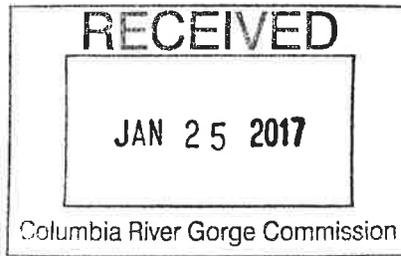


C17-0016



Columbia River Gorge National Scenic Area Application:

Existing Lyle Cherry Orchard Trail: Proposal for Trail Extension and Trail Segment Relocation

Proposal for lands located in
Klickitat County, Washington



September 26, 2016

Patricia Neighbor, MCRP, AICP
Northwest Planning Solutions

For
Friends of the Columbia Gorge

Columbia River Gorge National Scenic Area
Development Review Application

Note: Please refer to the webmap of the proposed trail, at this link: <https://caltopo.com/m/7J6L>. On this webmap, the red lines signify new trail, the blue lines signify existing trail, and the blue *dotted* lines signify trail to be decommissioned.

What is the land use plan designation for the subject property? (eg GMA Large Scale Agriculture)

The properties on which development is proposed are designated GMA A-2 (160)(Small Scale Agriculture), GMA F-3 (80)(Small Woodland), and GMA A-1 (160). The majority of the proposed trail extension trail will be in the GMA A-2 (160)(Small Scale Agriculture) zone.

Is there a minimum parcel size for this land use plan designation, and if so, what is it?

Not applicable: No land division is proposed.

Is the proposed use one that may be permitted in this land use plan designation?

Yes. Please see attached.

Information Requirement	
Chapter 350-81-032(5)(a) Applicant's name, address, telephone number and email address.	Northwest Planning Solutions P.O. Box 8694 Portland, Oregon 97201
Chapter 350-81-032(5)(b) The land owner's name, address and telephone number (if different from applicant).	Friends of the Columbia Gorge 205 Oak Street, #17 Hood River, Oregon 97031
Chapter 350-81-032(5)(c) The county in which the proposed use or development would be located.	Klickitat
Chapter 350-81-032(5)(d) The section, quarter section, township and range in which the proposed development would be located.	See map, attached. 02-12-0200-000400 158.91 acres 02-12-0200-001000 34.29 acres 02-12-0200-000300 10 acres 02-12-0200-000200 15 acres 02-12-0100-000300 110.69 acres (Parcel on which the terminus of the existing trail is located)
Chapter 350-81-032(5)(e) The street address of the proposed use or development.	There is no street address for the proposed use or development. However, the trailhead of the proposed trail is proposed to be located at the existing trailhead, on SR-14 east of Lyle, for the trail permitted in 1995.
Chapter 350-81-032(5)(f) The tax lot number(s) and size in acres of the parcels of the involved.	02120200000400 158.91 acres 02120200001000 34.29 acres 02120200000300 10 acres 02120200000200 15 acres 02120100000300 110.69 acres 02120200000600 21.16 (owned by WSDOT) (The information listed is based on Klickitat County GIS maps)

<p>Chapter 350-81-032(5)(h) 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>Friends of the Columbia Gorge proposes to construct a 4.39-mile trail extension to the 2.29-mile existing Lyle Cherry Orchard trail. The proposal will also include the decommissioning of trail segments and replacement of decommissioned trail segments with new trail.</p>
<p>Chapter 350-81-032(5)(i) A list of Key Viewing Areas from which the proposed use would be visible.</p>	<p>Columbia River SR-14 I-84 Highway 30 Rowena Crest</p>
<p>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.)</p>	<p>A map of the proposed trail is included, below, in this application. A webmap of the proposed trail, in detail, is at this link: https://caltopo.com/m/7J6L On the webmap, the "zoom" tool may be used to view the map in detail. On this webmap, red lines signify new trail, blue lines signify existing trail, and blue dotted lines signify trail to be decommissioned.</p>
<p>Chapter 350-81-032(5)(j)(A). North arrow.</p>	<p>Please see the materials provided.</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>Please see attached for additional information.</p>
<p>Chapter 350-81-032(5)(j)(C). Boundaries, dimensions, and size of subject parcel(s).</p>	<p>Please see the Chapter 350-81-032(5)(f) response and the attached map.</p>
<p>Chapter 350-81-032(5)(j)(D). Significant terrain features & landforms.</p>	<p>The subject parcels include hills, bluffs, and rocky outcroppings that overlook the Columbia River.</p>
<p>Chapter 350-81-032(5)(j)(E). Groupings & species of trees & other vegetation.</p>	<p>The plant species on the subject parcels are a patchwork of open grassland habitat and oak woodlands. Upland areas are vegetated predominantly with mature Oregon white oak and some ponderosa pine.</p>
<p>Chapter 350-81-032(5)(j)(F).</p>	<p>Please see attached for additional information. The subject parcels are being addressed by a land management</p>

Location & species of vegetation to be removed.	plan. Trees on the parcels proposed for development are not proposed to be removed, however star thistle, locust, black berry, and Tree of Heaven (all non-native) species will continue to be managed in accordance with the land management plan.
Chapter 350-81-032(5)(j)(F). Location & species of vegetation to be planted.	Revegetation of areas of former trail will be done using seed native to the Columbia River Gorge. Species include: Idaho fescue, prairie Junegrass, blue wildrye, narrow-leaf milkweed, Columbia desert parsley, pungent desert parsley, Oregon sunshine, Western blue flax, heartleaf buckwheat, strict buckwheat, bicolor lupine, broadleaf lupine, desert shooting stars, and bicolored cluster lily. Species list will vary depending on availability by local suppliers.
Chapter 350-81-032(5)(j)(G). Bodies of water and watercourses.	The proposed use is repair and expansion of an existing use, and is not a new use. Drainages exist on the subject parcels, however these drainages are dry for the majority or all of the year. No lakes exist on the subject parcels. A seasonal pond that is present in the Spring season was a former livestock watering area and is located immediately adjacent to the existing trail that was permitted in 1995. The trail extension and relocation proposed will be no closer to the seasonal pond than the existing trail. A vernal pond by the existing cherry orchard, of approximately (30 feet) feet in diameter, was present in 2016.
Chapter 350-81-032(5)(j)(H). Location & width of existing & proposed roads, driveways, trails.	The proposed trail extension is to be located east of the existing trail. In most cases, the trail repairs (marked 'Reroute' on the map) are within 75 - 300 feet of the existing trail although in one or more areas it is located further than 300 feet from and up to 450 feet from the existing trail (additional description is below). Please see the map in the attached materials for the new and rerouted trail map. The trail is proposed to be approximately 3-ft in width.
Chapter 350-81-032(5)(j)(I). Location & size of existing & proposed structures.	A trail with viewpoints and accessory signs is proposed. Please see Appendix A for a description of proposed signs. No additional structures are proposed.
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.	No wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting exist or are proposed for the subject parcel.
Chapter 350-81-032(5)(K). Location & depth of grading & ditching.	Grading will be necessary for trail construction, and best practices in trail construction will be used to ensure as few impacts as possible.
Chapter 350-81-032(5)(k). Elevation drawings – including natural & finished grade; drawn to scale.	No buildings are proposed. Please see grading plan and the photos provided.

Chapter 350-81-032(5)(k).
Elevation drawings - including natural & finished grade; drawn to scale.

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Chapter 350-81-032(5)(l)
List of adjacent & nearby property owners and addresses as determined in 350-81-630.

Registered addresses within approximately 200 yards of the proposed development include:
No known registered addresses are located within 200 yards of the development. Parcels adjacent to those on which development is proposed include those owned by:

Cameron Coe (02120200000100)
Shreiner Farms (02120100000200)
Marc Jolley (03123500001600)
Rex Bullis (03123500001300)
Washington State Department of Natural Resources (02120100000100)
Washington Department of Transportation (02120100000600, 02120200000600)
JA Lands, LLC (03123500001200)

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.

Please see additional description, below, and maps and photos provided.

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.



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>Chapter 350-81-032(5)(l) List of adjacent & nearby property owners and addresses as determined in 350-81-630.</p>	<p>Registered addresses within approximately 200 yards of the proposed development include: No known registered addresses are located within 200 yards of the development. Parcels adjacent to those on which development is proposed include those owned by: Cameron Coe (02120200000100) Shreiner Farms (02120100000200) Marc Jolley (03123500001600) Rex Bullis (03123500001300) Washington State Department of Natural Resources (02120100000100) Washington Department of Transportation (02120100000600, 02120200000600) JA Lands, LLC (03123500001200)</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>Please see additional description, below, and maps and photos provided.</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>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>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.</p>	<p>Noted.</p>

Project Description

Introduction

Friends of the Columbia Gorge proposes to construct a 2.01-mile trail extension to the 2.29-mile existing Lyle Cherry Orchard trail. The proposal will also include the decommissioning of trail segments and replacement of decommissioned trail segments with new trail. The intent of the proposal is to improve the existing Lyle Cherry Orchard trail. The trail is proposed to be improved by increasing trail mileage for use by hikers, by reducing erosion, and by increasing safety by reducing trail grade.



Lyle, to the left, and the proposed development area, seen from Key Viewing Area Rowena Crest. The proposed development site is visible from Rowena Crest. It is visible from segments of Highway 30, I-84, and SR-14, although obscured from view by existing topography and vegetation.

Existing Conditions

The existing Lyle Cherry Orchard trail is approximately 2.29 miles, and is used year-round by hikers to access land on the north side of the Columbia River. The existing trail is located approximately 0.44 miles east of Lyle, Washington, and has been used as a trail since at least the early 1990s. The existing Lyle Cherry Orchard trail can be reached from a gravel pull-out that serves as a parking area and is immediately adjacent to Washington State Route 14 (SR-14).

The current route of the existing Lyle Cherry Orchard trail ascends through a slope forested by Oregon white oak, from SR-14 to a trailhead and then a grassy plateau that is approximately 1,800 feet from the trailhead. Then, the trail ascends further, to oak woodlands, and traverses approximately 1.25 mile east to its terminus near a field, overlook, and grove of old cherry trees that are the trail's namesake. The majority of the existing Lyle Cherry Orchard trail has a view to the east and west of the Columbia River, yet some of the upper-elevation trail traverses and is sheltered by hills vegetated by Oregon white oak.

Subject Taxlots

The trail extension and repair are proposed for several Taxlots owned by Friends of the Columbia Gorge. Together, these Taxlots comprise approximately 515 acres of land. Based on a survey conducted in March 2014 by Ben Beseda of Tenneson Engineering Corp, approximately 12.2 acres of the parcels are within the Lyle Urban Area. The subject Taxlots are south and southwest of Taxlots owned by the Washington Department of Natural Resources.

Trail History

The specific date of establishment of the Lyle Cherry Orchard trail is unknown, although the trail is expected to have been created originally by livestock that grazed the lands surrounding the trail. The trail is believed by the parcel owner, Friends of the Columbia Gorge Land Trust, to have been used locally for walking in the 1980s and 1990s. In 1995, an application for trail maintenance and reconstruction was submitted to the Columbia River Gorge Commission (land use decision C95-044-K-G-20), retroactively, for work completed in 1992. This application included an entry sign, sign-in area, and fence cattle turn stile. Since the 1990s, the trail has continued to be used by hikers, and is referred to in current hiking guidebooks to the Columbia River Gorge. The existing trail is 2.29 miles in length, and varies in elevation from approximately 79 feet to 1,122 feet.

Proposed Trail & Infrastructure

The specific proposal is to construct a 2.01-mile loop trail extension, decommission 1.19 miles of existing trail segments, and replace those decommissioned segments with a total of 1.27 miles of reroutes that improve the sustainability of the trail. Existing trail that will remain unaltered totals 1.10 miles in length. Once the Lyle Cherry Orchard project is complete, the total mileage of the trail, including the additional new miles and increased length due to reroutes, will be approximately 4.38 miles. The existing trail is 2.29 miles, so the proposed project will increase the length of the trail on the ground by 2.09 miles. The elevation of the proposed trail ranges from 111 feet on State Route 14 trailhead to a high point of 1,247 feet in the central area of the proposed trail extension. The trail will be an earthen trail that will be lightly graveled in areas to reduce erosion.

Hot temperatures in the summer season and cold temperatures in the winter deter trail users from hiking on this trail outside of spring and fall. The Cherry Orchard trail is expected to be used seasonally by hikers, in the shoulder seasons of mid-spring (March, April) and fall (late September, October). The peak seasons in which the trail is used are currently in the spring and fall, and are expected to remain in those seasons, although the trail will be open year-round. The only allowed use for the trail will be as a hiker/pedestrian path, thereby continuing and expanding the existing use. Bicyclists, horseback riders, and users of motorized vehicles users will be prohibited from using the trail.

Trailhead and Existing Parking Area on SR-14

The trailhead will remain at the current trailhead. The trailhead is located outside of the gravel parking lot on State Route 14, several hundred feet up the trail. The parking lot is the same as that used for the trail that was permitted by the 1995 Gorge Commission decision. That trailhead is not proposed to be changed. The applicant has conferred with Washington State Department of Transportation, the entity that owns the gravel parking lot on the narrow parcel immediately to the south. WSDOT agreed regarding the submittal of this application. The trailhead area (located at current the Lyle Cherry Orchard sign) will remain in its current location.

Viewpoints

The proposed trail will include four viewpoints (please see map), each located within the National Scenic Area. Three viewpoints will be located on the trail extension; two of these along the trail, and one on a spur. One viewpoint will be located on a new trail segment within the existing eastern trail area. Please see the attached map for viewpoint locations. Each viewpoint

will include a lightly graveled cul-de-sac constructed by Washington Trails Association to standards that are best practices in trail construction. Each viewpoint will be approximately 10-ft in diameter, and include as many as three boulders (such as Columbia River basalt) for seating (2-ft tall x 3-ft wide x 4-ft wide), and a sign to include a 12" x 18" metal plaque. Each sign will provide instructions or educational materials to trail users to provide information and prevent overuse of the area.

Signage

Information at the trailhead and on the trail will be posted in a clear and professional manner. Signs will include the following (as described in the Appendix).

Signs proposed to be located at the existing trailhead:

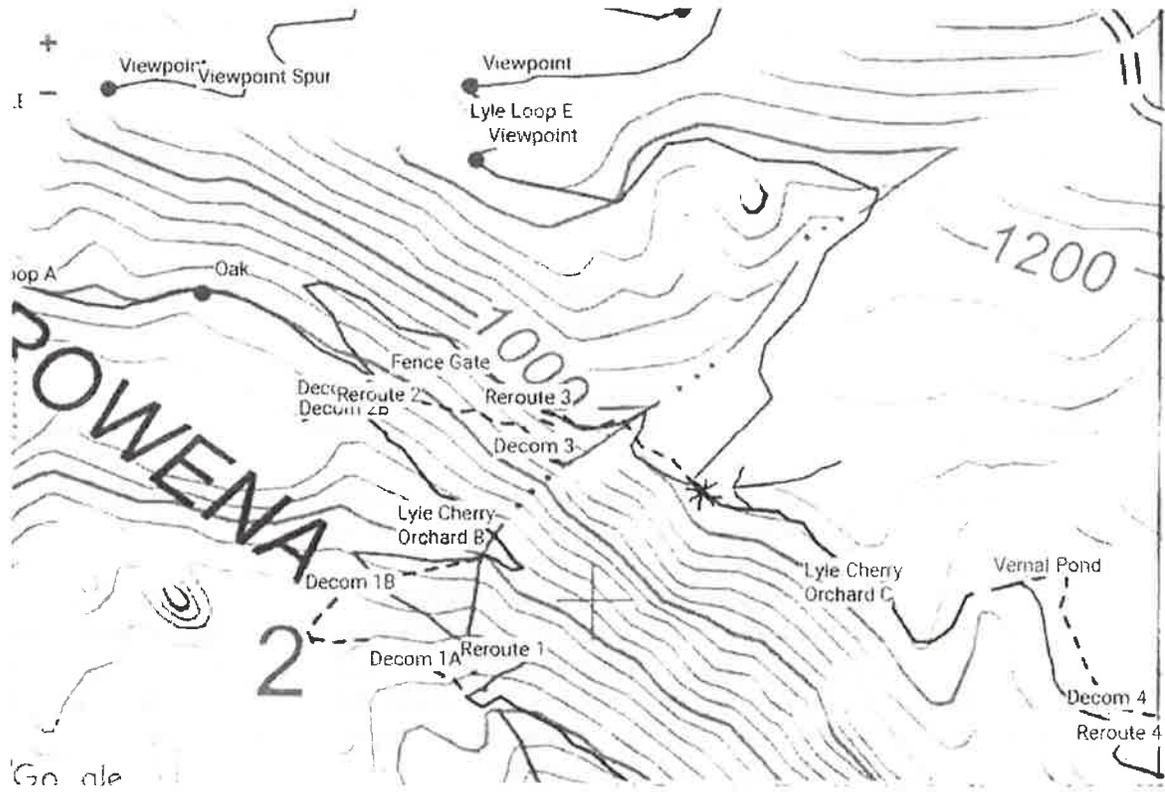
- The existing sign that was included in the 1995 trail application is not proposed to be altered or removed.
- A 1.5' x 1' "boot brush" sign with the "Stowaway Seeds" information (see the Appendix for further description), atop a metal pole that is less than 2" in diameter.
- A 2' x 3' orthographic trail system map
- A 1.5' x 1' "Rules of the Trail" sign (approximate dimensions).
- One yellow star-thistle educational sign, a pedestal sign (2' x 3', atop a 3' metal pedestal that is painted black or dark brown). This sign will include educational text describing the reasons that yellow star-thistle is a problem and how to prevent the spread of it, as well as additional details about the trail site in relation to yellow star-thistle. The sign itself is a laminated plastic attached to wood that is painted black or dark brown.

Signs proposed to be located at viewpoints:

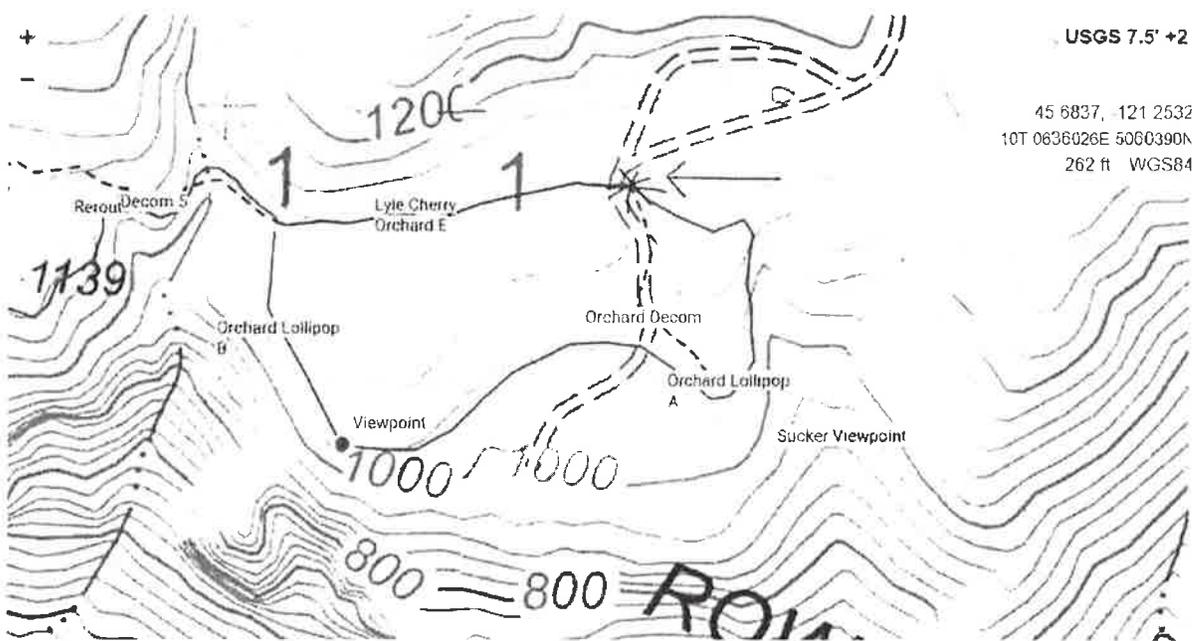
Four informational signs (8.5" x 11") that address habitat protection

Signs along the Existing Trail (see Appendix for photos, description- map below):

- Two boot brush signs (1.5' x 1', atop 4" x 4" wooden post) to include: a) "Western" boot brush sign to be where the existing trail meets the proposed new trail extension segment. At this location, the existing trail reaches higher elevations. This location is on the bluff on which the existing trail is located. Aerial maps show this location to be forested. The sign will be obscured from view by some topography and existing vegetation, and will be back-screened by existing topography and vegetation. b) "Eastern" boot brush sign, at the eastern conclusion of the existing trail. It will be obscured from view by existing topography and vegetation, and will be back-screened.
- One Yellow Starthistle educational sign, a pedestal sign (2' x 3', atop a 3' metal post that is black or dark brown earth-tone in color). This sign will include educational text as described above.



Marked with an asterisk, above, is the proposed location of a yellow starthistle educational sign and the "western" boot brush sign along the existing trail.



The proposed location of the "eastern" boot brush sign along the existing trail is marked with an askertisk.

Trail Construction

Process - The proposed trail is to be constructed and maintained by the Washington Trails Association (WTA), using guidelines set forth by the United States Department of Agriculture. These guidelines are described in the pamphlet entitled *Trail Construction and Maintenance Handbook* (2007), which can be found at this link: <http://www.wta.org/volunteer/trail-maintenance-pdf-resources/Trail%20Construction%20and%20Maintenance%20Notebook%202007%20Edition.pdf> WTA will construct the trail by hand, using non-motorized tools such as shovels, picks, pulaskis, and hoes. WTA will maintain the trail, as necessary, each 1 - 3 years. WTA will maintain the trail to ensure that it remains in a condition that allows water to flow away from the trail, to minimize erosion.

Specifications/Construction Methods - To minimize erosion and reduce maintenance, WTA will construct a "full-bench" tread in all areas in which it is feasible to do so (the large majority of the trail). A full-bench tread is one in which the walking surface (tread) is excavated and no fill is used; a best-practice for trail construction that is recommended by the U.S. Forest Service. The Forest Service *Trail Construction and Maintenance Handbook* states "*Trail professionals almost always prefer full-bench construction. Full-bench construction requires more excavation and leaves a larger backslope than partial-bench construction, but the trailbed will be more durable and require less maintenance. You should use full-bench construction whenever possible.*" The trails will be constructed to leave a tread that is 3-ft wide, and will enable trail users to hike comfortably without stepping off the trail.

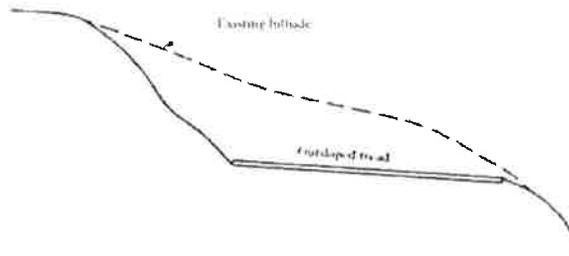


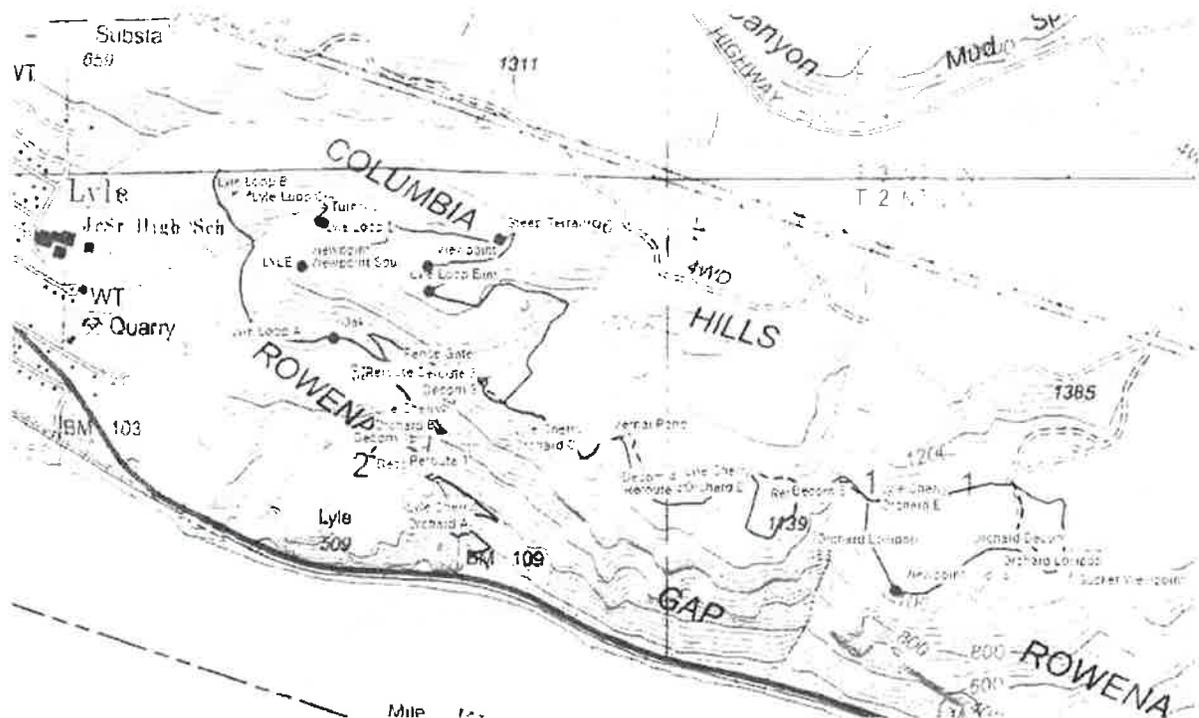
Figure 26 - A full-bench trail is constructed by cutting the full width of the tread into the hillside. The tread needs to be outsloped at least 5 percent.

Full-Bench Trail Diagram: Image from Trail Construction and Maintenance Handbook (USFS, 2007).

The depth of the proposed trail cut will be as minimal as possible to provide the appropriate trail grade, but will depend on the grade of the slope on which each section of trail is built. In some areas, where the existing grade is flat or was previously graded, no cut into a slope will be required. On steeper side slopes of 40% - 84% grade, cuts between 14 and 20 inches will be made for a trail that is 3-ft wide. WTA will scatter (broadcast) excavated soil so that it settles into, rather than burying, surrounding vegetation. WTA will use excess fill materials to fill low spots in the trail in limited locations. Although the trail will be built in a region with relatively little rainfall (approximately 14 inches annually, compared with 30 inches in Hood River, OR/White Salmon, WA and 77 inches in Cascade Locks, OR, with most rainfall in November through February), WTA will take routine measures to minimize erosion, such as building a

finished tread with frequent grade reversals, in which the drainage is self-maintaining and which will require minimal care. WTA will mostly construct a rolling contour trail (with frequent grade reversals) on which water during wetter seasons will sheet across the trail and do little damage. These are best-practices for trail construction. Grade reversals are described by the U.S. Forest Service in the *Trail Construction and Maintenance Handbook*: "Grade reversals take advantage of natural dips in the terrain. The grade of the trail is reversed for about 3 to 5 meters (10 to 15 feet), then "rolled" back over to resume the descent. Grade reversals should be placed frequently, about every 6 to 15 meters (20 to 50 feet). A trail that lies lightly on the land will take advantage of natural dips and draws for grade reversals." No stairs are proposed.

Figure below: The proposed project is to be located East of Lyle, WA and west of the existing Lyle Cherry Orchard Trail. Full maps are available in the appendix and online at <https://caltopo.com/m/7J6L>.





Above: The Washington Trails Association will be constructing the proposed trail, using means of construction similar to those pictured here on the nearby Coyote Wall trail, to prevent erosion.



Above: The proposed new trail and trail reroutes will be constructed using techniques similar to those used to construct the existing trail, pictured above.

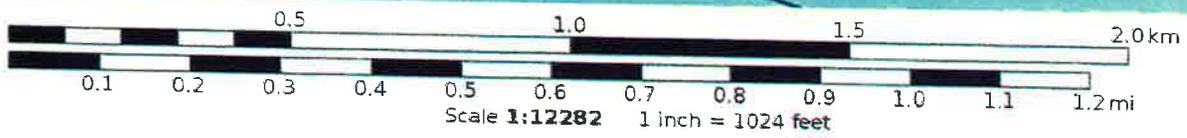
Natural and Cultural Resources

Natural and cultural resources are addressed further, below, in response to the criteria in the code. The existing trail traverses through varied ecosystems, including areas of herbaceous vegetation as well as oak highlands. While it is not common for trail users to encounter visible wildlife on or near the route, the trail cuts through and near lands that serve as plant and animal habitat. Wildlife and rare plants surveys, attached, provide further information regarding flora and fauna that are native to the area and the habitat that support them.

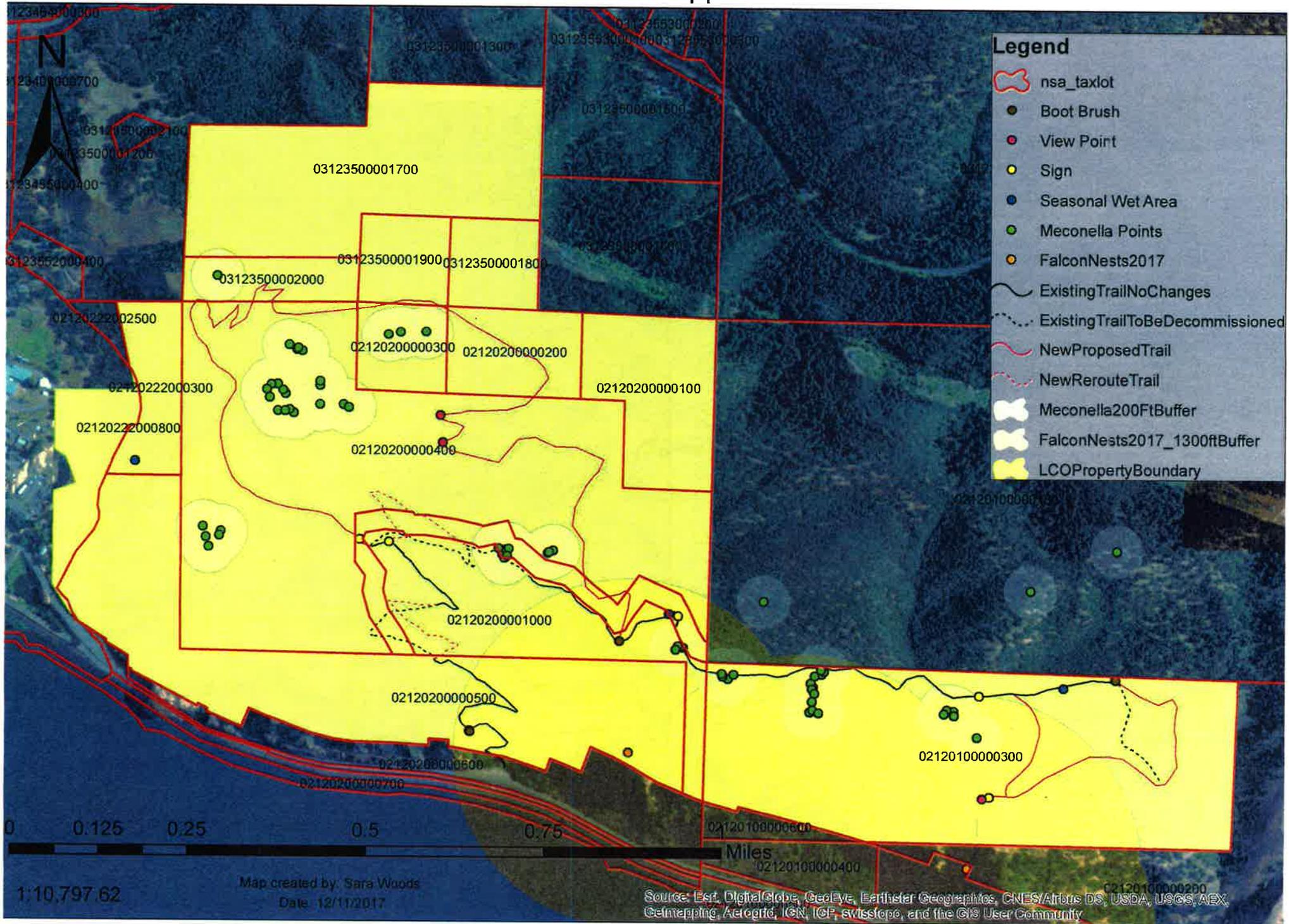
The proposed trail is to be located within the vicinity of archeological sites to the north of the Columbia River. These sites are addressed by the cultural resources survey that was submitted.



Mercator Projection
 WGS84
 USNG Zone 10TFR
 CalTopo.com



Friends of the Columbia Gorge Land Trust Taxlots - Trail Application



Map created by: Sara Woods
Date 12/11/2017

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Calmapping, AeroGRID, IGN, ICP, swisstopo, and the GIS User Community