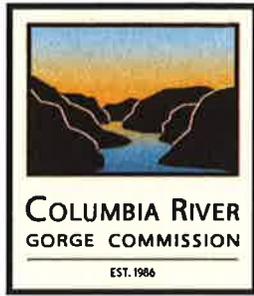


C15-0007
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OCT 20 2015

COLUMBIA RIVER GORGE COMM.



**DEVELOPMENT REVIEW APPLICATION FORM
FOR COLUMBIA RIVER GORGE NATIONAL SCENIC AREA DEVELOPMENT REVIEWS
IN KLIKKITAT COUNTY, STATE OF WASHINGTON**

This application is based on the Development Review Application Requirements as set forth in Chapter 350-81-032 – Application for Review and Approval, Columbia River Gorge Commission Administrative Rules. This application form, which follows, may seem lengthy but many requirements may not be applicable to your development review application.

Generally, the application you submit will consist of two documents. One is this form, which serves as a checklist for all the information that needs to be initially provided. Two, is the site plan. The site plan will contain all the maps, diagrams and notes required by this form. Both this form and the site plan must be submitted in digital format and paper format. A site plan may be submitted as one single sheet or a series of sheets, each with different information presented in a logical and clear presentation.

Please bear in mind that this only reflects information requirements needed to submit a formal application. Staff will conduct research and analysis based on all applicable requirements in the Administrative Rule. Additional information may be required. Submitting the information to file this application does not grant or imply approval of the development review application.

This application must be deemed complete and accepted by the Executive Director, or designee, of the Columbia River Gorge Commission before a formal file number can be assigned and a formal review process can begin.

You are very welcome, and strongly encouraged, to consult with Gorge Commission staff during the application process. Please don't hesitate to contact us and set up an appointment. This is our contact information:

Columbia River Gorge Commission
57 NE Wauna Ave
White Salmon Washington 98672

Principal Planner: Terry Cullen
Telephone: 509-493-3323, Extension 223
Fax: 509-493-2229
Email: terry.cullen@gorgecommission.org

Thank you for being a good steward of the Columbia River Gorge National Scenic Area.

Adjacent property owners (continued)

Township, Range, Section,
Tax Lot Number

Name and Address

All parcels in Township 3N
Range 11E W.M. Section 11

TL 03111100000200

USDA FOREST SERVICE
~~Department of Natural Resources Product Sales &
Leasing~~ **902 Wasco Ave, Ste 200**
~~PO Box, 47014~~ **HOOD RIVER, OR 97031**
~~Olympia, WA 98504-7014~~
(to north and east)

TL 03111100000300

United States of America
902 Wasco Avenue, Suite 200
Hood River, OR 97031
(to west)

TL 03111100000500

James & Phyllis Blilie
5997 Turtle Creek
Shoreview, Minnesota 55126
(to south)

TL 03111100001600

John Barton
42-B Wegener Road
White Salmon, WA 98672
(to southeast)

EXHIBIT B

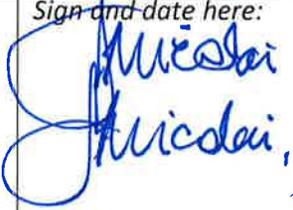
Columbia River Gorge National Scenic Area – Development Review Application

Information Requirement	
Chapter 350-81-032(5)(a) Applicant's name, address, telephone number and email address.	<i>Please provide this information on the site plan.</i> <i>Thomas R. Nicolai, 900 SW Fifth Avenue, Suite 2600, Portland, Oregon 97204, 503-294-9294, thomas.nicolai@stoel.com</i>
Chapter 350-81-032(5)(b) The land owner's name, address and telephone number (if different from applicant).	<i>Please provide this information on the site plan.</i> <i>320 Bates, LLC, c/o Thomas R. Nicolai, Manager</i>
Chapter 350-81-032(5)(c) The county in which the proposed use or development would be located.	<i>Please provide this information on the site plan.</i> <i>Klickitat County</i>
Chapter 350-81-032(5)(d) The section, quarter section, township and range in which the proposed development would be located.	<i>Please provide this information on the site plan.</i> <i>NW 1/4 of Section 11, Township 3 North, Range 11 East, W.M.</i>
Chapter 350-81-032(5)(e) The street address of the proposed use or development.	<i>Please provide this information on the site plan.</i> <i>320 Bates Road, White Salmon, WA 98672</i>
Chapter 350-81-032(5)(f) The tax lot number(s) and size in acres of the parcels of the involved.	<i>Please provide this information on the site plan.</i> <i>0311110000400, 20.36 acres - 03111100000400</i>
Chapter 350-81-032(5)(g) A description of the current land use for the parcel(s) involved and adjoining lands.	<i>Please provide this information on the site plan.</i> <i>The subject parcel is designated GMA Small Scale Agriculture in part and GMA Open Space in part. The proposed development pursuant to this review application will occur only on the Small Scale Agriculture portion. Lands located to the west, north and east of the subject parcel are designated SMA Open Space. Lands to the south are located outside the NSA.</i>

	<p><i>Plan Amendment 05-01 changed the land use designation for an 11.1 acre portion of the subject parcel from GMA-F1 (Commercial Forest) to GMA-A2 (Small Scale Agriculture) and its landscape setting from Gorge, Canyonlands and Wildlands to Rural Residential/Pastoral. The remaining 8.9 acres MOL (4.67 acres on the northside of the property and 4.29 acres on the southside of the property) have a land use designation of GMA Open Space and it's landscape setting is Gorge, Canyonlands and Wildlands.</i></p> <p><i>MOL=more or less</i></p>
<p>Chapter 350-81-032(5)(h)</p> <p>A written description of the proposed use or development, including details on the height, exterior color(s) and construction materials of the proposed structures.</p>	<p><i>Please provide this information on the site plan.</i></p> <p><i>The proposed development is a detached garage and detached covered walkway between proposed garage and existing single family dwelling, as shown on the accompanying Project Area Map (Plan Sheet S) and Elevation Drawings (Plan Sheets 1 and 2). The garage will have approximately a 1036 square foot footprint and an approximate height of 18 feet. The covered walkway will be approximately 6 feet wide, 20 feet long and 10 feet tall. The proposed development will occur on the approximately 12.69 acre portion of the subject parcel that is designated Small Scale Agriculture, essentially in the same location as was approved for garage development in 2006 (File No. C06-0016-K-S-11; approval expired 8/16/2008). The main floor of the garage will be used to store vehicles for the residence and to provide a combined greenhouse/shop work space for the residence. The garage upper floor will be used for storage of camping, fishing and sports gear and general storage for the residence. The garage will match color and materials of the existing dwelling, being dark brown Haida Skirl wood siding (alternatively, HardiPlank siding of like color) and dark grey composition shingles.</i></p> <p><i>Plan Sheet S shows location of the existing septic tank and drain field (previously inspected and approved by Klickitat County) serving the residence. Plan Sheet S also shows locations of water wells 2 and 3 that were installed since 2006 to serve the residence and irrigation of on-site agriculture.</i></p>
<p>Chapter 350-81-032(5)(i)</p> <p>A list of Key Viewing Areas from which the proposed use would be visible.</p>	<p><i>Please provide this information on the site plan.</i></p> <p><i>None identified. See File No. C06-0016-K-S-11.</i></p>
<p>Chapter 350-81-032(5)(j)</p> <p>A map of the project area. The map shall</p>	<p><i>Please provide this information on the site plan.</i></p> <p><i>Attached are:</i></p>

<p>be drawn to scale. The scale of the map shall be large enough to allow the Executive Director to determine the location and extent of the proposed use or development and evaluate its effects on scenic, cultural, natural, and recreation resources. The maps shall be prepared at a scale of 1 inch equals 200 feet (1:2,400), or a scale providing greater detail. If a parcel is very large, the map does not need to show the entire parcel. Rather, it can show only those portions of the parcel affected by the proposed use. The map shall include the following elements: (Listed below A through K.)</p>	<ol style="list-style-type: none"> 1. <i>Plan Sheet S--Subject Parcel Map (Scale 1" equals 100') and Project Area Map (Scale 1" equals 20')</i> 2. <i>Plan Sheet 1--Elevations</i> 3. <i>Plan Sheet 2--Elevations</i> 4. <i>Plan Sheet 3--Main Floor Plan</i> 5. <i>Exhibit A--Vegetation Map</i> 6. <i>Exhibit B--Adjacent Properties</i>
<p>Chapter 350-81-032(5)(j)(A). North arrow.</p>	<p><i>Please provide this information on the site plan.</i></p> <p><i>Plan Sheet S</i></p>
<p>Chapter 350-81-032(5)(j)(B). Scale: 1" = 200' (unless natural resources require larger scale). Chapter 350-81-032(5)(j) and</p>	<p><i>Please provide this information on the site plan.</i></p> <p><i>Plan Sheet S</i></p> <p><i>Four potential natural resource habitats have been identified on site:</i></p> <ol style="list-style-type: none"> 1. <i>CRGNSA Habitat Plan - Deer & elk habitat.</i> 2. <i>USFS - Oregon White Oak/Conifer.</i> 3. <i>WDFW Priority Species Habitat - Big White Salmon Deer/Black tail deer winter range.</i> 4. <i>Seasonal watercourse located 525' MOL southeast of building site. [Note: The Resource Company, Inc., of Vancouver, Washington, prepared a Habitat Assessment Report ("Report") dated August 11, 2005, for the subject parcel in connection with gaining approval of Plan Amendment 05-01. The Report discussed and identified the seasonal watercourse as an "intermittent, Type 4 stream"; it drains a small rolling area south of the subject parcel. Based on my personal on-site observations, this stream was dry most of the year and is dry as of the date of this application.]</i> <p><i>This code provision requires a site plan scale of 1"=100' or greater if natural resources may be located on site. The Subject Parcel Map on Plan Sheet S is drawn at a scale of 1"=100' and thus complies with this code provision.</i></p>

Chapter 350-81-032(5)(j)(C). Boundaries, dimensions, and size of subject parcel(s).	<i>Please provide this information on the site plan.</i> <i>Plan Sheet S</i>
Chapter 350-81-032(5)(j)(D). Significant terrain features & landforms.	<i>Please provide this information on the site plan.</i> <i>Plan Sheet S</i>
Chapter 350-81-032(5)(j)(E). Groupings & species of trees & other vegetation.	<i>Please provide this information on the site plan.</i> <i>Exhibit A</i> <i>Scale = 1" = 300'</i> <i>Required - 1" = 200' or greater</i> O
Chapter 350-81-032(5)(j)(F). Location & species of vegetation to be removed.	<i>Please provide this information on the site plan.</i> <i>Nothing to be removed.</i> O
Chapter 350-81-032(5)(j)(F). Location & species of vegetation to be planted.	<i>Please provide this information on the site plan.</i> <i>Nothing to be planted.</i>
Chapter 350-81-032(5)(j)(G). Bodies of water and watercourses.	<i>Please provide this information on the site plan.</i> <i>Exhibit A</i> <i>Scale</i>
Chapter 350-81-032(5)(j)(H). Location & width of existing & proposed roads, driveways, trails.	<i>Please provide this information on the site plan.</i> <i>Plan Sheet S shows existing access driveway and related apron between existing structures and proposed garage. There are no proposed improvements or additions to driveway or apron. Emergency vehicle access will be unimpeded across entire apron.</i>
Chapter 350-81-032(5)(j)(I). Location & size of existing & proposed structures.	<i>Please provide this information on the site plan.</i> <i>Plan Sheets S and 3 show existing residence with 1750 square foot footprint, existing pole barn with 1080 square foot footprint and proposed garage with a 1036 square foot footprint.</i>
Chapter 350-81-032(5)(j)(J). Location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and	<i>Please provide this information on the site plan.</i> <i>Plan Sheet S</i>

<p>telephone poles and lines, and outdoor lighting.</p>	
<p>Chapter 350-81-032(5)(K). Location & depth of grading & ditching.</p>	<p><i>Please provide this information on the site plan.</i></p> <p><i>There will be no significant grading for the proposed garage. Less than 20 cubic yards of material are estimated to be involved in grading for the garage site. The disturbed area will be limited to the garage footprint.</i></p>
<p>Chapter 350-81-032(5)(k). Elevation drawings – including natural & finished grade; drawn to scale.</p>	<p><i>Please provide this information on the site plan.</i></p> <p><i>Plan Sheets 1 and 2</i></p> 
<p>Chapter 350-81-032(5)(l) List of adjacent & nearby property owners and addresses as determined in 350-81-630.</p>	<p><i>Please provide this information on the site plan.</i></p> <p><i>Exhibit B</i></p>
<p>Chapter 350-81-032(5)(m) Any additional information that the applicant feels will assist in the evaluation of the proposal, including but not limited to, maps, drawings, and development plans.</p>	<p><i>Please provide this information on the site plan.</i></p> <p><i>The 1080 square foot pole barn shown on Plan Sheet S was legalized as an agricultural building in 2006 in the same review decision that approved the development of the existing residence and the then-proposed garage (File No. C06--0016-K-S-1).</i></p>
<p>Chapter 350-81-032(5)(n) Signature of the applicant and property owner or a statement from the property owner indicating that he is aware of the application being made on his property.</p>	<p><i>Sign and date here:</i></p>  <p><i>10/16/15</i> <i>Manager of</i> <i>320 Bates, LLC</i></p>
<p>Chapter 350-81-032(5)(o) The signature of the property owner on a statement that authorizes the Executive Director or the Executive Director's designee reasonable access to the site in order to evaluate the application.</p>	<p><i>Sign and date here:</i></p>  <p><i>10/16/15</i> <i>Manager of Bates, LLC</i></p>
<p>Chapter 350-81-032(6) Applications for the following uses or</p>	

<p>developments shall include additional information as required by the appropriate guidelines in Commission Rule 350-81 or by the Executive Director.</p>	
<p>Chapter 350-81-032(6)(a)</p> <p>In the General Management Area, for all buildings visible from key viewing areas, pursuant to 350-81-520(2)(n)</p> <p>In addition to the site plan requirements in 350-81-032(5), applications for all buildings visible from key viewing areas shall include a description of the proposed building(s)' height, shape, color, exterior building materials, exterior lighting, and landscaping details (type of plants used; number, size, locations of plantings; and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes).</p> <p>Chapter 350-81-520(2)(n)</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>
<p>Chapter 350-81-032(6)(b)</p> <p>In the General Management Area, production and/or development of mineral resources and expansion of existing quarries pursuant to 350-81-520(1)(f), (2)(o), and (2)(bb).</p> <p>The above references are voluminous and not expanded here. The reader is directed to these references for further detail, as needed.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>
<p>Chapter 350-81-032(6)(c)</p> <p>A grading plan that complies with the requirements of 350-81-520(2)(aa)(A) and (B) is required for the following:</p> <ul style="list-style-type: none"> -In the GMA, all applications for structural development involving more than 100 cubic yards of grading with slopes over 10% shall include a grading plan; -In the GMA, all proposed structural development on sites visible from KVAs and involving more than 200 cubic yards of grading, regardless of slope; and 	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>

-In the SMA, all applications for structural development involving more than 100 cubic yards of grading with slopes greater than 10% (except trails) shall include a grading plan.

All proposed structural development including more than 200 cubic yards of grading on sites visible from KVAs shall include submittal of a grading plan. This plan shall be reviewed by the local government for compliance with KVA policies. The grading plan shall include the following:

(A) A map of the site, prepared at a scale of 1"=200' (1:2400) or a scale providing greater detail, with contour intervals of at least 5', including:

- Existing and proposed final grades.
- Location of all areas to be graded, with cut banks and fill slopes delineated.
- Estimated dimensions of graded area.

(B) A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:

- Its purpose.
- An estimate of the total volume of material to be moved.
- The height of all cut banks and fill slopes.
- Provisions to be used for compactions, drainage, and stabilization of graded areas. (Preparation of this information by a licensed engineer or engineering geologist is recommended.)
- A description of all plan materials used to re-vegetate exposed slopes and banks, including the species, number, size and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings.
- A description of any other interim or permanent erosion control measures to be used.

Chapter 350-81-520(2)(aa)(A)/(B)

<p>Chapter 350-81-032(6)(d)</p> <p>In the GMA, vegetation management projects in public ROW along Scenic Travel Corridors, pursuant to 350-81-520(4)(d).</p> <p>All proposed vegetation management projects in public ROW to provide or improve views shall include the following:</p> <p>(A) An evaluation of potential visual impacts of the proposed project as seen from any KVA.</p> <p>(B) An inventory of any rare plants, sensitive wildlife habitat, wetlands, or riparian areas on the project site. If such resources are determined to be present, the project shall comply with applicable Management Plan guidelines to protect the resources.</p> <p>Chapter 350-81-520(4)(d)</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>
<p>Chapter 350-81-032(6)(e)</p> <p>Large-scale uses as defined by guideline 350-81-540(1)(c)(C) shall include reconnaissance survey reports, pursuant to 350-81-540(1)(c)(F) and (G).</p> <p>Large-scale uses include residential development involving 2 or more dwellings; all recreation facilities; commercial and industrial development; public transportation facilities; electric facilities, lines, equipment and appurtenances that are 33 kilovolts or greater; and communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment and appurtenances.</p> <p>Chapter 350-81-540(1)(c)(C)</p> <p>The citation for 350-81-540(1)(c)(F)/(G) (Reconnaissance Surveys and Survey Reports for Large-Scale Uses) is not expanded here. It is too voluminous. The reader is directed to these parts of the Code for more detail as needed.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>
<p>Chapter 350-81-032(6)(f)</p>	<p><i>Please provide this information on the site plan.</i></p>

<p>Proposed uses that would alter the exterior architectural appearance of buildings and structures that are 50 years old or older, or would compromise features of the surrounding area that are important in defining the historic or architectural character of buildings that are 50 years or older, pursuant to 350-81-540(1)(c)(H)(iii).</p> <p>The project applicant shall provide detailed architectural drawings and building plans that clearly illustrate all proposed alterations. Chapter 350-81-540(1)(c)(H)(iii)</p>	<p>N/A</p>
<p>Chapter 350-81-032(6)(g)</p> <p>In the GMA, new uses located in, or providing recreational access to the Columbia River or its fish bearing tributaries, pursuant to 350-81-084(1)(a)(A).</p> <p>The citation 350-81-084(1)(a)(A) (Tribal Government Notice) is not expanded here. It is too voluminous. The reader is directed this section of the code, as needed, for more detail.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>

Site Plan & Misc. Checklist for Completeness Review (First and second level citations provided.)

Level 1 Citation	Level 2 Citation (a citation inside the Level 1)	Comments
<p>Chapter 350-81-032(6)(h)</p> <p>In the General Management Area, any review use in a wetland or within a wetland buffer zone, pursuant to 350-81-560(1)(b).</p>	<p>In addition to the information required in all site plans, site plans for proposed uses in streams, ponds, lakes, and their buffer zones shall include:</p> <p>(A) A site plan map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.</p> <p>(B) The exact boundary of the ordinary high watermark or normal pool elevation and prescribed buffer zone; and</p> <p>(C) A description of actions that would alter or destroy the stream, pond, lake or riparian area.</p> <p>Chapter 350-81-570(1)(b)</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>

<p>Chapter 350-81-032(6)(i)</p> <p>In the General Management Area, any review use in a stream, pond, lake, or within their buffer zones pursuant to 350-81-570(1)(b).</p>	<p>In addition to the information required in all site plans, site plans for proposed uses in streams, ponds, lakes, and their buffer zones shall include:</p> <p>(A) A site plan map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.</p> <p>(B) The exact boundary of the ordinary high watermark or normal pool elevation and prescribed buffer zone; and</p> <p>(C) A description of actions that would alter or destroy the stream, pond, lake or riparian area.</p> <p>Chapter 350-81-570(1)(b)</p>	<p><i>Please provide this information on the site plan.</i></p> <p><i>The greatest buffer distance required for a stream is 100'. The stream on-site is 525' MOL southeast of the proposed building site.</i></p>
<p>Chapter 350-81-032(6)(j)</p> <p>In the General Management Area, any review use within 1000 feet of a sensitive wildlife area or site, pursuant to 350-81-580(1)(b). Large-scale uses as defined by 350-81-580(2) shall also include field survey information pursuant to 350-81-580(2)(e).</p>	<p>In addition to the information required in all site plans, site plans for uses within 1,000 feet of a sensitive wildlife area or site shall include a map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.</p> <p>Chapter 350-81-580(1)(b)</p> <p>A field survey to identify sensitive wildlife areas or sites shall be required for:</p> <p>(a) Land divisions that create four or more parcels.</p> <p>(b) Recreation facilities that contain parking areas for more than 10 cars, overnight camping facilities, boat ramps, and visitor information and environmental education facilities.</p> <p>(c) Public transportation facilities that are outside improved rights-of-way.</p> <p>(d) Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater and</p> <p>(e) Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually.</p> <p>Field surveys shall cover all areas affected by the proposed use or recreation facility. They shall be conducted by a professional wildlife</p>	<p><i>Please provide this information on the site plan.</i></p> <p>No sensitive plans have been identified onsite. N/A.</p> <ol style="list-style-type: none"> 1. <i>CRGNSA Habitat Plan - Deer & elk habitat.</i> 2. <i>USFS - Oregon White Oak/Conifer.</i> 3. <i>WDFW Priority Species Habitat - Big White Salmon Deer/Black tail deer winter range.</i> 4. <i>Seasonal watercourse located 525' MOL southeast of building site. [Note: The Resource Company, Inc., of Vancouver, Washington, prepared a Habitat Assessment Report ("Report") dated August 11, 2005, for the subject parcel in connection with gaining approval of Plan Amendment 05-01. The Report</i>

	<p>biologist hired by the project applicant. All sensitive wildlife areas and sites discovered in a project area shall be described and shown on the site plan map. Chapter 350-81-580(2) (f) Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually.</p> <p>Chapter 350-81-580(2)(e)</p>	<p><i>discussed and identified the seasonal watercourse as an "intermittent, Type 4 stream"; it drains a small rolling area south of the subject parcel. Based on my personal on-site observations, this stream was dry most of the year and is dry as of the date of this application.]</i></p> <p><i>See sensitive wildlife area analysis in File No. C06-0016-K-S-11.</i></p> <p><i>This code provision requires a site plan scale of 1"=100' or greater if natural resources may be located on site. The Subject Parcel Map on Plan Sheet S is drawn at a scale of 1"=100' and thus complies with this code provision.</i></p>
<p>Chapter 350-81-032(6)(k)</p> <p>In the General Management Area, any review use within 1000 feet of a sensitive plant, pursuant to 350-81-590(1)(b). Large-scale uses as defined by 350-81-590(2) shall also include field survey information pursuant to 350-81-590(2)(e).</p>	<p>In addition to the information required in all site plans, site plans for uses within 1,000 feet of a sensitive wildlife area or site shall include a map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail. Chapter 350-81-580(1)(b) A field survey to identify sensitive plants shall be required for:</p> <p>(a) Land divisions that create four or more parcels. (b) Recreation facilities that contain parking areas for more than 10 cars, overnight camping facilities, boat ramps, and visitor information and environmental education facilities. (c) Public transportation facilities that are outside improved rights-of-way. (d) Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater and (e) Communications, water and sewer, and natural gas transmission (as opposed to</p>	<p><i>Please provide this information on the site plan.</i></p> <p><i>No sensitive plants have been identified on-site. N/A.</i></p>

	<p>distribution) lines, pipes, equipment, and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually.</p> <p>Field surveys shall cover all areas affected by the proposed use or recreation facility. They shall be conducted by a person with recognized expertise in botany or plant ecology hired by the project applicant. Field surveys shall identify the precise location of the sensitive plants and delineate a 200-foot buffer zone. The results of a field survey shall be shown on the site plan map. Chapter 350-81-590(2)</p> <p>(e) Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually.</p> <p>Chapter 350-81-590(2)(e)</p>	
<p>Chapter 350-81-032(6)(l)</p> <p>In the General Management Area, on lands designated Large-Scale Agriculture, a single-family dwelling in conjunction with agricultural use, pursuant to 350-81-190(1)(h), and if applicable, 350-81-190(1)(i).</p>	<p>Chapter 350-81-190(h)</p> <p>On lands designated Large-Scale Agriculture, a single-family dwelling in conjunction with agricultural use, upon a demonstration that all of the following conditions exist:</p> <p>(A) The subject farm or ranch (including all of its constituent parcels, contiguous or otherwise) has no other dwellings that are vacant or currently occupied by persons not directly engage in farming or working on the subject farm or ranch and that could be used as the principal agricultural dwelling.</p> <p>(B) The farm or ranch upon which the dwelling will be located is currently devoted to agricultural use where the day-to-day activities of one or more residents of the agricultural dwelling will be principally directed to the agricultural use of the land. The farm or ranch must currently satisfy subsection (h)(C)(iv) below.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>

	<p>(C) The farm or ranch is a commercial agricultural enterprise as determined by an evaluation of the following factors:</p> <p>(i) Size of the entire farm or ranch, including all land in the same ownership.</p> <p>(ii) Type(s) of agricultural uses (crops, livestock) and acreage.</p> <p>(iii) Operational requirements for the particular agricultural use that are common to other agricultural operations in the area.</p> <p>(iv) Income capability. The farm or ranch, and all its constituent parcels, must be capable of producing at least \$40,000 in gross annual income. This determination can be made using the following formula: $(A)(B)(C)=I$ where A=Average yield of the commodity per acre or unit of production; B=Average price of the commodity; C=Total acres suitable for production, or total units of production that can be sustained, on the subject farm or ranch; I=Income capability.</p> <p>Chapter 350-81-190(i) On lands designated Large-Scale Agriculture, a second single-family dwelling in conjunction with agricultural use when the dwelling would replace an existing dwelling that is included in, or eligible for inclusion in, the National Register of Historic Places, in accordance with the criteria listed in 350-81-540(1)(e).</p> <p>Chapter 350-81-540(1)(e) Cultural resources are significant if one of the following criteria is satisfied:</p> <p>(A) The cultural resources are included in, or eligible for inclusion in, the National Register of Historic Places. The criteria for evaluating the eligibility of cultural resources for the National Register of Historic Places appear in the "National Register Criteria for Evaluation" (36 CFR 60.40).</p> <p>(B) The cultural resources are determined to be culturally significant by an Indian tribal government, based on criteria developed that Indian tribal government and filed with the Gorge Commission.</p>	
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<p>Chapter 350-81-032(6)(m)</p> <p>In the General Management Area, on lands designated Large-Scale Agriculture, a single-family dwelling not in conjunction with agricultural use, pursuant to Commission Rule 350-81-190(1)(q)</p>	<p>Chapter 350-81-190(1)(q)</p> <p>On lands designated Large-Scale Agriculture, on a parcel that was legally created and existed prior to November 17, 1986,. A single-family dwelling not in conjunction with agricultural use upon a demonstration that all of the following conditions exist:</p> <p>(A) The dwelling will not force a change in or increase the cost of accepted agricultural practices on surrounding lands.</p> <p>(B) The subject parcel is predominantly unsuitable for the production of farm crops and livestock, considering soils, terrain, location, and size of the parcel. Size alone shall not be used to determine whether a parcel is unsuitable for agricultural use. An analysis of suitability shall include the capability of the subject parcel to be used in conjunction with other agricultural operations in the area.</p> <p>(C) The dwelling shall be set back from any abutting parcel designated Large-Scale or Small-Scale Agriculture, as required by 350-81-076, or designated Commercial Forest Land or Large or Small Woodland, as required in "Siting of Dwellings on Forest Land" (350-81-310).</p> <p>(D) A declaration has been signed by the landowners and recorded in to county deeds and records specifying that the owners, successors, heirs and assigns of the subject property area aware that adjacent and nearby operators are entitled to carry on accepted agriculture or forest practices on lands designated Large-Scale or Small-Scale Agriculture, Commercial Forest Land, Large or Small Woodland.</p> <p>(E) All owners of land in areas designated Large-Scale or Small-Scale Agriculture, Commercial Forest Land, or Large or Small Woodland that is within 500 feet of the perimeter of the subject parcel on which the dwelling is proposed to be located have been notified and given at least 10 days to comment prior to a decision.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>
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<p>Chapter 350-81-032(6)(n)</p> <p>In the General Management Area, on lands designated Large-Scale Agriculture, a single-family dwelling for an agricultural operator's relative, pursuant to Commission Rule 350-81-190(1)(k).</p>	<p>Chapter 350-81-190(1)(k)</p> <p>On lands designated Large-Scale Agriculture, a single-family dwelling for an agricultural operator's relative provided that all of the following conditions exist:</p> <p>(A) The dwelling would be occupied by a relative of the agricultural operator or of the agricultural operator's spouse who will be actively engaged in the management of the farm or ranch. Relative means grandparent, grandchild, parent, child, brother or sister.</p> <p>(B) The dwelling would be located on the same parcel as the dwelling of the principal operator.</p> <p>(C) The operation is a commercial enterprise, and determined by an evaluation of the factors described in 350-81-190(1)(h)(C).</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>
<p>Chapter 350-81-032(6)(o)</p> <p>In the General Management Area, on lands designated Large-Woodland, a single-family dwelling, pursuant to 350-81-270(1)(a).</p>	<p>Rule 350-81-270(1)(a)</p> <p>The following uses may be allowed on lands designated Commercial Forest Land or Large or Small Woodland, subject to compliance with guidelines for the protection of scenic, cultural, natural, and recreation resources (350-81-520 through 350-81-620):</p> <p>(a) On lands designated Large Woodland, a single-family dwelling upon a demonstration that all of the following conditions exist:</p> <p>(A) The dwelling will contribute substantially to the growing, propagation, and harvesting of forest tree species. The principal purpose for locating a dwelling on lands designated Large Woodland is to enable the resident to conduct efficient and effective forest management. This requirement indicates a relationship between ongoing forest management and the location of a dwelling on the subject parcel. A dwelling may not always be required for forest management.</p> <p>(B) The subject parcel has been enrolled in the appropriate state's forest assessment program.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>

	<p>(C) A plan for management of the parcel has been approved by the Oregon Department of Forestry or the Washington Department of Natural Resources and the appropriate local government. The plan must indicate the condition and productivity of lands to be managed; the operations the owner will carry out (thinning, harvest, planting, etc.); a chronological description of when the operations will occur; estimates of yield, labor and expenses; and how the dwelling will contribute toward the successful completion of the operations.</p> <p>(D) The parcel has no other dwellings that are vacant or currently occupied by persons not engaged in forestry and that could be used as the principal forest dwelling.</p> <p>(E) The dwelling complies with the "Approval Criteria for the Siting of Dwellings on Forest Land" (350-81-310) and "Approval Criteria for Fire Protection" (350-81-300).</p> <p>(F) A declaration has been signed by the landowner and recorded into county deeds and records specifying that the owners, successors, heirs, and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated Commercial Forest Land, Large or Small Woodland, or Large-Scale or Small-Scale Agriculture.</p>	
<p>Chapter 350-81-032(6)(p)</p> <p>In the Special Management Area, on lands designated Agriculture, Forest, or Public Recreation, a single-family dwelling, pursuant to 350-81-270(2)(j).</p>	<p>The following uses may be allowed on lands designated SMA Forest subject to review for compliance with scenic, cultural, natural, and recreational resources guidelines (350-81-520 through 350-81-620). The use or development shall be sited to minimize the loss of land suitable for the production of forest products:</p> <p>(x) One single family dwelling on a parcel of 40 contiguous acres or larger if an approved forest management plan demonstrates that such a dwelling is necessary for and accessory to forest uses.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>

	<p>The forest management plan shall demonstrate the following:</p> <p>(A) The dwelling will contribute substantially to the growing, propagation, and harvesting of trees. The principal purpose for allowing a dwelling on forest lands is to enable the resident to conduct efficient and effective management. This requirement indicates a relationship between ongoing forest management and the need for a dwelling on the subject property.</p> <p>(B) The subject parcel has been enrolled in the appropriate state's forest assessment program.</p> <p>(C) A plan for management of the parcel has been approved by the Oregon Department of Forestry or the Washington Department of Natural Resources and the appropriate county. The plan must indicate the condition and productivity of lands to be managed; the operations the owner will carry out (thinning, harvest, planting, etc.); a chronological description of when the operations will occur; estimates of yield, labor, and expenses; and how the dwelling will contribute toward the successful management of the property.</p> <p>(D) The parcel has no other dwellings that are vacant or currently occupied by persons not engaged in forest management of the subject parcel.</p> <p>(E) The dwelling complies with county dwelling, siting, and state/county fire protection guidelines.</p> <p>(F) A declaration has been signed by the landowner and recorded into county deeds and records specifying that the owners, successors, heirs, and assigns of the subject property are aware that adjacent and nearby operations are entitled to carry on accepted agricultural or forest practices.</p>	
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<p>Chapter 350-81-032(6)(q)</p> <p>In the Special Management Area, on lands designated Agriculture, Forest, or Public Recreation, clearing trees for new agricultural use, pursuant to 350-81-270(2)(x).</p>	<p>Clearing trees for new agricultural use with the following steps and subject to the following additional guidelines:</p> <p>(A) A Stewardship Plan shall be submitted and deemed complete by the Executive Director and submitted to the Forest Service for review. (350-81-270(2)(y)(C).</p> <p>(B) Clearing trees for new agricultural use shall be limited to 15 acres.</p> <p>(C) If the Stewardship Plan proves that the above guideline is detrimental to the proposed agricultural use, the final size of the clearing shall be determined by the application of 350-81-270(2)(x)(D)(i-iv) below and subject to guideline 350-81-270(2)(x)(I).</p> <p>(D) After a 30-day public comment period, the Forest Service shall review the Stewardship Plan using the following criteria:</p> <p>(i) Scenic Resource guidelines in 350-81-270(2)(y)(D)(i) and (vii).</p> <p>(ii) Applicable guidelines of 350-81-550, 350-81-600 and 350-81-620.</p> <p>(iii) The Natural Resource Conservation Service (NRCS) soil unit description shall indicate that soils are suitable for the proposed agricultural use. The woodland management tables shall be used as part of the analysis of suitability for both agricultural and forest uses.</p> <p>(iv) The size, shape and pattern on the landscape of the clearing for the new agricultural use shall blend with the surrounding landscape pattern either because the existing pattern includes agricultural openings or because the new agricultural opening is designed to appear natural.</p> <p>(E) The Forest Service shall send the review statement to the Executive Director. The Forest Service shall state whether or not the new agricultural use should proceed including any conditions that are</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>
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	<p>recommended to be required by the Executive Director.</p> <p>(F) The Executive Director will accept an application for new agricultural use on forested lands after receipt of a positive review statement from the Forest Service.</p> <p>(G) The forest practice portion of the new agricultural use shall not be approved by the state forestry department or Executive Director until a decision on the new agricultural use is issued by the Executive Director.</p> <p>(H) The new agricultural use shall be operational within two years of the time frame described in the approved Stewardship Plan.</p> <p>(I) New agricultural uses with an approved Stewardship Plan requiring more than 15 acres shall attain the final approved size sequentially. After the first 15 cleared acres is operational, each subsequent clearing shall not occur until the previous clearing is operational.</p>	
<p>Chapter 350-81-032(6)(r)</p> <p>In the Special Management Area, on lands designated Agriculture, Forest, or Public Recreation, forest practices pursuant to 350-81-270(2)(y).</p>	<p>Chapter 250-81-270(2)(y)</p> <p>Forest practices in accordance with an approved forest practices application (see 350-81-032) and subject to the additional guidelines in 350-81-270.</p> <p>The criteria are too voluminous to list here. Please refer directly to the Administrative Rules.</p> <p>(iv) If the treatment is proposed to deviate from the snag and down wood requirements based on forest health or ecosystem function requirements, a Stewardship Plan shall be required and shall show and prove why a deviation from the snag and down wood requirements is required.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>

<p>Chapter 350-81-032(6)(s)</p> <p>In the Special Management Area, on lands designated Open Space, any new use or development, pursuant to 350-81-340(4).</p>	<p>Chapter 350-81-340(4)</p> <p>(4) An Open Space plan shall be completed by the primary managing agency or landowner prior to any new land uses or development on lands designated SMA-Open Space, and shall be reviewed by the Forest Service. The Open Space plan shall include the following:</p> <p>(a) Direction for resource protection, enhancement, and management.</p> <p>(b) Review of existing uses to determine compatibility with Open Space values.</p> <p>(c) Consultation with members of the public and with agency and resource specialists.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>
<p>Chapter 350-81-032(6)(t)</p> <p>In the General Management Area, on lands designated Agriculture-Special, a single-family dwelling pursuant to 350-81-232(1)(g).</p>	<p>Chapter 350-81-232(1)(g)</p> <p>The following uses may be allowed on lands designated Agriculture-Special, subject to compliance with guidelines for the protection of scenic, natural, cultural, and recreation resources (350-81-520 through 350-81-620) and "Approval Criteria for Review Uses on Lands Designated Agriculture-Special" (350-81-234).</p> <p>(g) Single-family dwellings that are not in conjunction with agricultural use, if a landowner demonstrates that (1) the dwelling cannot be constructed on a portion of the parcel that is located outside of the natural area, and (2) the dwelling is sited and designed in a manner that minimizes adverse effects to the natural area. All dwellings shall meet the criteria in 350-81-190(1)(q). The buffer guidelines for non-agricultural dwellings (350-81-076) may be waived if they would prevent the optimum siting of a dwelling.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>
<p>Chapter 350-81-032(6)(u)</p> <p>In the Special Management Area, on lands designated Agriculture, Forest, or Public Recreation, a single-family</p>	<p>Chapter 350-81-190(2)(c)</p> <p>The farm or ranch is a commercial agricultural enterprise as determined by an evaluation of the following factors:</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>

<p>dwelling necessary and accessory to agricultural use, pursuant to 350-81-190(2)(c).</p>	<p>Size of the entire farm or ranch, including all land in the same ownership. (ii) Type(s) of agricultural uses (crops, livestock) and acreage. (iii) Operational requirements for the particular agricultural use that are common to other agricultural operations in the area. (iv) Income capability. The farm or ranch, and all its constituent parcels, must be capable of producing at least \$40,000 in gross annual income. This determination can be made using the following formula: $(A)(B)(C)=I$ where A=Average yield of the commodity per acre or unit of production; B=Average price of the commodity; C=Total acres suitable for production, or total units of production that can be sustained, on the subject farm or ranch; I=Income capability.</p>	
<p>Chapter 350-81-032(6)(v)</p> <p>In the Special Management Area, on lands designated Agriculture, Forest, or Public Recreation, farm labor housing, pursuant to 350-81-190(2)(d).</p>	<p>Chapter 350-81-190(2)(d)</p> <p>(d) Farm labor housing on a parcel with an existing dwelling under the following conditions:</p> <p>The proposed housing is necessary and accessory to a current agricultural use, and the operation is a commercial agricultural enterprise as determined by 350-81-190(2)(c)(C).</p> <p>The housing shall be seasonal, unless it is shown that an additional full-time dwelling is necessary for the current agricultural use. Seasonal use shall not exceed 9 months.</p> <p>The housing shall be located to minimize the conversion of lands capable of production of farm crops and livestock, and shall not force a significant change in or significantly increase the cost of accepted agricultural uses employed on nearby lands devoted to agricultural uses.</p> <p>Minimum parcel size of 40 contiguous acres.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>
<p>Chapter 350-81-032(6)(w)</p> <p>In the General Management Area, on lands designated Small Woodland, a single family dwelling pursuant to 350-81-270(1)(b).</p>	<p>Chapter 350-81-270(1)(b)</p> <p>On lands designated Small Woodland, one single-family dwelling on a legally created parcel upon the parcel's enrollment in the appropriate state's forest assessment program. Upon a showing that a parcel cannot qualify, a parcel is entitled to one</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>

	<p>single-family dwelling. In either case, the location of a dwelling shall comply with the "Approval Criteria for the Siting of Dwellings on Forest Land" (350-81-310) and "Approval Criteria for Fire Protection" (350-81-300). A declaration shall be signed by the landowner and recorded into county deeds and records specifying that the owners, successors, heirs, and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated Commercial Forest Land, Large or Small Woodland, or Large-Scale or Small-Scale Agriculture.</p>	
<p>Chapter 350-81-032(6)(x)</p> <p>In the General Management Area, on lands designated Commercial Forest, Large Woodland, or Small Woodland, a single-family dwelling in conjunction with agricultural use pursuant to 350-81-270(1)(c).</p>	<p>Chapter 350-81-270(1)(c)</p> <p>(c) One single-family dwelling if shown to be in conjunction with and substantially contributing to the current agricultural use of a farm. Guideline 350-81-190(1)(h) shall be used to determine whether a dwelling is a farm dwelling. The siting of the dwelling shall comply with the "Approval Criteria for Fire Protection" in 350-81-300.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>
<p>Chapter 350-81-032(6)(y)</p> <p>In the General Management Area, on lands designated Commercial Forest, Large Woodland, or Small Woodland, agricultural labor housing, pursuant to 350-81-270(1)(s) and on lands designated Large-Scale Agriculture or Small-Scale Agriculture, pursuant to 350-81-190(1)(p).</p>	<p>Chapter 350-81-270(1)(s)</p> <p>Agricultural labor housing, under the following conditions:</p> <p>(A) The proposed housing is necessary and accessory to a current agricultural use.</p> <p>(B) The housing shall be seasonal, unless it is shown that an additional full-time dwelling is necessary to the current agricultural use of the subject agricultural unit. Seasonal use shall not exceed 9 months.</p> <p>The housing shall be located to minimize the conversion of lands capable of production of farm crops and livestock, and shall not force a significant change in or significantly increase the cost of accepted agricultural practices employed on nearby lands devoted to agricultural use.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>

	<p>Chapter 350-81-190(1)(p)</p> <p>(p) Agricultural labor housing, under the following conditions:</p> <p>(A) The proposed housing is necessary and accessory to a current agricultural use.</p> <p>(B) The housing shall be seasonal, unless it is shown that an additional full-time dwelling is necessary to the current agricultural use of the subject farm or ranch unit. Seasonal use shall not exceed 9 months.</p> <p>(C) The housing shall be located to minimize the conversion of lands capable of production of farm crops or livestock, and shall not force a significant change in or significantly increase the cost of accepted agricultural practices employed on nearby lands devoted to agricultural use.</p>	
<p>Chapter 350-81-032(6)(z)</p> <p>In the General Management Area, on lands designated Agriculture-Special, new livestock grazing, new fences, livestock watering facilities, and corrals; or soil, water, and vegetation conservation activities, pursuant to 350-81-240.</p>	<p>Chapter 350-81-240</p> <p>Range Conservation Plans</p> <p>If a range conservation plan is required before a use is allowed, it shall be prepared by landowners in cooperation with range scientists from local conservation districts. Specialists from the Oregon or Washington Natural Heritage Program should be consulted while the plan is being prepared.</p> <p>Range conservation plans shall ensure that new uses do not adversely affect natural areas. They shall accomplish the following goals:</p> <p>(a) Maintain native rangeland that is in excellent or good condition; enhance rangeland that is in fair or poor condition.</p> <p>(b) Preserve native trees and shrubs.</p> <p>(c) Reestablish native grasses in degraded areas that have been invaded by non-native plants and weeds.</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>

	<p>Range conservation plans shall include the following elements:</p> <p>(a) Range inventory. This shall include existing composition, carrying capacity, and condition of rangeland; the location of rare plants and non-native weeds; and existing fences, watering ponds, and other range improvements.</p> <p>(b) Rehabilitation plan. This shall include actions that will be taken to rehabilitate native rangeland that is in fair or poor condition, such as weed and soil erosion control, seeding, and prescribed burning.</p> <p>(c) Livestock management plan. This shall include the grazing system that will be used, including number and size of pastures, expected livestock numbers, and grazing/deferral periods and sequence. Management plans shall project livestock movements for at least 3 years.</p> <p>(d) Monitoring program. This shall track the annual progress of the conservation plan and condition of the range. Monitoring techniques shall be described, such as line transects or photographic plots.</p>	
<p>Chapter 350-81-032(6)(aa)</p> <p>In the General Management and Special Management Area, agricultural buildings, pursuant to 350-81-090(2).</p>	<p>Chapter 350-81-090(2)</p> <p>To satisfy 350-81-090(1), applicants shall submit the following information with their land use application: A description of the size and characteristics of current agricultural use.</p> <p>An agricultural plan for any proposed agricultural use that specifies agricultural use (e.g., crops, livestock, products), agricultural areas and acreages (e.g., fields, pastures, enclosures), agricultural structures (e.g., irrigation systems, wind machines, storage bins) and schedules (e.g., plowing, planting, grazing).</p>	<p><i>Please provide this information on the site plan.</i></p> <p>N/A</p>

	A floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock).	
Chapter 350-81-032(6)(bb) Other uses as deemed necessary by the Executive Director.		<i>Please provide this information on the site plan.</i> N/A
Chapter 350-81-032(7) Completed application forms shall be submitted directly to the office of the Columbia River Gorge Commission.		<i>All completed application forms generally include this form and a detailed site plan. Please submit both a digital and paper copy of each.</i>

Please note that additional information may be required as the application is researched and analyzed for consistency with other applicable sections of the Columbia River Gorge Commission Administrative Rules.



KRAUSE
ARCHITECT PC



FRONT ELEVATION
SCALE 1/4" = 1'-0"

NOTE:
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
SEE OTHER SHEETS FOR FINISHES.



LEFT-SIDE ELEVATION
SCALE 1/4" = 1'-0"

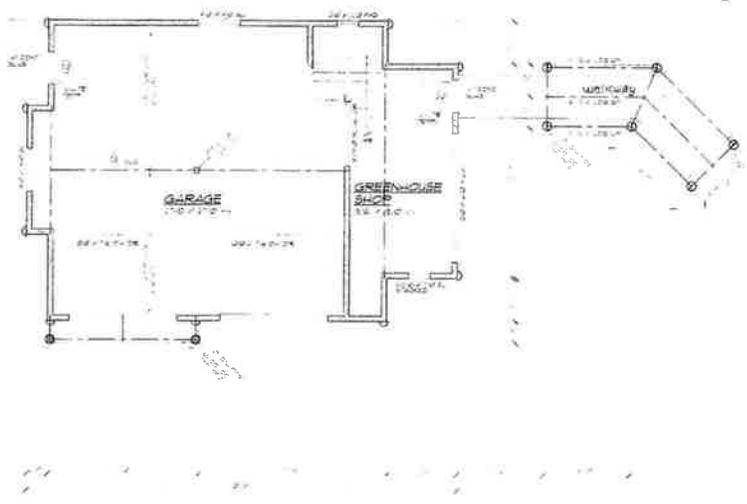
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EXTERIOR ELEVATIONS
NICOLA GARAGE / SHOP
TOM NICOLI

DATE: 11/15/18
PROJECT: 18-001
SHEET: 1 OF 2



THE KRAUSE
ARCHITECTS
1000 10th Street
San Francisco, CA 94103
415.774.1000



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

MAIN FLOOR PLAN
NICOLAI GARAGE / SHOP
TOM NICOLI