

Cont. from pg 1

for their functions as fish and wildlife habitat. They are also representative of habitats that have been historically severely diminished and degraded along the north coast due to agricultural conversion and urbanization." He lists the bald eagle, great blue heron, green herons, black-crowned night herons, wood ducks, bufflehead, mallards, gulls, crows, dark-eyed juncos, house wrens, band-tailed pigeons, ravens, hairy woodpeckers, marsh wrens, Canada geese, black-tailed deer, coho and chum salmon, winter steelhead, searun cutthroat trout, herring, crab, & starry flounder as well as juvenile salmonids that often use tidal channels for feeding and cover before moving out into the ocean as users of this habitat.

He further cites inadequate alternative analysis, inadequate deference to avoidance and minimization as mitigation tools, and an inadequate compensatory mitigation plan, which means that the developers refused to consider other sites for the project, refused to scale down the project to reduce damage to the area, and refused to balance the damage by enhancing the habitat that remained.

U.S. Fish and Wildlife concludes that the proposed project subjects the waters of the United States to avoidable and unjustified environmental degradation.

So, what do the developers have to say?

When we spoke with Steve Wasserberger the architect he was somewhat upset that there was so much controversy about this project that he considers a positive addition to the area; not just as a beautiful place for people to live, but as a place where awareness of and respect for the environment are a high priority. And as far as sensitivity, is "light-years ahead of other developments". Scientific Resources, a company that does wildlife surveys and is known for its wetlands expertise, was hired by the Cascade Trust (the developers of record), to judge the

impact on the area. They did their survey in December and as a result found few indications of recent nesting by Blue Herons or other species, and due to weather conditions could not do a more extensive investigation of the area. They concluded that to minimize impact the developers should: "avoid wetlands, leave as much of the forest intact as possible and use sensitive construction techniques."

The developers also hired Heritage Research Associates of Eugene to do an archaeological study of the area. They excavated 60 auger holes in the area and found artifacts or fire-cracked rocks in three of them. Glass beads were found as well as pottery pieces, and some rusty metal. (A study of the same general area was done by the City of Gearhart. Regretfully, An Inventory and Evaluation of Archaeological Resources dated Sep 28th, 1978 is not available to the public, but rumor has it that at least two burial sights were discovered and removed from this area.) Heritage concludes, "The Seaside Condominium project area is located in an area where a number of Native American archaeological sites were occupied in prehistoric and historic times. It is strongly recommended that the additional cultural resource investigations... be undertaken to ensure that significant archeological sites are not destroyed by the proposed condominium project. . . In this respect, it should be understood that Oregon State law (ORS 97.740 ORS 97.760) specifically prohibits the destruction of Native American graves. In the event that Native burials are uncovered during construction, all work in the area should be halted, and the State historic Preservation Office should be contacted immediately to initiate Tribal notification and other related requirement in accordance with State law."

So here we have it. Some folks want to build a 30 or so unit condo on a beautiful

creek and spend between 15 and 20 million, plus bend over backward to make sure they are crossing the T's and dotting the I's, so they can offer a quality living environment and make a few bucks. And some folks who fear that the last place of its kind in the area will be destroyed along with possible destruction of historically important sites of religious significance to Native Americans.

And it isn't all that civilized a fight. The developers say Fish and Wildlife won't talk to them about compromises, and have brought the Oregon Natural Resources Council into the fight so as to try the case in the media. The Wildlife folks say the developers are only paying lipservice to the environmental impact questions and are about to destroy an irreplaceable habitat. The environmentalists say the developers don't care about anything but money and have brought in an "environmentalist for hire" to justify destroying yet another part of the ecosystem.

So who is to decide: lawyers, judges, planning commissions; or perhaps the people of Seaside will look at this issue and decide for once to make an informed choice about the future of their community.

We have been contacted by some local folks, and will list their names and numbers along with the other players in this issue. So whatever side you favor, get in touch, show your support, write or call them or us. Just like any other place on this planet Seaside will get what it deserves. The final (maybe) meeting will be at Seaside City Hall (right next to Mc Donalds, of course) October 11th. Be there if you care!

Q: What's the difference between Ignorance and Apathy?

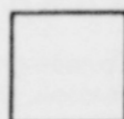
A: I don't know and I don't care! Really?

**SRI** Scientific Resources, Inc.  
11830 S.W. Kerr Parkway • Suite 375 • Lake Oswego, Oregon 97035-1228

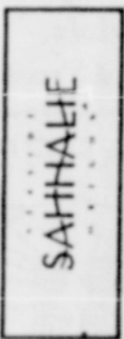
DATE: 15 December 1992

Summary of Mitigation Options for Consideration

- 1) Restore hydrological connection of upper estuary by removing fill and creating more wetland area.
- 2) Keep all large trees to the extent possible.
- 3) Build nest platforms in roost and nest trees (herons have used nest platforms in the past, although building platforms for herons is not very common).
- 4) Time construction to minimize impact to nesting herons (Feb-Jul/Aug).
- 5) Revegetate estuary areas along the highway to provide some screening vegetation and to enable herons greater access to areas near the highway.
- 6) Restrict pedestrian access, and educate local residents regarding heron sensitivity.
- 7) Monitor heron activity during and after construction to assess disturbance.



The Wasserberger Benson Partnership Architects PC



So, we have defined a problem, and encouraged you to get involved; but are we part of the solution? What, dare we dream, could be a solution?

We are not sure, but first of all, we don't think the developers really know what they own. Is this really going to be worth all the trouble? Is the quality of the living environment they are offering the potential buyers really worth the costs? And it could be a potential loss if this project doesn't fly, due to public pressure.

Could we, as the Wildlife folks suggest, and as every "real" real estate sales person (we have hopes that this may not be an oxymoron) that we have ever met, has told us time and again; could we, perhaps "Find the most beautiful place on the land, and then build somewhere else!"

9.0 Recreation, Open Space and Historic Areas

9.1 Recreation Policies

1. Not Applicable
2. The proposed development will reinforce tourism by providing seasonal housing opportunities.
- 3 - 8. Not Applicable

9.2 Open Space Policies

- 1 - 2. Not Applicable

3. The applicant has made extensive efforts to control impacts to wildlife habitat and vegetative resources of this site. A wetland biologist, wildlife biologist and archaeologist have investigated the site and have made pro-active recommendations regarding the development of the site. The applicant has also endeavored the support of several reviewing agencies to this end.

9.3 Fish & Wildlife Policies

1. The applicant has endeavored to co-operate fully with the Oregon Department of Fish & Wildlife. In doing so, the applicant has engaged wildlife biologists and wetland consultants to assist with the overall development of the site. Their input has been critical by identifying the local resources and establishing guidelines whereby these resources can be maintained to the greatest extent possible while still allowing development of the dwelling units. The aquatic zones located on this site are being preserved in their entirety. The proposed bridge crossing is a conditional use and the applicant has pursued this action with various reviewing agencies with positive response.

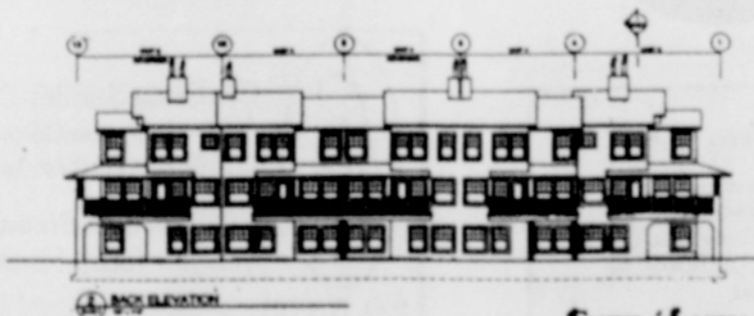
PLANNED DEVELOPMENT FINAL APPLICATION  
(Stage three)

Applicant: Cascade Trust  
c/o Joseph Hanna  
1300 S.W. Sixth Avenue  
Portland, Oregon 97201

Property: Tax Lots 1200, 1201, 1300, 1301, 1400 (west of U.S. Highway 101)

Application Date: June 11, 1993

Prepared by: The Wasserberger Benson Partnership Architects PC



Even if you are on the right track, you'll get run over if you just sit there.  
Will Rogers

8 UPPER LEFT EDGE OCTOBER 1993