative B would allow the Service to rehabilitate Coquille Point and provide public access for wildlife viewing and environmental education. This alternative would meet Service needs in accomplishing all of the objectives for which this area was acquired. Acquisition of the headland satisfied the first objective which is to provide a buffer between development and the sensitive seabird and marine mammal colonies on the adjacent coastal rocks. The second objective would be met by this alternative by revegetating the headland with native vegetation and eliminating the severe erosion on the site. The third objective for acquiring this site would also be met by providing

public access to the area for wildlife viewing and environmental education.

This project would be accomplished by first removing all exotic and noxious vegetation and restoring upland habitat by planting native vegetation. This will require scarification of some areas, minor recontouring, removal of an old concrete foundation and the importation of topsoil and bark mulch. Upon completion, the severe erosion that currently occurs on the site will be eliminated.

Upland habitat would be greatly enhanced by this project and native plant species abundance and diversity would be increased. In response to habitat improvement wildlife species abundance and diversity would also increase at Coquille Point.

Public access would be greatly enhanced by upgrading an existing dirt parking lot to a paved parking area with concrete curbs and installation of a paved trail system around the periphery of the headland. This would permit an excellent wildlife viewing area to be developed in a resource sensitive manner. The installation of interpretative panels would allow the Service to educate the public about the coastal resources, their sensitivity, and measures to protect them that would extend beyond the local area.

Local scenery would be greatly enhanced by converting the degraded headland into an aesthetically pleasing natural habitat area. Adjacent private properties may receive some economical benefit from this by increased property valuation.

The local community has been involved with the planning process for this area since prior to acquisition and the majority support development of the site in accordance with this alternative. Funding for this project has already been appropriated and the local community is anxious for this project to begin.

The project would occur within the designated boundary of the State coastal zone but has been determined to be compatible with the currently zoning. This project would involve limited surface and subsurface displacement of soils however, the Service Regional Archaeologist has determined that this will not adversely affect any cultural or historic resources and the State Historic Preservation Officer has agreed.

Alternative C:

This alternative would not fully meet Service needs or commitments in accomplishing all of the objectives for which this area was acquired. Acquisition of the headland satisfied the first objective which is to provide a buffer between development and the sensitive seabird and marine mammal colonies on the adjacent coastal rocks. The second objective would be met by this alternative by revegetating the headland with native vegetation and eliminating the severe erosion on the site. The

third objective for acquiring Coquille Point would not be met since public access to the area for wildlife viewing and environmental education would not be provided.

The upland habitat would be greatly enhanced and native plant species abundance and diversity would be increased. In response to habitat improvement wildlife species abundance and diversity would also increase at Coquille Point. The elimination of public access to the area and associated wildlife viewing and environmental education would be a tremendous opportunity lost. This site can be developed in a compatible manner so that the large nearby seabird and marine mammal colonies can be viewed in a safe and sensitive manner. The local community fully supports this activity and sees this as an attraction for tourist to visit the area. The community is also very concerned about potential impacts to wildlife resources of the area and see this as an excellent opportunity to educate the public about the resources and their needs. This can be done here in an environmentally sensitive and compatible manner and the conservation messages will be applicable to all of the west coast.

The local scenery would also be greatly enhanced by this alternative by converting the degraded headland into an aesthetically pleasing natural habitat area. Adjacent private properties may receive some economical benefit from this by increased property valuation.

The project would occur within the designated boundary of the State coastal zone but has been determined to be compatible with the currently zoning. This project would involve limited surface and subsurface displacement of soils however, the Service Regional Archaeologist has determined that this will not adversely affect any cultural or historic resources and the State Historic Preservation Officer has agreed.

Section V: COMPLIANCE, CONSULTATION AND COORDINATION WITH OTHERS

During the Bandon, Oregon planning process two public information meetings were held to review the proposal and received input. Approximately 90 citizens total attended these meetings. No significant issues were raised and a strong show of support for the project as designed was expressed. The most common question concerned disabled access. All public use trails/facilities are designed for full disabled access.

The City of Bandon City Council and Planning Commission were briefed throughout the planning process with no significant concerns and with a strong expression of support for the planned rehabilitation.

Numerous articles regarding the rehabilitation plan have been published over time in the Bandon, Coos Bay, and Eugene newspapers.

Distribution of the Interpretative Prospectus, describing this plan conceptually, was distributed in 1990 to all affected congressional and state representatives, City, County and State agencies and interested citizens. The only comments received have been supportive of the project.

List of pertinent laws, executive orders and regulations complied with.

1. Intergovernmental Review of Federal Programs -- Executive Order 12372. By letters dated July 1993 the County of Coos, City of Bandon, Port of Bandon were notified of the Service's plans.
2. Flood plain Management -- Executive Order 11988, and Evaluation of Flood Hazard -- Executive Order 11296. The rehabilitation site is located approximately 30 - 40 feet above the designated 100 year flood plain.
3. Protection of Wetlands -- Executive Order 11990. No wetlands occur on the project site.
4. Protection of Historical, Archaeological, and Scientific Properties -- Executive Order 11593. The Regional Archaeologist has certified that no historical, archaeological or scientific properties will be affected, and the State Historic Preservation Office has concurred by letter, dated January 26, 1994.
5. Endangered Species Act. No listed threatened or endangered (T/E) species use the project area. Since no T/E species or their habitat is affected a Section 7 consultation is not required (7 RM 2.5).
6. Coastal Zone Management Act. The proposed project is compatible with the site's existing zoning, per letter of concurrence from the Oregon Department of Land Conservation and Development dated June 23, 1994.
7. Comprehensive Environmental Responses, Compensation, and Liability Act of 1980. A pre-acquisition level 1 environmental contaminant survey was completed on January 8, 1990. No hazardous waste sites or areas of concern were identified at Coquille Point.

Section VI: CONCLUSIONS AND RECOMMENDATIONS

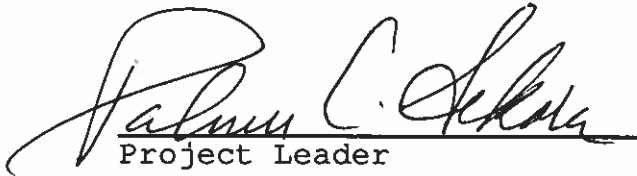
Based on the analysis contained in this document, I find that implementation of the proposed action:

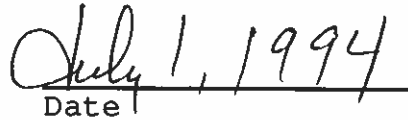
_____ Is compatible with the major purposes for which the area was established.


_____ Is not compatible with the major purposes for which the area was established.


_____ Would constitute an action significantly affecting the quality of the human environment and, therefore, recommend an EIS be prepared. (Forward EA to RO for review.)

X Would not constitute an action significantly affecting the quality of the human environment and therefore, recommend a Finding of No Significant Impact (FONSI) be prepared. (Associate Manager signs FONSI on next page)


Project Leader


Date

ACTING

Associate Manager


Date

FINDING OF NO SIGNIFICANT IMPACT

(Coquille Point Rehabilitation)

Western Oregon Refuges
26208 Finley Refuge Road
Corvallis, Oregon 97333

The U.S. Fish and Wildlife Service proposes to rehabilitate Coquille Point by removing noxious weeds and exotic vegetation and replanting the site with native plant species. Trails and interpretative panels will be installed to allow public access for wildlife viewing and environmental education purposes.

The Service has analyzed a number of alternatives to the proposal, including the following:

- Alternative A -- No Action
- Alternative B -- Rehabilitate Coquille Point and
install trails and interpretative
panels
- Alternative C -- Rehabilitate Coquille Point

The proposal was selected over the other alternatives because alternative B allows the Service to fully meet all of the objectives for acquiring the area and utilize the funding already appropriated by Congress. Alternatives A and C would only partially fulfill the objectives for acquiring the area.

Implementation of the preferred alternative would be expected to result in the following environmental and socioeconomic effect:

1. Severe wind and rain erosion would be eliminated on the headland.
2. Noxious weeds and exotic plants would be removed from the site.
3. Native plant species diversity and abundance would be increased.
4. Wildlife species diversity and abundance would be increased.
5. Public Access for wildlife viewing would be created.
6. Environmental education would be accomplished by the installation of interpretative panels describing sensitive

coastal resources.

7. Local scenery will be enhanced by the establishment of native plant vegetation cover on the headland.

Measures to mitigate and/or minimize adverse effects have been incorporated into the proposal. These measures include: (List)

1. Measures will be taken to prevent additional erosion during construction and revegetation including the use of erosion control blankets.

The proposal is not expected to have any significant effects on the human environment because:

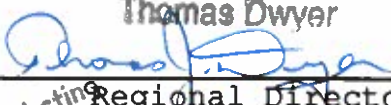
Coquille Point will be improved from its current degraded condition and the site is already in Service ownership.

The proposal has been thoroughly coordinated with all interested and/or affected parties. Parties contacted include:

1. County of Coos
2. City of Bandon
3. Port of Bandon
4. Oregon State Historic Preservation Officer
5. Oregon Department of Land Conservation and Development

Therefore, it is my determination that the proposal does not constitute a major Federal action significantly affecting the quality of the human environment. As such, an environmental impact statement is not required. An environmental assessment has been prepared in support of this finding and is available upon request to the FWS facility identified above.

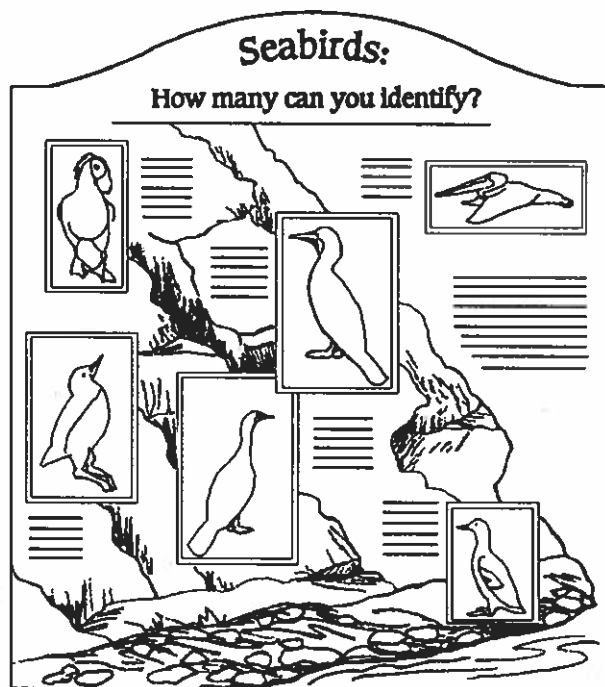
Reference: Environmental Assessment Coquille Point Rehabilitation

Thomas Dwyer

Acting Regional Director

7/15/94
Date



Entrance Sign

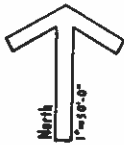
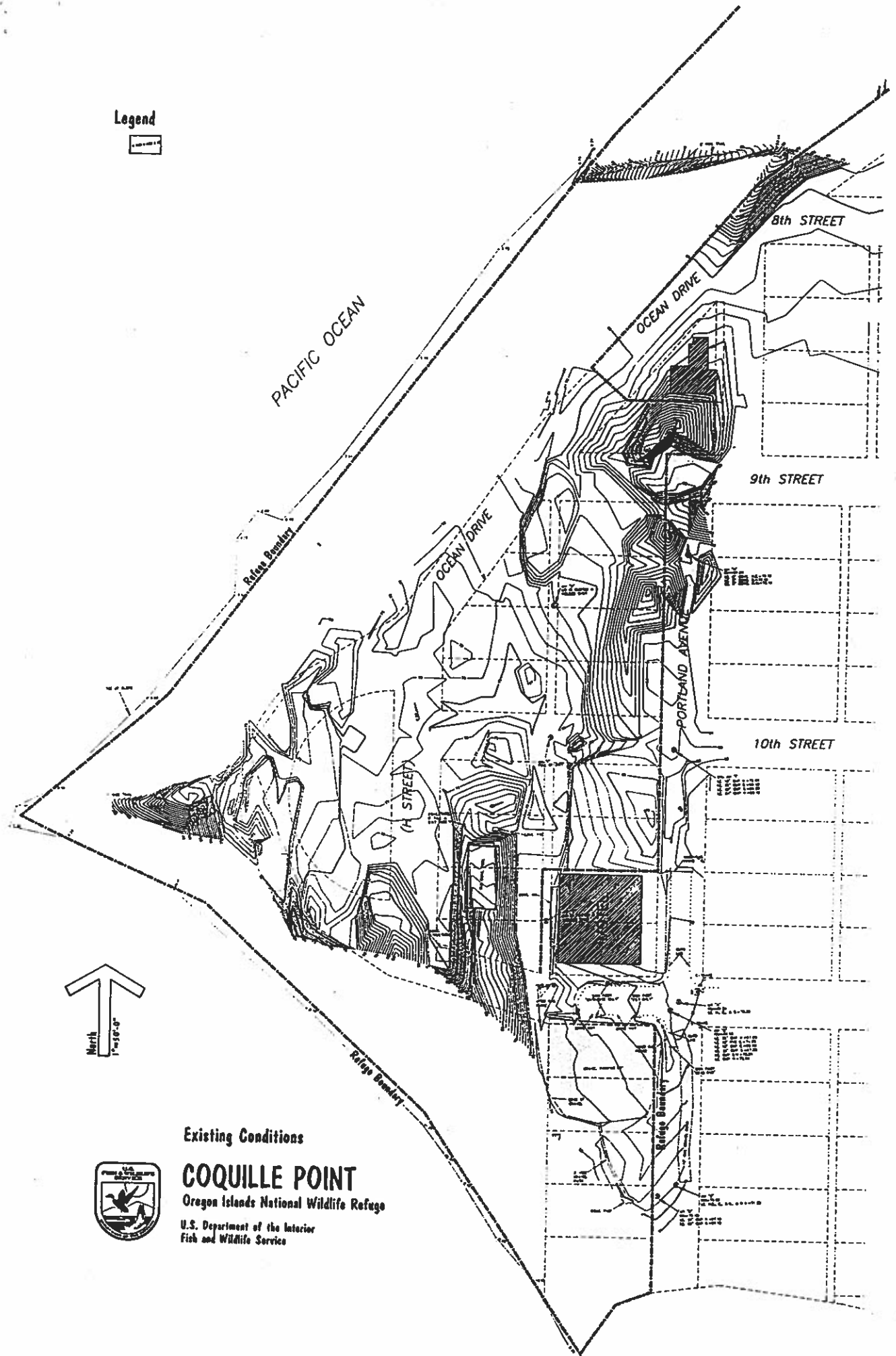


Typical Interpretive Panel

**Conceptual Designs
Interpretive Signage**

Coquille Point
Oregon Islands National Wildlife Refuge

Legend



Existing Conditions












COQUILLE POINT

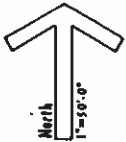
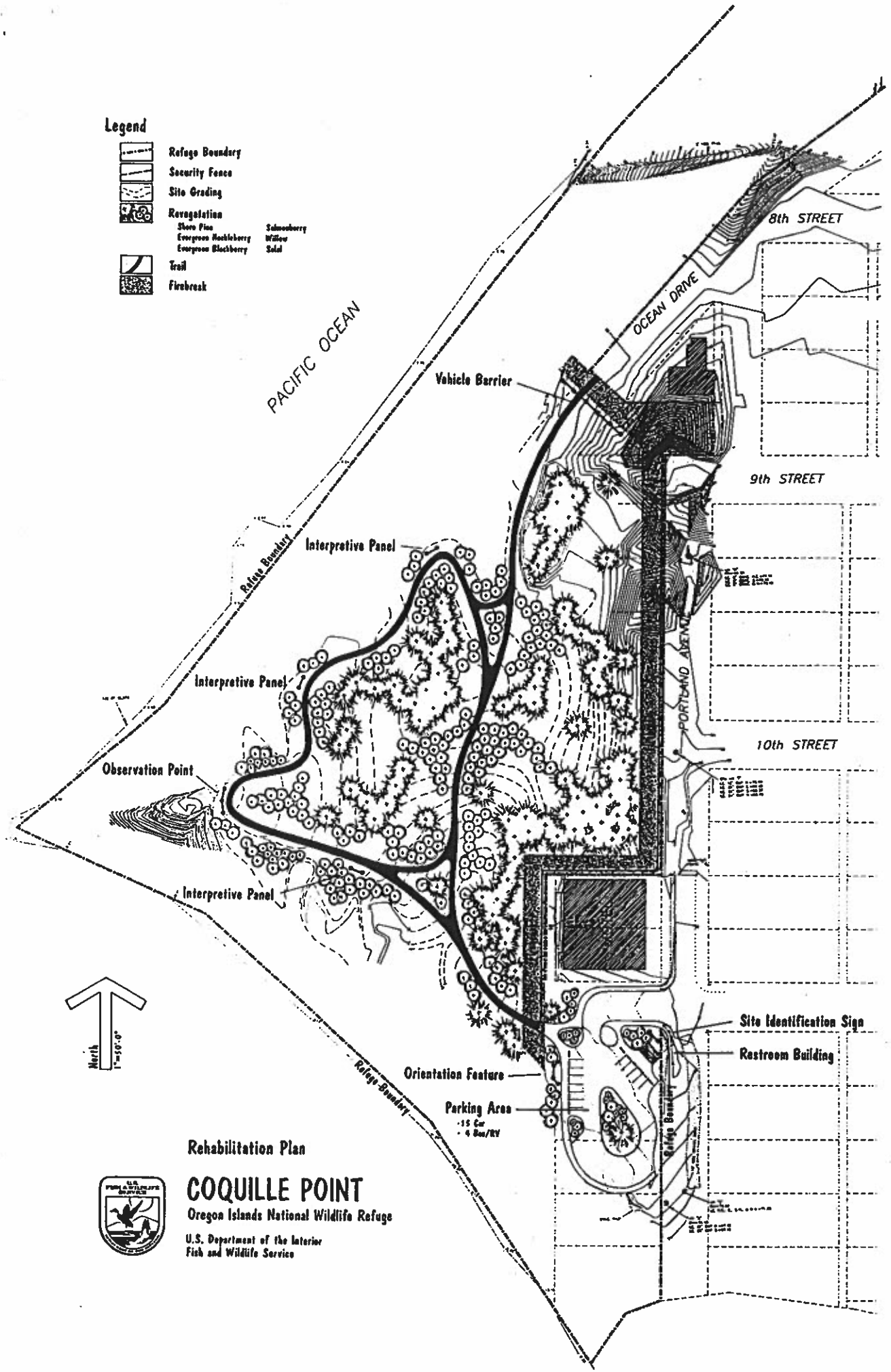
Oregon Islands National Wildlife Refuge

U.S. Department of the Interior
Fish and Wildlife Service



Legend

-  Refuge Boundary
-  Security Fence
-  Site Grading
-  Revegetation
 -  Shore Pine
 -  Evergreen Huckleberry
 -  Evergreen Blackberry
 -  Salmonberry
 -  Willow
 -  Sals
-  Trail
-  Firebreak



Rehabilitation Plan

COQUILLE POINT
Oregon Islands National Wildlife Refuge

U.S. Department of the Interior
Fish and Wildlife Service



Appendix B
SIGNIFICANCE CHECKLIST
Alternative A.

This checklist is intended to help determine whether a given alternative would affect environmental features of special legal or policy significance. The list of 23 questions can be answered with a "yes" or "no" response. For any item answered "yes," discuss under the appropriate alternative in Section IV. The more items answered "yes," the stronger the likelihood that an EIS is necessary.

WOULD IMPLEMENTATION OF THE ALTERNATIVE BE EXPECTED TO AFFECT OR INVOLVE:

1. Federally listed threatened or endangered species or their critical habitats? (If "yes," Section 7 internal consultation is required.) **No**
2. Properties either listed in or eligible for listing in the National Register of Historic Places? (If "yes," consult with State Historic Preservation Office.) **No**
3. Either surface or subsurface disturbance? (If "yes," consult with SHPO.) **No**
4. Major loss or alteration of natural wetlands that would adversely affect biological productivity, habitat diversity, flood storage capacity, or aquifer recharge capacity? (If "yes," see FWS flood plain/wetland regulations in November 20, 1979, issue of Federal Register.) **No**
5. Areas within the 100-year flood plain, in terms of increasing the flood hazard potential? (If "yes," see November 20, 1979, issue of Federal Register.) **No**
6. Natural resources within the officially designated boundary of the State coastal zone? (If "yes," consult with State Coastal Zone Management Office.) **No**
7. Discharge of dredged or fill materials in waters of the U.S. or adjacent wetlands? (If "yes," Corps of Engineers' Section 404 permit is required.) **No**
8. Structures or facilities within, under or above a navigable waterway? (If "yes," Corps of Engineers' Section 10 permit is required.) **No**
9. River segments designated for inclusion within the National Wild and Scenic Rivers System? (If "yes," consult with National Park Service.) **No**
10. Any area included within the National Wilderness Preservation System? **No**

11. Use of toxic or environmentally hazardous substances, such as pesticides, herbicides, rodenticides, etc.? (If "yes," consult with Integrated Pest Management Coordinator or Environmental Contaminants Coordinator.) **No**
12. Significant degradation of water quality? (If "yes," consult with State water quality agency and/or U.S. Environmental Protection Agency.) **No**
13. Significant degradation of air quality? (If "yes," consult with State air quality agency and/or EPA.) **No**
14. Society as a whole? **No**
15. National interests? **No**
16. State or regional interests? **No**
17. Long-term irreversible or irretrievable commitments of resources? **No**
18. Public health or safety hazards? **No**
19. Widespread controversy? **No**
20. Highly uncertain effects with unique or unknown risks? **No**
21. Establishment of a precedent for future actions with significant effects, or a decision in principle about a future consideration? **No**
22. Other actions with individually insignificant but cumulatively significant impacts? **No**
23. Potential violation of Federal, State or local law or requirements imposed for the protection of the environment? **No**

Appendix B
SIGNIFICANCE CHECKLIST
Alternative B.

This checklist is intended to help determine whether a given alternative would affect environmental features of special legal or policy significance. The list of 23 questions can be answered with a "yes" or "no" response. For any item answered "yes," discuss under the appropriate alternative in Section IV. The more items answered "yes," the stronger the likelihood that an EIS is necessary.

WOULD IMPLEMENTATION OF THE ALTERNATIVE BE EXPECTED TO AFFECT OR INVOLVE:

1. Federally listed threatened or endangered species or their critical habitats? (If "yes," Section 7 internal consultation is required.) **No**
2. Properties either listed in or eligible for listing in the National Register of Historic Places? (If "yes," consult with State Historic Preservation Office.) **No**
3. Either surface or subsurface disturbance? (If "yes," consult with SHPO.) **Yes**
4. Major loss or alteration of natural wetlands that would adversely affect biological productivity, habitat diversity, flood storage capacity, or aquifer recharge capacity? (If "yes," see FWS floodplain/wetland regulations in November 20, 1979, issue of Federal Register.) **No**
5. Areas within the 100-year floodplain, in terms of increasing the flood hazard potential? (If "yes," see November 20, 1979, issue of Federal Register.) **No**
6. Natural resources within the officially designated boundary of the State coastal zone? (If "yes," consult with State Coastal Zone Management Office.) **Yes.**
7. Discharge of dredged or fill materials in waters of the U.S. or adjacent wetlands? (If "yes," Corps of Engineers' Section 404 permit is required.) **No**
8. Structures or facilities within, under or above a navigable waterway? (If "yes," Corps of Engineers' Section 10 permit is required.) **No**
9. River segments designated for inclusion within the National Wild and Scenic Rivers System? (If "yes," consult with National Park Service.) **No**
10. Any area included within the National Wilderness

Preservation System? **No**

11. Use of toxic or environmentally hazardous substances, such as pesticides, herbicides, rodenticides, etc.? (If "yes," consult with Integrated Pest Management Coordinator or Environmental Contaminants Coordinator.) **No**

12. Significant degradation of water quality? (If "yes," consult with State water quality agency and/or U.S. Environmental Protection Agency.) **No**

13. Significant degradation of air quality? (If "yes," consult with State air quality agency and/or EPA.) **No**

14. Society as a whole? **No**

15. National interests? **No**

16. State or regional interests? **No**

17. Long-term irreversible or irretrievable commitments of resources? **No**

18. Public health or safety hazards? **No**

19. Widespread controversy? **No**

20. Highly uncertain effects with unique or unknown risks? **No**

21. Establishment of a precedent for future actions with significant effects, or a decision in principle about a future consideration? **No**

22. Other actions with individually insignificant but cumulatively significant impacts? **No**

23. Potential violation of Federal, State or local law or requirements imposed for the protection of the environment? **No**

Appendix B
SIGNIFICANCE CHECKLIST
Alternative C.

This checklist is intended to help determine whether a given alternative would affect environmental features of special legal or policy significance. The list of 23 questions can be answered with a "yes" or "no" response. For any item answered "yes," discuss under the appropriate alternative in Section IV. The more items answered "yes," the stronger the likelihood that an EIS is necessary.

WOULD IMPLEMENTATION OF THE ALTERNATIVE BE EXPECTED TO AFFECT OR INVOLVE:

1. Federally listed threatened or endangered species or their critical habitats? (If "yes," Section 7 internal consultation is required.) **No**.
2. Properties either listed in or eligible for listing in the National Register of Historic Places? (If "yes," consult with State Historic Preservation Office.) **No**
3. Either surface or subsurface disturbance? (If "yes," consult with SHPO.) **Yes**
4. Major loss or alteration of natural wetlands that would adversely affect biological productivity, habitat diversity, flood storage capacity, or aquifer recharge capacity? (If "yes," see FWS floodplain/wetland regulations in November 20, 1979, issue of Federal Register.) **No**
5. Areas within the 100-year floodplain, in terms of increasing the flood hazard potential? (If "yes," see November 20, 1979, issue of Federal Register.) **No**
6. Natural resources within the officially designated boundary of the State coastal zone? (If "yes," consult with State Coastal Zone Management Office.) **Yes**
7. Discharge of dredged or fill materials in waters of the U.S. or adjacent wetlands? (If "yes," Corps of Engineers' Section 404 permit is required.) **No**
8. Structures or facilities within, under or above a navigable waterway? (If "yes," Corps of Engineers' Section 10 permit is required.) **No**
9. River segments designated for inclusion within the National Wild and Scenic Rivers System? (If "yes," consult with National Park Service.) **No**
10. Any area included within the National Wilderness

Preservation System? **No**

11. Use of toxic or environmentally hazardous substances, such as pesticides, herbicides, rodenticides, etc.? (If "yes," consult with Integrated Pest Management Coordinator or Environmental Contaminants Coordinator.) **No**

12. Significant degradation of water quality? (If "yes," consult with State water quality agency and/or U.S. Environmental Protection Agency.) **No**

13. Significant degradation of air quality? (If "yes," consult with State air quality agency and/or EPA.) **No**

14. Society as a whole? **No**

15. National interests? **No**

16. State or regional interests? **No**

17. Long-term irreversible or irretrievable commitments of resources? **No**

18. Public health or safety hazards? **No**

19. Widespread controversy? **No**

20. Highly uncertain effects with unique or unknown risks? **No**

21. Establishment of a precedent for future actions with significant effects, or a decision in principle about a future consideration? **No**

22. Other actions with individually insignificant but cumulatively significant impacts? **No**

23. Potential violation of Federal, State or local law or requirements imposed for the protection of the environment? **No**

Appendix C
GENERAL ENVIRONMENTAL CHECKLIST
Alternative A

This checklist is intended to facilitate effect analysis for the various alternatives under consideration. The list of physical, biological and social considerations can be answered with a "yes" or "no" response. For any item answered "yes," discuss under the appropriate alternative in Section IV.

WOULD IMPLEMENTATION OF THE ALTERNATIVE BE EXPECTED TO AFFECT ANY OF THE PHYSICAL, BIOLOGICAL OR SOCIAL CONSIDERATIONS LISTED BELOW?

PHYSICAL CONSIDERATIONS

- | | | |
|----|--|------------|
| A. | Climate | No |
| B. | Air Quality | No |
| C. | Topography | |
| | 1. Relief | No |
| | 2. Cuts/Fills | No |
| D. | Geology | |
| | 1. Earthquake/Landslide | No |
| | 2. Minerals | No |
| | 3. Energy Resource Depletion/Conservation | No |
| | 4. Radioactive and Toxic Substances/Heavy Metals | No |
| | 5. Erosion/Deposition | Yes |
| | 6. Siltation | No |
| | 7. Soil Quality | No |
| E. | Hydrology | |
| | 1. Surface and Ground Water Quality/Quantity | No |
| | 2. Absorption/Drainage | No |
| | 3. Flooding | No |
| | 4. Hydro/Geothermal Energy Source | No |

BIOLOGICAL CONSIDERATIONS

- | | | |
|---------|--|------------|
| A. | Vegetation | |
| | 1. Species of Special Concern | No |
| | 2. Critical Wildlife Habitat | No |
| | 3. Species Diversity/Abundance | No |
| | 4. Noxious Weeds/Exotic Plants/Pathogens | Yes |
| B. | Wildlife | |
| | 1. Species of Special Concern | No |
| | 2. Species Diversity/Abundance | No |
| | 3. Game/Non-Game Species | No |
| | 4. Pests/Pathogens/Vectors/Predators/Feral or Exotic | No |
| Animals | | |

SOCIAL CONSIDERATIONS

- | | | |
|----|---|-----|
| A. | Cultural | |
| | 1. Archaeologic/Historic Sites | No |
| | 2. Educational/Recreational Opportunities | Yes |
| | 3. Public Access | Yes |
| B. | Economic | |
| | 1. Cost | No |
| | 2. Employment | No |
| | 3. Commercial/Industrial Buildings | No |
| | 4. Taxes/Property Values | No |
| C. | Land Use | |
| | 1. Plans/Policies/Controls | No |
| | 2. Development/Growth | No |
| | 3. Farmland/Open Space, Natural Areas | No |
| | 4. Transportation Facilities/Public Utilities | No |
| D. | Social | |
| | 1. Quality of Life | No |
| | 2. Community Cohesion | No |
| | 3. Residents/Residences | No |
| | 4. Population Change | No |
| | 5. Human Health/Safety | No |
| | 6. Public Services | No |
| | 7. National Defense | No |
| E. | Aesthetics | |
| | 1. Scenery | Yes |
| | 2. Noise | No |
| | 3. Odor | No |

Appendix C
GENERAL ENVIRONMENTAL CHECKLIST
Alternative B

This checklist is intended to facilitate effect analysis for the various alternatives under consideration. The list of physical, biological and social considerations can be answered with a "yes" or "no" response. For any item answered "yes," discuss under the appropriate alternative in Section IV.

WOULD IMPLEMENTATION OF THE ALTERNATIVE BE EXPECTED TO AFFECT ANY OF THE PHYSICAL, BIOLOGICAL OR SOCIAL CONSIDERATIONS LISTED BELOW?

PHYSICAL CONSIDERATIONS

- | | | |
|----|--|------------|
| A. | Climate | No |
| B. | Air Quality | No |
| C. | Topography | |
| | 1. Relief | No |
| | 2. Cuts/Fills | No |
| D. | Geology | |
| | 1. Earthquake/Landslide | No |
| | 2. Minerals | No |
| | 3. Energy Resource Depletion/Conservation | No |
| | 4. Radioactive and Toxic Substances/Heavy Metals | No |
| | 5. Erosion/Deposition | Yes |
| | 6. Siltation | No |
| | 7. Soil Quality | No |
| E. | Hydrology | |
| | 1. Surface and Ground Water Quality/Quantity | No |
| | 2. Absorption/Drainage | No |
| | 3. Flooding | No |
| | 4. Hydro/Geothermal Energy Source | No |

BIOLOGICAL CONSIDERATIONS

- | | | |
|----|--|------------|
| A. | Vegetation | |
| | 1. Species of Special Concern | No |
| | 2. Critical Wildlife Habitat | No |
| | 3. Species Diversity/Abundance | YES |
| | 4. Noxious Weeds/Exotic Plants/Pathogens | YES |
| B. | Wildlife | |
| | 1. Species of Special Concern | No |
| | 2. Species Diversity/Abundance | Yes |
| | 3. Game/Non-Game Species | No |
| | 4. Pests/Pathogens/Vectors/Predators/Feral or Exotic | No |

Animals

SOCIAL CONSIDERATIONS

A.	Cultural	
	1. Archaeologic/Historic Sites	No
	2. Educational/Recreational Opportunities	Yes
	3. Public Access	Yes
B.	Economic	
	1. Cost	No
	2. Employment	No
	3. Commercial/Industrial Buildings	No
	4. Taxes/Property Values	No
C.	Land Use	
	1. Plans/Policies/Controls	No
	2. Development/Growth	No
	3. Farmland/Open Space, Natural Areas	No
	4. Transportation Facilities/Public Utilities	No
D.	Social	
	1. Quality of Life	No
	2. Community Cohesion	No
	3. Residents/Residences	No
	4. Population Change	No
	5. Human Health/Safety	No
	6. Public Services	No
	7. National Defense	No
E.	Aesthetics	
	1. Scenery	Yes
	2. Noise	No
	3. Odor	No

Appendix C
GENERAL ENVIRONMENTAL CHECKLIST
Alternative C

This checklist is intended to facilitate effect analysis for the various alternatives under consideration. The list of physical, biological and social considerations can be answered with a "yes" or "no" response. For any item answered "yes," discuss under the appropriate alternative in Section IV.

WOULD IMPLEMENTATION OF THE ALTERNATIVE BE EXPECTED TO AFFECT ANY OF THE PHYSICAL, BIOLOGICAL OR SOCIAL CONSIDERATIONS LISTED BELOW?

PHYSICAL CONSIDERATIONS

- | | | |
|----|--|-----|
| A. | Climate | No |
| B. | Air Quality | No |
| C. | Topography | |
| | 1. Relief | No |
| | 2. Cuts/Fills | No |
| D. | Geology | |
| | 1. Earthquake/Landslide | No |
| | 2. Minerals | No |
| | 3. Energy Resource Depletion/Conservation | No |
| | 4. Radioactive and Toxic Substances/Heavy Metals | No |
| | 5. Erosion/Deposition | Yes |
| | 6. Siltation | No |
| | 7. Soil Quality | No |
| E. | Hydrology | |
| | 1. Surface and Ground Water Quality/Quantity | No |
| | 2. Absorption/Drainage | No |
| | 3. Flooding | No |
| | 4. Hydro/Geothermal Energy Source | No |

BIOLOGICAL CONSIDERATIONS

- | | | |
|----|--|-----|
| A. | Vegetation | |
| | 1. Species of Special Concern | No |
| | 2. Critical Wildlife Habitat | No |
| | 3. Species Diversity/Abundance | Yes |
| | 4. Noxious Weeds/Exotic Plants/Pathogens | Yes |
| B. | Wildlife | |
| | 1. Species of Special Concern | No |
| | 2. Species Diversity/Abundance | Yes |
| | 3. Game/Non-Game Species | No |
| | 4. Pests/Pathogens/Vectors/Predators/Feral or Exotic | No |

Animals

SOCIAL CONSIDERATIONS

- | | | |
|----|---|-----|
| A. | Cultural | |
| | 1. Archaeologic/Historic Sites | No |
| | 2. Educational/Recreational Opportunities | Yes |
| | 3. Public Access | Yes |
| B. | Economic | |
| | 1. Cost | No |
| | 2. Employment | No |
| | 3. Commercial/Industrial Buildings | No |
| | 4. Taxes/Property Values | No |
| C. | Land Use | |
| | 1. Plans/Policies/Controls | No |
| | 2. Development/Growth | No |
| | 3. Farmland/Open Space, Natural Areas | No |
| | 4. Transportation Facilities/Public Utilities | No |
| D. | Social | |
| | 1. Quality of Life | No |
| | 2. Community Cohesion | No |
| | 3. Residents/Residences | No |
| | 4. Population Change | No |
| | 5. Human Health/Safety | No |
| | 6. Public Services | No |
| | 7. National Defense | No |
| E. | Aesthetics | |
| | 1. Scenery | Yes |
| | 2. Noise | No |
| | 3. Odor | No |

JUNE 21, 1994

TO: COQUILLE POINT FILES

FROM: PROJECT LEADER, WESTERN OREGON REFUGES
CORVALLIS, OREGON

SUBJECT; COMPLIANCE - ENDANGERED SPECIES

ACCORDING TO COASTAL MANAGEMENT BIOLOGIST ROY LOWE NO LISTED T/E SPECIES USE THE PROJECT AREA AT COQUILLE POINT. SINCE NO T/E SPECIES OR ITS HABITAT ARE EFFECTED THEN NO SECTION 7 CONSULTATION IS REQUIRED (7 RM 2.5).


PALMER C. SEKORA

CONCUR: James E. Houb 7/11/94
Acting Refuge Supervisor

January 26, 1994

Palmer Sekora
U.S. Fish & Wildlife Service
Western Oregon Refuge Complex
26208 Finley Refuge Road
Corvallis, OR 97333-9327

RE: Coquille Point CR Inventory
Visitor Rehab Program
Coos County

PARKS AND
RECREATION
DEPARTMENT

STATE HISTORIC
PRESERVATION OFFICE

cc: Jean
Pete

Dear Palmer:

Our office has reviewed the inventory and testing report by Nicholas Valentine. We concur with its findings of "No Effect" on cultural resources.

I called Anan Raymond, as the Valentine name was new to me. When new people are used, their first reports should include a vita showing their experience.

Sincerely,

Dr Leland Gilson
SHPO Archaeologist
Review & Compliance

CC Anan Raymond



JUNE 23, 1994

TO: COQUILLE POINT FILES

FROM: PROJECT LEADER, WESTERN OREGON REFUGES
CORVALLIS, OREGON

SUBJECT: COMPLIANCE - CLEAN WATER ACT, SECTION 404
- FLOODPLAIN ANALYSIS
- WETLAND ANALYSIS

THIS DATE I CONTACTED CITY PLANNER STEVE GABOR, CITY OF BANDON, FOR DETERMINATION OF FLOODPLAIN AND WETLANDS RELATIVE TO THE COQUILLE POINT REHABILITATION PROJECT. PER MR. GABOR THE PROJECT AREA IS NOT WITHIN THE FLOODPLAIN AND CONTAINS NO WETLANDS. TIDAL FLOODPLAIN LEVEL IS 40' AND THE PROJECT AREA IS AT 75-80'. MR. GABOR SAID THE ONLY WETLANDS ON SERVICE PROPERTY IS AT THE MOST NORTHERN END, APPROXIMATELY 1,000 FEET FROM THE PROJECT AREA. THEY WILL NOT BE AFFECTED BY THE REHABILITATION PROJECT.

CONFIRMATION OF THE WETLAND AREA IS MADE THROUGH A DETERMINATION MADE BY SERVICE EMPLOYEES BEN HARRISON AND PETE CIZMICH IN ATTACHED REPORT DATED OCTOBER 31, 1990.



PALMER C. SEKORA

October 31, 1990

Coquille Point Wetland Determination

Field Notes:

Pete Cizmich and I visited the site @ 8:00am. The area received heavy rain the day and night before. The site in question is a depressional area in the landscape between the bluff and the small dune backing the intertidal beach. The area appeared to be a dune "blow out" or deflation plain.

The site also appears to have been greatly disturbed. Deep ruts over most of the area have created much micro-topography. Also, the number of ruderal plant species occupying the site indicates the area must have been disturbed at some point to allow invasion by these plants.

The wettest areas were at the base of the bluff where the ground water discharges. We identified four main seepage areas, although ground water discharges at the base of the bluff in many other areas, but to a lesser degree. The large seepage areas were dominated by water parsley (Oenanthe sarmentosa) horsetail (Equisetum arvense(?)), Pacific willow (Salix hookeriana), and salmon berry (Rubus spectabilis). Salmon berry was extremely common on the dry bluff slopes. Adjacent the main ground water discharge area and slightly down slope, soft rush (Juncus effusus) and slough sedge (Carex obnupta) dominated. The remainder of the area investigated was dominated by velvet grass (Holcus lanatus). Other species of plants sharing the site with velvet grass changed with the proximity to the seepage areas at the base of the bluff and the changes in micro-topography.

Plants commonly found accompanying the velvet grass in wet areas included soft rush, salt rush (Juncus lesueurii) and other rushes (Juncus spp.), golden-eyed grass (Sisyrinchium californicum), pacific silverweed (Potentilla anserina), centaury (Centaureum umbellatum), smartweed (Polygonum hydropiperoides(?)), seaside plantain (Plantago maritima), salt grass (Distichlis spicata), willow-herb (Epilobium spp.) fire weed (Epilobium angustifolium), groundsel (Senecio sp.) owlclover (Orthocarpus sp.), slough sedge, and other sedges (Carex spp.)

Soils varied in moisture content depending upon proximity to the bluff. Soils at the ground water discharge sites were often so saturated that a sample could not be removed with a soil probe. Samples retrieved were grayish but not gleyed in color (10YR 4/1) and contained a noticeable amount of silts and clays. Soil samples in the lowest area where overland flow accumulates were sand with high organic matter content and low values and chroma (10YR 2/2 or 2/1 at 12"). Soil samples on areas dominated by common wetland plant species had high organic matter content in the upper 10" (10YR 3/2). Soils were saturated at depths ranging from 0" to 8" below the surface.

Higher, dryer areas which are not wetland were also dominated by velvet grass but the common associated species included perennial rye grass (Lolium perenne), beach lupine (Lupinus littoralis), and coast strawberry (Fragaria chiloensis). Soil samples showed little organic matter accumulation except in the upper 6". Below 6" was light gray coarse sand. The water table was deeper than 12".

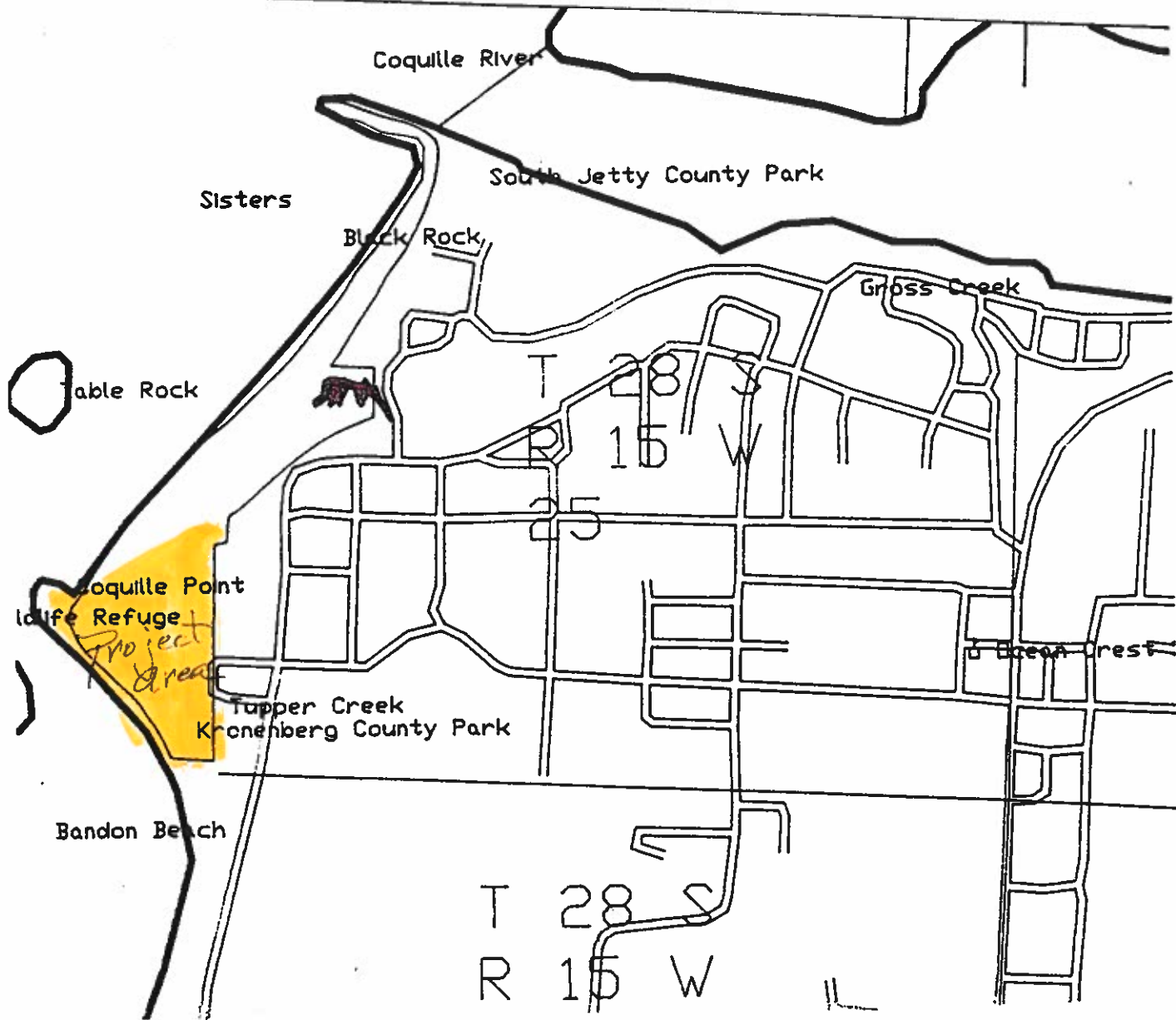
Several species occurred on nearly all sites regardless of soil moisture content. These were gorse (Ulex europaeus), false dandelion (Hypochaeris radicata), hairy hawkbit (Leontodon nudicaulis), tunc tansy (Tanacetum douglassi), English plantain (Plantago lanceolata), curley dock (Rumex crispus), blackberry (Rubus ursinus). Most probably these species were able to spread in the area due to the recent disturbance.

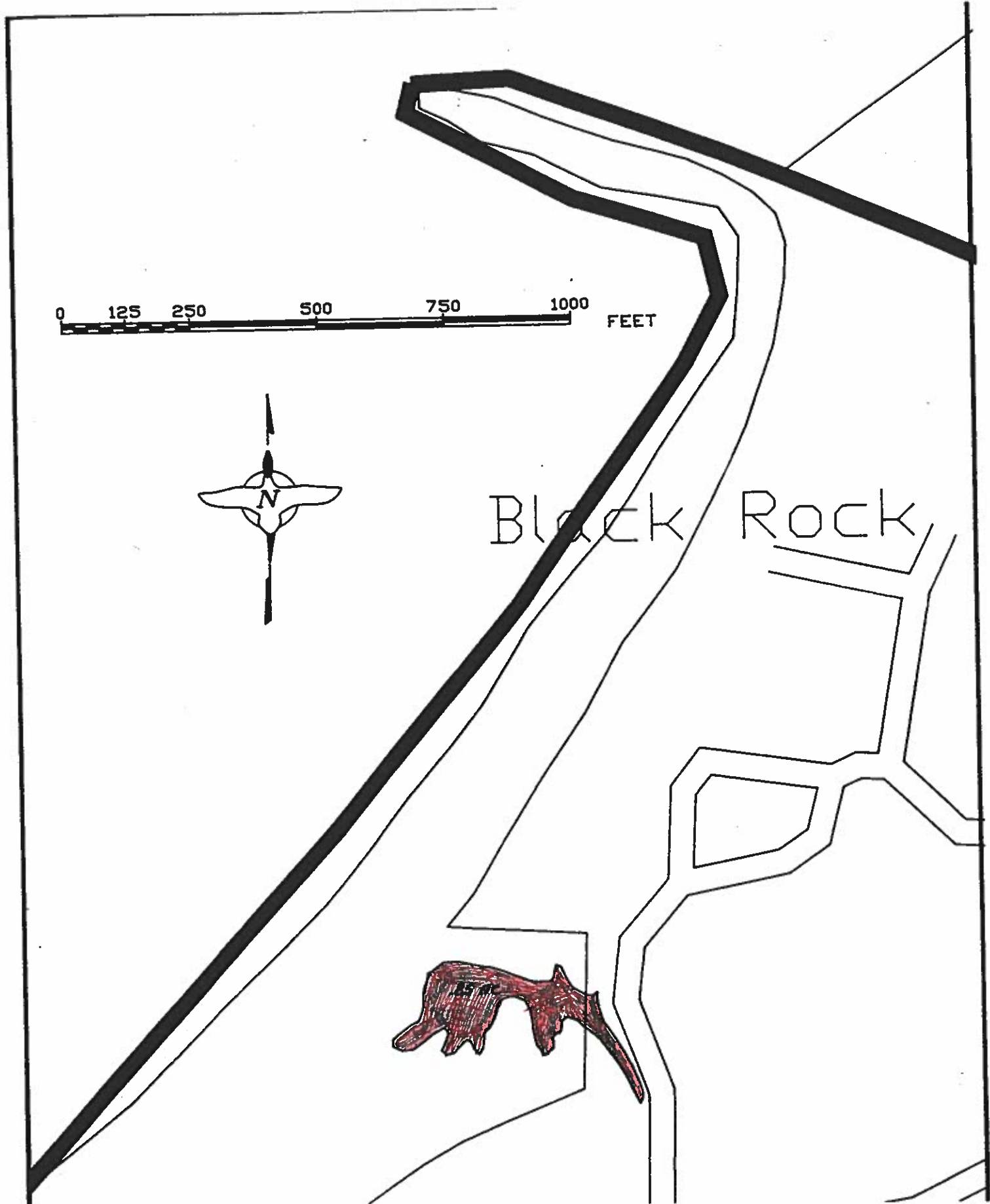
November 13, 1990

Map Preparation:

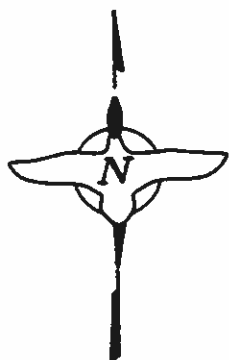
The map depicting the size and configuration of the wetland was based upon field investigation and aerial photointerpretation. Small raised inclusions within the zone demarked as wetland are elevated enough as to not be wetland, but they could not be reliably located on the aerial photo. These areas do not constitute a significant portion of the wetland area. The area delineated as wetland was digitally transferred to the Bandon 1:24,000 USGS digital base map and area measured 0.98 acres. Some of the wetland area appears to be outside the project area boundary as drawn on the aerial photo. The project boundary drawn on the aerial photo and subsequently transferred to the digital base map is a best guess. If the project boundary is drawn correctly, then approximately 0.85 acres of wetland fall within the project area.

Ben Harrison

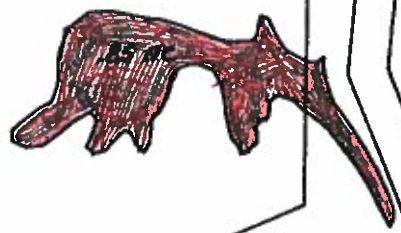




0 125 250 500 750 1000 FEET



Black Rock



June 23, 1994

Palmer Sekora
Project Leader
US Fish and Wildlife Service
Western Oregon Refuge Complex
26208 Finley Refuge Road
Corvallis, Oregon 97333-9327

DEPARTMENT OF
LAND
CONSERVATION
AND
DEVELOPMENT

Re: Federal Consistency Review - Oregon Coastal Refuges Administrative
Office in Newport, Coquille Point Rehabilitation

Dear Mr. Sekora:

Thank you for the opportunity to review the consistency determinations for the construction of an Oregon Coastal Refuges administrative office at the Hatfield Marine Science Center complex in the City of Newport and the rehabilitation and improvement to Coquille Point in the City of Bandon. You have requested that the Department concur with your determination that these projects are consistent with the Oregon Coastal Management Program (OCMP).

The Department has reviewed the proposals for compliance with the applicable elements of the OCMP. The Department concurs with your determination that these two projects are consistent to the maximum extent practicable with the Oregon Coastal Management Program. Please contact Emily Toby of my staff at 373-0096 if you have any questions regarding our comments.

Sincerely,



Richard P. Benner
Director

RPB:ET
<per>

cc: Mike Shoberg, City of Newport
Steve Gaber, City of Bandon
Glen Hale, DLCD

Barbara Roberts
Governor



1175 Court Street NE
Salem, OR 97310-0590
(503) 373-0050
FAX (503) 362-6705

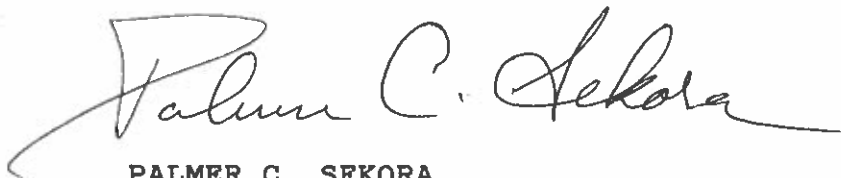
JUNE 8, 1994

TO: COQUILLE POINT FILES

FROM: PROJECT LEADER, WESTERN OREGON REFUGES
CORVALLIS, OREGON

SUBJECT: COASTAL BARRIER RESOURCES ACT COMPLIANCE

REVIEW OF THE USFWS PACIFIC COASTAL BARRIER RESOURCES REPORT DATED JANUARY 1994 AND THE DRAFT PACIFIC COASTAL BARRIERS STUDY DATED 1993 AND PREPARED BY THE PORTLAND FIELD OFFICE OF ECOLOGICAL SERVICES, DOES NOT IDENTIFY COQUILLE POINT AS A POTENTIAL OREGON COASTAL BARRIER RESOURCE SYSTEM UNIT. FURTHER REVIEW OF THE DOCUMENTS FIND THAT COQUILLE POINT DOES NOT QUALIFY UNDER THE REQUIREMENTS SET FORTH UNDER THE ACT.

A handwritten signature in cursive script, reading "Palmer C. Sekora". The signature is written in black ink and is positioned above the typed name.

PALMER C. SEKORA

FILE COPY



United States Department of the Interior
FISH AND WILDLIFE SERVICE

1002 N.E. HOLLADAY STREET
PORTLAND, OREGON 97232-4181

Memorandum

January 24, 1990

To: Assistant Regional Director-Refuges and Wildlife
Region 1, Portland, Oregon

From: Assistant Regional Director-Fish and Wildlife Enhancement
Region 1, Portland, Oregon

Subject: Pre-Acquisition Contaminant Survey of Coquille Point for Additions
to Oregon Islands National Wildlife Refuge

Our office has completed the pre-acquisition contaminant survey of land to be acquired for addition to the Oregon Islands National Wildlife Refuge. An on-site review of this parcel known as Coquille Point was conducted on January 8, 1990. The on-site survey showed no evidence of contaminants, nor does historical information indicate any significant exposure to hazardous materials. This property should not pose a contaminant threat to fish and wildlife or be a liability to the Fish and Wildlife Service. This property would be a valuable addition to the Oregon Islands National Wildlife Refuge and would make an excellent view point for the public.

It is also one of the last remaining undeveloped promontory points along this area of the coast. The property is also under consideration by developers for construction of a motel. The ground, on a portion of the parcel, has been cleared in preparation for this effort. This site will most certainly be developed if the Fish and Wildlife Service can not proceed with its acquisition.

Robert P. Smith

Attachment

cc: Dick Stroud

DIVISION OF REALTY

- Regional Supervisor
- Secretary
- Fiscal
- Review Appraiser
- Planning Branch
- Realty Mgmt. Branch
- Survey Branch
- Drafting Branch
- Appraisal Branch
- File
- Continue to route material
Reader Box

**Level I Survey:
Contaminant Survey Checklist
of Proposed Real Estate Acquisitions**

INSTRUCTIONS: Check for each category. Explain briefly where something other than "No," "None," or "Not Applicable" is checked. Discuss whether a Level II or III Survey will be recommended. Describe the distance if nearby is checked and whether there is a known potential pathway for contamination on site. Attach a legal description of the real estate property covered by this Survey.

A. Background Information

Bureau Name U.S. Fish and Wildlife Service
Coquille Point for Additions
 Site Name to Oregon Islands NWR County Coos State Oregon
 Date of Survey January 16, 1990

ONSITE NEARBY NONE

B. Site Inspection Screen: On-site and nearby

1. Dumps, especially with drums, containers (Read labels if possible; do not open or handle! If no labels, note identifying characteristics)	—	—	X
2. Other debris: household, farm, industrial waste	X ¹⁾	X ⁰	—
3. Fills: possible cover for dumps	—	—	X
4. Unusual chemical odors	—	—	X
5. Storage tanks: petroleum products, pesticides, etc.	—	—	X
6. Buildings: Chemical storage, equipment repair, solvents	—	—	X
7. Structures -- evidence of asbestos sprayed fire proofing, acoustical plaster	—	—	X
8. Vegetation different from surrounding for no apparent reason, e.g. bare ground	—	—	X
9. "Sterile" or modified water bodies	—	—	X
10. Oil seeps, stained ground, discolored stream banks	—	—	X
11. Oil slicks on water, unusual colors in water	—	—	X
12. Spray operation base: air strip, equipment parking area	—	—	X
13. Machinery repair areas	—	—	X
14. Pipelines; major electrical equipment	—	—	X
15. Oiled or formerly oiled roads	—	—	X
16. Electric transmission lines: pole mounted transformers, pad mounted transformers -- evidence of leakage	—	—	X

1) Because of tidal borne circulation, these wastes are found on site and nearby, but the source of this contamination is offsite.

C. Record Searches (Coordinate with Realty, title search, others as appropriate.)

1. Past uses which might indicate potential problems of site (CIRCLE any that are applicable.)

Manufacturing, service stations, dry cleaning, air strip, pipelines, rail lines, facilities with large electrical transformers or pumping equipment, petroleum production, landfills, scrap metal, auto, or battery recycling, military, labs, wood preserving, other describe _____

None

2. Nearby land uses, especially upstream or upgradient, or that might have had waste to dump at site (see list under Past Uses)

Identify: _____ None

3. Known contaminant sites in vicinity: NPL, state sites, candidate sites (check with EPA; State EPA counterpart)

Yes ___ No

4. Interviews on past use: owners, neighbors, County agents and any appropriate Federal authorities: Problems?

Yes ___ No

5. Agricultural drainage history: surface, subsurface drains.

Yes ___ No

D. In acquiring land from another Federal agency, that agency has notified the Department of the past or current presence of a hazardous substance under section 120(h) of CERCLA (Superfund).

Not Applicable ___

Yes ___ No

E. Has a non-Federal entity identified any hazardous materials problems on or near the site surveyed?

Yes ___ No

F. A Level II study is recommended.
A Level III study is recommended.

Yes ___ No
Yes ___ No

G. Certification

I hereby certify that to the best of my knowledge no contaminants are present on this real estate, and there are no obvious signs of any effects of contamination.

Signed John C. Wolfe
Date 1/24/90

Print Name JOHN C. Wolfe
Title Environmental Contaminant Specialist,
Acting Environmental
Contaminants Coordinator

On the basis of the information collected to complete this form it is possible to reasonably conclude that there is a potential for contaminants, or the effects of contaminants, to be present on this real estate.

Signed _____
Date _____

Print Name _____
Title _____

The surveyed real estate, or a portion thereof, contains contaminants. The owner of that real estate has/will cleanup the contaminants to bureau specifications. A Level II or Level III Survey is not required.

Signed _____
Date _____

Print Name _____
Title _____

H. Approving Official

I concur with the above recommendation.

Signed Joseph E. Doddridge
Date 4-30-90

Print Name /sgd/ Joseph E. Doddridge
Title _____

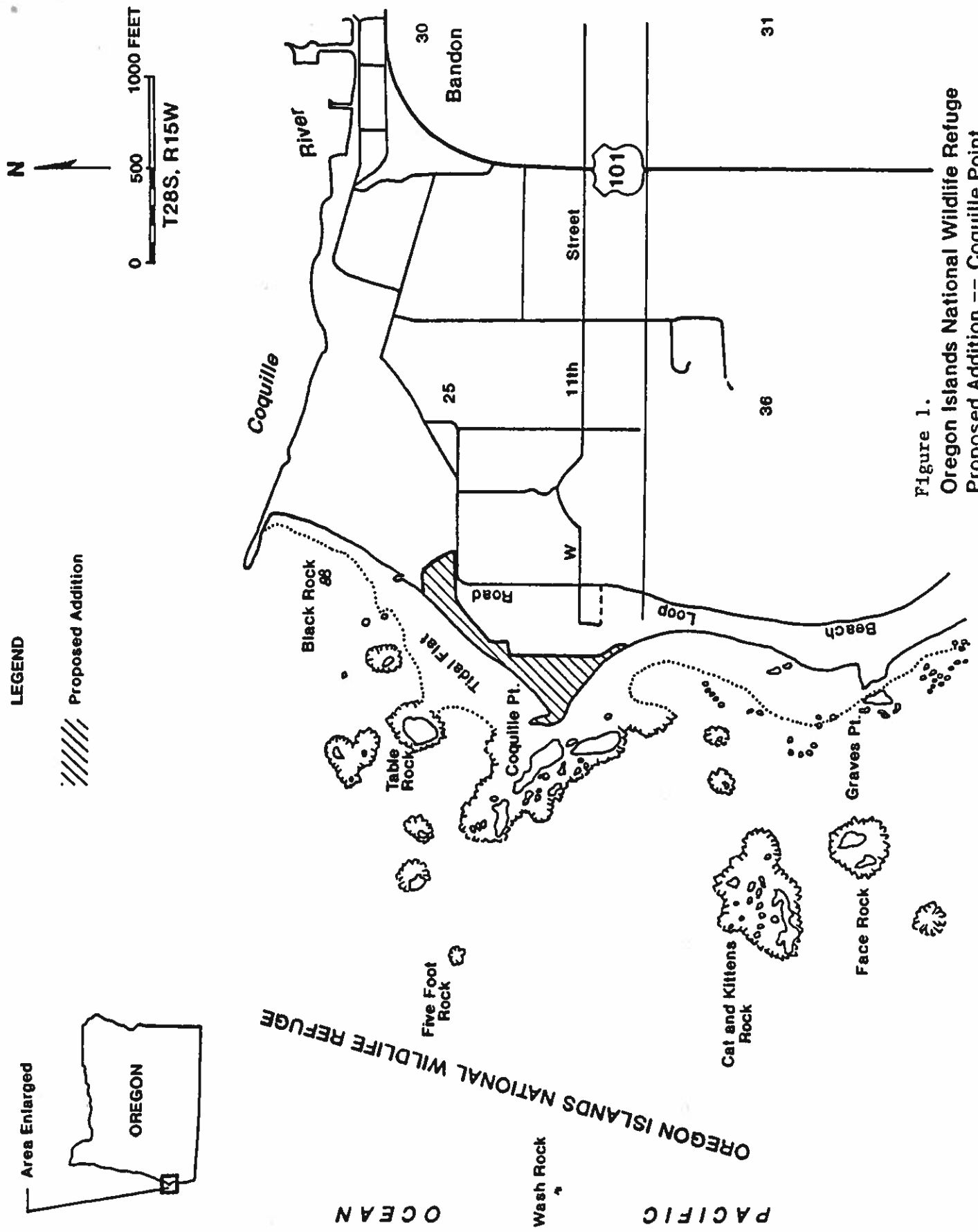


Figure 1.
Oregon Islands National Wildlife Refuge
Proposed Addition -- Coquille Point

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF MUTUAL BENEFITS AND OTHER VALUABLE CONSIDERATIONS, the CITY OF BANDON, GRANTOR, a municipality of the State of Oregon, County of Coos, does hereby RELEASE AND FOREVER QUITCLAIM to the UNITED STATES OF AMERICA and its assigns, namely the U.S. Fish and Wildlife Service, GRANTEE, any and all right, title, and interest of the undersigned in and to certain portions of land within the City of Bandon, as depicted on the approved Final Site Plan and Conditional Use Permit for the U.S. Fish and Wildlife Service Coquille Point Interpretive Site and more particularly described as follows:

A parcel of land being a portion of Portland Avenue located in the West Bandon Addition, City of Bandon, Section 25, Township 28 South, Range 15 West, Willamette Meridian, Coos County, State of Oregon, described as follows:

Beginning at the northeast corner of Lot 1, Block 41 of said West Bandon Addition;

Thence South 2° 42' 59" West, along the east line of said Block 41, a distance of 160.00 feet to the TRUE POINT OF BEGINNING;

Thence South 2° 42' 59" West; along the east line of said Block 41, a distance of 67.00 feet;

Thence South 87° 17' 01" East a distance of 16.00 feet;

Thence North 2° 42' 59" East a distance of 67.00 feet;

Thence North 87° 17' 01" West a distance of 16.00 feet to the TRUE POINT OF BEGINNING, and

A parcel of land being a portion of Portland Avenue and 11th Street located in the West Bandon Addition, City of Bandon, Section 25, Township 28 South, Range 15 West, Willamette Meridian, Coos County, State of Oregon, described as follows:

Beginning at the northeast corner of Lot 1, Block 41 of said West Bandon Addition;

Thence North 87° 10' 42" West, along the north line of said Block 41, a distance of 75.00 feet;

Thence North 2° 49' 18" East a distance of 15.00 feet;

Thence South 87° 10' 42" East a distance of 92.97 feet;

Thence South 2° 42' 59" West, parallel to the east line of said Block 41, a distance of 126.97 feet;

Thence North 87° 17' 01" West a distance of 18.00 feet to the east line of said Block 41;

Thence North 2° 42' 59" East, along the east line of said Block 41, a distance of 112.00 feet to the point of beginning, and

A parcel of land being a portion of 11th Street located in the West Bandon Addition, City of Bandon, Section 25, Township 28 South, Range 15 West, Willamette Meridian, Coos County, State of Oregon, described as follows:

Beginning at the northwest corner of Lot 1, Block 41 of said West Bandon Addition;

Thence North 2° 42' 59" East a distance of 54.06 feet;

Thence South 87° 10' 42" East a distance of 60.00 feet;

Thence South 2° 42' 59" West a distance of 6.00 feet to the beginning of a 25.00 foot radius non-tangent curve to the left;

Thence along the arc of said curve to the left, the chord of which bears South 47° 46' 08" West a distance of 35.32 feet, through a central angle of 89° 53' 40" for an arc distance of 39.22 feet;

Thence South 2° 42' 59" West a distance of 23.06 feet to the north line of said Block 41;

Thence North 87° 10' 42" West a distance of 35.00 feet to the point of beginning, and

A parcel of land being a portion of Ocean Drive located in the West Bandon Addition, City of Bandon, Section 25, Township 28 South, Range 15 West, Willamette Meridian, Coos County, State of Oregon, described as follows:

Beginning at the southwest corner of Lot 2, Block 11 of said West Bandon Addition;

Thence North 34° 12' 41" West a distance of 30.00 feet to the TRUE POINT OF BEGINNING;

Thence North 34° 12' 41" West a distance of 30.00 feet to the westerly right-of-way line of Ocean Drive;

Thence South 55° 47' 46" West, along the westerly right-of-way line of Ocean Drive, a distance of 64.31 feet;

Thence South 44° 27' 17" West, along the westerly right-of-way line of Ocean Drive, a distance of 306.30 feet;

Thence South 45° 32' 43" East a distance of 30.00 feet;

Thence North 44° 27' 17" East a distance of 303.32 feet;

Thence North 55° 47' 46" East a distance of 61.65 feet to the TRUE POINT OF BEGINNING.

The GRANTEE shall be responsible for the construction, operation and maintenance of all improvements within the above-described area, subject to appropriation of funding.

RESERVING UNTO THE GRANTOR a right of access for the maintenance of any and all utilities into the Site including sewer, water and electrical.

Judith A. Densmore, Mayor
Judith A. Densmore, Mayor
City of Bandon

Dated 6/13/94

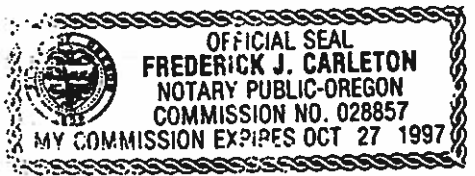
STATE OF OREGON)
) ss.
COUNTY OF COOS)

On June 13, 1994 personally appeared before me, a Notary Public, Judith A. Densmore, Mayor of the City of Bandon, Oregon, who acknowledged that she executed the above instrument.

[Signature]

Notary Public

My commission expires: 10/27/97



5/26/94
5.2

PLANNING COMMISSION OF THE CITY OF BANDON

IN THE MATTER OF THE) FINDINGS OF FACT
APPLICATION OF) CONDITIONAL USE
UNITED STATES FISH AND)
WILDLIFE)

The Planning Commission after due notice met on April 28, 1994 for the purpose of a public hearing on the following:

APPLICANT: United States Fish and Wildlife Service (USFW)

REQUEST: To construct public use structures including restrooms, resource exhibits, observation structures, interpretive panels and a trail system.

AFFECTED PROPERTY: Coquille Point, Oregon National Wildlife Refuge

EXISTING ZONE: "NR" Natural Resource and Open Space

Upon hearing the evidence, the Commission approved the application and authorizes the granting of the conditional use permit.

REASONS:

1. Structures for recreational activity or public use are listed as conditional uses in the NR zone. These types of structures are to be built and located in a manner to minimize their impact upon visual and resource values of the area.
2. The Coquille Point area is to receive rehabilitation and restoration attention. The site is to be restored with the use of native materials and vegetation. A paved parking lot is to be constructed. Restrooms will be constructed in the parking lot area. Visitors will be able to walk the site using a trail system which will traverse the area. Several interpretive panels providing natural resource information will be located at observation sites.
3. The USFW Service acquired approximately forty-five acres of land on and near Coquille Point, including the Cliff top promontory area, along with bluff, slope, dune and beach areas extending from the point towards the south jetty. These lands were added to the Oregon Islands National Wildlife Refuge in 1991.
4. The City has participated in a public review process during which USFW displayed conceptual plans. City staff and USFW staff have worked together during the planning process.

5. The City at the request of USFW vacated streets and alleys in the project area. The vacations occurred in August, 1993. The City and USFW are completing negotiations which will grant USFW with a necessary property right to construct the vehicle and trail access areas.
6. A modification to the Bandon Comprehensive Plan summarizing the Coquille Point deliberations and stating that the area has been added to the Oregon Islands National Wildlife Refuge has been drafted and reviewed and is expected to be adopted in June 1994.

CONDITIONS OF APPROVAL:

NONE

THEREFORE, it is hereby Moved by Ms. Lisa Ehle and Seconded by Ma. Kenneth Ridgway that the conditional use be granted for the stated reasons above and passed this 26th day of May, 1994.

PASSED 5 yes 0 no 2 abstentions.

DATED this 31st day of May, 1994.

Fred Pryor
Fred Pryor, Chairman