RECEIVED C16-0003

APR 7 2016

COLUMBIA RIVER GORGE COMM.

Development Review Application Form

Information Requirement	Comments
Chapter 350-81-032(5)(a) Applicant's name, address and telephone number.	Alfredo and Laura Cortes PO BOX 493 Bingen, WA 98605 (509) 493 8814
Chapter 350-81-032(5)(b) The land owner's name, address and telephone number (if different from applicant).	
Chapter 350-81-032(5)(c) The county in which the proposed use or development would be located.	Klickitat County
Chapter 350-81-032(5)(d) The section, quarter section, township and range in which the proposed development would be located.	SW ¼ of Section 11, T3N, R10E
Chapter 350-81-032(5)(e) The street address of the proposed use or development.	495 Highway 141 White Salmon, WA 98672
Chapter 350-81-032(5)(f) The tax lot number(s) and size in acres of the parcels of the involved.	03-10-1100-0010/00 6.25 Acres
Chapter 350-81-032(5)(g) A description of the current land use for the parcel(s) involved and adjoining lands.	The site topography slops southwest away from SR 141. Adjacent properties to the south and west contain commercial orchards. Property to the north and north east is the SR 141, property to the east is primarily comprised of BPA transmission right-of-way, which is maintained as an open grassy field. West Orchard
Chapter 350-81-032(5)(h)	Boundary line adjustment to settle boundary dispute litigation, Klickitat County Superior Court Case # 15-2-00084-1, BARAJAS v. CORTES

A written description of the proposed use or development, including details on the height, exterior color(s) and construction materials of the proposed structures.	
Chapter 350-81-032(5)(i) A list of Key Viewing Areas form which the proposed use would be visible.	SR 141
Chapter 350-81-032(5)(j) A map of the project area. The map shall 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.)	See attached site plan
Chapter 350-81-032(5)(j)(A). North arrow.	Yes see site plan
Chapter 350-81-032(5)(j)(B). Scale: 1" = 200' (unless natural resources require larger scale). Chapter 350-81-032(5)(j) and	Yes

Chapter 350-81-032(5)(j)(C). Boundaries, dimensions, and size of subject parcel(s).	1 parcel, 6.25 acres, 8 sided parcel. See site plan for linear footage for each side.
Chapter 350-81-032(5)(j)(D). Significant terrain features & landforms.	No
Chapter 350-81-032(5)(j)(E). Groupings & species of trees & other vegetation.	See site plan
Chapter 350-81-032(5)(j)(F). Location & species of vegetation to be removed.	Nothing will be removed.
Chapter 350-81-032(5)(j)(F). Location & species of vegetation to be planted.	N/A
Chapter 350-81-032(5)(j)(G). Bodies of water and watercourses.	N/A
Chapter 350-81-032(5)(j)(H). Location & width of existing & proposed roads, driveways, trails.	See attachment #1 . The driveway width ranges from 18' for about 150' linear length and then turns out to a driveway parking area that is 50' maximum up near the house. The driveway will not be moved, nor will any new roads or driveways be constructed.
Chapter 350-81-032(5)(j)(I). Location & size of existing & proposed structures.	See Attachment #1
Chapter 350-81-032(5)(j)(J). Location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting.	See site plan. The location of the septic drain field, power and telephone poles are located on the site plan. The telephone line is co-located with the power line.

Chapter 350-81-032(5)(K). Location & depth of grading & ditching.	No grading or ditching need it.
Chapter 350-81-032(5)(k). Elevation drawings – including natural & finished grade; drawn to scale.	See attachment 1
Chapter 350-81-032(5)(l) List of adjacent & nearby property owners and addresses as determined in 350-81-630.	

PARCEL_NUM	LEGAL	NAME	ADDRESS	ACRES	TOTAL_AV
03101151000100	LOT 1 SP WS-111 IN SESW & .49 AC BY BLA; 11-3-10	GUTHRIE, CHARLES	25 FAIRWAY DR WHITE SALMON WA 98672	5.38	416820
03101100002600	TL 8A IN E2SW LESS 8-A-1 LESS 0.49 AC BY BLA; 11-3-10	RIGGLEMAN, RONALD	580 OAK RIDGE RD WHITE SALMON WA 98620	8.18	102950
03101100001600	E2SWSW LESS R/W; TL 12A IN NWSW LESS BPA; 11-3-10	RIGGLEMAN, RONALD	580 OAK RIDGE RD WHITE SALMON WA 98620	19.92	53980
03101100000600	TL 2 IN SWNW; 11-3-10	FRITCHEY, TRUSTEE, JAMES	530 HWY 141 WHITE SALMON WA 98672	13.50	495570
03101100000900	TAX LOT 13 IN E2NWSW 11-3-10	MOORE, CHARLES	PO BOX 559 DALLESPORT WA 98617	7.26	54450
03101100001000	TL 12 IN E2NWSW4 LESS R/W; 11-3-10	CORTES, ALFREDO	PO BOX 493 BINGEN WA 98605	6.25	188420
03101100000800	SWNWSW LESS R/W; 11-3-10	RIGGLEMAN, RONALD	580 OAK RIDGE RD WHITE SALMON WA 98620	8.58	225720
03101100001300	NWSWSW LESS R/W; 11-3-10	STEWART, DONALD	526 26TH AVE N ST PETERSBURG FL 33704	6.85	119160

	03101100002400	TAX LOT 5 IN E2SW4 LESS R/W; TAX LOT 11 IN NWSE4; 11-3-10	MOORE, CHARLES	PO BOX 559 DALLESPORT WA 98617	56.46	79090
	03101100002300	R/W	DEPT OF TRANSPORTATION	11018 NE 51ST CIR VANCOUVER WA 98682	2.83	90030
	03101100000700	NWNWSW LESS R/W; 11-3-10	MICHEL, PORFIRIO	PO BOX 245 WHITE SALMON WA 98672	8.35	25420
						0
	03101100000300	NWNW LESS PTNS; TL 1 IN SWNW; 11-3-10	FRITCHEY, TRUSTEE, JAMES	530 HWY 141 WHITE SALMON WA 98672	51.45	360
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.	None					
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.	Alfredo Cortes Laura Cortes Porfirio Barajas					
Chapter 350-81-032(5)(o) The signature of the property owner on a statement that authorizes the Executive Director or the Executive	Alfredo Cortes Laura Cortes Porfirio Barajas					

Director's designee reasonable access to the site in order to evaluate the application.	
Chapter 350-81-032(6) Applications for the following uses or developments shall include additional information as required by the appropriate guidelines in Commission Rule 350-81 or by the Executive Director.	
Chapter 350-81-032(6)(a) In the General Management Area, for all buildings visible from key viewing areas, pursuant to 350-81-520(2)(n) 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). Chapter 350-81-520(2)(n)	N/A
Chapter 350-81-032(6)(b) In the General Management Area, production and/or	N/A

development of mineral resources and expansion of existing quarries pursuant to 350-81-520(1)(f), (2)(o), and (2)(bb). The above references are voluminous and not expanded here. The reader is directed to these references for further detail, as needed.	
Chapter 350-81-032(6)(c) A grading plan that complies with the requirements of 350-81-520(2)(aa)(A) and (B) is required for the following: -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 -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	N/A

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)	
Chapter 350-81-032(6)(d) In the GMA, vegetation management projects in public ROW along Scenic Travel Corridors, pursuant to 350-81-520(4)(d). All proposed vegetation management projects in public ROW to provide or improve views shall include the following: (A) An evaluation of potential visual impacts of the proposed project as seen from any KVA. (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. Chapter 350-81-520(4)(d)	N/A
Chapter 350-81-032(6)(e) 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). Large-scale uses include residential development involving 2 or more dwellings; all recreation	N/A

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. Chapter 350-81-540(1)(c)(C) 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.	
Chapter 350-81-032(6)(f) 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). The project applicant shall provide detailed architectural drawings and building plans that clearly illustrate all proposed alterations.	N/A

Chapter 350-81-540(1)(c)(H)(iii)	
Chapter 350-81-032(6)(g) 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). 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.	N/A

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
Chapter 350-81-032(6)(h) In the General Management Area, any review use in a wetland or within a wetland buffer zone, pursuant to 350-81-560(1)(b).	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: (A) A site plan map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail. (B) The exact boundary of the ordinary high watermark or normal pool elevation and prescribed buffer zone; and (C) A description of actions that would alter or destroy the stream, pond, lake or riparian area. Chapter 350-81-570(1)(b)	N/A
Chapter 350-81-032(6)(i) 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).	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: (A) A site plan map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail. (B) The exact boundary of the ordinary high watermark or normal pool elevation and prescribed buffer zone; and	N/A

	(C) A description of actions that would alter or destroy the stream, pond, lake or riparian area. Chapter 350-81-570(1)(b)	
Chapter 350-81-032(6)(j) 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).	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 wildlife areas or sites shall be required for: (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 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. Field surveys shall cover all areas affected by the proposed use or recreation facility. They shall be conducted by a professional wildlife 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	Site plan scale ok. Commission staff will verify with WDFW that previous comment on western Gray Squirrel site remains valid, and if additional mitigation is warranted.

	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. Chapter 350-81-580(2)(e)	
Chapter 350-81-032(6)(k) 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).	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: (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 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. 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)	No removal of vegetation is proposed for the current proposal.

	(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. Chapter 350-81-590(2)(e)	
Chapter 350-81-032(6)(l) 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).	Chapter 350-81-190(h) 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: (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. (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. (C) The farm or ranch is a commercial agricultural enterprise as determined by an evaluation of the following factors: (i) 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 far4m or ranch, and all its constituent parcels, must be capable of producing at least $40,000 in gross annual income. This	N/A

	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. 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). Chapter 350-81-540(1)(e) Cultural resources are significant if one of the following criteria is satisfied: (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). (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.	
Chapter 350-81-032(6)(m) 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)	Chapter 350-81-190(1)(q) 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: (A) The dwelling will not force a change in or increase the cost of accepted agricultural practices on surrounding lands. (B) The subject parcel is predominantly unsuitable for the production of farm crops and livestock, considering soils, terrain, location, and	N/A Prior approval for house file # 013-0006

	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. (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). (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. (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.	
Chapter 350-81-032(6)(n) 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).	Chapter 350-81-190(1)(k) On lands designated Large-Scale Agriculture, a single-family dwelling for an agricultural operator's relative provided that all of the following conditions exist: (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. (B) The dwelling would be located on the same parcel as the dwelling of the principal operator. (C) The operation is a commercial enterprise, and determined by an	N/A

	evaluation of the factors described in 350-81-190(1)(h)(C).	
Chapter 350-81-032(6)(o) In the General Management Area, on lands designated Large-Woodland, a single-family dwelling, pursuant to 350-81-270(1)(a).	Rule 350-81-270(1)(a) 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): (a) On lands designated Large Woodland, a single-family dwelling upon a demonstration that all of the following conditions exist: (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. (B) The subject parcel has been enrolled in the appropriate state's forest assessment program. (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. (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. (E) The dwelling complies with the "Approval Criteria for the Siting of Dwellings on Forest Land" (350-81-	N/A

	310) and "Approval Criteria for Fire Protection" (350-81-300). (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.	
Chapter 350-81-032(6)(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).	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: (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. The forest management plan shall demonstrate the following: (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. (B) The subject parcel has been enrolled in the appropriate state's forest assessment program. (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;	N/A

	estimates of yield, labor, and expenses; and how the dwelling will contribute toward the successful management of the property. (D) The parcel has no other dwellings that are vacant or currently occupied by persons not engaged in forest management of the subject parcel. (E) The dwelling complies with county dwelling, siting, and state/county fire protection guidelines. (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.	
Chapter 350-81-032(6)(q) 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).	Clearing trees for new agricultural use with the following steps and subject to the following additional guidelines: (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). (B) Clearing trees for new agricultural use shall be limited to 15 acres. (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). (D) After a 30-day public comment period, the Forest Service shall review the Stewardship Plan using the following criteria: (i) Scenic Resource guidelines in 350-81-270(2)(y)(D)(i) and (vii). (ii) Applicable guidelines of 350-81-550, 350-81-600 and 350-81-620. (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	N/A

	suitability for both agricultural and fores uses. (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. (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 recommended to be required by the Executive Director. (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. (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. (H) The new agricultural use shall be operational within two years of the time frame described in the approved Stewardship Plan. (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.	
Chapter 350-81-032(6)(r) In the Special Management Area, on lands designated Agriculture, Forest, or Public Recreation, forest practices pursuant to 350-81-270(2)(y).	Chapter 250-81-270(2)(y) Forest practices in accordance with an approved forest practices application (see 350-81-032) and subject to the additional guidelines in 350-81-270. The criteria are too voluminous to list here. Please refer directly to the Administrative Rules. (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	N/A

	Plan shall be required and shall show and prove why a deviation from the snag and down wood requirements is required.	
Chapter 350-81-032(6)(s) In the Special Management Area, on lands designated Open Space, any new use or development, pursuant to 350-81-340(4).	Chapter 350-81-340(4) (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: (a) Direction for resource protection, enhancement, and management. (b) Review of existing uses to determine compatibility with Open Space values. (c) Consultation with members of the public and with agency and resource specialists.	N/A
Chapter 350-81-032(6)(t) In the General Management Area, on lands designated Agriculture-Special, a single-family dwelling pursuant to 350-81-232(1)(g).	Chapter 350-81-232(1)(g) 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). (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.	N/A
Chapter 350-81-032(6)(u)	Chapter 350-81-190(2)(c) The farm or ranch is a commercial agricultural enterprise as determined	N/A

In the Special Management Area, on lands designated Agriculture, Forest, or Public Recreation, a single-family dwelling necessary and accessory to agricultural use, pursuant to 350-81-190(2)(c).	by an evaluation of the following factors: 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 far4m 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.	
Chapter 350-81-032(6)(v) In the Special Management Area, on lands designated Agriculture, Forest, or Public Recreation, farm labor housing, pursuant to 350-81-190(2)(d).	Chapter 350-81-190(2)(d) (d) Farm labor housing on a parcel with an existing dwelling under the following conditions:) 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).) 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.) 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.) Minimum parcel size of 40 contiguous acres.	N/A
Chapter 350-81-032(6)(w)	Chapter 350-81-270(1)(b) On lands designated Small Woodland, one single-family dwelling on a legally	N/A

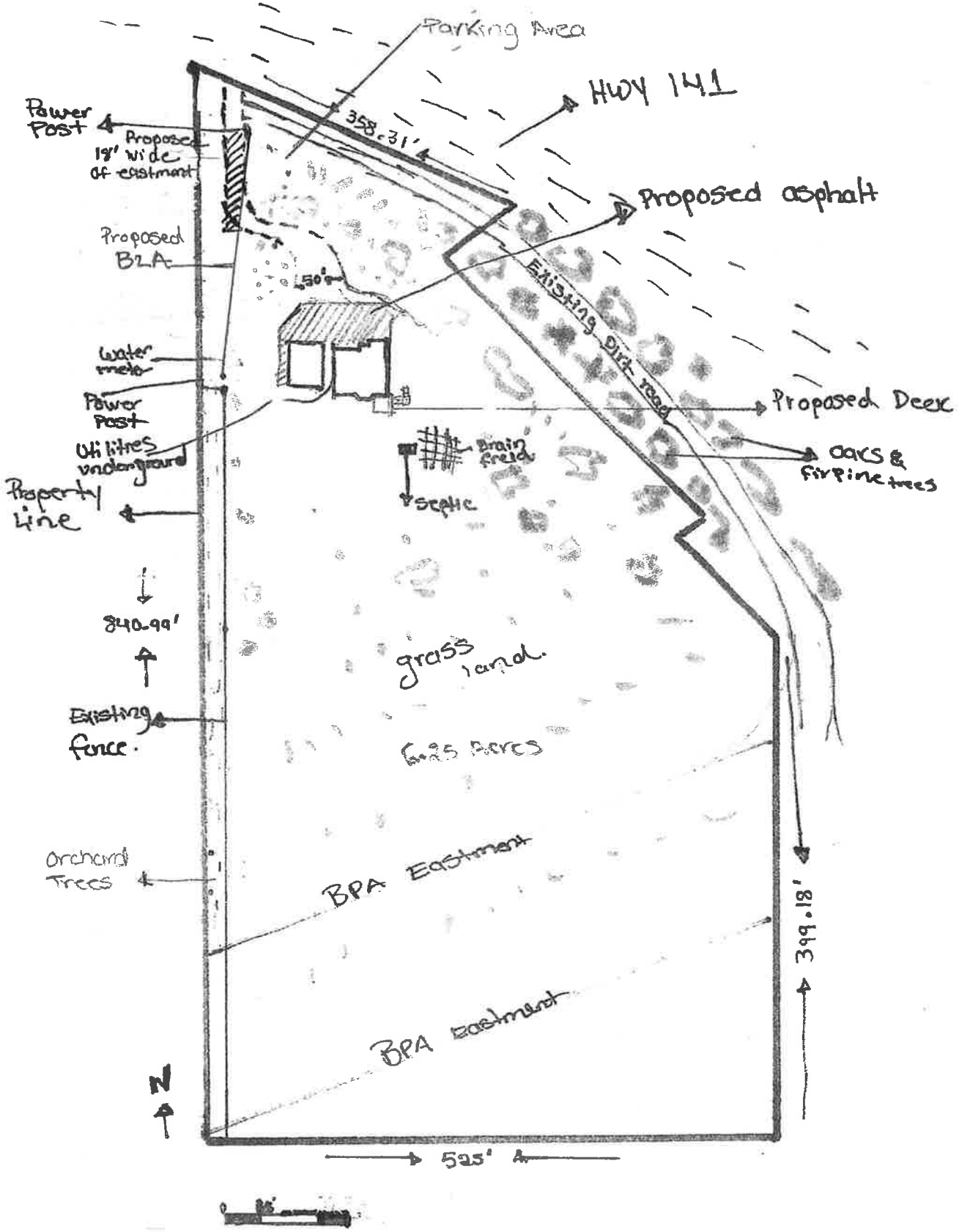
In the General Management Area, on lands designated Small Woodland, a single family dwelling pursuant to 350-81-270(1)(b).	created parcel upon the parcel's enrollment in the appropriate state's forest assessment program. Upon a showing that a parcel cannot qualify, a parcel is entitled to one single-family 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.	
Chapter 350-81-032(6)(x) 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).	Chapter 350-81-270(1)(c) (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.	N/A
Chapter 350-81-032(6)(y) 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	Chapter 350-81-270(1)(s) Agricultural labor housing, under the following conditions: (A) The proposed housing is necessary and accessory to a current agricultural use. (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.) The housing shall be located to minimize the conversion of lands capable of production of farm crops and livestock,	N/A

Agriculture, pursuant to 350-81-190(1)(p).	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. Chapter 350-81-190(1)(p) (p) Agricultural labor housing, under the following conditions: (A) The proposed housing is necessary and accessory to a current agricultural use. (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. (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.	
Chapter 350-81-032(6)(z) 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.	Chapter 350-81-240 **Range Conservation Plans** 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. Range conservation plans shall ensure that new uses do not adversely affect natural areas. They shall accomplish the following goals: (a) Maintain native rangeland that is in excellent or good condition; enhance rangeland that is in fair or poor condition. (b) Preserve native trees and shrubs. (c) Reestablish native grasses in degraded areas that have been invaded by non-native plants and weeds.	N/A

	Range conservation plans shall include the following elements: (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. (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. (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. (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.	
Chapter 350-81-032(6)(aa) In the General Management and Special Management Area, agricultural buildings, pursuant to 350-81-090(2).	Chapter 350-81-090(2) 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. 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). A floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock).	N/A

Chapter 350-81-032(6)(bb) Other uses as deemed necessary by the Executive Director.		N/A
Chapter 350-81-032(7) Completed application forms shall be submitted directly to the office of the Columbia River Gorge Commission.		Alfredo Cortes Laura Cortes Porfirio Barajas

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.

C16-0003

Alfredo & Laura Cortes