NATIONAL SCENIC AREA LAND USE PERMIT

Hood River County Community Development
601 State Street
Hood River, OR 97031
Phone: (541) 387-6840 Fax: (541) 387-6873

Fee _____

Collected by _____

Date Submitted _____

Applicant(s) Oregon Department of Transportation, Region 1

Mailing Address 123 NW Flanders
Portland OR 97209

Project Address N/A
_____

Phone (daytime) 503-731-4957

Owner(s) (if different) State (ODOT, OPRD), USFS

Mailing Address _____
_____

Phone (daytime) _____

Township/Section/Range and Tax Lots:

02N 08E 01: TL 100, 200, 300, 400, 500, 600, ROW; 02N 09E 05: TL 300, 401, ROW; 02N 09E 06: TL 300, ROW; 03N 09E 31: ROW

Acreage (total for tax lots): 609

Zone, GMA/SMA: GMA- Small Scale Agriculture, SMA- Public Recreation, SMA- Forest, SMA- Open Space

Fire Dist _____

Water Dist_____

Irrigation Dist_____

Sanitation_____

Access_____

Existing Use of Parcel:

Some segments of the proposed project area are within existing I-84 shoulder and ditch line, or otherwise within ODOT ROW. Other segments will be on open space owned by OPRD or USFS.

Use of Adjacent Parcels:

North: Interstate-84

East: HCRH State Trail (fall 2015)

South: Mt Hood National Forest

West: Agriculture

APPLICATION INDEX

HISTORIC COLUMBIA RIVER HIGHWAY STATE TRAIL: GORTON CREEK TO LINDSEY CREEK (SEGMENTS A-C)

ATTACHMENTS

A. Engineering Plans and DAP Narrative

B. Landscape Architecture Plans

C. Grading Plan

D. Stormwater Management Plan

E. Wayfinding Signage Plan

F. Visual Impact Assessment

G. Cultural Resource Study

H. Biological Research and Impact Assessment Report

I. Biological Evaluation

J. Erosion and Sediment Control Plan

K. Mitigation Plan

L. Agency Correspondence

PROJECT DESCRIPTION

Historic Columbia River Highway State Trail Overview

The Oregon Department of Transportation (ODOT) is leading the development of the Historic Columbia River Highway (HCRH) State Trail in partnership with the Oregon Parks and Recreation Department (OPRD) and the US Forest Service (USFS) Columbia River Gorge National Scenic Area. The purpose of the HCRH State Trail is to reconnect abandoned portions of the HCRH for recreational purposes, such as bicycling and hiking. The genesis of the HCRH State Trail can be found in the Columbia River Gorge National Scenic Area (CRGNSA) Act passed by Congress in 1986. This Act specifically called for restoring the continuity of the HCRH:

> *"The Oregon Department of Transportation shall, in conjunction with the Secretary and the Commission, the State of Oregon and the counties and cities in which the Old Columbia River Highway is located, prepare a program and undertake efforts to preserve and restore the continuity and historic integrity of the remaining segments of the Old Columbia River Highway for public use as a historic Road, including recreational trails to connect intact and useable segments."*

To date, 11.5 miles of HCRH State Trail have been developed, primarily west of Cascade Locks and east of Hood River. The issues and opportunities for the HCRH State Trail are detailed in *A Study of the Historic Columbia River Highway* (1987), and concepts for portions of the trail are further refined in the *Milepost 2016 Reconnection Strategy* (2009) and the *HCRH State Trail Plan* (2011). The *HCRH State Trail Plan* specifically outlines trail segments to reconnect the HCRH between existing sections of abandoned highway between Wyeth Campground, near Interstate 84 (I-84) exit 53, and the City of Hood River. A 1-mile trail segment has been completed between Viento State Park and Starvation Creek and construction of a 1.2-mile extension to Lindsey Creek from Starvation Creek (known as Segment D) will begin in fall 2015.

The subject of this application is ODOT's proposed development of the HCRH State Trail Gorton Creek to Lindsey Creek Project (project), which extends between Gorton Creek (just west of Wyeth Campground) at the western extent of the project and Lindsey Creek at the eastern extent of the project in Hood River County. Identified as Segments A-C in the *HCRH State Trail Plan,* this 3.08-mile section of the state trail would connect at its eastern terminus to the 1.2-mile trail extension to be constructed in 2015. The route of Segments A-C passes through land owned by the State of Oregon (ODOT right of way and OPRD managed lands), and federal land managed by the US Forest Service CRGNSA.

Guiding Principles

Interstate-84 (I-84) and the HCRH are scenic routes for which unique scenic highway corridor standards must be implemented per the Hood River County Zoning Ordinance (HRCZO) Article 75, Section 530(3)(b). Proposed HCRH State Trail elements within the I-84 roadway prism are therefore designed to conform to the *I-84 Corridor Strategy* (2005) and portions of the proposed trail outside of the I-84 roadway prism are designed to conform to the *Historic Columbia River Highway Trail Guidelines* (2011). These documents are the adopted state scenic corridor guidelines for I-84 and the HCRH State Trail, respectively.

The *I-84 Corridor Strategy* was developed with a robust public involvement process. The first stage of outreach involved interactive workshop sessions and public meetings that included nearly 400 participants. Nearly 200 people participated in a second series of workshop sessions, public meetings, a charrette, and open house. Through this process, a Vision Statement, Goals, and Overall Design Objectives that had the widespread support of stakeholders were developed. Representatives from the Gorge Commission, the Federal Highway Administration (FHWA), ODOT, USFS, and Wasco, Hood

River, and Multnomah Counties served on the executive committee that ultimately adopted the *I-84 Corridor Strategy* to guide design, construction, and management activities along I-84 in the CRGNSA.

The *Historic Columbia River Highway Trail Guidelines* were adopted in 2011 under the direction of the Historic Columbia River Highway Advisory Committee. This committee includes representatives from Hood River, Wasco, and Multnomah Counties, as well as staff from the OPRD, the State Historic Preservation Office (SHPO), ODOT, and Travel Oregon. The guidelines provide the development specifications necessary for the state trail to be developed with a unifying aesthetic that is compatible with historic elements and the natural environment of the CRGNSA.

Gorton Creek to Lindsey Creek Detailed Description
The project proposed in this application includes the following components:

- Grading, base, paving and drainage for a 3.08-mile-long asphalt pedestrian/bicycle path, maximum 12 feet wide with 2-foot shoulder on each side. Grades along the path will generally be up to 5.0%.
- Incorporation of remnant sections of the Historic Highway in the path alignment.
- Rock fall protection.
- Retaining walls.
- Traffic barriers to separate the proposed trail from adjacent I-84.
- New 12' wide pedestrian bridge over Gorton Creek.
- Viaduct to connect Summit Creek to the remnant Historic Highway section.
- New pedestrian/bicycle bridge to span gap between existing Historic Highway and Lindsey Creek Rock Bench.
- Spur trails to viewing and scenic areas.
- New trailhead west of Gorton Creek.
- Landscaping and site amenities.

In total, the proposed project consists of approximately 14 acres. A site plan is provided on page 7 of this application.

<u>Major Elements</u>
The proposed project is described in detail below in sections proceeding from west to east.

Wyeth Trailhead and Parking
The proposed trail will start at a new trailhead on USFS land west of Gorton Creek near Wyeth Campground.

In 2014 a new location was chosen to for the proposed trailhead. Initally the trailhead was proposed on the undeveloped Lang State Park Property. The new, proposed site was initially suggested by USFS staff as a good trailhead and parking location because it is a degraded site that is currently an informal gravel parking lot. Through agency coordination with USFS staff and parallel planning efforts related to OPRD's Gorge Management Unit Plan update, a new site for the trailhead was identified on USFS land on the west bank of Gorton Creek near the Wyeth Campground. The new site was chosen for the following reasons:

- Synergy between the existing campground and trailhead. The campground could provide an excellent bike camping experience or a base camp for exploring the Gorge.
- A new host site would no longer be needed at the Wyeth site. A host is currently located at the Wyeth campground.

- New flush toilets could be eliminated from the program. Flush toilets are currently available at the Wyeth Campground. Vault toilets would be appropriate at the proposed Wyeth Trailhead.
- A well would not be required at this site. Potable water will be available in the campground.
- In there future there will be an opportunity to relocate the existing Gorge Trail 400 trailhead to the proposed trailhead location. Presently the trailhead is located in the existing campground.
- Scenic impacts, natural and cultural resource impacts are minimized. The Wyeth site is minimumally visible from Key Viewing Areas and is sited within a previously disturbed area.
- Zoning – the Wyeth Site is located within the General Management Zone. The Wyeth Trailhead site is classified as recreational intensity class 4, the most intense.
- The Wyeth Trailhead is zone Agriculture-2 which allows for Resource Enhancement Projects. The Trailhead will enhance the recreational and cultural resources associated with the Historic Columbia River Highway State Trail.
- The new trailhead location lengthens the Historic Highway State Trail by ½ mile providing additional recreational experience within the Columbia River Gorge.

Proposed Wyeth Trailhead on USFS land existing conditions

Proposed entrance Wyeth Trailhead from Wyeth Road

Visitors will access the Wyeth Trailhead via an existing gravel driveway from Wyeth Bench Road that will be paved. A paved parking lot will consist of 34 parking stalls [(2) ADA size and (32) 9’ x 18’) and two oversized parking areas (10’x100’). The parking design is organized around a stormwater treatment and infiltration facility at a central island. The parking lot has been designed with a continuous basalt curb.

The trailhead area will include a trail orientation area with bike racks, basalt seat walls, state trail signage, a two-stall vault toilet building, and a cluster boar d with standard OPRD information. The trailhead area will also feature a picnic area defined by a stone masonry basalt wall and two ADA-accessible tables. Concrete pavement will be used to distinguish the trailhead and picnic areas from the asphalt in the parking lot and

Gorton Creek Road Historic Highway alignment

driveway. Approximately 35 new trees will be planted around the parking lot and trailhead area.

Gorton Creek Bridge (STA 500+00 to 503+19)

The proposed 12-foot-wide asphalt trail will head east from the trailhead at existing grades along the south side of Wyeth Bench Road. The trail will then cross Gorton Creek over a new 78-foot-long, 12-foot-wide single-span bridge. The bridge will provide hydraulic clearance of 72 feet, which meets the Oregon Department of Fish and Widlife (ODFW) requirement for a clear span length that is at least 1.5 times the active channel width estimated as 40 feet wide. The bridge superstructure will consist of three adjacent 30-inch-deep voided precast concrete slab units with an asphalt overlay. The bridge abutments will be cast-in-place concrete founded on drilled shafts or spread footings located below the maximum scour depth. Determination of foundation type will be made after geotechnical explorations are advanced at this location. Plan sheet L.1 in Appendix A provides a plan and elevation for the proposed bridge.

State Trail alignment through Wyeth Campground

State Trail alignment under existing Cascade Locks Powerline

Wyeth Campground to Shellrock Mountain (STA 503+19 to 64+0)

Immediately east of the new Gorton Creek bridge, the trail will cross the existing Wyeth Campground Access Road over existing pavement. The trail will be signed for users to stop at the crossing and a new water fountain and tap will be installed by the road. The trail alignment will then turn southeast and meander to follow an existing powerline along the north side of the Wyeth Campground Area. The trail will cross an existing Bonneville Power Administration (BPA) gravel access road and, as part of the project, the access road will be regraded from 75 feet north of the trail intersection to 105 feet south of the trail intersection. After following the powerline for 700 feet, the trail alignment will curve north to follow the top of the Wyeth Bench Road cut slope. The trail will cross intermittent Harphan Creek via an existing 5-foot by 5-foot reinforced concrete box culvert. Some riprap will be placed in Harphan Creek upstream of the culvert to address scour issues. After crossing the creek, the trail will descend and pass by an existing well on USFS property that will be protected by a new chain link fence. The trail will curve to align with an existing bench for 200 feet and then meander approximately 70 feet south of I-84 for 1,200 feet.

The trail will turn slightly north to continue along the I-84 shoulder for 500 feet before curving away from I-84 and going up a relatively steep (7.7%) grade. This part of the alignment follows existing terrain through a grove of large fir and provides a visual experience for the trail user; the width of the trail will be reduced to 10 feet through this section to minimize impacts to the large trees. Before reaching the crest of the incline, the trail will intersect another existing BPA gravel access road. As part of the project, the access road will be regraded from I-84 to 50 feet south of where the access road intersects with the trail alignment. The trail alignment will follow the existing access road for approximately 150 feet before reaching the

Gorton Creek Bridge – Historic Highway Alignment

crest of the incline and curving north. The trail will then descend through a forest of densely spaced, small diameter conifers (Dog Hair Forest) for 700 feet. A few hundred small conifers will be cut to accommodate the trail. After emerging from the Dog Hair Forest, the trail will follow the edge of the forest and the I-84 shoulder for 1,400 feet before curving slightly to meet the grade behind the I-84 bin walls located at the base of Shellrock Mountain.

Shellrock Mountain Crossing existing conditions

Shellrock Mountain to Summit Creek (STA 64+0 to 106+00)

The trail will wind around Shellrock Mountain immediately behind the existing bin walls in the I-84 shoulder for 2,100 feet. There are currently two gaps in the existing bin walls. At the first (western) gap, which is 300-feet-long, the trail will curve away from the I-84 shoulder before returning to continue along the back of the next stretch of bin wall. The second gap will be eliminated with the construction of a new 150-foot-long tie back wall with a bin wall face. A 150-foot-long section of the adjacent bin wall will also be removed and replaced. All of the I-84 bin walls around Shellrock Mountain, which are currently light grey, will be repainted brown or rust color to blend in better with the natural surroundings.

Proposed Shellrock Mountain Crossing

On top of the bin walls, a new 54-inch-tall wire mesh fence will be constructed to prevent trail users from deposting debris on passing vehicles on I-84. To protect trail users from rockfalls, new flexible rockfall barriers will be located on the south side of the trail in key rockfall hazard areas. The existing rockfall barrier around Shellrock Mountain, which is located on the north side of the proposed trail alignment, will be removed. At various points along the trail's course around Shellrock Mountain, three new mechanically stabilized earth (MSE) retaining walls will be necessary on the south side of the trail.

After emerging from behind the bin walls, the trail alignment will match into a segment of historic highway. The trail will follow the historic highway alignment for 990 feet before reaching Summit Creek. To cross Summit Creek, an approximately 12-foot extension of the existing 66-inch diameter corrugated metal pipe (CMP) culvert under I-84 will be installed. The trail will then pass over the culvert along the shoulder of I-84. Just west of Summit Creek, a small trailside pull-off will be constructed on the north side of the trail. The approximately 350-square-foot pull-off will be defined by an aggregate surface bordered by a stone masonry flush basalt curb in a half-circle. It will feature a recreation of a historic memorial plaque honoring the builders of the original historic highway, which will be inset into a stone masonry wall that could also serve as a bench.

Summit Creek Viaduct (STA 106+0 to 115+0)

To reach a section of the Historic Highway that was severed at the top of a rock cut made to accommodate I-84, a bridge (Summit Creek Viaduct) is proposed that will allow the trail to climb approximately 45 vertical feet up from the Summit Creek crossing at a 5% grade. The approach to the viaduct will begin on top of the Summit Creek culvert crossing and continue approximately 300 feet east before reaching the Summit Creek Viaduct. The approach will consist of back-to-back concrete-faced MSE walls topped with a cast-in-place concrete deck and an ornamental pedestrian rail. The Summit Creek Viaduct will be 498 feet long and consist of six spans of 83 feet. The clear walkway width will be 14 feet and the total out to out structure width would be 18 feet 4 inches. The superstructure will consist of three adjacent 30-inch-deep voided precast concrete slab units with a cast-in-place concrete deck and concrete ornamental pedestrian rail.

Summit Creek Area – Proposed Wall and Viaduct area existing conditions

Summit Creek Viaduct Perspective looking west from Mossy Road

The Summit Creek Viaduct will have intermediate supports that consist of two column concrete bents supported by concrete spread footings founded on basalt. The columns will be connected by an arch façade with edge reveal to match the character of the historic highway. The west abutment will be a concrete wall supported by a spread footing, while the east abutment will be supported by drilled shafts due to slope stability concerns at the top of the large rock cut. The west abutment will also include an approximately 100-square-foot cast-in-place concrete balustrade integral with and cantilevered off the abutment to the north side of the trail for use as a view point.

Historic Highway Mossy Road (STA 115+0 to 136+00)

At the end of the Summit Creek Viaduct, the trail will continue to climb at a 5% grade for 700 feet as it follows the alignment of the Historic Highway. At the top of the grade, a trailside pull-off and auxiliary path on the north side of the trail are proposed to provide an overlook of the Columbia River. The pull-off will match the size and character of the pull-off area near Summit Creek, with a stone masonry flush basalt curb in a half-circle shape, an aggregate surface, and a stone masonry basalt wall that could serve as a bench. Bicycle racks will also be provided as the auxiliary path will be for pedestrian use only. A few stone masonry steps will lead away from the rest area to the 4-foot-wide, aggregate surface trail (non ADA). The auxiliary path will terminate at a circular overlook, approximately 20-feet in diameter and surrounded by a stone masonry basalt wall.

Just east of the auxiliary path, on the south side of the trail, a larger (20 feet x 86-feet) pull-off will be provided with two picnic tables, bicycle racks, and a stone masonry basalt wall. Also semi-circular in shape, the area will be defined by an aggregate surface bordered by a stone masonry flush basalt curb.

After this second trailside pull-off, the trail will continue to follow the curving historic highway alignment for another 1,300 feet through a mature forest stand.

Lindsey Bench Cut to Lindsey Creek (STA 136+00 to 151+73)

Immediately after the remnant section of the Historic Highway ends, the grade slopes down until encountering a near-vertical rock cliff with approximately 60 feet of relief between the historic highway and the rock. To bridge this span, a 51-foot-long single span bridge (Lindsey Cut Bridge) is proposed. The bridge superstructure will include three 21-inch-deep voided precast concrete slab units each four-feet-wide spaced 1 foot 2 inches apart with a cast-in-place concrete deck and variable width overhangs to accommodate the trail curvature. The clear walkway width will be 15 feet and the total out-to-out structure width will be 18 feet. Bridge abutments will be cast-in-place concrete founded on spread footings.

Summit Creek Viaduct Perspective looking west from Mossy Road

To continue the trail past the Lindsey Cut Bridge, rock excavation is proposed to bench the trail into the side of the rock face. The proposed rock cut (Lindsey Bench Cut) will have a maximum height of 45 feet and will decrease in height moving from west to east. The trail will continue along the Lindsey Bench Cut for approximately 900 feet and descend at a 5% slope to match into the section of the HCRH State Trail that will be constructed in 2015 (Segment D).

Project Structures

Project structures, as defined by Article 75 of the Hood River County Zoning ordinance, include the Gorton Creek Bridge, Summit Creek Viaduct, and the Lindsey Cut Bridge, as well as retaining walls, rock fall fencing, the Gorton Creek trailhead parking lot, vault toilets, picnic tables, masonry walls and benches, and signage. The location of most of these structures is highlighted on sheet M.1 of Attachment A. Elevation drawings are provided in Attachment B.

Total Square Footage of Proposed Structure(s):

Building Height(s) and Number of Stories:

Exterior Siding Color(s):

Exterior Trim Color(s):

Exterior Roof Color(s):

Other Exterior Color(s):

Proposed Exterior Building Materials:

Length, Width, and Type of Road(s):

Percent Slope of Proposed Development Site(s):

Project Dimensions

Length, Width, and Type of Road(s):

Cubic Yards of Grading Activities For All Proposed Structures, Including Buildings, Roads, Ditches, etc. (L x W x H ÷ 27 = cubic yd):

Vegetation and Grading

Amount and Type of Vegetation to be Removed or Planted:

A Grading Plan is provided in Attachment C.

SITE PLAN

Attached

KEY VIEWING AREAS

The following key viewing areas can be seen from the proposed project site:

General Management Area (GMA) **STA 500+00 to 502+00**	**Special Management Area (SMA)** **STA 502+00 to 151+73**
I-84	Wyeth Bench Road I-84 Columbia River SR 14 Dog Mountain Trail Cook Underwood Road

APPLICATION CHECKLIST

Unless otherwise indicated, the following information is required as part of all National Scenic Area applications:

- ✓ Completed Application Form
- ✓ Scaled Site Plan
- ✓ Scaled Elevation Drawings
- ✓ Key Viewing Area Checklist
- ✓ Applicant/Property Owner Signatures
- ✓ Filing Fee
- ✓ Staked and Flagged Project Areas
- ✓ Grading Plan (*if required*)
- ✓ Landscape Details (*if new landscaping proposed, especially for screening purposes*)
- ✓ Additional Information, as deemed necessary by the County Planning Department

Only applications with the above required information can be accepted. Pursuant to Article 75, Section 100 of the Hood River County Zoning Ordinance, this department has 14 days to review the application for completeness and notify the applicant of any deficiencies.

SIGNATURES

Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. Signature of the property owner(s) also authorizes County planning staff reasonable access to the site in order to evaluate the application.

By signing below, I acknowledge that the information provided in this application is accurate to the best of my knowledge.

Applicant(s) Signature Date:

Date:

Property Owner(s)
Signature (if different from applicant): Date:

Date:

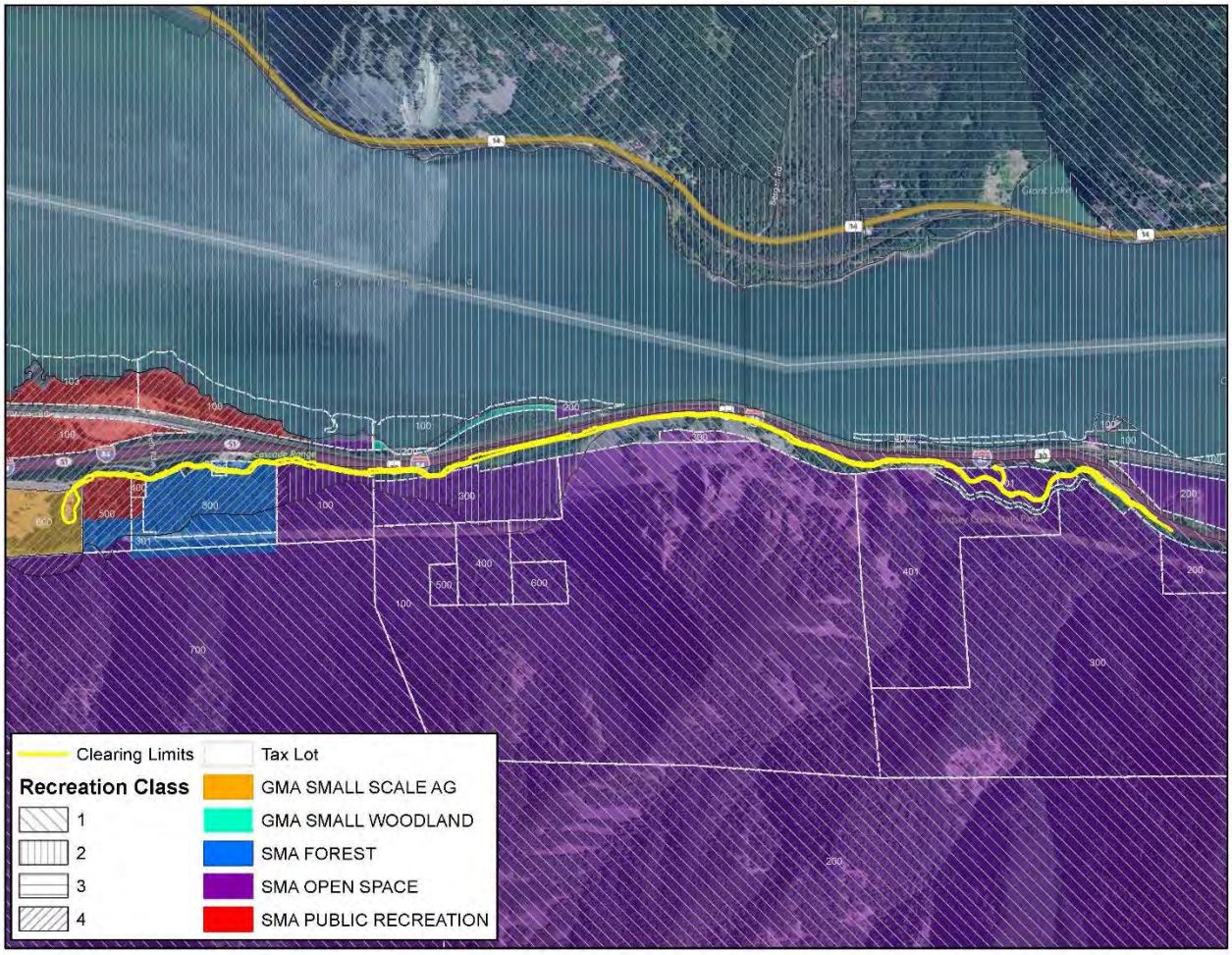
Date:

HOOD RIVER COUNTY ZONING ORDINANCE REVIEW STANDARDS

The proposed Historic Columbia River Highway (HCRH) State Trail Gorton Creek to Lindsey Creek Project (project) has been designed to comply with Article 75 (National Scenic Area) of the Hood River County Zoning Ordinance (HRCZO). As shown in Figure 1, the proposed project occurs in the following zones within the General Management Area (GMA) and Special Management Area (SMA) of the Columbia River Gorge National Scenic Area (NSA):

- Agricultural (GMA- Small Scale Agriculture)
- Forest (SMA- Forest)
- Open Space (SMA- Open Space), and
- Public Recreation (SMA- Public Recreation).

Figure 1. NSA Zones and Recreation Class



The proposed project may be allowed as a review use in each of these respective zones. Table 1 lists the proposed project uses that are allowable in each of the zones as well as the corresponding applicable review standards that are addressed in this application.

Table 1. HRCZO Review Criteria

Zone and GMA/SMA	Proposed Use	Review Standards
Agricultural (GMA-Small Scale Agriculture)	Section 160 Signs Section 190(1)(m) Resource enhancement projects	Section 152(H) Section 160(1) Section 520 Section 540 Section 560 Section 570 Section 580 Section 590 Section 610
Forest (SMA- Forest)	Section 270(2)(h) Resource enhancement projects	Section 152(H) Section 160(2) Sections 530 Section 550 Section 600 Section 620
Open Space (SMA-Open Space)	Section 160 Signs Section 340(3)(b) Resource enhancement projects Section 340(3)(d) Low intensity recreation uses	Section 152(H) Section 160(2) Section 340(4) Section 530 Section 550 Section 600 Section 620
Public Recreation (SMA-Public Recreation)	Section 160 Signs Section 490(5)(b) Public trails Section 490(5)(c) Public recreation facilities Section 490(5)(i) Resource enhancement projects	Section 152(H) Section 160(2) Sections 530 Section 550 Section 600 Section 620

The following responses to the applicable review standards of Article 75 of the HRCZO demonstrate how the project meets applicable critieria (review standards are in italics). Where possible and when policies are similar, responses have been consolidated.

152. Uses and Structures Allowed in Various Land Use Designations

H. Resource Enhancement Projects

(1) Applications for resource enhancement projects must describe the goals and benefits of the proposed enhancement project. They must also thoroughly document the condition of the resource before and after the proposed enhancement project.

Applicant Findings: The goal of the project is to enhance a recreational resource, the Historic Columbia River Highway (HCRH) State Trail. Currently, the HCRH State Trail consists of 11.5 miles of paved pedestrian/bicycle trail that connects previously abandoned portions of the HCRH. The proposed Gorton Creek to Lindsey Creek segment of the HCRH State Trail will connect additional portions of the Historic Highway by extending the continuous paved pedestrian/bicycle trail 3.08 miles to the west of its currently permitted terminus at Lindsey Creek. It is intended to achieve SMA Goal 4 in the Recreation Development Plan of the *Management Plan for the Columbia River Gorge National Scenic Area (2011)*, to "Provide for the restoration and connection of the remaining segments of the Historic Columbia River Highway in keeping with its National Register status." The project will specifically incorporate the longest remaining intact segment of the historic highway (referred to herein as the HCRH Mossy Road section).

In their current condition, the abandoned segments of the HCRH that will be included in the project are not accessible or safe for recreational use. By extending the HCRH State Trail as proposed, recreationalists will have expanded opportunities to enjoy the scenery and learn about the history of the Columbia River Gorge. The project will also enhance the existing Wyeth Campground adjacent to the proposed Gorton Creek Trailhead, by providing visitors with an opportunity for a bike/camping experience. Proposed conditions for the trail extension are detailed in the Project Description beginning on page 2 of this application.

(2) *In addition to other guidelines that protect scenic, cultural, recreation, and natural resources, quarry enhancement projects shall comply with the following guidelines:*

(a) Application Requirements. In addition to other applicable requirements, land use applications for quarry enhancement projects shall include perspective drawings of the site as seen from key viewing areas as specified in Section 520(2)(o) and a reclamation plan that provides all the applicable information specified in Section 520(1)(f)(A) through (E), except: (1) the words "pre-reclamation" and "post-reclamation" should replace the words "pre-mining" and "post-mining," respectively, and (2) the appropriate state agency or local government does not have to approve the reclamation plan.

(b) Scenic Resource Standard. Quarry enhancement projects shall restore the site to a natural appearance that blends with and emulates surrounding landforms to the maximum extent practicable.

(c) Natural Resource Standard. Sites shall be replanted using native plants found in the landscape setting or ecoregion to the maximum extent practicable.

(d) Time Frames. The following time frames shall apply to quarry enhancement projects:

(A) All grading (e.g., excavating, filling and re-contouring) shall be completed within one (1) year of the date an applicant begins on-the-ground work.

(B) All landscaping shall be planted within one (1) year of the date an applicant completes the grading.

(C) An applicant may request one one-year extension to the one year grading time frame if a project is unexpectedly delayed by adverse weather or emergency/disaster. Such requests shall be considered an administrative action. An applicant shall submit such a request to the reviewing agency after grading has commenced and before the one year grading time frame has expired.

(D) An applicant may also request one six-month extension to the one (1) year landscaping time frame if a project is unexpectedly delayed by adverse weather or emergency/disaster. Such requests shall be considered an administrative action. An applicant shall submit such a request to the reviewing agency after landscaping has commenced and before the one-year landscaping time frame has expired.

Applicant Findings: Not applicable. The proposed project is not a quarry.

160. Signs

(1) Signs may be allowed in all land use designations in the General Management Area pursuant to the following provisions:

(a) Except for signs along public highways necessary for public safety, traffic control or road construction which are consistent with the Manual for Uniform Traffic Control Devices, the following signs are prohibited:

(A) Luminous signs or those with intermittent or flashing lights. These include neon signs, fluorescent signs, light displays and other signs which are internally illuminated, exclusive of seasonal holiday light displays.

(B) New billboards.

(C) Signs with moving elements.

(D) Portable or wheeled signs, or signs on parked vehicles where the sign is the primary use of the vehicle.

Applicant Findings: No luminous signs, billboards, signs with moving elements, or portable signs are proposed.

(b) Any sign which does not conform with a provision of Section 160 and has existed prior to adoption of the Management Plan, shall be considered non-conforming and subject to the following:

(A) Alteration of existing non-conforming signs shall comply with Section 160.

(B) Any non-conforming sign used by a business must be brought into conformance concurrent with any expansion or change in use which requires a development permit.

Applicant Findings: The proposed project will not alter existing non-conforming signs.

(c) Signs allowed outright as listed in Section 070(1)(a)(L).

(d) All signs shall meet the following guidelines unless they conflict with the Manual for Uniform Traffic Control Devices for public safety, traffic control or highway construction signs. In such cases, the standards in the Manual for Uniform Traffic Control Devices shall supersede these guidelines.

(A) The support structure shall be unobtrusive and have low visual impact.

(B) Lettering colors with sufficient contrast to provide clear message communication shall be allowed. Colors of signs shall blend with their setting to the maximum extent practicable.

Applicant Findings: A monument sign designed in accordance with the Graphic Signing System (GSS) is proposed in the GMA at the entrance to the Wyeth Trailhead parking area. The support structure will be a stone base and the lettering color will be white in accordance with the GSS. An informational trail sign and OPRD Cluster Board will also be erected at the trailhead on

precast concrete signposts. The signs will use dark green, brown, and white lettering to blend with the setting, and will be consistent with the *HCRH State Trail Wayfinding Plan*, which was adopted by the Historic Columbia River Highway Advisory Committee in March 2013 (see Attachment E).

Excerpt from the Historic Columbia River Highway Wayfinding Plan.

(C) Backs of all signs shall be unobtrusive, non-reflective, and blend in with the setting.

Applicant Findings: The backs of the sign will be brown to blend in with the surroundings.

(D) Spot lighting of signs may be allowed where needed for night visibility. Back-lighting is not permitted for signs.

Applicant Findings: Not applicable. No spot lighting of signs is proposed.

(e) Business identification or facility entry signs located on the premises may be allowed, subject to Section 160(1)(d).

(f) Other signs not addressed or expressly prohibited by this rule may be permitted without review.

(2) Signs in the Special Management Area shall be allowed pursuant to the following provisions:

(a) Prohibited Signs

(A) Advertising billboards.

(B) Signs that move or give the appearance of moving, except signs used for highway construction, warning or safety.

(C) Portable or wheeled signs, or signs on parked vehicles where the sign is the primary use of the vehicle, except for signs used for highway construction, warning or safety.

Applicant Findings: No luminous signs, billboards, signs with moving elements, or portable signs are proposed.

(b) Pre-existing signs are allowed to continue provided no changes occur in size, structure, color, or message.

Applicant Findings: Some existing signs on I-84 and at the entrance to the Wyeth Campground will be unchanged and protected in place.

(c) New signs shall be allowed as specified in the applicable land use designation.

(d) No sign shall be erected or placed in such a manner that it may interfere with, be confused with, or obstruct the view of any traffic sign, signal, or device.

Applicant Findings: Proposed signage locations are shown in Attachment A, plan sheets K1-K7. New signage in the SMA is limited to traffic signs.

(e) All new signs, except for signs allowed without review by Section 070, shall meet the following guidelines, and be consistent with the Manual for Uniform Traffic Control Devices:

(A) Signs shall be maintained in a neat, clean and attractive condition.

(B) The character and composition of sign materials shall be harmonious with the landscape and/or related to and compatible with the main structure upon which the sign is attached.

(C) Signs shall be placed flat on the outside walls of buildings, not on roofs or marquees.

(D) Signs shall be unobtrusive and have low contrast with the setting.

(E) The visual impact of the support structure shall be minimized.

(F) Outdoor sign lighting shall be used for purposes of illumination only, and shall not be designed for, or used as, an advertising display, except for road safety signs.

(G) Backs of all signs shall be visually unobtrusive, non-reflective, and blend in with the setting.

(H) Sign internal illumination or back-lighting shall not be permitted except for highway construction, warning or safety.

Applicant Findings: Replacement of existing traffic signs is allowed without review by section 070(H).

(f) Public signs shall meet the following guidelines in addition to subsections (b) through (e) above:

(A) *The Graphic Signing System provides design guidelines for public signs in and adjacent to public road rights-of-way. All new and replacement public signs, except those transportation regulatory, guide, and warning signs allowed outright shall conform to the guidelines in this system. Types of signs addressed include recreation site entry, specific service signs, destination and distance signs, variable message signs, or signs that bridge or are cantilevered over the road surface.*

(B) Signs located outside public road rights-of-way are encouraged to be designed in such a way as to be consistent with similar purpose signs described in the Graphic Signing System.

(C) Signs posted by governmental jurisdictions giving notice to the public shall be no larger than that required to convey the intended message.

Applicant Findings: Not applicable. No signs are proposed outside of the public right-of-way in the SMA. The proposed project signs in the SMA are replacement transportation-related signs on I-84 and two new stop signs on Wyeth Bench Road.

(g) Signs for public recreation facilities, home occupations, cottage industries, and commercial uses shall meet the following guidelines in addition to subsections (a) through (e):

(A) Any sign advertising or relating to a business which is discontinued for a period of 30 consecutive days shall be presumed to be abandoned and shall be removed within 30 days thereafter, unless permitted otherwise by the jurisdictional authority.

(B) Any signs relating to, or advertising, a business shall be brought into conformance with these sign guidelines prior to any expansion or change in use which is subject to review.

(C) Off-site and on-site directional signs on approach roads to recreational facilities may be permitted. Name and interpretive signs may be permitted on-site, but should be kept to the minimum required to achieve the purpose(s) of the facilities.

(D) Commercial recreation businesses approved in conjunction with a recreational facility may have a name sign not exceeding 16 square feet.

(E) Recreation developments may have one on-premise name sign at each principal entrance. Such signs are encouraged to be of a low profile, monument type, and shall conform to the Graphic Signing System.

Applicant Findings: Not applicable. No directional signs on approach roads to the trail are proposed within the SMA. No name or interpretive signs are proposed within the SMA. No new entrance signs are proposed within the SMA. The existing Wyeth Campground entrance sign

will be protected in place. One new sign will be placed along the trail to identify the overlook. This sign is designed in accordance with the Historic Highway Wayfinding plan, Appendix E. See sheet K-6 in Appendix A.

(h) Sign clutter and other negative visual effects from excessive signs along all roads and highways, and at parking lots and recreation facilities, shall be reduced.

Applicant Findings: As shown in Attachment A, plan sheets K1 through K7, the proposed transportation signage will be minimal, and will primarily replace existing transportation signage on I-84. New trail signs will be in accordance with the Historic Highway Wayfinding Plan (See Appendix E.

340. Review Uses

(4) In the Special Management Areas, an Open Space plan shall be completed by the primary managing agency or landowner prior to any new land uses or development, and shall be reviewed and approved 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.

Applicant Findings: An Open Space Plan was completed by the USFS for the Special Management Areas of the Columbia Tributaries East watershed. This plan is entitled, *Columbia Tributaries East Watershed Analysis, Hood River Ranger District, Mt. Hood National Forest, and the Columbia River Gorge National Scenic Area*. This Open Space Plan analyzes recreation developments proposed within the SMA and recommends that the proposed development No. 36 "Historic Columbia River Highway (HCRH)" remain in the Recreation Development Plan. The proposed project is therefore an allowed use in the SMA-Open Space zone pursuant to Section 340(3). A copy of the Open Space Plan is available upon request.

520. General Management Area Scenic Review Criteria

The following scenic review guidelines shall apply to all Review Uses in the General Management Area of the Columbia River Gorge National Scenic Area:

(1) All Review Uses:

(a) New buildings and roads shall be sited and designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

Applicant Findings: The proposed Wyeth Trailhead will utilize the topography of the existing informal gravel parking area. Minor grading activity will occur to complete the asphalt paving.

(b) New buildings shall be compatible with the general scale (height, dimensions and overall mass) of existing nearby development. Expansion of existing development shall comply with this guideline to the maximum extent practicable.

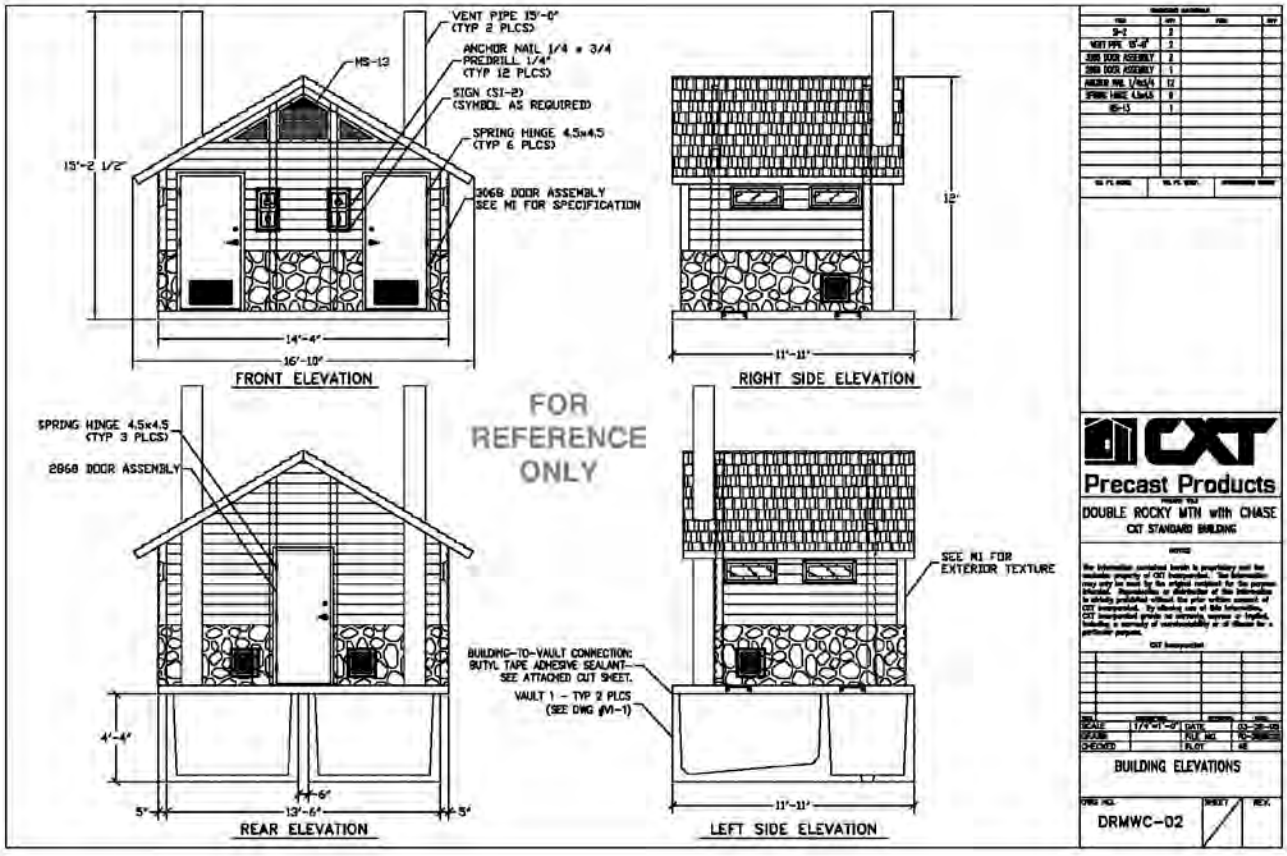
Applicant Findings: Proposed new buildings are limited to the installation of a single structure that will house two vault toilets. The 11'11" wide, 14'4" long and 12' at the peak of the its roof. . The building will be smaller in scale than the restroom facilities in the nearby Wyeth Campground.

(c) Project applicants shall be responsible for the proper maintenance and survival of any planted vegetation required by the guidelines in Section 520.

Applicant Findings: The applicant (ODOT) and land managers (ODOT, OPRD) will assume responsibility for the maintenance and survival of required planted vegetation.

(d) A site plan and land use application shall be submitted for all new buildings, except for buildings smaller than 60 square feet in area and less than or equal to 10 feet in height, as measured at the roof peak. The site plan and application shall include all information required in the site plan guidelines in "Review Uses" Section 080(3). Supplemental requirements for developments proposed on lands visible from key viewing areas are included in the key viewing areas guidelines in this chapter.

Applicant Findings: A new vault toilet restroom will be located in the trailhead and is identified on the site plans.



Proposed restroom at Wyeth Trailhead – Note the proposed trailhead would be have the stone base but will be painted brown.

(e) For all proposed development, the determination of compatibility with the landscape setting shall be based on information submitted in the site plan.

Applicant Findings: A site plan is provided. Detailed 30% engineering drawings are provided in Attachment A and landscape plans are provided in Attachment B.

(f) For all new production and/or development of mineral resources and expansion of existing quarries, a reclamation plan is required to restore the site to a natural appearance that blends with and emulates surrounding landforms to the maximum extent practicable.

At a minimum, such reclamation plans shall include:

(A) A map of the site, at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with 10-foot contour intervals or less, showing pre-mining existing grades and post-mining final grades; locations of topsoil stockpiles for eventual reclamation use; location of catch basins or similar drainage and erosion control features employed for the duration of the use; and the location of storage, processing, and equipment areas employed for the duration of the use.

(B) Cross-Sectional drawings of the site showing pre-mining and post-mining grades.

(C) Descriptions of the proposed use, in terms of estimated quantity and type of material removed, estimated duration of the use, processing activities, etc.

(D) Description of drainage/erosion control features to be employed for the duration of the use.

(E) A landscaping plan providing for revegetation consistent with the vegetation patterns of the subject landscape setting, indicating the species, number, size, and location of plantings for the final reclaimed grade, as well as a description of irrigation provisions or other measures necessary to ensure the survival of plantings.

Applicant Findings: Not applicable. The proposed project does not include the production and/or development of mineral resources or quarries.

(g) All reclamation plans for new quarries or expansion of existing quarries shall be sent to the appropriate state reclamation permitting agency for review and comment. The state agency shall have 30 calendar days from the date a reclamation plan is mailed to submit written comments on the proposal. State agency comments shall address the following:

(A) Whether the proposed mining is subject to state reclamation permit requirements;

(B) If subject to state jurisdiction, whether an application has been received for a state reclamation permit and, if so, the current status of the application; and

(C) For uses subject to state jurisdiction, any issues or concerns regarding consistency with state reclamation requirements or any suggested modifications to comply with state reclamation requirements.

The Planning Director may request technical assistance from state agencies on reclamation plans for proposed mining not within the state agency's jurisdiction.

Applicant Findings: Not applicable. The proposed project does not include quarries.

(2) Key Viewing Areas:

(a) The guidelines in this Section shall apply to proposed developments on sites topographically visible from key viewing areas.

Applicant Findings: The Wyeth Trailhead will be topographically visible from the I-84 key viewing area.

(b) Each development shall be visually subordinate to its setting as seen from key viewing areas.

Applicant Findings: The Wyeth Trailhead will be visually subordinate to its setting as seen from key viewing areas. The only key viewing area in the GMA from which it will be topographically visible is I-84. At its closest point, the site is approximately 300 feet from I-84. However, it is only visible from I-84 through an approximately 30-foot gap in the vegetation; at this location, I-84 is approximately 1,000 feet from the proposed Trailhead site. There are mature evergreen trees between the proposed site and I-84 that provide a year-round visual screen. In addition, the project will include the addition of new vegetation along the western side of the parking entrance, which will enhance the screening of the proposed restroom and parking lot (see Attachment B, plan sheet I.3).

(c) Determination of potential visual effects and compliance with visual subordinance policies shall include consideration of the cumulative effects of proposed developments.

Applicant Findings: The USFS may consider the addition of equestrian facilities at the Wyeth trailhead and the development of a mountain biking trail system on USFS land north of Wyeth Bench Road between Cascade Locks and the proposed Gorton Creek Trailhead in the future. These potential developments would not significantly add to the cumulative visual impact of the proposed project, as they would involve minimal, if any, structures. Careful siting and proposed landscaping will also screen the Wyeth Trailhead from the I-84 key viewing area. No adverse cumulative impacts are expected to occur.

(d) The extent and type of conditions applied to a proposed development to achieve visual subordinance shall be proportionate to its potential visual impacts as seen from key viewing areas.

(A) Decisions shall include written findings addressing the factors influencing potential visual impact, including but not limited to:

(i) The amount of area of the building site exposed to key viewing areas.

(ii) The degree of existing vegetation providing screening.

(iii) The distance from the building site to the key viewing areas from which it is visible.

(iv) The number of key viewing areas from which it is visible.

(v) The linear distance along the key viewing areas from which the building site is visible (for linear key viewing areas, such as roads).

(B) Conditions may be applied to various elements of proposed developments to ensure they are visually subordinate to their setting as seen from key viewing areas, including but not limited to:

(i) Siting (location of development on the subject property, building orientation, and other elements).

(ii) Retention of existing vegetation.

(iii) Design (color, reflectivity, size, shape, height, architectural and design details and other elements).

(iv) New landscaping.

Applicant Findings: The applicant acknowledges that conditions of approval may be applied to the proposal.

(e) New development shall be sited to achieve visual subordinance from key viewing areas, unless the siting would place such development in a buffer specified for protection of wetlands, riparian corridors, sensitive plants, or sensitive wildlife sites or would conflict with guidelines to protect cultural resources. In such situations, development shall comply with this guideline to the maximum extent practicable.

Applicant Findings: The only building proposed at the Wyeth Trailhead, the restroom, will be sited approximately 450 feet from I-84. Mature evergreen trees between the proposed site and I-84 will provide a year-round visual screen. The site of the trailhead will utilize the footprint of an existing graveled area to minimize disturbance of surrounding natural resources to the maximum extent practicable.

(f) New development shall be sited using existing topography and/or existing vegetation as needed to achieve visual subordinance from key viewing areas.

Applicant Findings: Mature evergreen trees between the proposed site and I-84 will provide a year-round visual screen.

(g) Existing tree cover screening proposed development from key viewing areas shall be retained as specified in the Landscape Settings Design Guidelines in Section 520(3).

Applicant Findings: Existing tree cover along Wyeth Road will be retained as shown in the Landscape Plans in Attachment B.

(h) The silhouette of new buildings shall remain below the skyline of a bluff, cliff or ridge as seen from Key Viewing Areas. Variances to this guideline may be granted if application of the guideline would leave the owner without a reasonable economic use. The variance shall be the minimum necessary to allow the use, and may be applied only after all reasonable efforts to modify the design, building height, and site to comply with the guideline have been made.

Applicant Findings: The proposed restroom will not be in the immediate vicinity of a bluff, cliff, or ridge, and the silhouette of the building will be well below the ridgeline south of the site as seen from key viewing areas.

(i) An alteration to a building built prior to November 17, 1986, which already protrudes above the skyline of a bluff, cliff or ridge as seen from a Key Viewing Area, may itself protrude above the skyline if:

(A) The altered building, through use of color, landscaping and/or other mitigation measures, contrasts less with its setting than before the alteration; and

(B) There is no practicable alternative means of altering the building without increasing the protrusion.

Applicant Findings: Not applicable; the project will not alter an existing building.

(j) *The following guidelines shall apply to new landscaping used to screen development from key viewing areas:*

(A) New landscaping (including new earth berms) shall be required only when application of all other available guidelines in Section 520 is not sufficient to make the development visually subordinate from key viewing areas. Alternate sites shall be considered prior to using new landscaping to achieve visual subordinance. Development shall be sited to avoid the need for new landscaping wherever possible.

(B) If new landscaping is required to make a proposed development visually subordinate from key viewing areas, existing on-site vegetative screening and other visibility factors shall be analyzed to determine the extent of new landscaping, and the size of new trees needed to achieve the standard. Any vegetation planted pursuant to this guideline shall be sized to provide sufficient screening to make the development visually subordinate within five years or less from the commencement of construction.

(C) Unless as specified otherwise by provisions in Section 520, landscaping shall be installed as soon as practicable, and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.

(D) The Scenic Resources Implementation Handbook shall include recommended species for each landscape setting consistent with the Landscape Settings Design Guidelines in Section 520(3), and minimum recommended sizes of new trees planted (based on average growth rates expected for recommended species).

Applicant Findings: New landscaping will be planted at the proposed Gorton Creek Trailhead as soon as practicable during construction to enhance the site for visitors. New trees and plants along the access road to the parking lot and on the west side of the driveway will also provide some additional visual screening for the parking lot and restroom as potentially seen from I-84 through a 30-foot gap in vegetation that exists due to an overhead power line.

(k) Conditions regarding new landscaping or retention of existing vegetation for new developments on lands designated GMA Forest shall meet both scenic guidelines and fuel break requirements in Section 300(1).

Applicant Findings: Not applicable; the site is designated GMA Small Agriculture.

(l) Unless expressly exempted by other provisions in Section 520, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The Scenic Resources Implementation Handbook will include a recommended palette of colors.

Applicant Findings: The proposed restroom exterior will be dark brown. The walls proposed behind the informational signage and around the picnic area will be stone masonry basalt walls that mimic the basalt cliffs and rock faces in the surrounding landscape. Signage colors are discussed above in the applicant's findings to Section 160 of Article 75 of the HRCZO.

(m) The exterior of buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity, unless the structure would be fully screened from all key viewing areas by existing topographic features. The Scenic Resources Implementation Handbook will include a list of recommended exterior materials. These recommended materials and other materials may be deemed consistent with this guideline, including those where the specific application meets recommended thresholds in the "Visibility and Reflectivity Matrices" in the Implementation Handbook. Continuous surfaces of glass unscreened from key viewing areas shall be limited to ensure visual subordinance. Recommended square footage limitations for such surfaces will be provided for guidance in the Implementation Handbook.

Applicant Findings: The proposed restroom will have a wood exterior that blends in with the surrounding environment. A "green roof" with plants may be included.

(n) In addition to the site plan requirements in "Review Uses" Section 080(3), 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).

Applicant Findings: The exterior of the proposed restroom will have brown wood siding. The highest point of the building will be 12 feet. No exterior lighting is proposed around the building or at the Trailhead. Landscape plans are provided in Attachment B.

(o) For proposed mining and associated activities on lands visible from key viewing areas, in addition to submittal of plans and information pursuant to Sections 520(1)(f) and 520(2)(d) of this chapter, project applicants shall submit perspective drawings of the proposed mining areas as seen from applicable key viewing areas.

Applicant Findings: Not applicable; mining and associated activities are not proposed.

(p) Exterior lighting shall be directed downward and sited, hooded, and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.

Applicant Findings: Not applicable; no exterior lighting is proposed.

(q) Additions to existing buildings smaller in total square area than the existing building may be the same color as the existing building. Additions larger than the existing building shall be of dark earth-tone colors found at the specific site or in the surrounding landscape. The specific colors or a list of acceptable colors shall be included as a condition of approval. The Scenic Resources Implementation Handbook will include a recommended palette of colors.

Applicant Findings: Not applicable; no additions to existing buildings are proposed.

(r) Rehabilitation of or modifications to existing significant historic structures shall be exempted from visual subordinance requirements for lands seen from key viewing areas. To be eligible for such exemption, the structure must be included in, or eligible for inclusion in, the National Register of Historic Places or be in the process of applying for a determination of significance pursuant to such regulations. Rehabilitation of or modifications to structures meeting this guideline shall be consistent with National Park Service regulations for such structures.

Applicant Findings: Not applicable; no rehabilitation of or modification to existing significant historic structures is proposed.

(s) New main lines on lands visible from Key Viewing Areas for the transmission of electricity, gas, oil, other fuels, or communications, except for connections to individual users or small clusters of individual users, shall be built in existing transmission corridors unless it can be demonstrated that use of existing corridors

is not practicable. Such new lines shall be underground as a first preference unless it can be demonstrated to be impracticable.

Applicant Findings: Not applicable; no new transmission lines are proposed.

(t) *New communication facilities (antennae, dishes, etc.) on lands visible from Key Viewing Areas, which require an open and unobstructed site shall be built upon existing facilities unless it can be demonstrated that use of existing facilities is not practicable.*

Applicant Findings: Not applicable; no communication facilities are proposed.

(u) *New communications facilities may protrude above a skyline visible from a Key Viewing Area only upon demonstration that:*

(A) The facility is necessary for public service;

(B) The break in the skyline is seen only in the background; and

(C) The break in the skyline is the minimum necessary to provide the service.

Applicant Findings: Not applicable; no new communication facilities are proposed.

(v) *Overpasses, safety and directional signs and other road and highway facilities may protrude above a skyline visible from a Key Viewing Area only upon a demonstration that:*

(A) The facility is necessary for public service; and

(B The break in the skyline is the minimum necessary to provide the service.

Applicant Findings: Not applicable; no elements of the Wyeth Trailhead are proposed that will protrude above a skyline visible from a key viewing area.

(w) Except for water-dependent development and for water-related recreation development, development shall be set back 100 feet from the ordinary high water mark of the Columbia River below Bonneville Dam, and 100 feet from the normal pool elevation of the Columbia River above Bonneville Dam, unless the setback would render a property unbuildable. In such cases, variances to the setback may be authorized.

Applicant Findings: The proposed development is set back more than 100 feet from the normal pool elevation of the Columbia River above Bonneville Dam.

(x) New buildings shall not be permitted on lands visible from Key Viewing Areas with slopes in excess of 30 percent. A variance may be authorized if the property would be rendered unbuildable through the application of this guideline. In determining the slope, the average percent slope of the proposed building site shall be used.

Applicant Findings: Not applicable; the average percent slope of the proposed Gorton Creek Trailhead site is 3%.

(y) Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from key viewing areas.

Applicant Findings: Due to the flat topography of the site, no significant cut banks or fill slopes will be necessary for the proposed development.

(z) *All proposed structural development involving more than 200 cubic yards of grading on sites visible from key viewing areas shall include submittal of a grading plan. This plan shall be reviewed by the local government for compliance with key viewing area policies. The grading plan shall include the following:*

(A) A map of the site, prepared at a scale of 1 inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least 5 feet, including:

(i) Existing and proposed final grades.

(ii) Location of all areas to be graded, with cut banks and fill slopes delineated.

(iii) Estimated dimensions of graded areas.

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

(i) Its purpose.

(ii) An estimate of the total volume of material to be moved.

(iii) The height of all cut banks and fill slopes.

(iv) 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.)

(v) *A description of all plant materials used to revegetate 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.*

(vi) A description of any other interim or permanent erosion control measures to be used.

Applicant Findings: A narrative of the proposed grading activity is provided in Attachment C.

(aa) *Expansion of existing quarries and new production and/or development of mineral resources proposed on sites more than 3 miles from the nearest key viewing areas from which it is visible may be allowed upon a demonstration that:*

(A) The site plan requirements for such proposals pursuant to Section 520 have been met.

(B) The area to be mined and the area to be used for primary processing, equipment storage, stockpiling, etc. associated with the use would be visually subordinate as seen from any key viewing areas.

(C) A reclamation plan to restore the site to a natural appearance that blends with and emulates surrounding landforms to the maximum extent practicable has been approved. At minimum, the reclamation plan shall comply with Section 520(1)(f) and (g)

(D) A written report on a determination of visual subordinance has been completed, with findings addressing the extent of visibility of proposed mining activities from key viewing areas, including:

(i) A list of key viewing areas from which exposed mining surfaces (and associated facilities/activities) would be visible.

(ii) An estimate of the surface area of exposed mining surfaces that would be visible from those key viewing areas.

(iii) The distance from those key viewing areas and the linear distance along those key viewing areas from which proposed mining surfaces are visible.

(iv) The slope and aspect of mining surfaces relative to those portions of key viewing areas from which they are visible.

(v) The degree to which potentially visible mining surfaces are screened from key viewing areas by existing vegetation, including winter screening considerations.

(vi) The degree to which potentially visible mining surfaces would be screened by new plantings, berms, etc. and appropriate time frames to achieve such results, including winter screening considerations.

Applicant Findings: Not applicable; no expansion of existing quarries or new production of mineral resources is proposed.

(bb) *Unless addressed by Section 520(2)(aa), new production and/or development of mineral resources may be allowed upon a demonstration that:*

(A) The site plan requirements for such proposals pursuant to this chapter have been met.

(B) The area to be mined and the area used for primary processing, equipment storage, stockpiling, etc., associated with the use would be fully screened from any key viewing area.

(C) A reclamation plan to restore the area to a natural appearance that blends with and emulates surrounding landforms to the maximum extent practicable has been approved. At minimum, the reclamation plan shall comply with Section 520(1)(f) and (g).

Applicant Findings: Not applicable; no new production and/or development of mineral resources is proposed.

(cc) An interim time period to achieve compliance with visual subordinance requirements for expansion of existing quarries and development of new quarries located more than 3 miles from the nearest visible key viewing area shall be established before approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed 3 years beyond the date of approval.

Applicant Findings: Not applicable; no expansion of existing quarries or development of new quarries is proposed.

(dd) An interim time period to achieve compliance with full screening requirements for new quarries located less than 3 miles from the nearest visible key viewing area shall be established before approval. The interim time period shall be based on site-specific topographic and visual conditions, but shall not exceed 1 year beyond the date of approval. Quarrying activity occurring before achieving compliance with full screening requirements shall be limited to activities necessary to provide such screening (creation of berms, etc.).

Applicant Findings: Not applicable; no development of new quarries is proposed.

(3) All Review Uses within the following Landscape Settings shall comply with the following applicable guidelines: (See Landscape Settings Map.)

(a) Pastoral

(A) Accessory structures, outbuildings and accessways shall be clustered together as much as possible, particularly towards the edges of existing meadows, pastures and farm fields.

(B) In portions of this setting visible from Key Viewing Areas, the following guidelines shall be employed to achieve visual subordinance for new development and expansion of existing development:

(i) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from Key Viewing Areas shall be retained.

(ii) Vegetative landscaping shall, where feasible, retain the open character of existing pastures and fields.

(iii) At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area. Such species include fruit trees, Douglas fir, Lombardy poplar (usually in rows), Oregon white oak, big leaf maple, and black locust (primarily in the eastern Gorge).

(iv) At least one-quarter of any trees planted for screening shall be coniferous for winter screening.

(C) Compatible recreation uses include resource-based recreation uses of a very low or low-intensity nature (as defined by Section 610), occurring infrequently in the landscape.

Applicant Findings: Not applicable; the proposed trailhead is within the Coniferous Woodland landscape setting.

(b) *Coniferous Woodland*

(A) Structure height shall remain below the forest canopy level.

(B) In portions of this setting visible from Key Viewing Areas, the following guidelines shall be employed to achieve visual subordinance for new development and expansion of existing development:

(i) Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from Key Viewing Areas shall be retained.

(ii) At least half of any trees planted for screening purposes shall be species native to the setting. Such species include: Douglas fir, grand fir, western red cedar, western hemlock, big leaf maple, red alder, ponderosa pine and Oregon white oak, and various native willows (for riparian areas).

(iii) At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

(C) Compatible recreation uses include resource-based recreation uses of varying intensities. Typically, outdoor recreation uses should be low-intensity, and include trails, small picnic areas and scenic viewpoints. Some more intensive recreation uses, such as campgrounds, may occur. They should be scattered, interspersed with large areas of undeveloped land and low-intensity uses.

Applicant Findings: Structures at the proposed Wyeth Trailhead will not exceed heights of 12 feet. The surrounding coniferous forest canopy reaches heights of 40 or more feet. The landscape plan for the site includes exclusively native trees, at least half of which are coniferous (Attachment B).

(c) *Oak-Pine Woodland*

(A) Structure height shall remain below the tree canopy level in wooded portions of this setting.

(B) In portions of this setting visible from Key Viewing Areas, the following guidelines shall be employed to achieve visual subordinance for new development and expansion of existing development.

(i) At least half of any tree species planted for screening purposes shall be species native to the setting. Such species include Oregon white oak, ponderosa pine, and Douglas-fir.

(ii) At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

For substantially wooded portions:

(iii) Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from Key Viewing Areas shall be retained.

For treeless portions or portions with scattered tree cover:

(iv) Structures shall be sited on portions of the property that provide maximum screening from Key Viewing Areas, using existing topographic features.

(v) Patterns of plantings for screening vegetation shall be in character with the surroundings. Residences in grassy, open areas or savannahs shall be partly screened with trees in small groupings and openings between groupings.

(vi) Accessory structures, outbuildings, and access ways shall be clustered together as much as possible, particularly towards the edges of existing meadows, pastures, and farm fields.

(C) Resource-based recreation uses of varying intensities may be compatible with this setting, although most are of low-intensity nature (such as trails or small scenic outlooks). More intensive recreation uses may be compatible where allowed pursuant to Section 610, although they are generally rare in this setting. As with Woodland settings, intensive recreation uses in Oak-Pine Woodlands may be compatible if widely scattered and not in large concentrations.

Applicant Findings: Not applicable; the proposed trailhead is within the Coniferous Woodland landscape setting.

(d) *Rural Residential*

(A) Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes, or as part of forest management practices.

(B) In portions of this setting visible from Key Viewing Areas, and not exempt from visual subordinance guidelines (pursuant to the "Developed Settings and Visual Subordinance Policies" Section in Part I, Chapter 1 of the Management Plan) the following guidelines shall be employed to achieve visual subordinance for new development and expansion of existing development:

(i) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from Key Viewing Areas shall be retained.

(ii) At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.

(iii) At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.

(C) Compatible recreation uses should be limited to small community park facilities, but may occasionally include low-intensity resource-based recreation uses (such as small scenic overlooks).

(D) The following provisions, from the Management Plan, apply to the area designated Residential and zoned Rural Residential, located west of the Hood River Urban area but east of Country Club Road: New development within the Rural Residential Landscape Setting shall be compatible with the Landscape Setting, but not necessarily visually subordinate.

New uses and developments in these particular areas are subject to only the following guidelines for scenic resources: 520(1)(a) through (g); 520(2) (x), and (z); depending upon which setting the subject parcel is located in: 520(3)(d)(A)(C), and (D); and 520(4)(a),(d),(e), and (f).

Applicant Findings: Not applicable; the proposed trailhead is within the Coniferous Woodland landscape setting.

(e) *Rural Residential/Pastoral, Rural Residential/Coniferous Woodland, and Rural Residential/Oak-Pine Woodland*

(A) New development in this setting shall meet the design guidelines for both the Rural Residential setting and the more rural setting with which it is combined (either Pastoral, Coniferous Woodland or Oak-Pine Woodland), unless it can be demonstrated that compliance with the guidelines for the more rural setting is impracticable. Expansion of existing development shall comply with this guideline to the maximum extent practicable.

(B) In the event of a possible conflict between the guidelines, the guidelines for the more rural setting (Coniferous Woodland, Oak-Pine Woodland or Pastoral) shall apply, unless it can be demonstrated that application of such guidelines would not be practicable.

(C) Compatible recreation uses should be limited to very low and low-intensity resource-based recreation uses, scattered infrequently in the landscape.

Applicant Findings: Not applicable; the proposed trailhead is within the Coniferous Woodland landscape setting.

(f) River Bottomlands

(A) In portions of this setting visible from Key Viewing Areas, the following guidelines shall be employed to achieve visual subordinance for new development and expansion of existing development:

(i) Except as is necessary for site development or safety purposes, existing tree cover screening the development from Key Viewing Areas shall be retained.

(ii) At least half of any trees planted for screening purposes shall be species native to the River Bottomland setting. Public recreation developments are encouraged to maximize the percentage of plantedscreening vegetation native to this setting. Such species include: black cottonwood, big leaf maple, red alder, Oregon white ash, Douglas fir, western red cedar and western hemlock (west Gorge) and various native willow species.

(iii) At least one-quarter of any trees planted for screening purposes shall be coniferous for winter screening.

(B) Compatible recreation uses depend on the degree of natural resource sensitivity of a particular site. In the most critically sensitive River Bottomlands, very low-intensity uses which do not impair wetlands or special habitat requirements may be compatible.

In other River Bottomland areas, nodes of moderate-intensity and/or high-intensity recreation uses may be compatible, provided that:

(i) their designs emphasize retention and/or enhancement of native riparian communities,

(ii) structures and parking areas are visually subordinate, and

(iii) they are separated from other areas of concentrated recreation usage by stretches of natural-appearing shoreline and adjacent uplands.

Applicant Findings: Not applicable; the proposed trailhead is within the Coniferous Woodland landscape setting.

(g) *Gorge Walls, Canyons and Wildlands*

(A) New development and expansion of existing development shall be screened so it is not seen from Key Viewing Areas, to the maximum extent practicable.

(B) All trees planted to screen permitted development and uses from Key Viewing Areas shall be native to the area.

(C) Existing tree cover shall be retained to the maximum extent practicable, except for the minimum removal necessary to accommodate facilities otherwise permitted in the underlying land use designation or for safety purposes.

(D) All buildings shall be limited in height to a maximum of 1 and 1/2 stories.

(E) All structures' exteriors shall be non-reflective.

(F) Signage shall be limited to natural materials such as wood or stone, with natural or earth-tone colors, unless public safety concerns or federal or state highway guidelines require otherwise.

(G) Compatible recreation uses are limited to very low or low-intensity, resource-based activities which focus on enjoyment and appreciation of sensitive resources. Such compatible uses (such as trails) are generally associated with minimal facility development, if any.

Applicant Findings: Not applicable; the proposed trailhead is within the Coniferous Woodland landscape setting.

(h) *Developed Settings and Visual Subordinance Policies*

GMA policies to protect key viewing area viewsheds require that all new development on lands seen from key viewing areas be visually subordinate to its landscape setting, except for "specified developed settings that are not visually sensitive."

Gorgewide, three landscape settings are considered developed settings within this context: Rural Residential, Residential, and Village (No Residential or Village Landscape Settings occur in Hood River County). Of all NSA GMA lands in these three settings, six particular areas that are not visually sensitive have been identified. Only one of these areas is located in Hood River County. New development in this setting shall be compatible with the setting, but not necessarily visually subordinate. New developments in this setting are exempt from the color and siting guidelines in the Key Viewing Areas Section of this chapter. This area is:

(A) West of Hood River Urban Area, east of Country Club Road (Rural Residential)

Applicant Findings: Not applicable; the trailhead is not proposed in one of the specified developed settings.

(4) All Review Uses within Scenic Travel Corridors shall comply with the following applicable guidelines:

(a) For the purposes of implementing this Section, the foreground of a Scenic Travel Corridor shall include those lands within one-quarter mile of the edge of pavement of the Scenic Travel Corridor roadway.

Applicant Findings: The Gorton Creek Bridge on Wyeth Road is part of the Historic Columbia River Highway and as such, is part of the Scenic Travel Corridor. The Wyeth Trailhead site is within one-quarter mile of the Wyeth Road edge of pavement.

(b) All new buildings and alterations to existing buildings shall be set back at least 100 feet from the edge of pavement of the Scenic Travel Corridor roadway. A variance

to this setback requirement may be granted pursuant to Section 150(2). All new parking lots and expansions of existing parking lots shall be set back at least 100 feet from the edge of pavement of the Scenic Travel Corridor roadway, to the maximum extent practicable.

Applicant Findings: The site of the proposed restroom is approximately 125 feet from the Wyeth Road edge of pavement. The parking lot is approximately 150 feet from the Wyeth Road edge of pavement.

(c) Additions to existing buildings or expansion of existing parking lots located within 100 feet of the edge of pavement of a Scenic Travel Corridor roadway shall comply with guideline (4)(b) above to the maximum extent practicable.

Applicant Findings: Not applicable; the proposed building and parking lot fully comply with guideline (4)(b) above.

(d) *All proposed vegetation management projects in public rights-of-way to provide or improve views shall include the following:*

(A) An evaluation of potential visual impacts of the proposed project as seen from any Key Viewing Area;

(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 guidelines to protect the resources.

Applicant Findings: Not applicable; the proposed project is not a vegetation management project.

(d) When evaluating possible locations for under-grounding of signal wires or powerlines, railroads and utility companies shall prioritize those areas specifically recommended as extreme or high priorities for under-grounding in the Columbia River Gorge National Scenic Area Corridor Visual Inventory prepared in April, 1990.

Applicant Findings: Not applicable; the proposed project does not involve under-grounding of signal wires or power lines.

(e) New production and/or development of mineral resources proposed within one-quarter mile of the edge of pavement of a Scenic Travel Corridor may be allowed upon a demonstration that full visual screening of the site from the Scenic Travel Corridor can be achieved by use of existing topographic features or existing vegetation designed to be retained through the planned duration of the proposed project. An exception to this may be granted if planting of new vegetation in the vicinity of the access road to the mining area would achieve full screening. If existing vegetation is partly or fully employed to achieve visual screening, over 75 percent of the tree canopy area shall be coniferous species providing adequate winter screening. Mining and associated primary processing of mineral resources is prohibited within 100 feet of a Scenic Travel Corridor, as measured from the

edge of pavement, except for access roads. Compliance with full screening requirements shall be achieved within time frames specified in Section 520(2)(dd).

Applicant Findings: Not applicable; new production and/or development of mineral resources is not proposed.

(f) Expansion of existing quarries may be allowed pursuant to Section 520(2)(aa). Compliance with visual subordinance requirements shall be achieved within time frames specified in Section 520(2)(cc).

Applicant Findings: Not applicable; expansion of existing quarries is not proposed.

530. Special Management Area Scenic Review Criteria

(1) SMA Design Guidelines Based on Landscape Settings

(a) The following guidelines apply to all lands within SMA landscape settings regardless of visibility from KVAs (includes areas seen from KVAs as well as areas not seen from KVAs):

(A) Pastoral: Pastoral areas shall retain the overall appearance of an agricultural landscape.

(i) The use of plant species common to the landscape setting shall be encouraged. The use of plant species in rows, as commonly found in the landscape setting, is encouraged.

Applicant Findings: Not applicable. The proposed project is located within the Coniferous Woodland landscape setting.

(B) Coniferous Woodland and Oak-Pine Woodland: Woodland areas shall retain the overall appearance of a woodland landscape. New developments and land uses shall retain the overall visual character of the natural appearance of the Coniferous Woodland and Oak-Pine Woodland landscape.

Applicant Findings: The proposed project is within the Coniferous Woodland landscape setting and is designed to retain the overall appearance of a woodland landscape. Minimizing grading and vegetative disturbance and routing the trail around areas containing especially large trees will help preserve the woodland character of the areas where the proposed project will be located. The narrow width of the trail (12 feet or less with 2-foot shoulder on each side) will require that relatively little adjacent vegetation be removed for the proposed project.

In addition, native vegetation appropriate for a Coniferous Woodland landscape is proposed to provide screening as necessary. A Landscaping Plan is included in Attachment B. ODOT will contract with a USFS Restoration Team to replant all disturbed areas, including those occurring outside of USFS managed lands.

The most visible project components will be the Summit Creek Viaduct and the Lindsey Bench Cut. Although both are located along the edge of an area classified as Coniferous Woodland, they will be constructed along the I-84 corridor in areas that are adjacent to, but outside of, forested areas. Construction of the Summit Creek Viaduct and the Lindsey Bench Cut will require that relatively few trees be removed. The proposed project will have little to no impact on the overall character of areas designated as Coniferous Woodland.

(i) Buildings shall be encouraged to have a vertical overall appearance in the Coniferous Woodland landscape setting and a horizontal overall appearance in the Oak-Pine Woodland landscape setting.

Applicant Findings: Not applicable. There are no buildings proposed within the SMA.

(ii) Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native-appearing characteristics.

Applicant Findings: The proposed project will plant native plants in all disturbed areas. Landscape plans, including a listing of proposed plant species, are provided in Attachment B.

(C) *River Bottomlands: River Bottomlands shall retain the overall visual character of a floodplain and associated islands.*

(i) Buildings shall have an overall horizontal appearance in areas with little tree cover.

(ii) Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native-appearing characteristics.

Applicant Findings: Not applicable. The proposed project is located within the Coniferous Woodland landscape setting.

(D) *Gorge Walls, Canyonlands, and Wildlands: New developments and land uses shall retain the overall visual character of the natural-appearing landscape.*

(i) Structures, including signs, shall have a rustic appearance, use nonreflective materials, have low contrast with the surrounding landscape, and be of a Cascadian architectural style.

(ii) Temporary roads shall be promptly closed and revegetated.

(iii) New utilities shall be below ground surface, where feasible.

(iv) Use of plant species non-native to the Columbia River Gorge shall not be allowed.

Applicant Findings: Not applicable. The proposed project is located within the Coniferous Woodland landscape setting.

(2) SMA Guidelines for Development and Uses Visible from KVAs

(a) The guidelines in this Section shall apply to proposed developments on sites topographically visible from key viewing areas.

Applicant Findings: Parts of the proposed project are topographically visible from some sections of the following key viewing areas: Wyeth Road, I-84, Columbia River, SR 14, Dog Mountain Trail, and Cook-Underwood Road.

(b) New developments and land uses shall be evaluated to ensure that the required scenic standard is met and that scenic resources are not adversely affected,

including cumulative effects, based on the degree of visibility from key viewing areas.

Applicant Findings: A Visual Impact Assessment for the proposed project between Wyeth Campground and Lindsey Creek (as well as Lindsey Creek to Starvation Creek) was prepared for the Federal Highway Administration in February 2014 and is included in Attachment F. The report evaluates the visibility of the proposed project from key viewing areas. It concludes that the most visible components of the project—extension of the existing bin wall around Shellrock Mountain, construction of the Summit Creek Viaduct, and creation of the Lindsey Bench Cut—will not be visually evident to the casual visitor traveling on three of the four applicable key viewing areas (i.e., the Columbia River, Washington State Route 14, and Dog Mountain Trail). This is due to the following:

- The relatively small size of the project components compared to the large scale of the Gorge landscape
- The components' low elevation relative to the other visible larger-scale Gorge features that are seen from these key viewing areas;
- Viewing distance and topography;
- Screening by riverside vegetation;

From I-84, portions of the trail within the roadway prism will be visually evident but are designed to comply with the *I-84 Corridor Strategy* standards (the adopted scenic highway standards pursuant to Section 530(3)(b)). As such, these portions of the trail are designed to blend in with existing roadway structures and not contrast with the surrounding setting. This is described in more detail below in response to Section 530(2)(d).

Additionally, the applicant will mitigate some existing roadway features to enhance the scenic qualities of the I-84 travel corridor. These mitigation efforts will reduce the cumulative visual impacts associated with the HCRH State Trail. These mitigation efforts include the following:

- Stain the existing 2,629 linear-feet of metal bin walls along Shellrock Mountain brown or rust color.
- Removing a concrete bin wall and replace it with a new 426-linear foot retaining wall that will be designed to blend with the new Summit Creek Viaduct.
- Replace 12 miles of concrete median barrier along I-84 with 35-inch precast brown barrier that will be compliant with the *I-84 Corridor Strategy* design guidelines.

Existing development and planned development in the vicinity is relevant to the consideration of cumulative visual impacts. Existing development in the vicinity of the proposed project that presents visual impacts include I-84, the Union-Pacific Railroad, Bonneville Power Authority (BPA) transmission lines, and the Wyeth Campground. Planned development in the vicinity of the proposed project includes the construction of Segment D of the HCRH State Trail between Lindsey Creek and Starvation Creek. The USFS staff is also considering relocating Trail 400 access from the Wyeth Campground to the proposed Wyeth Trailhead. This relocation would eliminate possible conflicts between Trail 400 users and campers, and would provide year-round access to Trail 400 (the Wyeth Campground is a seasonal facility and is gated, which precludes access to Trail 400 in the off-season). The USFS staff is considering developing the Wyeth Trailhead at a later date as an equestrian staging area to improve equestrian access to Trail 400.

In addition, development of a mountain biking trail system on USFS land on the Wyeth Bench as proposed by the Port of Cascade Locks is being planned in the area north of the Wyeth Bench Road between Cascade Locks and the proposed Wyeth Trailhead. When this trail system is developed, it can be expected that some mountain bike users would choose to park at the Wyeth Trailhead and use Wyeth Bench Road to access the mountain bike trail system. The proposed design includes flexibility to expand should the USFS add equestrian facilities or if the proposed 34 stall parking area proves to be inadequate to accommodate recreation demand.

There are no plans to modernize I-84 in the future other than to make safety improvements that will be consistent with the *I-84 Corridor Strategy*. The Union-Pacific Railroad is confined by its location between the Columbia River and I-84, limiting its development. The applicant is not aware of BPA plans that would alter the current visual effect of the transmission lines. There are no currently funded plans to expand Wyeth Campground. OPRD has identified minimal improvements for the north side of the freeway for recreation in their recent plan to improve water access to the Columbia River. Due to the lack of other significant development in the vicinity, measures to minimize visual effects of the proposed project and mitigation of existing roadway features, no significant cumulative visual impacts are expected.

(c) The required SMA scenic standards for all development and uses are summarized in the following table:

REQUIRED SMA SCENIC STANDARDS		
LANDSCAPE SETTING	***LAND USE DESIGNATION***	***SCENIC STANDARD***
Coniferous Woodland, Oak-Pine Woodland	*Forest (National Forest Lands), Open Space*	*Not Visually Evident*
River Bottomlands	*Open Space*	*Not Visually Evident*
Gorge Walls, Canyonlands, Wildlands	*Forest, Agriculture, Public Recreation, Open Space*	*Not Visually Evident*
Coniferous Woodland, Oak-Pine Woodland	*Forest, Agriculture, Residential, Public Recreation*	*Visually Subordinate*
Pastoral	*Forest, Agriculture, Public Recreation, Open Space*	*Visually Subordinate*
River Bottomlands	*Forest, Agriculture, Public Recreation*	*Visually Subordinate*

Applicant Findings: The SMA portion of the project is located entirely within the Coniferous Woodland landscape setting. Land use designations and scenic standards for the various portions of the trail are detailed below:

Gorton Creek Bridge

This portion of the trail is located on land designated for Public Recreation and the scenic standard is Visually Subordinate.

Wyeth Campground to Shellrock Mountain
This portion of the trail is located on land designated for Public Recreation and Forest. With the exception of parcel 2N 8E 01 #200, the land is owned by OPRD or is within ODOT right-of-way. As such, the scenic standard is Visually Subordinate for most of this section of trail. Portions of the trail that are proposed within the developed roadway prism of I-84 are subject to the scenic corridor standards found in the *I-84 Corridor Strategy.*

Parcel 2N 8E 01 #200, the site of an existing well, is designated Forest and is owned by the USFS. The scenic standard for this parcel is Not Visually Evident.

Shellrock Mountain to Summit Creek
This portion of the trail is located on land designated Open Space and the scenic standard is Not Visually Evident. However, most of this portion of the trail is within the developed I-84 roadway prism, and therefore must conform to the *I-84 Corridor Strategy* scenic standards.

Summit Creek Viaduct
This portion of the trail is located on land designated Open Space where the scenic standard outside the developed roadway prism of I-84 is Not Visually Evident. The proposed viaduct is located within immediate foreground of Interstate 84, a key viewing area. Accordinatly, the code defines the immediate foreground as the developed road prism. As such the County Zoning ordinance requires findings that demonstrate why the project cannot meet the requirements and why the viaduct cannot be redesigned or wholly or partially relocated to meet this scenic standards. These findings can be found in Appendix F, the Visual Resource Assessment's Appendix D, pages 1 – 7.

HCRH Mossy Road
This portion of the trail is located on land designated Open Space and the scenic standard is Not Visually Evident.

Lindsey Bench Cut to Lindsey Creek
The proposed Lindsey Creek bench cut will be located outside of the I-84 raodway prism footprint, but within the foreground of I-84. The textured face of the Lindsey Creek bench cut along with the stone work associated with the railing system will be consistent with the I-84 Corridor Strategy Scenic standards and the Historic Columbia River Highway State Trail Guidelines. The Lindsey Creek bench cut will be visible to motorists for a short period of time, but will have the appearance of a natural cliff or rock outcropping. The bench cut will not visually evident to casual visitors.

(d) In all landscape settings, scenic standards shall be met by blending new development with the adjacent natural landscape elements rather than with existing development.

Applicant Findings: The proposed project is designed to blend the trail into the natural landscape by maximizing retention of existing screening vegetation and existing terrain. Cuts and fills are minimized as practicable and new native landscaping is proposed to replace invasive species. Features such as long, uniform, straight lines (for trail alignments and retaining walls) that might appear engineered when viewed from key viewing areas were avoided when possible. Portions of the trail that are within the I-84 roadway prism are designed to meet the objectives of the *I-84 Corridor Strategy.* Other portions of the

trail are designed to meet the *HCRH State Trail Guidelines* and the scenic standards identified in response to Section 530(2)(c) above.

The following response summarizes how each portion of the proposed project in the SMA is designed to comply with the applicable scenic standard. Additional detail can be found in the Visual Impact Assessment provided in Attachment F.

Gorton Creek Bridge

The proposed Gorton Creek Bridge is designed to meet the Visually Subordinate standard. The proposed bridge will be partially visible from Wyeth Road, but will feature a simple design with clean lines (30-inch-deep precast concrete slabs) that will not noticeably contrast with the surrounding landscape. The pedestrian railing on the bridge will be brown to blend in with the surroundings. The existing Wyeth Road crossing of Gorton Creek is a remnant of the Historic Highway and is located immediately downstream of the proposed bridge.

Wyeth Campground to Shellrock Mountain

The proposed trail alignment between Wyeth Campground and Shellrock Mountain is designed to follow existing topography and minimize tree removal to the extent practicable. Where it is necessary to stabilize small cut and fill slopes, the Not Visually Evident standard will be met by using low-elevation walls that use natural materials—rock—to blend in with the surrounding landscape. New native plantings in the fill slopes on the north side of the trail will also help to obscure the trail from I-84. MSE walls that will extend up to 15 feet high that are necessary to avoid cut walls will meet the Not Visually Evident standard because they will be osbscured from view by the dense Dog Hair Forest. These walls will be stepped and will allow plantings to help obscure views from I-84. Railings that are necessary for user safety will be low-elevation, 42-inch, white, wood raillings as per the Historic Columbia River Highway State Trail Guideline recommendations.

Within the I-84 roadway prism, a new concrete traffic barrier with a 22-inch steel rail will be installed between STA 32+33 and 33+10. On the adjacent trail, a 42-inch steel railing will be installed on the north side of the trail between STA 33+33 and 38+23 for user safety. The steel rail will be made of non-reflective stainless galvanized steel and concrete posts, which will meet the *I-84 Corridor Strategy* standards (see Attachment A, plan sheet H.3).

Shellrock Mountain to Summit Creek

Most of the Shellrock Mountain to Summit Creek portion of the proposed trail will be located within the footprint of the I-84 roadway prism. Where the trail curves away from I-84, between STA 91+00 and 95+00 and STA 97+00 and 105+00, the trail will meet the Not Visually Evident Standard through a combination of existing vegetation and new native plantings.

The remainder of this section of the trail will conform to the *I-84 Corridor Strategy* scenic standards. The Shellrock Mountain bin wall infill (and the adjacent existing walls) will be visible within the immediate foreground of I-84 for very short periods of time due to the speed at which vehicles travel on the highway. The proposed project will not change the character of the area where it will be constructed or the appearance of views of Shellrock Mountain. Views of the surface of the trail will be blocked by the bin walls. The darker, color treated new section of bin wall (and the adjacent existing sections of bin walls that will also be treated) will be less visually evident than the

existing bin walls from the I-84 key viewing area. A new 54-inch-tall wire mesh guardrail that will be installed for safety along the north side of the trail above the bin walls and a rockfall barrier on the south side of the trail will also be visible from I-84, but the galvanized steel wire will blend in with the grey color tones of Shellrock Mountain.

The trail proposed between Shellrock Mountain and Summit Creek is not expected to be visually evident to casual visitors from the Columbia River, SR 14, Dog Mountain Trail, or the Cook-Underwood Road key viewing areas. This is due to the design and coloration of the bin walls, the viewing distance from these key viewing areas (between 0.2 and 4.3 miles), screening by riverside vegetation (for the Columbia River key viewing area), and the relatively small size of the project components compared to the large scale of the Gorge landscape when viewed by casual visitors from these key viewing areas.

Summit Creek Viaduct

The Summit Creek Viaduct will be located within the immediate foreground and roadway prism of I-84. It will be visually evident from I-84, but through design changes related to is form, line, color, texture and design ensures that the viaduct will blend with its setting. The Summit Creek Viaduct is designed to be similar in terms of form, line, color, scale, and architectural detailing to other historic viaducts and bridges found in the CRGNSA specifically along the Historic Columbia River Highway. It will feature weathered concrete, arches in the tops of the support structures, and guardrails that incorporate historic HCRH features. For more detailed findings see Appendix F, the Visual Resource Assessment's appendix C, pages 1 -7.

- **Form and Line** – the design of the viaduct shall minimize changes to the form of the natural landscape through the design of the viaduct. The viaduct is transparent exposing the cliff face through the structure. The development of the viaduct borrows from the arch forms related to the cultural landscape associated with the Historic Columbia River Highway and borrows from vertical forms of the surrounds basalt cliffs and walls. The form of the viaduct does not contrast with surrounding landscape.
- **Color** - The viaduct is proposed to look like aged concrete. Efforts will be made to ensure that the concrete will blend with the surrounding landscape. The aged concrete provides design continuity with the Historic Columbia River Highway.
- **Texture** – Concrete and arch forms are found along the Historic Highway. The structure will be concrete, a very common construction medium along the Historic Highway.
- **Design** – The proposed design solution is compatible with the natural scenic qualities of the Gorge. The use of construction mediums such as concrete, and stone to blend with the natural and cultural landscapes. The viaduct design balances all design elements into a harmonious whole by employing repetition of and blending elements as necessary.

The Summit Creek Viaduct is not expected to be visually evident to casual visitors from the Columbia River, SR 14, Dog Mountain Trail, and Cook-Underwood Road KVAs. This is due to the viewing distance from these key viewing areas (between 0.3 and 3.9 miles), screening by riverside vegetation (for the Columbia River key viewing

area), and the use of weathered concrete that will help the structure blend in with the basalt cliffs.

HCRH Mossy Road
The HCRH Mossy Road portion of the proposed project will not be visually evident to casual visitors from the I-84, Columbia River, SR 14, Dog Mountain Trail, and Cook-Underwood Road key viewing areas because of its elevation and screening by existing vegetation.

Lindsey Bench Cut to Lindsey Creek
The Lindsey Cut Bridge is not expected to be visually evident to casual visitors from the I-84, Columbia River, SR 14, Dog Mountain Trail, and Cook-Underwood Road key viewing areas because of the use of a weathered concrete that will help the structure blend in with the surrounding basalt cliffs and the existing vegetation located directly north of the structure.

The proposed Lindsey Bench Cut will be located outside of the immediate foreground of I-84 and its roadway prism. The new bench cut will be visible from I-84 for approximately 250 feet (3 seconds) westbound (trees will screen views much beyond this distance) and 1,100 feet (12 seconds) eastbound.

The bench cut will involve cutting into the existing rock cut south of I-84 to create an additional 4- to 45-foot-high bench cut in the slope using cliff face construction. This will result in an exposed horizontal rock face with a rough texture and a jagged and irregular top that will parallel I-84. A rock fall mesh will be installed on the rockface. The mesh will mold the cliff face and will be colored to match the surrounding rock face. The textured face of the Lindsey Bench Cut will look similar to nearby rock cuts and rock outcroppings, but will be lighter in color until it has weathered. The design of the bench cut will have natural cliff face features and will reinforce the cliff landscape type that is prevalent in the CRGNSA. It will also emulate cliff face road construction techniques that were used in the construction of the HCRH and are key contributors to the HCRH's national significance and Historic Landmark status. The trail's rock retaining walls and stone railing details will be composed of local rock and will be similar in color and texture to nearby rock outcroppings and reminiscent to the arched rock walls with concrete caps used along the Historic Highway.

The Lindsey Bench Cut is not expected to be visually evident to casual visitors on I-84 because it will emulate a natural cliff face and have a natural appearance. The viewing distances between the closest parts of the Columbia River, SR 14, Dog Mountain Trail, and Cook-Underwood Road key viewing areas and the Lindsey bench cut is between 0.3 and 3.5 miles. Due to this distance, screening by riverside vegetation (for the Columbia River key viewing area), and the bench cut's natural appearance, it is not expected to be visually evident to casual visitors from these key viewing areas.

(e) *Proposed developments or land uses shall be sited to achieve the applicable scenic standard. Development shall be designed to fit the natural topography, to take advantage of landform and vegetation screening, and to minimize visible grading or other modifications of landforms, vegetation cover, and natural characteristics. When screening of development is needed to meet the scenic standard from key viewing areas, use of existing topography and vegetation shall be given priority*

over other means of achieving the scenic standard such as planting new vegetation or using artificial berms.

Applicant Findings: As described above, the proposed project has been carefully sited to meet the objective of reconnecting abandoned segments of the HCRH while utilizing the natural topography to minimize visible grading. The narrow trail, use of the existing historic highway alignment, and alignment of the trail to minimize tree removal will help to achieve the applicable scenic standards. The use of rock mesh will minimize the amount of vertical cut required along the bench. Where stabilization measures are needed, strategies with the least visual impact were chosen; for example, fill slopes that are supported with MSE walls were selected over more visually-adverse cuts. Planting of native vegetation is proposed to restore degraded areas and improve the scenic qualities of the trail.

(f) The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its degree of visibility from key viewing areas.

(A) Decisions shall include written findings addressing the factors influencing the degree of visibility, including but not limited to:

(i) The amount of area of the building site exposed to key viewing areas,
(ii) The degree of existing vegetation providing screening,
(iii) The distance from the building site to the key viewing areas from which it is visible,
(iv) The number of key viewing areas from which it is visible, and
(v) The linear distance along the key viewing areas from which the building site is visible (for linear key viewing areas, such as roads).

(B) Conditions may be applied to various elements of proposed developments to ensure they are visually subordinate to their setting as seen from key viewing areas, including but not limited to:

(i) Siting (location of development on the subject property, building orientation, and other elements),
(ii) Retention of existing vegetation,
(iii) Design (color, reflectivity, size, shape, height, architectural and design details and other elements), and
(iv) New landscaping.

Applicant Findings: The applicant recognizes that conditions may be applied to the proposed development to achieve the scenic standards. As described above in response to Section 530(2)(c), the applicable scenic standards vary along the length of the proposed trail based on the landscape setting, land use designation, land ownership, and proposed siting of the trail relative to the I-84 roadway prism.

(g) Sites approved for new development to achieve scenic standards shall be consistent with guidelines to protect wetlands, riparian corridors, sensitive plant or wildlife sites and the buffer zones of each of these natural resources, and guidelines to protect cultural resources.

Applicant Findings: The proposed project is designed to be consistent with guidelines to protect natural and cultural resources. These guidelines are addressed in subsequent sections of this application.

(h) Proposed developments shall not protrude above the line of a bluff, cliff, or skyline as seen from key viewing areas.

Applicant Findings: The proposed project will not protrude above the line of a bluff, cliff, or skyline as seen from key viewing areas. Visualizations of the of the proposed project's most potentially visible components (the Summit Creek Viaduct, the Lindsey Bench Cut, and the Shellrock Mountain bin wall infill) are provided in Appendix C of the attached Visual Impact Assessment (Attachment F).

(i) Structure height shall remain below the average tree canopy height of the natural vegetation adjacent to the structure, except if it has been demonstrated that meeting this guideline is not feasible considering the function of the structure.

Applicant Findings: As detailed below, the height of the structures associated with the project will remain below the average tree canopy height of adjacent vegetation. This is depicted for key structures in the visualizations provided in Appendix C of the attached Visual Impact Assessment (Attachment F).

Gorton Creek Bridge
The highest part of the Gorton Creek Bridge, the pedestrian railing, will extend approximately six feet above the existing ground. As such, it will be below the average tree canopy height adjacent to the structure.

Wyeth Campground to Shellrock Mountain
Structures in this section of the trail include MSE retaining walls, rockery walls and wood and steel rails. The MSE retaining walls will not extend above the top of the finished grade for the HCRH trail. The rockery walls will be a maximum of 6-feet tall and the wood and steel rails will be 42 inches tall. Therefore, these structures will be below the average adjacent tree canopy height.

A new concrete traffic barrier will be installed along I-84 where the trail is in the roadway shoulder (between stations 32+33 and 38+32). A 22-inch steel rail will be mounted on the barrier. The total elevation of this structure would be below the average adjacent tree canopy height. A new stepped plantable wall is proposed between stations 44+05 to 64+10 (2000 feet long). The wall will located adjacent to I-84 and it designed to allow planted to grow to minimize visual impacts for a cross-section see Appendix A, M.10.

Shellrock Mountain to Summit Creek
There is not consistent tree canopy adjacent to the proposed trail alignment at the base of the steep talus slope of Shellrock Mountain. Due to the steep grade, the tops of the conifers that are adjacent to the proposed trail will extend above the heights of the proposed structures in this portion of the trail. These structures include the 150-foot-long replacement bin wall and the adjacent 150-foot-long concrete tie back wall with a bin wall face. The elevations of these structures will vary sligtly over the length of the walls, but are designed to match the adjacent sections of existing bin walls. A new 54-inch-tall wire mesh fence will also be installed on top of the new and existing bin walls

for safety. Providing continuity of the walls in this section is key to providing continuous screening for this section of the trail and minimizing visual impacts. New flexible rockfall barriers on the south side of the trail will extend 10 feet above the trail. A new 540-foot long guardrail (coreten in compliance with the I-84 Corridor Strategy Guidelines) will also be installed adjacent to I-84. These structural elements will all be lower in elevation than the adjacent average tree canopy height.

This section of trail will also include an approximatey 4-foot-tall stone masonry basalt wall at the trailside pull-off just west of Summit Creek. This elevation is below the surrounding average tree canopy height.

Summit Creek Viaduct
The Summit Creek Viaduct will mostly front a man made rock face with very few trees located adjacent to the proposed structure. At the eastern and western end points of the viaduct, the adjacent average tree canopy height extends above the height of the proposed viaduct's pedestrian railing. It would not be feasible to achieve a trail connection to the proposed HCRH Mossy Road at a user-friendly grade of 5% without constructing an elevated structure that crosses in front of the rock face. The existing concrete bin wall will be removed.

HCRH Mossy Road
Structures proposed in the HCRH Mossy Road section of the trail are limited to the stone masonry basalt walls at the trailside pull-offs and the overlook. The stone masonry basalt walls will be approximately four-feet tall and below the surrounding average tree canopy height.

Lindsey Bench Cut to Lindsey Creek
This portion of the trail includes the Lindsey Cut Bridge, which will have a 4-foot, six-inch tall railing. A four-foot tall basalt guardrail, low elevation rockery walls, MSE walls, and a new traffic barrier on I-84 will also be constructed in this portion of the trail. None of the structures would be above the surrounding average tree canopy height.

(j) The following guidelines shall apply to new landscaping used to screen development from key viewing areas:

(A) New landscaping (including new earth berms) to achieve the required scenic standard from key viewing areas shall be required only when application of all other available guidelines in this chapter is not sufficient to make the development meet the scenic standard from key viewing areas. Development shall be sited to avoid the need for new landscaping wherever possible.

Applicant Findings: In many areas, no new landscaping is required to achieve the required scenic standard from key viewing areas. Planting is proposed along sections of the trail that would benefit from native plant restoration and landscaping due to the current lack of native vegetation in the project area. In some locations where the proposed trail will parallel the I-84 shoulder in order to utilize the topography and minimize natural resource impacts, planting will also serve to improve screening from this key viewing area.

(B) If new landscaping is necessary to meet the required standard, existing on-site vegetative screening and other visibility factors shall be analyzed to determine the extent of new landscaping, and the size of new trees needed to achieve the standard. Any vegetation planted pursuant to this guideline shall be sized to provide sufficient screening to meet the scenic standard within five years or less from the commencement of construction.

Applicant Findings: Landscape plans are provided in Attachment B. On-site vegetation and the size of new trees needed to achieve the Not Visually Evident and Visually Subordinate standards within five years or less from the commencement of construction has been considered in the landscape plans.

(C) Landscaping shall be installed as soon as practicable, and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.

Applicant Findings: Landscaping shall be installed prior to project completion and the applicant and land manager will assume responsibility for plant maintenance and survival/replacement.

(D) The Scenic Resources Implementation Handbook shall include recommended species for each landscape setting consistent with the Landscape Settings Design Guidelines in this chapter, and minimum recommended sizes of new trees planted (based on average growth rates expected for recommended species).

Applicant Findings: The applicant has reference the Scenic Resources Implementation Handbook as a guide in establishing planting plans in conjunction with the on-site plant inventory.

(k) Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The Scenic Resources Implementation Handbook will include a recommended palette of colors as dark or darker than the colors in the shadows of the natural features surrounding each landscape setting

Applicant Findings: Colors of structures have been selected to blend with natural settings , like the Scenic Resources Implementation Handbook, emphasizes the use of dark earth tone colors. The colors for the structures are found in the landscape. This includes the weathered concrete proposed for the viaduct in front of the rock cliff and the dark brow, rusting treatments for the bin walls.

(l) The exterior of structures on lands seen from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity. The Scenic Resources Implementation Handbook will include a recommended list of exterior materials. These recommended materials and other materials may be deemed consistent with this guideline, including those where the specific application meets approval thresholds in the "Visibility and Reflectivity Matrices" in the Implementation

Handbook. Continuous surfaces of glass unscreened from key viewing areas shall be limited to ensure meeting the scenic standard. Recommended square footage limitations for such surfaces will be provided for guidance in the Implementation Handbook.

Applicant Findings: Proposed structures are primarily natural building materials, such as basalt and wood. Where steel is proposed for railings, brown, non-reflective galvanized steel, rusting treatments will be specified.

(m) Any exterior lighting shall be sited, limited in intensity, shielded, or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes.

Applicant Findings: Not applicable. No lighting is proposed as part of the project.

(n) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed 3 months.

Applicant Findings: Not applicable. No seasonal lighting is proposed as part of the project.

(3) SMA Guidelines for KVA Foregrounds and Scenic Routes

(a) All new developments and land uses immediately adjacent to scenic routes shall be in conformance with state or county scenic route guidelines.

(b) Scenic highway corridor strategies shall be developed and implemented for Interstate 84 (I-84) and the Historic Columbia River Highway (HCRH). For the HCRH, this involves ongoing implementation (and possible updating) of the associated existing documents. For I-84, a new scenic corridor strategy shall be developed by the end of 2005.

(c) The goals of scenic corridor strategies shall include: 1) providing a framework for future highway improvements and management that meet Management Plan scenic guidelines and public transportation needs; and 2) creating design continuity for the highway corridor within the Scenic Area. Corridor strategies shall, at minimum, include design guidelines (e.g. materials, conceptual designs, etc.) for typical projects that are consistent with Management Plan scenic resources provisions and an interdisciplinary, interagency project planning and development process.

Applicant Findings: The proposed project is adjacent to I-84 and the HCRH. It is designed to conform to the *I-84 Corridor Strategy* and the *HCRH State Trail Guidelines*, which are the applicable state scenic route guidelines. The "Guiding Principles" discussion on page 1 of this application describes the adoption of these scenic corridor strategies.

(d) The following guidelines shall apply only to development within the immediate foregrounds of key viewing areas. Immediate foregrounds are defined as within the developed prism of a road or trail KVA or within the boundary of the developed

area of KVAs such as Crown Pt. and Multnomah Falls. They shall apply in addition to applicable guidelines in Section 530(2).

(A) The proposed development shall be designed and sited to meet the applicable scenic standard from the foreground of the subject KVA. If the development cannot meet the standard, findings must be made documenting why the project cannot meet the requirements in the previous Section and why it cannot be redesigned or wholly or partly relocated to meet the scenic standard.

(B) Findings must evaluate the following:

(i) The limiting factors to meeting the required scenic standard and/or applicable guidelines from the previous Section,
(ii) Reduction in project size;
(iii) Options for alternative sites for all or part of the project, considering parcel configuration and on-site topographic or vegetative screening;
(iv) Options for design changes including changing the design shape, configuration, color, height, or texture in order to meet the scenic standard.

(C) Form, line, color, texture, and design of a proposed development shall be evaluated to ensure that the development blends with its setting as seen from the foreground of key viewing areas:

(i) Form and Line-Design of the development shall minimize changes to the form of the natural landscape. Development shall borrow form and line from the landscape setting and blend with the form and line of the landscape setting. Design of the development shall avoid contrasting form and line that unnecessarily call attention to the development.
(ii) Color-Color shall be found in the project's surrounding landscape setting. Colors shall be chosen and repeated as needed to provide unity to the whole design.
(iii) Texture-Textures borrowed from the landscape setting shall be emphasized in the design of structures. Landscape textures are generally rough, irregular, and complex rather than smooth, regular, and uniform.
(iv) Design solutions shall be compatible with the natural scenic quality of the Gorge. Building materials shall be natural or natural appearing. Building materials such as concrete, steel, aluminum, or plastic shall use form, line color and texture to harmonize with the natural environment. Design shall balance all design elements into a harmonious whole, using repetition of elements and blending of elements as necessary.

Applicant Findings: As described in the previous Section, the proposed project will meet the applicable scenic standards when within the immediate foreground of I-84. Form, colors, and building materials are proposed to blend the trail with the surrounding landscape. The proposed size, location, and extent of the trail are the minimum necessary

to achieve the objective of reconnecting abandoned portions of the HCRH with an accessible recreational trail.

(e) Right-of-way vegetation shall be managed to minimize visual impacts of clearing and other vegetation removal as seen from key viewing areas. Roadside vegetation management (vista clearing, planting, etc.) should enhance views from the highway.

Applicant Findings: The proposed project does not include right-of-way or roadside vegetation management other than replanting disturbed areas.

(f) Screening from key viewing areas shall be encouraged for existing and required for new road maintenance, warehouse, and stockpile areas.

Applicant Findings: Not applicable. No new road maintenance, warehouse, or stockpile areas are proposed.

(4) SMA Guidelines for Areas Not Seen from KVAs

(a) Unless expressly exempted by other provisions in this chapter, colors of structures on sites not visible from key viewing areas shall be earth-tones found at the specific site. The specific colors or list of acceptable colors shall be approved as a condition of approval, drawing from the recommended palette of colors included in the Scenic Resources Implementation Handbook.

Applicant Findings: Proposed structures on portions of the trail that are not visible from key viewing areas will be earth-tone colors found at the site. The applicant is requesting that the reconsideration of the white two rail guardrail. In 2015 the Hood River County conditioned that white wooden guardrail be painted brown. However, the the white guardrail can be considered consistent with the Historic Columbia River Highway Trail Design Guidelines which were adopted as part of the Historic Columbia River Highway Scenic Corridor Strategy by the Historic Columbia River Highway Advisory Committee. Additionally the trail is considered as extension of the Historic Columbia River Highway, which a historic district which is listed on the National Register of Historic Places. The Management Plan for the Columbia Gorge National Scenic Area, under Section I-1-36 allows for the "Rehabilitation or modification of historic structure on or eligible for the National Register of Historic Places guidelines." The above policies in the Management refer to scenic standards. Given the trail is a modification of the HCRH, the white wooden guardrail can be allowed as a rehabilitation/modification of the HCRH. For these reasons, the applicant is requesting the county reconsider its condition to paint the guardrail brown along this section of trail. This request would include the Segment D segments of the trail – Starvation Creek to Lindsey Creek.

540. General Management Area Cultural Resource Review Criteria

(1) General Provisions for Implementing the Cultural Resources Protection Process.

(a) All cultural resource surveys, evaluations, assessments, and mitigation plans shall be performed by professionals whose expertise reflects the type of cultural resources that are involved. Principal investigators shall meet the professional standards published in 36 Code of Federal Regulations (CFR) Part 61 and Guidelines for Evaluating and Documenting Traditional Cultural Properties (Parker and King, no date).

(b) Cultural resource surveys, evaluations, assessments, and mitigation plans shall generally be conducted in consultation with Indian tribal governments and any interested persons who submit written comments on a proposed use. Indian tribal governments shall be consulted if the affected cultural resources are prehistoric or otherwise associated with Native Americans. If the cultural resources are associated with non-Native Americans, such as an historic house or pioneer campsite, the Indian tribal governments do not have to be consulted.

(c) Reconnaissance and Historic Surveys and Survey Reports.

(A) Reconnaissance survey requirements and exceptions.

(i) A reconnaissance survey shall be required for all proposed uses within 500 feet of a known cultural resource, including those uses listed as exceptions in Section 540(1)(c)(A)(ii) below.

(ii) A reconnaissance survey shall be required for all proposed uses, except:

(I) The modification, expansion, replacement, or reconstruction of existing buildings and structures.

(II) Proposed uses that would not disturb the ground, including land divisions and lot-line adjustments; storage sheds that do not require a foundation; low-intensity recreation uses, such as fishing, hunting, and hiking; installation of surface chemical toilets; hand treatment of brush within established rights-of-way; and new uses of existing structures.

(III) Proposed uses that involve minor ground disturbance, as defined by depth and extent, including repair and maintenance of lawfully constructed and serviceable structures; home gardens; livestock grazing; cultivation that employs minimum tillage techniques such as replanting pastures using a grassland drill; construction of fences; new utility poles that are installed using an auger, post-hole digger, or similar implement; and placement of mobile homes where septic systems and underground utilities are not involved.

The Gorge Commission shall review all land use applications and determine if proposed uses would have a minor ground disturbance.

(IV) Proposed uses that occur on sites that have been disturbed by human activities, provided the proposed uses do not exceed the depth and extent of existing ground disturbance. To qualify for this exception, a project applicant must demonstrate that land-disturbing activities occurred in the project area. Land-disturbing activities include, but are not limited to, grading and cultivation.

(V) Proposed uses that would occur on sites that have been adequately surveyed in the past.

The project applicant must demonstrate that the project area has been adequately surveyed to qualify for this exception. Past surveys must have been conducted by a qualified professional and must include a surface survey and subsurface testing. The nature and extent of any cultural resources in the project area must be adequately documented.

(VI) Proposed uses occurring in areas that have a low probability of containing cultural resources, except:

- *Residential development that involves two or more new dwellings for the same project applicant.*
- *Recreation facilities that contain parking areas for more than 10 cars, overnight camping facilities, boat ramps, and visitor information and environmental education facilities.*
- *Public transportation facilities that are outside improved rights-of-way.*
- *Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater.*
- *Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances.*

Areas that have a low probability of containing cultural resources shall be identified using the results of reconnaissance surveys conducted by the Gorge Commission, the Forest Service, public agencies, and private archaeologists.

The Gorge Commission, after consulting Indian tribal governments and state historic preservation officers, shall prepare and adopt a map showing areas that have a low probability of containing cultural resources. This map shall be adopted within 200 days after the Secretary of Agriculture concurs with the Management Plan. It shall be refined and revised as additional reconnaissance surveys are conducted. Areas shall be added or deleted as warranted. All revisions of this map shall be reviewed and approved by the Gorge Commission.

(B) A historic survey shall be required for all 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 or structures that are 50 years old

or older.

(C) The Gorge Commission shall conduct and pay for all reconnaissance and historic surveys for small-scale uses in the General Management Area. When archaeological resources or traditional cultural properties are discovered, the Gorge Commission also shall identify the approximate boundaries of the resource or property and delineate a reasonable buffer zone. Reconnaissance surveys and buffer zone delineations for large-scale uses shall be the responsibility of the project applicant.

For Section 540, large-scale uses include residential development involving two or more new 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.

(D) Reconnaissance Surveys for Small-Scale Uses.

Reconnaissance surveys for small-scale uses shall generally include a surface survey and subsurface testing. They shall meet the following guidelines:

(i) A surface survey of the project area shall be conducted, except for inundated areas and impenetrable thickets.

(ii) Subsurface testing shall be conducted if the surface survey reveals that cultural resources may be present. Subsurface probes shall be placed at intervals sufficient to determine the absence or presence of cultural resources.

(E) Reconnaissance Survey Reports for Small-Scale Uses

The results of a reconnaissance survey for small-scale uses shall be documented in a confidential report that includes:

(i) A description of the fieldwork methodology used to identity cultural resources, including a description of the type and extent of the reconnaissance survey.

(ii) A description of any cultural resources that were discovered in the project area, including a written description and photographs.

(iii) A map that shows the project area, the areas surveyed, the location of subsurface probes, and, if applicable, the approximate boundaries of the affected cultural resources and a reasonable buffer zone.

(F) Reconnaissance Surveys for Large-Scale Uses

(i) Reconnaissance surveys for large-scale uses shall be designed by a qualified professional. A written description of the survey shall be submitted to and approved by the Gorge Commission's designated archaeologist.

(ii) Reconnaissance surveys shall reflect the physical characteristics of the project

area and the design and potential effects of the proposed use. They shall meet the following guidelines:

(I) Archival research shall be performed before any field work. It should entail a thorough examination of tax records; historic maps, photographs, and drawings; previous archaeological, historic, and ethnographic research; cultural resource inventories and records maintained by federal, state, and local agencies; and primary historic accounts, such as diaries, journals, letters, and newspapers.

(II) Surface surveys shall include the entire project area, except for inundated areas and impenetrable thickets.

(III) Subsurface probes shall be placed at intervals sufficient to document the presence or absence of cultural resources.

(IV) Archaeological site inventory forms shall be submitted to the State Historic Preservation Officer whenever cultural resources are discovered.

(G) Reconnaissance Survey Reports for Large-Scale Uses

The results of a reconnaissance survey for large-scale uses shall be documented in a confidential report that includes:

(i) A description of the proposed use, including drawings and maps.

(ii) A description of the project area, including soils, vegetation, topography, drainage, past alterations, and existing land use.

(iii) A list of the documents and records examined during the archival research and a description of any prehistoric or historic events associated with the project area.

(iv) A description of the fieldwork methodology used to identify cultural resources, including a map that shows the project area, the areas surveyed, and the location of subsurface probes. The map shall be prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.

(v) An inventory of the cultural resources that exist in the project area, including a written description, photographs, drawings, and a map. The map shall be prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.

(vi) A summary of all written comments submitted by Indian tribal governments and other interested persons.

(vii) A preliminary assessment of whether the proposed use would or would not have an effect on cultural resources. The assessment shall incorporate concerns and recommendations voiced during consultation meetings and information obtained through archival and ethnographic research and field surveys.

(H) Historic Surveys and Reports

(i) Historic surveys shall document the location, form, style, integrity, and physical condition of historic buildings and structures. They shall include original photographs and maps. Archival research, blueprints, and drawings should be used as necessary.

(ii) Historic surveys shall describe any uses that will alter or destroy the exterior architectural appearance of the historic buildings or structures, or compromise features of the site that are important in defining the overall historic character of the historic buildings or structures.

(iii) The project applicant shall provide detailed architectural drawings and building plans that clearly illustrate all proposed alterations.

(d) The responsibility and cost of preparing an evaluation of significance, assessment of effect, or mitigation plan shall be borne by the project applicant, except for resources discovered during construction. The Gorge Commission shall conduct and pay for evaluations of significance and mitigation plans for resources that are discovered during construction of small-scale and large-scale uses.

(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 60.4).

(B) The cultural resources are determined to be culturally significant by an Indian tribal government, based on criteria developed by that Indian tribal government and filed with the Gorge Commission.

(f) The Gorge Commission shall establish a Cultural Advisory Committee (CAC). The CAC shall comprise cultural resource professionals, interested individuals, and at least one representative from each of the four Indian tribes. If a project applicant's and Indian tribal government's evaluations of significance contradict, the Cultural Advisory Committee (CAC) shall review the applicant's evaluation and Indian tribal government's substantiated concerns. The CAC will submit a recommendation to the Director as to whether affected cultural resources are significant.

(2) Cultural Resource Reconnaissance and Historic Surveys

(a) Consultation and Ethnographic Research

(A) When written comments are submitted to the Director within the comment period provided in Section 120, the project applicant shall offer to meet with the interested persons within 10 calendar days. The 10-day consultation period may be extended upon agreement between the project

applicant and the interested persons.

Consultation meetings should provide an opportunity for interested persons to explain how the proposed use may affect cultural resources. Recommendations to avoid potential conflicts should be discussed.

All written comments and consultation meeting minutes shall be incorporated into the reconnaissance or historic survey report. In instances where a survey is not required, all such information shall be recorded and addressed in a report that typifies a survey report; inapplicable elements may be omitted.

(B) A project applicant who is proposing a large-scale use shall conduct interviews and other forms of ethnographic research if interested persons submit a written request for such research. All requests must include a description of the cultural resources that may be affected by the proposed use and the identity of knowledgeable informants. Ethnographic research shall be conducted by qualified specialists. Tape recordings, maps, photographs, and minutes shall be used when appropriate.

All written comments, consultation meeting minutes, and ethnographic research shall be incorporated into the reconnaissance or historic survey report. In instances where a survey is not required, all such information shall be recorded and addressed in a report that typifies a survey report.

(b) Notice of Survey Results

(A) The Director shall submit a copy of all cultural resource survey reports to the State Historic Preservation Officer and the Indian tribal governments. Survey reports may include measures to avoid affected cultural resources, such as a map that shows a reasonable buffer zone.

(B) The State Historic Preservation Officer and the tribes shall have 30 calendar days from the date a survey report is mailed to submit written comments to the Director. The Director shall record and address all written comments in the development review order.

(c) Conclusion of the Cultural Resource Protection Process

(A) The Director shall make a final decision on whether the proposed use would be consistent with Section 540. If the final decision contradicts the comments submitted by the State Historic Preservation Officer, the Director shall justify how it reached an opposing conclusion.

(B) The cultural resource protection process may conclude when one of the following conditions exists:

(i) The proposed use does not require a reconnaissance or historic survey, no cultural resources are known to exist in the project area, and no substantiated concerns were voiced by interested persons within 21 calendar days of the date that a notice was mailed.

(ii) A reconnaissance survey demonstrates that cultural resources do not exist in the project area, and no substantiated concerns were voiced by interested persons within 21 calendar days of the date that a notice was mailed.

(iii) The proposed use would avoid archaeological resources and traditional cultural resources that exist in the project area. To meet this guideline, a reasonable buffer zone must be established around the affected resources or properties; all ground disturbing activities shall be prohibited within the buffer zone.

Buffer zones must preserve the integrity and context of cultural resources. They will vary in width depending on the eventual use of the project area, the type of cultural resources that are present, and the characteristics for which the cultural resources may be significant. A deed covenant, easement, or other appropriate mechanism shall be developed to ensure that the buffer zone and the cultural resources are protected.

An evaluation of significance shall be conducted if a project applicant decides not to avoid the affected cultural resource. In these instances, the reconnaissance survey and survey report shall be incorporated into the evaluation of significance.

(iv) A historic survey demonstrates that the proposed use would not have an effect on historic buildings or structures because:

(I) The State Historic Preservation Officer concludes that the historic buildings or structures are clearly not significant, as determined by using the criteria in the "National Register Criteria for Evaluation" (36 CFR 60.4), or

(II) The proposed use would not compromise the historic or architectural character of the affected buildings or structures, or compromise features of the site that are important in defining the overall historic character of the affected buildings or structures, as determined by the guidelines and standards in the Secretary of the Interior Standards for the Treatment of Historic Properties (U.S. Department of the Interior 1992) and The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior 1992).

The historic survey conducted by the Gorge Commission may provide sufficient information to satisfy these guidelines. If it does not, architectural and building plans, photographs, and archival research may be required. The project applicant shall be responsible for providing information beyond that included in the survey conducted by the Gorge Commission.

The historic survey and report must demonstrate that these

guidelines have been clearly and absolutely satisfied. If the State Historic Preservation Officer or the Director question whether these guidelines have been satisfied, the project applicant shall conduct an evaluation of significance.

(3) Evaluation of Significance

(a) Evaluation Criteria and Information Needs:

If cultural resources would be affected by a new use, an evaluation of their significance shall be conducted. Evaluations of significance shall meet the following guidelines:

(A) Evaluations of significance shall follow the procedures in How to Apply the National Register Criteria for Evaluation (U.S. Department of the Interior, no date) and Guidelines for Evaluating and Documenting Traditional Cultural Properties (Parker and King, no date). They shall be presented within local and regional contexts and shall be guided by previous research and current research designs that are relevant to specific research questions for the Columbia River Gorge.

(B) To evaluate the significance of cultural resources, the information gathered during the reconnaissance or historic survey may have to be supplemented. Detailed field mapping, subsurface testing, photographic documentation, laboratory analyses, and archival research may be required.

(C) The project applicant shall contact Indian tribal governments and interested persons, as appropriate. Ethnographic research shall be undertaken as necessary to fully evaluate the significance of the cultural resources.

(D) The evaluation of significance shall follow the principles, guidelines, and report format recommended by the Oregon State Historic Preservation Office (Oregon SHPO 1990). It shall incorporate the results of the reconnaissance or historic survey and shall illustrate why each cultural resource is or is not significant. Findings shall be presented within the context of relevant local and regional research.

(E) All documentation used to support the evaluation of significance shall be cited. Evidence of consultation with Indian tribal governments and other interested persons shall be presented. All comments, recommendations, and correspondence from Indian tribal governments and interested persons shall be appended to the evaluation of significance.

(b) Notice of Evaluation Results

(A) If the evaluation of significance demonstrates that the cultural resources are not significant, the Director shall submit a copy of the evaluation of significance to the State Historic Preservation Officer and the Indian tribal governments.

(B) The State Historic Preservation Officer, Indian tribal governments, and interested persons shall have 30 calendar days from the date the evaluation of significance is mailed to submit written comments to the Director. The Director shall record and address all written comments in the development review order.

(c) Cultural Resources are Culturally Significant

(A) If an Indian tribal government believes that the affected cultural resources are culturally significant, contrary to the evaluation submitted by the project applicant, the Cultural Advisory Committee (CAC) shall make an independent review of the applicant's evaluation and the Indian tribal government's substantiated concerns. The CAC shall formulate a recommendation regarding the significance of the cultural resources.

(B) The Indian tribal government shall substantiate its concerns in a written report. The report shall be submitted to the Director, CAC, and the project applicant within 15 calendar days from the date the evaluation of significance is mailed. The CAC must submit its recommendation to the Director within 30 calendar days from the date the evaluation of significance is mailed.

(d) Conclusion of the Cultural Resource Protection Process

(A) The Director shall make a final decision on whether the affected resources are significant. If the final decision contradicts the comments or recommendations submitted by the State Historic Preservation Officer or CAC, the Director shall justify how an opposing conclusion was reached.

(B) The cultural resource protection process may conclude if the affected cultural resources are not significant.

(C) If the project applicant or the Director determines that the cultural resources are significant, the effects of the proposed use shall be assessed.

(4) Assessment of Effect

(a) Assessment Criteria and Information Needs:

If a use could potentially affect significant cultural resources, an assessment shall be made to determine if it would have no effect, no adverse effect, or an adverse effect. The assessment shall meet the following guidelines:

(A) The assessment of effect shall be based on the criteria published in "Protection of Historic Properties" (36 CFR 800.5) and shall incorporate the results of the reconnaissance or historic survey and the evaluation of significance. All documentation shall follow the requirements listed in 36 CFR 800.11.

(i) Proposed uses are considered to have an effect on cultural resources when they alter or destroy characteristics of the resources that make them significant [36 CFR 800.5].

(ii) Proposed uses are considered to have an adverse effect when they may diminish the integrity of the cultural resource's location, design, setting, materials, workmanship, feeling, or association [36 CFR 800.5].

Adverse effects on cultural resources include, but are not limited to:

(I) Physical destruction, damage, or alteration of all or part of the cultural resource.

(II) Isolation of the cultural resource from its setting or alteration of the character of the resource's setting when that character contributes to the resource's qualification as being significant.

(III) Introduction of visual, audible, or atmospheric elements that are out of character with the cultural resource or its setting.

(IV) Neglect of a significant cultural resource resulting in its deterioration or destruction, except as described in 36 CFR 800.5.

(B) The assessment of effect shall be prepared in consultation with Indian tribal governments and interested persons, as appropriate. The concerns and recommendations voiced by Indian tribal governments and interested persons shall be recorded and addressed in the assessment.

(C) The effects of a proposed use that would otherwise be determined to be adverse may be considered to be not adverse if any of the following instances apply:

(i) The cultural resources are of value only for their potential contribution to archeological, historical, or architectural research, and when such value can be substantially preserved through the conduct of appropriate research before development begins, and such research is conducted in accordance with applicable professional standards and guidelines.

(ii) The undertaking is limited to the rehabilitation of buildings and structures, and is conducted in a manner that preserves the historical and architectural character of affected cultural resources through conformance with The Secretary of the Interior's Standards for the Treatment of Historic Properties (U.S. Department of the Interior 1992) and The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior 1992).

(b) Notice of Assessment Results

(A) If the assessment of effect concludes that the proposed use would have no effect or no adverse effect on significant cultural resources, the Director shall submit a copy of the assessment to the State Historic Preservation Officer and the

Indian tribal governments.

(B) The State Historic Preservation Officer, Indian tribal governments, and interested persons shall have 30 calendar days from the date the assessment of effect is mailed to submit written comments to the Director. The Director shall record and address all written comments in the development review order.

(c) Conclusion of the Cultural Resource Protection Process

(A) The Director shall make a final decision on whether the proposed use would have no effect, no adverse effect, or an adverse effect. If the final decision contradicts the comments submitted by the State Historic Preservation Officer, the Director shall justify how an opposing conclusion was reached.

(B) The cultural resource protection process may conclude if the proposed use would have no effect or no adverse effect on significant cultural resources.

(C) A mitigation plan shall be prepared if a project applicant or the Director determines that the proposed use would have an adverse effect on significant cultural resources.

(5) Mitigation Plans

(a) Mitigation Plan Criteria and Information Needs:

Mitigation plans shall be prepared when proposed uses would have an adverse effect on significant cultural resources. The plans shall reduce an adverse effect to no effect or no adverse effect. Mitigation plans shall meet the following guidelines:

(A) Mitigation plans shall be prepared in consultation with persons who have concerns about or knowledge of the affected cultural resources, including Indian tribal governments, Native Americans, local governments whose jurisdiction encompasses the project area, and the State Historic Preservation Officer.

(B) Avoidance of cultural resources through project design and modification is preferred. Avoidance may be affected by reducing the size, scope, configuration, and density of the proposed use.

Alternative mitigation measures shall be used only if avoidance is not practicable.

Alternative measures include, but are not limited to, burial under fill, stabilization, removal of the cultural resource to a safer place, and partial to full excavation and recordation. If the mitigation plan includes buffer zones to protect cultural resources, a deed covenant, easement, or other appropriate mechanism shall be developed and recorded in county deeds and records.

(C) Mitigation plans shall incorporate the results of the reconnaissance or historic survey, the evaluation of significance, and the assessment of effect, and shall provide the documentation required in 36 CFR 800.11, including, but not limited to:

(i) A description and evaluation of any alternatives or mitigation measures that the project applicant proposes for reducing the effects of the proposed use.

(ii) A description of any alternatives or mitigation measures that were considered but not chosen and the reasons for their rejection.

(iii) Documentation of consultation with the State Historic Preservation Officer regarding any alternatives or mitigation measures.

(iv) A description of the project applicant's efforts to obtain and consider the views of Indian tribal governments, interested persons, and Director.

(v) Copies of any written recommendations submitted to the Director or project applicant regarding the effects of the proposed use on cultural resources and alternatives to avoid or reduce those effects.

(b) Notice of Mitigation Plan Results

(A) If a mitigation plan reduces the effect of a use from an adverse effect to no effect or no adverse effect, the Director shall submit a copy of the mitigation plan to the State Historic Preservation Officer and the Indian tribal governments.

(B) The State Historic Preservation Officer, Indian tribal governments, and interested persons shall have 30 calendar days from the date the mitigation plan is mailed to submit written comments to the Director. The Director shall record and address all written comments in the development review order.

(c) Conclusion of the Cultural Resource Protection Process

(A) The Director shall make a final decision on whether the mitigation plan would reduce an adverse effect to no effect or no adverse effect. If the final decision contradicts the comments submitted by the State Historic Preservation Officer, the Director shall justify how an opposing conclusion was reached.

(B) The cultural resource protection process may conclude if a mitigation plan would reduce an adverse effect to no effect or no adverse effect.

(C) The proposed use shall be prohibited when acceptable mitigation measures fail to reduce an adverse effect to no effect or no adverse effect.

(6) Cultural Resources Discovered After Construction Begins

The following procedures shall be affected when cultural resources are discovered during construction activities. All survey and evaluation reports and mitigation plans shall be submitted to the Director and the State Historic Preservation Officer. Indian tribal governments also shall receive a copy of all reports and plans if the cultural resources are prehistoric or otherwise associated with Native Americans.

(a) Halt of Construction. All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.

(b) Notification. The project applicant shall notify the Director and the Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.

(c) Survey and Evaluation. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the State Historic Preservation Officer. (See Oregon Revised Statute (ORS) 358.905 to 358.955.) It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the guidelines in "Reconnaissance Survey Reports for Large-Scale Uses" and "Evaluation of Significance: Evaluation Criteria and Information Needs".

Based on the survey and evaluation report and any written comments, the Director shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.

A mitigation plan shall be prepared if the affected cultural resources are significant.

(d) Mitigation Plan. Mitigation plans shall be prepared according to the information, consultation, and report guidelines contained in the "Mitigation Plans: Mitigation Plan Criteria and Information Needs" Section of this chapter. Construction activities may recommence when the conditions in the mitigation plan have been executed.

(7) Discovery of Human Remains

The following procedures shall be affected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones, or teeth, with or without attendant burial artifacts.

(a) Halt of Activities. All survey, excavation, and construction activities shall cease. The human remains shall not be disturbed any further.

(b) Notification. Local law enforcement officials, the Director, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.

(c) Inspection. The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/historic or modern. Representatives from the Indian tribal governments shall have an opportunity to monitor the inspection.

(d) Jurisdiction. If the remains are modern, the appropriate law enforcement officials shall assume jurisdiction and the cultural resource protection process may conclude.

(e) Treatment. In Oregon, prehistoric/historic remains of Native Americans shall generally be treated in accordance with the procedures set forth in ORS 97.740 to 97.760.

If the human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements specified in "Mitigation Plans: Mitigation Plan Criteria and Information Needs".

The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when the conditions set forth in "Mitigation Plans: Conclusion of the Cultural Resource Protection Process" are met and the mitigation plan is executed.

550. Special Management Area Cultural Resource Review Criteria

(1) General Guidelines for Implementing the Cultural Resources Protection Process

(a) All cultural resource information shall remain confidential, according to Section 6(a)(1)(A) of the Scenic Area Act. Federal agency czultural resource information is also exempt by statute from the Freedom of Information Act under 16 USC 470aa and 36 CFR 296.18.

(b) All cultural resources surveys, evaluations, assessments, and mitigation plans shall be performed by professionals whose expertise reflects the type of cultural resources that are involved. Principal investigators shall meet the professional standards published in 36 CFR 61.

(c) The Forest Service will be responsible for performing the literature review and consultation, inventory, evaluations of significance, assessments of effect, and mitigation requirements in Section 550(4) for forest practices and National Forest System lands.

(d) New developments or land uses shall not adversely affect significant cultural resources.

(2) The procedures and guidelines in Section 540 shall be used to review all proposed developments and land uses other than those on all federal lands, federally assisted projects and forest practices.

(3) The procedures and guidelines in 36 CFR 800 and Section 550(4) shall be used by and federal agencies to evaluate new developments or land uses on federal lands, federally assisted projects, and forest practices.

(4) The following procedures as well as the provisions in 36 CFR 800.4 for assessing potential effects to cultural resources and 36 CFR 800.5 for assessing effects to cultural resources shall be used to assess potential effects to cultural resources.

(a) Literature Review and Consultation

(A) An assessment shall be made to determine if any cultural resources listed on the National Register of Historic Places at the national, state or county level exist on or within the area of potential direct and indirect impacts.

A search shall be made of state and county government, National Scenic Area/Forest Service and any other pertinent inventories, such as archives and photographs, to identify cultural resources, including consultation with the State Historic Preservation Office and tribal governments. State and tribal government response to the consultation request shall be allowed for 30 days.

(C) Consultation with cultural resource professionals knowledgeable about the area.

(D) A field inventory by a cultural resource professional shall be required if the Forest Service determines that a recorded or known cultural resource exists on or within the immediate vicinity of a new development or land use, including those reported in consultation with the Tribal governments.

(b) Field Inventory

(A) Tribal representatives shall be invited to participate in the field inventory.

(B) The field inventory shall consist of one or the other of the following guidelines, as determined by the cultural resource professional:

(i) Complete survey: the systematic examination of the ground surface through a controlled procedure, such as walking an area in evenly-spaced transects. A complete survey may also require techniques such as clearing of vegetation, augering or shovel probing of subsurface soils for the presence of buried cultural resources.

(ii) Sample survey: the sampling of an area to assess the potential of cultural resources within the area of proposed development or use. This technique is generally used for large or difficult to survey parcels, and is generally accomplished by a stratified random or non-stratified random sampling strategy. A parcel is either stratified by variables such as vegetation, topography or elevation, or by non-environmental factors such as a survey grid.

Under this method, statistically valid samples are selected and surveyed to indicate the probability of presence, numbers and types of cultural resources throughout the sampling strata. Depending on the results of the sample, a complete survey may or may not subsequently be recommended.

(C) A field inventory report shall be prepared, and shall include the following:

(i) A narrative integrating the literature review of Section (4)(a) above with the field inventory of Section (4)(b) above.

(ii) A description of the field inventory methodology used, including the type and extent of field inventory, supplemented by maps which graphically illustrate the areas surveyed, not surveyed, and the rationale for each.

(iii) A statement of the presence or absence of cultural resources within the area of the new development or land use.

(iv) When cultural resources are not located, a statement of the likelihood of buried or otherwise concealed cultural resources shall be included. Recommendations and standards for monitoring, if appropriate, shall be included.

(D) Reports for inventories conducted in the State of Oregon shall follow the format specified by the Oregon State Historic Preservation Office.

(E) The field inventory report shall be presented to the Forest Service for review.

(c) Evaluations of Significance

(A) When cultural resources are found within the area of the new development or land use, an evaluation of significance shall be completed for each cultural resource in accordance with to the criteria of the National Register of Historic Places (36 CFR 60.4).

(B) Evaluations of cultural resource significance shall be guided by previous and current research designs relevant to specific research questions for the area.

(C) Evaluations of the significance of traditional cultural properties shall follow National Register Bulletin 38, Guidelines for the Evaluation and Documentation of Traditional Cultural Properties, within local and regional contexts.

(D) Recommendations for eligibility to the National Register shall be completed for each identified resource, in accordance with National Register criteria A through D (36 CFR 60.4). The Forest Service shall review evaluations for adequacy.

(E) Evidence of consultation with tribal governments and individuals with knowledge of the cultural resources in the project area, and documentation of their concerns, shall be included as part of the evaluation of significance.

(F) An assessment of effect shall be required if the Forest Service determines that the inventoried cultural resources are significant.

(d) Assessment of Effect

(A) For each significant (i.e., National Register eligible) cultural resource inventoried within the area of the proposed development or change in use, assessments of effect shall be completed, using the criteria outlined in 36 CFR 800.5 ("Assessing Effects"). Evidence of consultation with tribal governments and individuals with knowledge of the cultural resources of the project area shall be included for Sections (4)(d)(B) through (4)(d)(D) below. The Forest Service shall review each determination for adequacy.

(B) If the proposed development or change in use will have "No Adverse Effect," as defined by 36 CFR 800.4, to a significant cultural resource, documentation for that finding shall be completed, following the "Documentation Standards" of 36 CFR 800.11. If the proposed development or change in use will have an effect then the criteria of adverse effect must be applied (36 CFR 800.5).

(C) If the proposed development or change in use will have an "Adverse Effect" as defined by 36 CFR 800.5 to a significant cultural resource, the type and extent of "adverse effect" upon the qualities of the property that make it eligible for the National Register shall be documented (36 CFR

800.6 "Resolution of Adverse Effects"). This documentation shall follow the process outlined under 36 CFR 800.11 ("Failure to Resolve Adverse Effects).

(D) If the "effect" appears to be beneficial (i.e., an enhancement to cultural resources), documentation shall be completed for the recommendation of that effect upon the qualities of the cultural resource that make it eligible to the National Register. This documentation shall follow the process outlined under 36 CFR 800.11 ("Documentation Standards").

(e) Mitigation

(A) If there will be an effect on cultural resources, measures shall be provided for mitigation of effects (36 CFR 800.6 "Resolution of Adverse Effects"). These measures shall address factors such as avoidance of the property through project design or modification and subsequent protection, burial under fill, data recovery excavations, or other measures which are proposed to mitigate effects.

(B) Evidence of consultation with tribal governments and individuals with knowledge of the resources to be affected, and documentation of their concerns, shall be included for all mitigation proposals.

The Forest Service shall review all mitigation proposals for adequacy.

(5) Discovery During Construction

All authorizations for new developments or land uses shall be conditioned to require the immediate notification of the Forest Service if cultural resources are discovered during construction or development.

(a) If cultural resources are discovered, particularly human bone or burials, work in the immediate area of discovery shall be suspended until a cultural resource professional can evaluate the potential significance of the discovery and recommend measures to protect and/or recover the resources.

(b) If the discovered material is suspected to be human bone or a burial, the following procedure shall be used:

(A) The applicant shall stop all work in the vicinity of the discovery.

(B) The applicant shall immediately notify the Forest Service, the applicant's cultural resource professional, the State Medical Examiner, and appropriate law enforcement agencies.

(C) The Forest Service shall notify the tribal governments if the discovery is

determined to be an Indian burial or a cultural resource.

(D) A cultural resource professional shall evaluate the potential significance of the resource pursuant to Section 550(4)(c) and report the results to the Forest Service.

(c) The cultural resource review process shall be complete and work may continue if the Forest Service determines that the cultural resource is not significant. The cultural resource professional shall recommend measures to protect and/or recover the resource pursuant to Section 550(4)(e) if the Forest Service determines that the cultural resource is significant.

Applicant Findings: The applicant has prepared a Cultural Resources Report for the proposed project that addresses the cultural resources review criteria. In addition, the applicant has prepared a Section 106 Finding of No Historic Properties Adversely Affected (for archeological resources) and a Section 106 Finding of No Historic Properties Adversely Affected for the Columbia River Highway National Register Historic District. Electronic copies of these reports have been submitted to Hood River County and USFS- Columbia River Gorge archaeologist.

Copies of the cultural resource reconnaissance report and finding of effect (Attachment G) and the historic survey describing effects to the HCRH National Register nomination have also been sent out to the Tribes and the State Historic Preservation Office (SHPO). The applicant shall immediately notify the Hood River County Planning Director in the event of the discovery of cultural resources during construction or development. The project applicant will be responsible to implement the requirements listed below should such a discovery occur:

- In the event of the discovery of cultural resources, work in the immediate area of discovery shall be suspended until a cultural resource professional can evaluate the potential significance of the discovery pursuant to ORS 75.550.
- If the discovered material is suspected to be human bone or a burial, the following procedure shall be used:
    - Stop all work in the vicinity of the discovery.
    - The applicant shall immediately notify the USFS, the applicant's cultural resource professional, the State Medical Examiner, and appropriate law enforcement agencies.
    - The USFS shall notify the tribal governments if the discovery is determined to be an Indian burial or a cultural resource.
    - A cultural resource professional shall evaluate the potential significance of the discovery and report the results to the USFS which shall have 30 days to comment in the report.
- If the USFS determines that the cultural resource is not significant or does not respond within the 30-day response period, the cultural resource review process shall be complete and work may continue.If the USFS determines that the cultural resource is significant, the cultural resource professional shall recommend measures to protect and/or recover the resource.

560. General Management Area Wetland Review Criteria

(1) Wetlands Boundaries and Site Plans for Review Uses in Wetlands

(a) If the proposed use is within a wetland or wetlands buffer zone, the applicant shall be responsible for determining the exact location of the wetland boundary.

(A) The approximate location and extent of wetlands in the Scenic Area is shown on the National Wetlands Inventory (U.S. Department of the Interior 1987). In addition, the list of hydric soils and the soil survey maps shall be used as an indicator of wetlands. Wetlands boundaries shall be delineated using the procedures specified in the Corps of Engineers Wetlands Delineation Manual (Wetlands Research Program Technical Report Y-87-1, on-line edition, updated through March 21, 1997).

(B) All wetlands delineations shall be conducted by a professional that has been trained to use the federal delineation process, such as a soil scientist, botanist, or wetlands ecologist.

(C) The Director may verify the accuracy of, and may render adjustments to, a wetlands boundary delineation. In the event the adjusted boundary delineation is contested by the applicant, the Director shall, at the applicant's expense, obtain professional services to render a final delineation.

Applicant Findings: Not applicable. Wetland scientists reviewed the portion of the proposed trail that is within the GMA and no wetlands were identified.

(b) In addition to the information required in all site plans, site plans for proposed uses in wetlands or wetlands 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 wetland and the wetlands buffer zone; and

(C) a description of actions that would affect the wetland.

Applicant Findings: Not applicable. Wetland scientists reviewed the portion of the proposed trail that is within the GMA and no wetlands were identified.

(2) Uses allowed outright in wetlands and wetlands buffer zones.

(a) Section 560 shall not apply to proposed uses that would occur in the main stem of the Columbia River. The main stem of the Columbia River is depicted on the map titled "Boundary Map, Columbia River Gorge National Scenic Area," numbered NSA-001 and dated September 1986. (This map is available at county planning departments and Commission

and Forest Service offices.) The boundaries of the main stem appear as a heavy black line that generally follows the shoreline. For this Ordinance, backwaters and isolated water bodies created by roads and railroads are not part of the main stem of the Columbia River.

(b) Uses allowed outright are listed in Section 070.

Applicant Findings: Not applicable. No uses are proposed within wetland or wetland buffers within the GMA.

(3) The following uses may be allowed in wetlands and wetlands buffer zones when approved pursuant to the provisions in Section 560(5), and reviewed under the applicable provisions of Sections 520 through 620:

(a) The modification, expansion, replacement, or reconstruction of serviceable structures, if such actions would not:

(A) Increase the size of an existing structure by more than 100 percent,

(B) Result in a loss of wetlands acreage or functions, and

(C) Intrude further into a wetland or wetlands buffer zone. New structures shall be considered intruding further into a wetland or wetlands buffer zone if any portion of the structure is located closer to the wetland or wetlands buffer zone than the existing structure.

(b) The construction of minor water-related recreation structures that are available for public use. Structures in this category shall be limited to boardwalks; trails and paths, provided their surface is not constructed of impervious materials; observation decks; and interpretative aids, such as kiosks and signs.

(c) The construction of minor water-dependent structures that are placed on pilings, if the pilings allow unobstructed flow of water and are not placed so close together that they effectively convert an aquatic area to dry land. Structures in this category shall be limited to public and private docks and boat houses, and fish and wildlife management structures that are constructed by federal, state, or tribal resource agencies.

Applicant Findings: Not applicable. No uses are proposed within wetland or wetland buffers within the GMA.

(4) Uses not listed in Section 560(2) and (3) may be allowed in wetlands and wetlands buffer zones, when approved pursuant to Section 560(6) and reviewed under the applicable provisions of Sections 520 through 620.

Applicant Findings: Not applicable. No uses are proposed within wetland or wetland buffers within the GMA.

(5) Applications for modifications to serviceable structures and minor water-dependent and water-related structures in wetlands shall demonstrate that:

(a) Practicable alternatives to locating the structure outside of the wetlands or wetland buffer zone and/or minimizing the impacts of the structure do not exist;

(b) All reasonable measures have been applied to ensure that the structure will result in the minimum feasible alteration or destruction of the wetlands, existing contour, functions, vegetation, fish and wildlife resources, and hydrology;

(c) The structure will be constructed using best management practices;

(d) Areas disturbed during construction of the structure will be rehabilitated to the maximum extent practicable; and

(e) The structure complies with all applicable federal, state, and county laws.

Applicant Findings: Not applicable. No uses are proposed within wetland or wetland buffers within the GMA.

(6) Applications for all other Review Uses in wetlands shall demonstrate that:

(a) The proposed use is water-dependent, or is not water-dependent but has no practicable alternative considering all of the following:

(A) The basic purpose of the use cannot be reasonably accomplished using one or more other sites in the vicinity that would avoid or result in less adverse effects on wetlands;

(B) The basic purpose of the use cannot be reasonably accomplished by reducing its size, scope, configuration, or density as proposed, or by changing the design of the use in a way that would avoid or result in less adverse effects on wetlands; and

(C) Reasonable attempts have been made to remove or accommodate constraints that caused a project applicant to reject alternatives to the use as proposed. Such constraints include inadequate infrastructure, parcel size, and zone designations. If a land designation or recreation intensity class is a constraint, an applicant must request a Management Plan amendment to demonstrate that practicable alternatives do not exist.

An alternative site for a proposed use shall be considered practicable if it is available and the proposed use can be undertaken on that site after taking into consideration cost, technology, logistics, and overall project purposes.

(b) The proposed use is in the public interest. The following factors shall be considered when determining if a proposed use is in the public interest:

(A) The extent of public need for the proposed use.

(B) The extent and permanence of beneficial or detrimental effects that the proposed use may have on the public and private uses for which the property is suited.

(C) The functions and size of the wetland that may be affected.

(D) The economic value of the proposed use to the general area.

(E) The ecological value of the wetland and probable effect on public health and safety, fish, plants, and wildlife.

(c) Measures will be applied to ensure that the proposed use results in the minimum feasible alteration or destruction of the wetland's functions, existing contour, vegetation, fish and wildlife resources, and hydrology.

(d) Groundwater and surface-water quality will not be degraded by the proposed use.

(e) Those portions of a proposed use that are not water-dependent or have a practicable alternative will not be located in wetlands or wetlands buffer zones.

(f) The proposed use complies with all applicable federal, state, and county laws.

(g) Areas that are disturbed during construction will be rehabilitated to the maximum extent practicable.

(h) Unavoidable impacts to wetlands will be offset through restoration, creation, or enhancement of wetlands. Wetlands restoration, creation, and enhancement are not alternatives to the guidelines listed above; they shall be used only as a last resort to offset unavoidable wetlands impacts.

The following wetlands restoration, creation, and enhancement guidelines shall apply:

(A) Impacts to wetlands shall be offset by restoring or creating new wetlands or by enhancing degraded wetlands. Wetlands restoration shall be the preferred alternative.

(B) Wetlands restoration, creation, and enhancement projects shall be conducted in accordance with a wetlands compensation plan.

(C) Wetlands restoration, creation, and enhancement projects shall use native vegetation.

(D) The size of replacement wetlands shall equal or exceed the following ratios (the first number specifies the required acreage of replacement wetlands and the second number specifies the acreage of wetlands altered or destroyed):

i. Restoration: 2:1
ii. Creation: 3:1
iii. Enhancement: 4:1

(E) Replacement wetlands shall replicate the functions of the wetland that will be altered or destroyed such that no net loss of wetlands functions occurs.

(F) Replacement wetlands should replicate the type of wetland that will be altered or destroyed. If this guideline is not feasible or practical due to technical constraints, a wetland type of equal or greater benefit may be substituted, provided that no net loss of wetlands functions occurs.

(G) Wetlands restoration, creation, or enhancement should occur within 1,000 feet of the affected wetland. If this is not practicable due to physical or technical constraints, replacement shall occur within the same watershed and as close to the altered or destroyed wetland as practicable.

(H) Wetlands restoration, creation, and enhancement efforts should be completed before a wetland is altered or destroyed. If it is not practicable to complete all restoration, creation, and enhancement efforts before the wetland is altered or destroyed, these efforts shall be completed before the new use is occupied or used.

(I) Five years after a wetland is restored, created, or enhanced at least 75 percent of the replacement vegetation must survive. The owner shall monitor the hydrology and vegetation of the replacement wetland and shall take corrective measures to ensure that it conforms with the approved wetlands compensation plan and this guideline.

Applicant Findings: Not applicable. No uses are proposed within wetland within the GMA.

(7) Wetlands Buffer Zones

(a) The width of wetlands buffer zones shall be based on the dominant vegetation community that exists in a buffer zone.

(b) The dominant vegetation community in a buffer zone is the vegetation community that covers the most surface area of that portion of the buffer zone that lies between the proposed activity and the affected wetland. Vegetation communities are classified as forest, shrub, or herbaceous.

(A) A forest vegetation community is characterized by trees with an average height equal to or greater than 20 feet, accompanied by a shrub layer; trees must form a canopy cover of at least 40 percent and shrubs must form a canopy cover of at least 40 percent. A forest community without a shrub component that forms a canopy cover of at least 40 percent shall be considered a shrub vegetation community.

(B) A shrub vegetation community is characterized by shrubs and trees that are greater than 3 feet tall and form a canopy cover of at least 40 percent.

(C) A herbaceous vegetation community is characterized by the presence of

herbs, including grass and grasslike plants, forbs, ferns, and non-woody vines.

(c) Buffer zones shall be measured outward from a wetlands boundary on a horizontal scale that is perpendicular to the wetlands boundary. The following buffer zone widths shall be required:

(A) Forest communities: 75 feet

(B) Shrub communities: 100 feet

(C) Herbaceous communities: 150 feet

(d) Except as otherwise allowed, wetlands buffer zones shall be retained in their natural condition. When a buffer zone is disturbed by a new use, it shall be replanted with native plant species.

Applicant Findings: Not applicable. No wetland buffer zones were delineated because no wetlands were identified along the proposed trail within the GMA.

(8) Wetlands Compensation Plans:

Enhancement of wetlands not associated with any other project proposal may be allowed, if such efforts comply with the wetlands provisions in the Management Plan. Enhancement efforts shall be conducted pursuant to a wetlands compensation plan, as described in this Section.

All enhancement plans must be approved by the County after consultation with federal and state agencies with jurisdiction over wetlands.

Wetlands compensation plans shall be prepared when a project applicant is required to restore, create or enhance wetlands. They shall satisfy the following guidelines:

(a) Wetlands compensation plans shall be prepared by a qualified professional hired by a project applicant. They shall provide for land acquisition, construction, maintenance, and monitoring of replacement wetlands.

(b) Wetlands compensation plans shall include an ecological assessment of the wetland that will be altered or destroyed and the wetland that will be restored, created, or enhanced. The assessment shall include information on flora, fauna, hydrology, and wetlands functions.

(c) Compensation plans shall also assess the suitability of the proposed site for establishing a replacement wetland, including a description of the water source and drainage patterns, topography, wildlife habitat opportunities, and value of the existing area to be converted.

(d) Plan view and cross-sectional, scaled drawings; topographic survey data, including elevations at contour intervals no greater than 1 foot, slope

percentages, and final grade elevations; and other technical information shall be provided in sufficient detail to explain and illustrate:

(A) Soil and substrata conditions, grading, and erosion and sediment control needed for wetland construction and long-term survival.

(B) Planting plans that specify native plant species, quantities, size, spacing, or density; source of plant materials or seeds; timing, season, water, and nutrient requirements for planting; and where appropriate, measures to protect plants from predation.

(C) Water-quality parameters, water source, water depths, water-control structures, and water-level maintenance practices needed to achieve the necessary hydrologic conditions.

(e) A 5-year monitoring, maintenance, and replacement program shall be included in all plans. At a minimum, a project applicant shall provide an annual report that documents milestones, successes, problems, and contingency actions. Photographic monitoring stations shall be established and photographs shall be used to monitor the replacement wetland.

(f) A project applicant shall demonstrate sufficient fiscal, technical, and administrative competence to successfully execute a wetlands compensation plan.

Applicant Findings: Not applicable. The project will not fill any wetlands therefore no wetland compensation plan is required.

570. General Management Area Stream, Pond, Lake and Riparian Area Review Criteria

(1) Stream, Pond, and Lake Boundaries and Site Plans for Review Uses in Aquatic and Riparian Areas.

(a) If a proposed use would be in a stream, pond, lake or their buffer zones, the project applicant shall be responsible for determining the exact location of the ordinary high watermark or normal pool elevation.

Applicant Findings: No streams, ponds, or lakes are within the portion of the trail that is proposed within the GMA. However, Gorton Creek crosses the adjoining parcel in the SMA; the Gorton Creek buffer extends into the GMA. A waters determination was conducted for Gorton Creek by an ODOT wetland scientist using a resource-grade Global Positioning System (GPS) device.

(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.

Applicant Findings: The proposed Gorton Creek Trailhead and the portion of the trail within the GMA will impact a small amount of area within Gorton Creek's 200-foot buffer. The Gorton Creek ordinary high water mark and its 200-foot buffer are shown in the maps provided in Attachment H. As described previously, development of the trailhead and westernmost portion of the trail will require minor grading and laying of asphalt.

(2) Uses allowed outright in streams, ponds, lakes, and their buffer zones.

(a) Section 570 shall not apply to proposed uses that would occur in those portions of the main stem of the Columbia River that adjoin the Urban Area.

(b) Uses allowed outright are listed in Section 070.

Applicant Findings: Not applicable. The proposed project is not allowed outright in streams, ponds, lakes, and their buffer zones.

(3) The following uses may be allowed in streams, ponds, lakes and riparian areas when approved pursuant to Section 570(5), and reviewed under the applicable provisions of Sections 520 through 620:

(a) The modification, expansion, replacement, or reconstruction of serviceable structures, provided that such actions would not:

(A) Increase the size of an existing structure by more than 100 percent,

(B) Result in a loss of water quality, natural drainage, and fish and wildlife habitat, or

(C) Intrude further into a stream, pond, lake, or buffer zone. New structures shall be considered intruding further into a stream, pond, lake, or buffer zone if any portion of the structure is located closer to the stream, pond, lake, or buffer zone than the existing structure.

(b) The construction of minor water-related recreation structures that are available for public use. Structures in this category shall be limited to boardwalks; trails and paths, provided their surface is not constructed of impervious materials; observation decks; and interpretative aids, such as kiosks and signs.

(c) The construction of minor water-dependent structures that are placed on pilings, if the pilings allow unobstructed flow of water and are not placed so close together that they effectively convert an aquatic area to dry land. Structures in this category shall be limited to public and private docks and boat houses, and fish and wildlife management structures that are constructed by federal, state, or tribal resource agencies.

Applicant Findings: Not applicable. The proposed project is not a use described in Section 570(3).

(4) Uses not listed in Section 570(2) and (3) may be allowed in streams, ponds, lakes, and riparian areas, when approved pursuant to Section 570(6) and reviewed under the applicable provisions of Sections 520 through 620.

Applicant Findings: The review standards in Section 570(6) are addressed below; the applicable provisions of Sections 520 through 620 are addressed under their respective headings in this application.

(5) Applications for modifications to serviceable structures and minor water-dependent and water-related structures in aquatic and riparian areas shall demonstrate that:

(a) Practicable alternatives to locating the structure outside of the stream, pond, lake, or buffer zone and/or minimizing the impacts of the structure do not exist;

(b) All reasonable measures have been applied to ensure that the structure will result in the minimum feasible alteration or destruction of water quality, natural drainage, and fish and wildlife habitat of streams, ponds, lakes, and riparian areas;

(c) The structure will be constructed using best management practices;

(d) Areas disturbed during construction of the structure will be rehabilitated to the maximum extent practicable; and

(e) The structure complies with all applicable federal, state, and local laws.

Applicant Findings: Not applicable. The proposed project will not modify an existing structure.

(6) Applications for all other Review Uses in streams, ponds and lakes and riparian areas shall demonstrate that:

(a) The proposed use is water-dependent, or is not water-dependent but has no practicable alternative as determined by Section 560(6)(a), substituting the term stream, pond, lake, or riparian area as appropriate.

Applicant Findings: The applicant is proposing the use of the area west of Gorton Creek for a trailhead and parking area based on coordination with USFS and OPRD staff and parallel planning efforts related to OPRD's Gorge Management Unit Plan update, which is a non-water-dependent use. The site is currently a gravel parking area and, as such, development of the trailhead will result in minimal new impacts. To achieve the purpose of connecting abandoned sections of the HCRH with a continuous trail, the trail must extend from the trailhead to the east perpendicular to Gorton Creek.

Currently, Wyeth Road has low traffic volumes and utilizing the existing Gorton Creek crossing would likely be reasonably safe for pedestrians and bicyclists. However, traffic is expected to increase with the construction of the new recreational facilities. As such the lack of dedicated sidewalks or bicycle lanes may compromise the safety of pedestrians and bicyclists who would share the narrow bridge with vehicles. The objective of providing safe pedestrian and bicycle recreational facilities cannot be reasonably accomplished in the long-term. Additionally, adding a trail to the Historic Bridge would propose adverse effects on the historic structure. As such, there is no practicable alternative that would completely avoid impacts to the creek's buffer within the GMA. However, as described in response to Section 600, fill within Gorton Creek will be avoided due to the bridge design.

(b) The proposed use is in the public interest as determined by Section 560(6)(b), substituting the term stream, pond, lake, or riparian area as appropriate.

Applicant Findings: The proposed project will create a permanent public recreation amenity in the form of a 3.08-mile pedestrian/bicycle trail. As previously described, the project will advance a fundamental objective of the CRGNSA Act as well as several public plans that have subsequently been adopted. Overall impacts to the Gorton Creek buffer zone resulting from the proposed project are expected to have a minimal effect on the function of the creek's riparian habitat.

(c) Measures have been applied to ensure that the proposed use results in minimum feasible impacts to water quality, natural drainage, and fish and wildlife habitat of the affected stream, pond, lake, and/or buffer zone.

At a minimum, the following mitigation measures shall be considered when new uses are proposed in streams, ponds, lakes, and buffer zones:

(A) Construction shall occur during periods when fish and wildlife are least sensitive to disturbance. Work in streams, ponds, and lakes shall be conducted during the periods specified in "Oregon Guidelines for Timing of

In-Water Work to Protect Fish and Wildlife Resources" (Oregon Department of Fish and Wildlife, 2000), unless otherwise coordinated with and approved by the Oregon Department of Fish and Wildlife.

(B) All natural vegetation shall be retained to the greatest extent practicable, including aquatic and riparian vegetation.

(C) Nonstructural controls and natural processes shall be used to the greatest extent practicable.

(D) Bridges, roads, pipeline and utility corridors, and other water crossings shall be minimized and should serve multiple purposes and properties.

(E) Stream channels should not be placed in culverts unless absolutely necessary for property access. Bridges are preferred for water crossings to reduce disruption to streams, ponds, lakes, and their banks. When culverts are necessary, oversized culverts with open bottoms that maintain the channel's width and grade should be used.

(F) Temporary and permanent control measures should be applied to minimize erosion and sedimentation when riparian areas are disturbed, including slope netting, berms and ditches, tree protection, sediment barriers, infiltration systems, and culverts.

Applicant Findings: Within the GMA, impacts will only occur to the Gorton Creek buffer zone. An Erosion Control Plan will be implemented during construction. The Erosion Control Plan is included in Attachment A, section F.

(d) Groundwater and surface-water quality will not be degraded by the proposed use.

Applicant Findings: Development of the proposed trailhead and trail is not expected to degrade groundwater or surface-water quality. A stormwater treatment and infiltration facility will be installed in the parking lot to treat runoff associated with the parking area.

(e) Those portions of a proposed use that are not water-dependent or have a practicable alternative will be located outside of stream, pond, and lake buffer zones.

Applicant Findings: As described above, there is no practicable alternative to crossing the Gorton Creek buffer zone because the trail is a linear east-west facility and the creek runs north-south.

(f) The proposed use complies with all applicable federal, state, and county laws.

Applicant Findings: The applicant is currently in the process of obtaining applicable federal, state, and county permits for the proposed project.

(g) Unavoidable impacts to aquatic and riparian areas will be offset through rehabilitation and enhancement.

Enhancement of streams, ponds, lakes and riparian areas not associated with any other development proposal may be allowed, if such efforts comply with the streams, ponds, lakes and riparian area provisions in this Management Plan. Enhancement efforts shall be conducted pursuant to a rehabilitation and enhancement plan, as described in this Section.

All enhancement plans shall be approved by the County, after consultation with federal and state agencies with jurisdiction over streams, ponds, lakes and riparian areas.

Rehabilitation and enhancement shall achieve no net loss of water quality, natural drainage, and fish and wildlife habitat of the affected stream, pond, lake, and/or buffer zone. When a project area has been disturbed in the past, it shall be rehabilitated to its natural condition to the maximum extent practicable.

When a project area cannot be completely rehabilitated, such as when a boat launch permanently displaces aquatic and riparian areas, enhancement shall also be required.

The following rehabilitation and enhancement guidelines shall apply:

(A) Rehabilitation and enhancement projects shall be conducted in accordance with a rehabilitation and enhancement plan.

(B) Natural hydrologic conditions shall be replicated, including current patterns, circulation, velocity, volume, and normal water fluctuation.

(C) Natural stream channel and shoreline dimensions shall be replicated, including depth, width, length, cross-sectional profile, and gradient.

(D) The bed of the affected aquatic area shall be rehabilitated with identical or similar materials.

(E) Riparian areas shall be rehabilitated to their original configuration, including slope and contour.

(F) Fish and wildlife habitat features shall be replicated, including pool-riffle ratios, substrata, and structures. Structures include large woody debris and boulders.

(G) Stream channels and banks, shorelines, and riparian areas shall be replanted with native plant species that replicate the original vegetation community.

(H) Rehabilitation and enhancement efforts shall be completed no later 90 days after the aquatic area or buffer zone has been altered or destroyed, or as soon thereafter as is practicable.

(I) Three years after an aquatic area or buffer zone is rehabilitated or enhanced, at least 75 percent of the replacement vegetation must survive. The owner shall monitor the replacement vegetation and take corrective measures to satisfy this guideline.

Applicant Findings: Temporary construction disturbance areas will be restored with native vegetation per the project Landscape Plans (Attachment B). Impacted areas in the Gorton Creek buffer zone will be offset through restoration of two degraded areas:

- Warren Creek Restoration Site - approximately 6.20 acres of degraded forest understory between trail stations 172+00 to 185+00 on USFS land, north and east of Warren Creek, south of the I-84 shoulder, and
- Wyeth Restoration Site - approximately 3.57 acres of degraded forest understory and previously disturbed land between trail stations 520+00 and 527+00 on OPRD and USFS land east of Harphan Creek, south of the I-84 shoulder.

The areas will be cleared of noxious weeds. The Warren Creek and part of the Wyeth site will be densely planted to create a precursor to a forest or fill in the understory of a partially forested area, The remaining part of the Wyeth site will be planted to create a meadow within the forest to provide habitat for pollinators rodents and grazers and to increase the habitat diversity of the area. The areas will be the repository for the topsoil removed from the trail route. The USFS began performing the noxious/invasive weed removal at the Warren Creek site, which also provided mitigation for 2.04 acre of buffer impacts associated with Segment D of the trail, in the summer of 2014. The USFS will continue to lead the restoration effort and will be responsible for achieving 70% cover. Measuring survival beyond year 1 is inaccurate because it becomes difficult to identify planted plants from colonizing plants leading to errors. Percent cover better captures the plant health because to achieve this the plant has to do more than survive. Therefore, we prefer to use percent cover rather than survival to measure success. We will also monitoring diversity, noxious weeds and plant density. The applicant is committed to a five-year monitoring period. Monitoring reports will be prepared and submitted to the County for distribution and review by the USFS at least every 3 years until documentation shows that the proposed enhancement plantings have been successfully established. The Mitigation Plan (Attachment K) provides additional detail on this restoration effort.

(7) Stream, Pond, and Lake Buffer Zones

(a) Buffer zones shall generally be measured landward from the ordinary high water-mark on a horizontal scale that is perpendicular to the ordinary high water-mark. On the main stem of the Columbia River above Bonneville Dam, buffer zones shall be measured landward from the normal pool elevation of the Columbia River. The following buffer zone widths shall be required:

(A) Streams used by anadromous or resident fish (tributary fish habitat), special streams, intermittent streams that include year-round pools, and perennial streams: 100 feet

(B) Intermittent streams, provided they are not used by anadromous or resident fish: 50 feet

(C) Ponds and lakes: Buffer zone widths shall be based on dominant vegetative community as determined by Section 560(7)(b), substituting the term pond or lake as appropriate.

Applicant Findings: Gorton Creek is a perennial fish-bearing stream in the SMA and as such, has a 200-foot buffer zone that extends into the GMA as shown in the maps

in Attachment H.

(b) Except as otherwise allowed, buffer zones shall be retained in their natural condition. When a buffer zone is disturbed by a new use, it shall be replanted with native plant species.

Applicant Findings: The buffer zone will be retained in its natural condition to the maximum extent practicable. Native plant species will be planted alongside the portion of the trail within the GMA as shown in the Landscape Plans in Attachment B.

(c) Determining the exact location of the ordinary high watermark or normal pool elevation shall be the responsibility of the project applicant. The Director may verify the accuracy of, and may render adjustments to, an ordinary high water-mark or normal pool delineation. In the event the adjusted boundary delineation is contested by the applicant, the Director shall, at the project applicant's expense, obtain professional services to render a final delineation.

Applicant Findings: The ordinary high water-mark for Gorton Creek was recorded using a resource-grade GPS device by an ODOT wetland scientist and is shown on the maps in Attachment H. The applicant recognizes that the Director may verify the accuracy of the ordinary high water-mark determination.

(8) Rehabilitation and Enhancement Plans

Rehabilitation and enhancement plans shall be prepared when a project applicant is required to rehabilitate or enhance a stream, pond, lake and/or buffer area. They shall satisfy the following guidelines:

(a) Rehabilitation and enhancement plans are the responsibility of the project applicant; they shall be prepared by qualified professionals, such as fish or wildlife biologists.

Applicant Findings: Landscape Plans (Attachment B) prepared by Walker Macy and Associates in coordination with the USFS detail how temporarily disturbed areas will be rehabilitated. A Mitigation Plan (Attachment K) developed by ODOT biologists in consultation with USFS professionals details how proposed impacts to stream buffers will be mitigated.

(b) All plans shall include an assessment of the physical characteristics and natural functions of the affected stream, pond, lake, and/or buffer zone. The assessment shall include hydrology, flora, and fauna.

Applicant Findings: Biologists prepared a Biological Research Impact Assessment Report (BRIAR) on behalf of the applicant to assess the physical and natural functions of the affected streams and buffer zones in the project area. The BRIAR is included as Attachment H to this application.

(c) Plan view and cross-sectional, scaled drawings; topographic survey data, including elevations at contour intervals of at least 2 feet, slope percentages, and final grade elevations; and other technical information shall be provided in sufficient detail to explain and illustrate:

(A) Soil and substrata conditions, grading and excavation, and erosion

and sediment control needed to successfully rehabilitate and enhance the stream, pond, lake, and buffer zone.

(B) Planting plans that specify native plant species, quantities, size, spacing, or density; source of plant materials or seeds; timing, season, water, and nutrient requirements for planting; and where appropriate, measures to protect plants from predation.

(C) Water-quality parameters, construction techniques, management measures, and design specifications needed to maintain hydrologic conditions and water quality.

Applicant Findings: Engineering plans that provide the required detail, including Erosion Control Plan sheets, are included in Attachment A to this application. Landscape Plans with planting specifications are included in Attachment B.

(d) A 3-year monitoring, maintenance, and replacement program shall be included in all rehabilitation and enhancement plans. At a minimum, a project applicant shall prepare an annual report that documents milestones, successes, problems, and contingency actions. Photographic monitoring shall be used to monitor all rehabilitation and enhancement efforts.

Applicant Findings: The applicant is committed to a five-year monitoring program. Monitoring reports will be prepared and submitted to the County for distribution and review by the USFS at least every 3 years until documentation shows that the proposed enhancement plantings have been successfully established.

(e) A project applicant shall demonstrate sufficient fiscal, administrative, and technical competence to successfully execute and monitor a rehabilitation and enhancement plan.

Applicant Findings: Restoration planting, monitoring, and reporting will be contracted to the USFS.

580. General Management Area Sensitive Wildlife Review Criteria

(1) Sensitive Wildlife Areas and Sites and Site Plans Near Sensitive Wildlife

(a) Proposed uses shall not adversely affect sensitive wildlife areas or sensitive wildlife sites:

(A) "Sensitive wildlife areas" in the Columbia Gorge means the following land and water areas that appear in the wildlife inventory map prepared and maintained by the Gorge Commission:

Bald eagle habitat
Deer and elk winter range
Elk habitat
Mountain goat habitat
Peregrine falcon habitat
Pika colony area
Pileated woodpecker habitat
Pine marten habitat
Shallow water fish habitat (Columbia R.)
Special streams
Special habitat area
Spotted owl habitat
Sturgeon spawning area
Tributary fish habitat
Turkey habitat
Waterfowl area
Western pond turtle habitat

(B) "Sensitive wildlife sites" means sites that are used by animal species that are

(i) listed as endangered or threatened pursuant to federal or state endangered species acts,

(ii) listed as sensitive by the Oregon Fish and Wildlife Commission, or

(iii) considered to be of special interest to the public (limited to great blue heron, osprey, golden eagle, and prairie falcon).

Updated lists of species included in sensitive wildlife sites can be found on the websites for the Wildlife Division of Oregon Department of Fish and Wildlife. A list also is maintained by the USDA Forest Service – Scenic Area Office and available on the Gorge Commission website.

Applicant Findings: A Biological Research and Impact Assessment Report (BRIAR) has been prepared in consultation with USFS and the appropriate state biologists (Attachment H). Prior to application submittal to Hood River County, the appropriate resource agency specialists were consulted to verify appropriate field protocols and level of documentation. Additionally, Oregon Biodiversity

Information Center (ORBIC) records of special status species were queried within a five-mile radius of the project area.

The BRIAR describes the identified sensitive wildlife resources and the measures that will be taken to minimize potential impacts to these resources. No sensitive wildlife resources were identified within the GMA portion of the project area.

(b) 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.

Applicant Findings: Maps showing sensitive wildlife areas and sites identified during field surveys of the project area are provided with the Addendum to the BRIAR in Attachment H. No sensitive wildlife areas or sites were identified in the GMA.

(2) Uses allowed outright are listed in Section 070.

Applicant Findings: Not applicable. The proposed project use is not listed in Section 070.

(3) Field Survey

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.

Applicant Findings: The applicant hired professional wildlife biologists and botanists to conduct field surveys of the project area. Biologists from CH2M Hill surveyed the GMA portion of the project area in 2013 and 2014 for sensitive wildlife areas and sites. Sensitive wildlife areas and sites in the project area are described in

the BRIAR and shown on the maps in the BRIAR Addendum (Attachment H). No sensitive wildlife areas or sites were identified in the GMA.

(4) *Uses not listed in Section 580(2) may be allowed within 1,000 feet of a sensitive wildlife area or site, when approved pursuant to Section 580(5) and reviewed under the applicable provisions of Sections 520 through 620.*

Applicant Findings: The review standards in Section 580(5) are addressed below; the applicable provisions of Sections 520 through 620 are addressed under their respective headings in this application.

(5) *Uses that are proposed within 1,000 feet of a sensitive wildlife area or site shall be reviewed as follows:*

(a) *Site plans shall be submitted to the Oregon Department of Fish and Wildlife. State wildlife biologists will review the site plan and their field survey records and:*

(A) *Identify/verify the precise location of the wildlife area or site,*

(B) *Ascertain whether the wildlife area or site is active or abandoned, and*

(C) *Determine if the proposed use may compromise the integrity of the wildlife area or site or occur during the time of the year when wildlife species are sensitive to disturbance, such as nesting or rearing seasons. In some instances, state wildlife biologists may conduct field surveys to verify the wildlife inventory and assess the potential effects of a proposed use.*

(b) *The following factors may be considered when site plans are reviewed:*

(A) *Biology of the affected wildlife species.*

(B) *Published guidelines regarding the protection and management of the affected wildlife species. The Oregon Department of Forestry has prepared technical papers that include management guidelines for osprey and great blue heron.*

(C) *Physical characteristics of the subject parcel and vicinity, including topography and vegetation.*

(D) *Historic, current, and proposed uses in the vicinity of the sensitive wildlife area or site.*

(E) *Existing condition of the wildlife area or site and the surrounding habitat and the useful life of the area or site.*

(c) *The wildlife protection process may terminate if the Director, in consultation with the state wildlife agency, determines:*

(A) *The sensitive wildlife area or site is not active, or*

(B) *The proposed use would not compromise the integrity of the wildlife area*

or site or occur during the time of the year when wildlife species are sensitive to disturbance.

(d) If the Director, in consultation with the state wildlife agency, determines that the proposed use would have only minor effects on the wildlife area or site that could be eliminated by simply modifying the site plan through mitigation measures recommended by the state wildlife biologist or regulating the timing of new uses, a letter shall be sent to the applicant that describes the effects and measures needed to eliminate them. If the project applicant accepts these recommendations, the Director will incorporate them into the development review order and the wildlife protection process may conclude.

(e) The project applicant shall prepare a wildlife management plan if the Director, in consultation with the state wildlife agency, determines that the proposed use would adversely affect a sensitive wildlife area or site and the effects of the proposed use cannot be eliminated through site plan modifications or project timing.

(f) The Director shall submit a copy of all field surveys and wildlife management plans to Oregon Department of Fish and Wildlife. The state wildlife agency will have 20 days from the date that a field survey or management plan is mailed to submit written comments to the Director.

The Director shall record and address any written comments submitted by the state wildlife agency in the land use review order.

Based on the comments from the state wildlife agency, the Director will make a final decision on whether the proposed use would be consistent with the wildlife policies and guidelines. If the final decision contradicts the comments submitted by the state wildlife agency, the Director shall justify how the opposing conclusion was reached.

The Director shall require the applicant to revise the wildlife management plan as necessary to ensure that the proposed use would not adversely affect a sensitive wildlife area or site.

Applicant Findings: Identified sensitive wildlife areas and sites in the project area are shown in the maps provided in the Addendum to the BRIAR (Attachment H). No sensitive wildlife sites or areas were identified in the portion of the project area that is within the GMA. The applicant recognizes that Hood River County may submit the BRIAR to ODFW biologists for review. The applicant recognizes that a wildlife management plan may be required if the agency determines that the proposed project will adversely affect a sensitive wildlife area or site and the effects of the proposed use cannot be eliminated through site plan modifications or project timing.

(6) Wildlife Management Plans

Wildlife management plans shall be prepared when a proposed use is likely to adversely affect a sensitive wildlife area or site. Their primary purpose is to document the special characteristics of a project site and the habitat requirements of affected wildlife species. This information provides a basis for the project applicant to redesign the proposed use in a manner that protects sensitive wildlife

areas and sites, maximizes his/her development options, and mitigates temporary impacts to the wildlife area or site and/or buffer zone.

Wildlife management plans shall meet the following guidelines:

(a) Wildlife management plans shall be prepared by a professional wildlife biologist hired by the project applicant.

(b) All relevant background information shall be documented and considered, including biology of the affected species, published protection and management guidelines, physical characteristics of the subject parcel, past and present use of the subject parcel, and useful life of the wildlife area or site.

(c) The core habitat of the sensitive wildlife species shall be delineated. It shall encompass the sensitive wildlife area or site and the attributes, or key components, that are essential to maintain the long-term use and integrity of the wildlife area or sit.

(d) A wildlife buffer zone shall be employed. It shall be wide enough to ensure that the core habitat is not adversely affected by new uses, or natural forces, such as fire and wind. Buffer zones shall be delineated on the site plan map and shall reflect the physical characteristics of the project site and the biology of the affected species.

(e) The size, scope, configuration, or density of new uses within the core habitat and the wildlife buffer zone shall be regulated to protect sensitive wildlife species. The timing and duration of all uses shall also be regulated to ensure that they do not occur during the time of the year when wildlife species are sensitive to disturbance. The following shall apply:

(A) New uses shall generally be prohibited within the core habitat. Exceptions may include uses that have temporary and negligible effects, such as the installation of minor underground utilities or the maintenance of existing structures. Low intensity, non-destructive uses may be conditionally authorized in the core habitat.

(B) Intensive uses shall be generally prohibited in wildlife buffer zones. Such uses may be conditionally authorized when a wildlife area or site is inhabited seasonally, provided they will have only temporary effects on the wildlife buffer zone and rehabilitation and/or enhancement will be completed before a particular species returns.

Applicant Findings: Not applicable. A wildlife management plan has not been required of the applicant at this time.

(f) Rehabilitation and/or enhancement shall be required when new uses are authorized within wildlife buffer zones. When a buffer zone has been altered or degraded in the past, it shall be rehabilitated to its natural condition to the maximum extent practicable. When complete rehabilitation is not possible, such as when new structures permanently displace wildlife habitat, enhancement shall also be required. Enhancement shall achieve a no net loss of the integrity of the wildlife area or site.

Rehabilitation and enhancement actions shall be documented in the wildlife management plan and shall include a map and text.

Applicant Findings: The portion of the project that is within the GMA is not within an identified wildlife buffer zone.

(g) The applicant shall prepare and implement a 3-year monitoring plan when the affected wildlife area or site is occupied by a species that is listed as endangered or threatened pursuant to federal or state wildlife lists. It shall include an annual report and shall track the status of the wildlife area or site and the success of rehabilitation and/or enhancement actions.

At the end of 3 years, rehabilitation and enhancement efforts may conclude if they are successful. In instances where rehabilitation and enhancement efforts have failed, the monitoring process shall be extended until the applicant satisfies the rehabilitation and enhancement guidelines.

Applicant Findings: The applicant's consultants determined through consultation with state biologists, ORBIC records, and field observations that the portion of the project that is within the GMA is not occupied by a species that is listed as endangered or threatened pursuant to federal or state wildlife lists.

(7) New fences in deer and elk winter range

(a) New fences in deer and elk winter range shall be allowed only when necessary to control livestock or exclude wildlife from specified areas, such as gardens or sensitive wildlife sites. The areas fenced shall be the minimum necessary to meet the immediate needs of the project applicant.

(b) New and replacement fences that are allowed in winter range shall comply with the guidelines in Specifications for Structural Range Improvements (Sanderson, et. al. 1990), as summarized below, unless the applicant demonstrates the need for an alternative design:

(A) To make it easier for deer to jump over the fence, the top wire shall not be more than 42 inches high.

(B) The distance between the top two wires is critical for adult deer because their hind legs often become entangled between these wires. A gap of at least 10 inches shall be maintained between the top two wires to make it easier for deer to free themselves if they become entangled.

(C) The bottom wire shall be at least 16 inches above the ground to allow fawns to crawl under the fence. It should consist of smooth wire because barbs often injure animals as they crawl under fences.

(D) Stays, or braces placed between strands of wire, shall be positioned between fence posts where deer are most likely to cross. Stays create a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.

(c) Woven wire fences may be authorized only when it is clearly demonstrated that such a fence is required to meet specific and immediate needs, such as controlling hogs and sheep.

Applicant Findings: Not applicable. No new fencing is proposed within the GMA.

590. General Management Area Rare Plant Review Criteria

(1) Sensitive Plants and Site Plans for Review Uses Near Sensitive Plants

(a) Proposed uses shall not adversely affect sensitive plants. "Sensitive plants" means plant species that are:

(A) endemic to the Columbia River Gorge and vicinity,

(B) listed as endangered or threatened pursuant to federal or state endangered species acts, or

(C) listed as endangered, threatened, or sensitive by the Oregon Natural Heritage program.

Updated lists of sensitive plant species can be found on the website for the Oregon Natural Heritage Program. A list also is maintained by the USDA Forest Service – National Scenic Area and available on the Gorge Commission website.

Applicant Findings: Sensitive plant species likely to be found in the project area were identified by reviewing the Columbia River Gorge Commission species lists, federally and Oregon state-listed species, and species indicated as management and/or sensitive species by the USFS. The BRIAR describes the identified sensitive plant resources and the measures that will be taken to minimize potential impacts to these resources. No sensitive plants were identified within the GMA portion of the project and, as such, no adverse effects to sensitive plants are anticipated.

(b) In addition to the information required in all site plans, site plans for uses within 1,000 feet of a sensitive plant shall include a map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.

Applicant Findings: Maps showing sensitive plant sites identified during field surveys of the project area are provided with the Addendum to the BRIAR in Attachment H. No sensitive plants were identified within 1,000 feet of the GMA portion of the project.

(2) Uses allowed outright are listed in Section 070.

Applicant Findings: Not applicable. The proposed use is not listed in Section 070.

(3) Field Survey

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.

Applicant Findings: The applicant hired professional biologists to conduct field surveys of the project area. Biologists from OTAK surveyed the project area for sensitive plants in 2014. Sensitive plant locations in the project area are described in the BRIAR and shown on the maps in the BRIAR Addendum (Attachment H). No sensitive plants are shown in the portion of the project that is within the GMA.

(4) Review uses may be allowed within 1,000 feet of a sensitive plant, when approved pursuant to Section 590(4), and reviewed under the applicable provisions of Sections 520 through 620.

Applicant Findings**:** The review standards in Section 590(5) are addressed below; the applicable provisions of Sections 520 through 620 are addressed under their respective headings in this application.

(5) Uses that are proposed within 1,000 feet of a sensitive plant shall be reviewed as follows:

(a) Site plans shall be submitted to the Oregon Natural Heritage Program by the Director. The Natural Heritage Program staff will review the site plan and their field survey records. They will identify the precise location of the affected plants and delineate a 200-foot buffer zone on the project applicant's site plan.

If the field survey records of the state heritage program are inadequate, the project applicant shall hire a person with recognized expertise in botany or plant ecology to ascertain the precise location of the affected plants.

(b) The rare plant protection process may conclude if the Director, in consultation with the Natural Heritage Program staff, determines that the proposed use would be located outside of a sensitive plant buffer zone.

(c) New uses shall be prohibited within sensitive plant species buffer zones, except those listed in Sections 590(2).

(d) If a proposed use must be allowed within a sensitive plant buffer area in accordance with Section 150(2), the project applicant shall prepare a

protection and rehabilitation plan pursuant to Section 590(6).

(e) The Director shall submit a copy of all field surveys and protection and rehabilitation plans to the Oregon Natural Heritage Program. The Natural Heritage Program staff will have 20 days from the date that a field survey is mailed to submit written comments to the Director.

The Director shall record and address any written comments submitted by the Natural Heritage Program staff in the land use review order.

Based on the comments from the Natural Heritage Program staff, the Director will make a final decision on whether the proposed use would be consistent with the rare plant policies and guidelines. If the final decision contradicts the comments submitted by the Natural Heritage Program staff, the Director shall justify how the opposing conclusion was reached.

Applicant Findings: Identified sensitive plant locations the project area are shown in the maps provided in the Addendum to the BRIAR (Attachment H). No sensitive plants were identified in the portion of the project area that is within the GMA. The applicant recognizes that Hood River County may submit the BRIAR to the Oregon Natural Heritage Program for review.

(6) Protection and Rehabilitation Plans

Protection and rehabilitation plans shall minimize and offset unavoidable impacts that result from a new use that occurs within a sensitive plant buffer zone as the result of a variance.

Protection and rehabilitation plans shall meet the following guidelines:

(a) Protection and rehabilitation plans shall be prepared by a professional botanist or plant ecologist hired by the project applicant.

(b) Construction, protection, and rehabilitation activities shall occur during the time of the year when ground disturbance will be minimized and protection, rehabilitation, and replacement efforts will be maximized.

(c) Sensitive plants that will be destroyed shall be transplanted or replaced, to the maximum extent practicable. Replacement is used here to mean the establishment of a particular plant species in areas of suitable habitat not affected by new uses. Replacement may be accomplished by seeds, cuttings, or other appropriate methods.

Replacement shall occur as close to the original plant site as practicable. The project applicant shall ensure that at least 75 percent of the replacement plants survive 3 years after the date they are planted.

(d) Sensitive plants and their surrounding habitat that will not be altered or destroyed shall be protected and maintained. Appropriate protection and maintenance techniques shall be applied, such as fencing, conservation easements, livestock management, and noxious weed control.

(e) Habitat of a sensitive plant that will be affected by temporary uses shall be rehabilitated to a natural condition.

(f) Protection efforts shall be implemented before construction activities begin. Rehabilitation efforts shall be implemented immediately after the plants and their surrounding habitat are disturbed.

(g) Protection and rehabilitation plans shall include maps, photographs, and text. The text shall:

(A) Describe the biology of sensitive plant species that will be affected by a proposed use.

(B) Explain the techniques that will be used to protect sensitive plants and their surrounding habitat that will not be altered or destroyed.

(C) Describe the rehabilitation and enhancement actions that will minimize and offset the impacts that will result from a proposed use.

(D) Include a 3-year monitoring, maintenance, and replacement program. The project applicant shall prepare and submit to the Director an annual report that documents milestones, successes, problems, and contingency actions.

Applicant Findings: Not applicable. No sensitive plant locations have been identified with the portion of the project area that is within the GMA and, as such, no protection and rehabilitation plan is warranted.

(7) Sensitive Plant Buffer Zones

(a) A 200-foot buffer zone shall be maintained around sensitive plants. Buffer areas shall remain in an undisturbed, natural condition.

(b) Buffer zones may be reduced if a project applicant demonstrates that intervening topography, vegetation, man-made features, or natural plant habitat boundaries negate the need for a 200 foot radius. Under no circumstances shall the buffer zone be less than 25 feet.

(c) Requests to reduce buffer areas shall be considered if a professional botanist or plant ecologist hired by the project applicant:

(A) Identifies the precise location of the sensitive plants,

(B) Describes the biology of the sensitive plants, and

(C) Demonstrates that the proposed use will not have any negative effects, either direct or indirect, on the affected plants and the surrounding habitat that is vital to their long-term survival.

All requests shall be prepared as a written report. Published literature regarding the biology of the affected plants and recommendations regarding their protection and management shall be cited. The report shall include detailed maps and photographs.

(d) The Director shall submit all requests to reduce sensitive plant species buffer areas to the Oregon Natural Heritage Program. The Natural Heritage Program staff will have 20 days from the date that such a request is mailed to submit written comments to the Director.

The Director shall record and address any written comments submitted by the Oregon Natural Heritage Program in the development review order.

Based on the comments from the Oregon Natural Heritage Program, the Director will make a final decision on whether the reduced buffer area is justified. If the final decision contradicts the comments submitted by the Natural Heritage Program staff, the Director shall justify how the opposing conclusion was reached.

Applicant Findings: A 200-foot buffer has been delineated around rare plant locations in the project area. However, no rare plant locations, or their buffers, were identified within the portion of the project that is within the GMA.

600. Special Management Area Natural Resource Review Criteria

A. SMA Natural Resource Review Criteria

(1) All new developments and uses, as described in a site plan prepared by the applicant, shall be evaluated using the following guidelines to ensure that natural resources are protected from adverse effects. Comments from state and federal agencies shall be carefully considered. (Site plans are described in Section 080).

(2) Water Resources (Wetlands, Streams, Ponds, Lakes, and Riparian Areas)

(a) All Water Resources shall, in part, be protected by establishing undisturbed buffer zones as specified in subsections (2)(a)(B)(i) and (ii) below. These buffer zones are measured horizontally from a wetland, stream, lake, or pond boundary as defined below.

Applicant Findings: All water resources have been identified as described in Section 600, and the buffer zones are drawn on project maps to show the buffer zone areas, using 200 feet buffers for fish-bearing, perennial and non-fish bearing intermittent streams, and 50 feet for intermittent streams. The resources are described in the Biological Research and Impact Assessment Report (BRIAR) and depicted in the accompanying maps (Attachment H).

(A) All buffer zones shall be retained undisturbed and in their natural condition, except as permitted with a mitigation plan.

Applicant Findings: After all practicable avoidance and minimization measures, the trail alignment will impact 2.61 acres of water resource (stream and wetland) buffers. These impacts will be mitigated by restoration of the following areas:

- Warren Creek Restoration Site - 6.20 acres of degraded forest understory between trail stations 172+00 to 185+00 on USFS land, north and east of Warren Creek, south of the I-84 shoulder, and
- Wyeth Road Restoration Site - 3.91 acres of degraded forest understory and previously disturbed land between trail stations 520+00 and 527+00 on OPRD and USFS land east of Harphan Creek, south of the I-84 shoulder.

The restoration will remove of ivy, Himalayan blackberry and any other non-native invasive species. The cleared area will be replanted with native herbaceous and woody species native to the CRGNSA as listed in the Mitigation Plan (Attachment B) for the project. The USFS began performing the noxious/invasive weed removal at the Warren Creek site, which also provided mitigation for 2.04 acre of buffer impacts associated with Segment D of the trail, in the summer of 2014. Work at the Wyeth Road site will begin in summer 2016. The Mitigation Plan (Attachment K) details the planned work at both sites.

(B) Buffer zones shall be measured outward from the bank full flow boundary for streams, the high water mark for ponds and lakes, the normal pool elevation for the Columbia River, and the wetland delineation boundary for wetlands on a horizontal scale that is perpendicular to the wetlands, stream, pond or lake boundary. On the main stem of the Columbia River above Bonneville Dam, buffer zones shall be measured landward from the normal pool elevation of the Columbia River. The following buffer zone widths shall be required:

(i) A minimum 200 foot buffer on each wetland, pond, lake, and each bank of a perennial or fish bearing stream, some of which can be intermittent.

Applicant Findings: A 200-foot buffer was identified for six wetlands and the following perennial water resources: ST-1A, Summit Creek (ST-2), Lindsey Creek (ST-4), and Gorton Creek (ST-17) and Ditch 1 (ST-19). These features and their buffers are shown on the maps in Attachment H. A copy of the wetland delineation report is available upon request.

(ii) A 50-foot buffer zone along each bank of intermittent (including ephemeral), non-fish bearing streams.

Applicant Findings: A 50-foot buffer was identified for the following intermittent and ephemeral water resources: ST-1A, ST-3, and Harphan Creek (ST-18). These features and their buffers are shown on the maps in Attachment H.

(iii) Maintenance, repair, reconstruction and realignment of roads and railroads within their rights-of-way shall be exempted from the wetlands and riparian guidelines upon demonstration of all of the following:

(I) The wetland within the right-of-way is a drainage ditch not part of a larger wetland outside of the right-of-way.

(II) The wetland is not critical habitat.

(III) Proposed activities within the right-of-way would not adversely affect a wetland adjacent to the right-of-way.

Applicant Findings: Not applicable. The proposed project is not a road or railroad maintenance project. The project is a trail.

(C) The buffer width shall be increased for the following:

(i) When the channel migration zone exceeds the recommended buffer width, the buffer width shall extend to the outer edge of the channel migration zone.

(ii) When the frequently flooded area exceeds the recommended riparian buffer zone width, the buffer width shall be extended to the outer edge of the frequently flooded area.

(iii) When an erosion or landslide hazard area exceeds the recommended width of the buffer, the buffer width shall be extended to include the hazard area.

Applicant Findings: No areas that meet these criteria are known to lie within the project area.

(D) Buffer zones can be reconfigured if a project applicant demonstrates all of the following: (1) the integrity and function of the buffer zones is maintained, (2) the total buffer area on the development proposal is not decreased, (3) the width reduction shall not occur within another buffer, and (4) the buffer zone width is not reduced more than 50% at any particular location. Such features as intervening topography,

vegetation, man-made features, natural plant or wildlife habitat boundaries, and flood plain characteristics could be considered.

Applicant Findings: The applicant is not proposing to reconfigure the buffer zones.

(E) Requests to reconfigure buffer zones shall be considered if an appropriate professional (botanist, plant ecologist, wildlife biologist, or hydrologist), hired by the project applicant (1) identifies the precise location of the sensitive wildlife/plant or water resource, (2) describes the biology of the sensitive wildlife/plant or hydrologic condition of the water resource, and (3) demonstrates that the proposed use will not have any negative effects, either direct or indirect, on the affected wildlife/plant and their surrounding habitat that is vital to their long-term survival or water resource and its long term function.

Applicant Findings: The applicant is not proposing to reconfigure the buffer zones.

(F) The Planning Director shall submit all requests to re-configure sensitive wildlife/plant or water resource buffers to the Forest Service and the appropriate state agencies for review. All written comments shall be included in the project file. Based on the comments from the state and federal agencies, the Planning Director will make a final decision on whether the reconfigured buffer zones are justified. If the final decision contradicts the comments submitted by the federal and state agencies, the Planning Director shall justify how the opposing conclusion was reached.

Applicant Findings: The applicant is not proposing to reconfigure the buffer zones.

(b) When a buffer zone is disturbed by a new use, it shall be replanted with only native plant species of the Columbia River Gorge.

Applicant Findings: Construction will disturb sections of water resource buffers. Temporarily disturbed areas of buffer will have invasive or noxious plant species removed and will be replanted with species native to the Gorge area and appropriate for the vegetation community of the buffer. See the Planting Plans and Plant Lists for the project (Attachment B) for lists of proposed plant species. As described above, permanently disturbed portions of the buffer zones will be mitigated by removing noxious and invasive weed species from approximately 10.11 acres and restoring the areas with species native to the CRGNSA.

(c) The applicant shall be responsible for identifying all water resources and their appropriate buffers. (see above)

Applicant Findings: All water resource and their appropriate buffers have been identified and mapped by biological science consultants. The resources are described in the BRIAR and mapped with their buffers in the Addendum to the BRIAR (Attachment H).

(d) Wetlands Boundaries shall be delineated using the following:

(A) The approximate location and extent of wetlands in the Scenic Area is shown on the National Wetlands Inventory (U. S. Department of the Interior 1987). In addition, the list of hydric soils and the soil survey maps shall be used as an indicator of wetlands.

(B) Some wetlands may not be shown on the wetlands inventory or soil survey maps. Wetlands that are discovered by the local planning staff

during an inspection of a potential project site shall be delineated and protected.

(C) The project applicant shall be responsible for determining the exact location of a wetlands boundary. Wetlands boundaries shall be delineated using the procedures specified in the '1987 Corps of Engineers Wetland Delineation Manual (on-line Edition)'.

(D) All wetlands delineations shall be conducted by a professional who has been trained to use the federal delineation procedures, such as a soil scientist, botanist, or wetlands ecologist.

Applicant Findings: Wetlands were identified within the project area. Wetland delineations were conducted in March 2014 by trained biologists with CH2MHill using the Corps of Engineers Wetland Delineation Manual and the Western Mountains, Valleys, and Coast Regional Supplement have been completed for all wetlands identified within the project area. Any wetlands identified have been surveyed and mapped. A copy of the wetlands/waters delineation report is available upon request. Table 2 below lists the wetlands identified in the project area from west to east. The Addendum to the BRIAR (Attachment H) shows the locations of all wetlands and their buffers.

Table 2. Wetlands

Water Resource	Description of Resource	Station	Location on Maps (Attachment H)
WL-1	Palustrine forested/open water	18+50	Map 2
WL-2	Palustrine emergent	23+00	Map 3
WL-2A-1 (aka WL-5)	Palustrine forested/open water	26+50	Map 3
WL- 2A-2 (aka Wetland 5)	Palustrine forested/open water	26+50	Map 3
WL-2B	Palustrine open water	118+00	Map 9
WL-3	Palustrine scrub-shrub	135+00	Map 10

(e) Stream, lake and wetland boundaries shall be delineated using the bank full flow boundary for streams and the high water mark for ponds and lakes. The project applicant shall be responsible for determining the exact location of the appropriate boundary for the water resource.

Applicant Findings: Ordinary high water elevations for streams identified in the project area were determined based on observations of seasonal scour, sediment textural changes and vegetation community changes. Biologists with CH2MHill delineated the boundaries of streams east of STA 520+00 in March 2014 and an ODOT wetland scientist delineated streams west of STA 520+00 in June 2015. No ponds or lakes were identified within the project area. Table 3 below, lists the regulated water resources identified in the project area from west to east. The Addendum to the BRIAR shows the locations of all streams and their buffers (Attachment H).

Table 3. Regulated Waterways			
Water Resource Name/ID	**Description of Resource**	**Station**	**Location on Maps (Attachment H)**
Gorton Creek/ST-17	Perennial, fish-bearing	503+87	Map 1
Harphan Creek/ST-18	Intermittent	517+32	Map 1 and 2
ST-19	Perennial	512+50 to 514+50	Map 1 and 2
ST-1A	Ephemeral	26+50	Map 3
ST-1	Perennial	33+30	Map 3
Summit Creek/ST-2	Intermittent	106+10	Map 8
ST-3	Intermittent	118+30	Map 9
Lindsey Creek/ST-4	Perennial, fish-bearing	152+00	Map 11

(f) The Planning Director may verify the accuracy of, and render adjustments to, a bank full flow, high water mark, normal pool elevation (for the Columbia River), or wetland boundary delineation. If the adjusted boundary is contested by the project applicant, the Planning Director shall obtain professional services, at the project applicant's expense, or ask for technical assistance from the Forest Service to render a final delineation.

Applicant Findings: The wetland and waters boundaries were determined by professional wetland scientists. The applicant acknowledges that the Planning Director may choose to verify the accuracy of these determinations.

(g) Buffer zones shall be undisturbed unless the following criteria have been satisfied:

(A) The proposed use must have no practicable alternative as determined by the practicable alternative test.

Those portions of a proposed use that have a practicable alternative will not be located in wetlands, stream, pond, lake, and riparian areas and/or their buffer zone.

Applicant Findings: The proposed project has been designed to avoid all identified wetlands, streams, and buffer zones to the maximum practicable extent without compromising the purpose of the project, which is to connect remaining sections of the historic highway with a new trail providing a quality trail experience. The proposed design of the trail will avoid filling wetlands but there is no practicable alternative that would avoid all stream, stream buffer, and wetland buffer impacts.

In total, 1.09 acres of wetland buffer and 1.52 acres of stream buffer will be affected by the proposed trail alignment. The Addendum to the BRIAR (Attachment H) includes tables listing the impacts by feature, by resource type, and as totals for the project. As detailed below, this represents the minimum impacts necessary to complete the project without compromising public safety, recreation, and scenic standards or the purpose of the proposed project as a recreational trail within a scenic area. This finding was reached after multiple rounds of design revisions, during which the proposed impacts were reduced to minimize impacts to resources. Route alternatives analyzed at aquatic impact sites are discussed below.

Gorton Creek Bridge
The proposed Gorton Creek Bridge is designed as a single span bridge that will fully span the active channel width to avoid permanent direct impacts to Gorton Creek. Some temporary stream impacts may occur during construction and 0.29 acre of stream buffer impacts will be unavoidable because the creek flows perpendicular to the trail.

Alternatives that were considered to reduce stream buffer impacts included utilizing one of the two lanes of the existing vehicular crossing of Gorton Creek (Bridge No. 00173) or widening it to accommodate pedestrian/bicycle traffic. Changing one of the lanes of the Wyeth Road to a trail lane could confuse motorist in area with expected pedestrian and bike use creating an unsafe situation. Traffic is expected to increase with the construction of the new recreational facilities making the one lane road next to a of dedicated trail even less safe. The objective of providing safe pedestrian and bicycle recreational facilities cannot be reasonably accomplished and therefore this is not found to be a practicable alternative.

Widening the historic Gorton Creek Bridge No. 00173 to accommodate the trail is not a practical alternative because modifications to the historic bridge would have a Section 106 Adverse Effect on the bridge and on the Columbia River Highway National Register Historic District. Lewis W. Metzger, an early state highway department engineer, designed the 50-foot reinforced-concrete beam bridge in 1917. Historic plan sheets indicate that Conde B. McCullough extended the wing walls in 1920. The bridge is in its original configuration from the historic period. It is also a contributing feature to the Columbia River Highway historic district. As such, changes to the existing bridge were not considered further.

The second bridge was considered the only safe viable option to cross Gorton Creek. The bridge was located where the trail could use an existing disturbed power line corridor, relatively close to the existing bridge, but not so close as to have a Section 106 Adverse Effect.

Wyeth Campground to Shellrock Mountain
Impacts to Harphan Creek (ST-18) will be minimized by crossing the trail on an existing reinforced conrete box culvert. In order to cross Harphan Creek at the existing culvert, as well as to use natural topography, the trail will also pass within the buffer of roadside ditch ST-19, resulting in 0.46 acre of buffer impacts. To avoid the ST -19 buffer, the trail would have to be consturcted further upslope in native forest and would have required a bridge over Harphan Creek. Use of the existing culvert crossing has minimized impacts to the maximum extent possible. A small amount of fill within the stream will result from installing riprap where the floodplain scours the proposed trail embankment, upstream of the existing box culvert and 0.16 acre of buffer impact will result from trail construction.

The trail alignment has been designed to avoid filling of WL-1, WL-2, WL-2A-1 and WL-2A-2. In order to utilize existing ditrubed areas including an old bypass road the trail will pass through the buffers of WL-1, WL-2, WL-2A-1 and WL-2A-2, resulting in a total of 1.36 acre of wetland buffer impacts. The proposed alignment also crosses emphemeral ST-1A, which will need to be realigned to stabilize a cut slope and retaining wall, resulting in fill of 0.001 acre___ and clearing of 0.024 acre of buffer . There are no practicable alternatives to completely avoid these impacts, as moving the trail closer to I-84 would still result in buffer impacts and moving the trail completely to the I-84 shoulder would compromise the purpose of providing a scenic recrational experience for trail users.

The trail alignment will also result in placing ST-1 into a culvert for a short distance (0.007 ac) and 0.29 acre of buffer impact. The trail needs to cross this intermittent stream at-grade and there is no practicable alternative for rerouting the trail to completely avoid the impacts because the stream runs perpendicular to the trail.

Shellrock Mountain to Summit Creek
To minimize impacts (0.002 ac in culvert and 0.353 acre of bufrer) associated with the need to cross Summit Creek (ST-2), the trail will make the crossing over a proposed extension of the existing culvert. Given that the stream is already in a culvert, building a more expensive bridge to avoid new impacts to the stream and buffer was not considered a practicable alternative.

HCRH Mossy Road
The proposed trail development will occur within the 0.007 ac of WL-2B buffer. These impacts occur where the proposed overlook crosses a small portion of the wetland buffer. An earlier version of the design located the scenic overlook within a larger portion of the wetland buffer; the overlook was shifted to the east to the extent practicable to minimize this impact.

Lindsey Bench Cut to Lindsey Creek
The proposed project will terminate west of Lindsey Creek and thus not involve direct impacts to Lindsey Creek (ST-4). The proposed trail is located as close to I-84 as possible; even so, 0.20 acre of buffer impacts will result from the trail's connection to Segment D at Lindsey Creek. No practicable alternatives exist to avoid this buffer impact as the trail must meet the previously permitted trail segment to provide a continuous recreation trail.

(B) Filling and draining of wetlands shall be prohibited with exceptions related to public safety or restoration/enhancement activities as permitted when all of the following criteria have been met:

(i) A documented public safety hazard exists or a restoration/ enhancement project exists that would benefit the public and is corrected or achieved only by impacting the wetland in question, and

(ii) Impacts to the wetland must be the last possible documented alternative in fixing the public safety concern or completing the restoration/enhancement project, and

(iii) The proposed project minimizes the impacts to the wetland.

Applicant Findings: Not Applicable. No wetlands will be filled or drained as part of the proposed project.

(C) Unavoidable impacts to wetlands and aquatic and riparian areas and their buffer zones shall be offset by deliberate restoration and enhancement or creation (wetlands only) measures as required by the completion of a mitigation plan.

Applicant Findings: The proposed project will result in a total of approximately 0.05 acres of water resource impacts and 2.67 acres of wetland and water resource buffer impacts. These totals only count overlapping buffers of the same resource type once. The Addendum to the BRIAR (Attachment H) includes tables listing the impacts by feature, by resource type, and as totals for the project.

As discussed above, impacts to wetlands have been avoided through trail design. Permanent impacts to most perennial streams within the corridor will be avoided through crossing design. Impacts to intermittent and ephemeral streams and all stream buffers will be minimized through trail design by maintaining hydraulic patterns and drainage conveyance. All practicable avoidance and minimization measures, as detailed above, have been applied and the impacts reflect the minimum that is necessary to meet the project goals.

Mitigation for the unavoidable water resource and wetland buffer impacts has been developed in coordination with the USFS. As described above and in the attached Mitigation Plan (Attachment K), the buffer impact mitigation will consist of restoring 10.11 acres of forest restoration and meadow creation with appropriate Gorge-specific native species; Planting Plans and Plant Lists are included in the project Mitigation Plan (Attachment B).

(3) Wildlife and Plants

(a) Protection of sensitive wildlife/plant areas and sites shall begin when proposed new developments or uses are within 1000 ft of a sensitive wildlife/plant site and/or area.

Sensitive Wildlife Areas and endemic plants are those areas depicted in the wildlife inventory and listed in Tables 4 and 7 in the Management Plan including all Priority Habitats listed in this Chapter. The approximate locations of sensitive wildlife and/or plant areas and sites are shown in the wildlife and rare plant inventory.

Applicant Findings: Biologists from MB&G, CH2M Hill, and OTAK surveyed the project area in 2011, 2012, 2013 and 2014 for sensitive wildlife, wildlife sites, and plants. The presence of sensitive wildlife/plant areas and sites is described in the BRIAR and shown on the accompanying maps (Attachment H).

(b) The Planning Director shall submit site plans (of uses that are proposed within 1,000 feet of a sensitive wildlife and/or plant area or site) for review to the Forest Service and the appropriate state agencies (Oregon Department of Fish and Wildlife for wildlife issues and by the Oregon Natural Heritage Program for plant issues).

Applicant Findings: A BRIAR (Attachment H) and Biological Evaluation (BE) (Attachment I) for the proposed project has been prepared by qualified natural resource professionals and is available for distribution to USFS and appropriate state agencies.

(c) The Forest Service wildlife biologists and/or botanists, in consultation with the appropriate state biologists, shall review the site plan and their field survey records. They shall:

(A) Identify/verify the precise location of the wildlife and/or plant area or site,

(B) Determine if a field survey will be required,

(C) Determine, based on the biology and habitat requirements of the affected wildlife/plant species, if the proposed use would compromise the integrity and function of or result in adverse affects (including cumulative effects) to the wildlife or plant area or site. This would include considering the time of year when wildlife or plant species are sensitive to disturbance, such as nesting, rearing seasons, or flowering season, and

Applicant Findings: The BRIAR (Attachment H) has been prepared in consultation with USFS and the appropriate state biologists. Prior to application submittal to Hood River County, the appropriate resource agency specialists were consulted to verify appropriate field protocols and level of documentation. Additionally, ORBIC records of special status species were queried within a five-mile radius of the project area.

The BRIAR describes the identified Natural Resources and Priority Habitats, and potential impacts to the identified resources based on 30% designs of the proposed project have been documented in the Addendum to the BRIAR (Attachment H). All practicable measures have been adopted and integrated into the project design and proposed construction to avoid any adverse effects, including cumulative impacts on resources. The measures are described below:

Design Measures to Avoid Adverse Effects:

- Measures to avoid natural resources have been applied during trail design, including identifying the location of all natural resources and Priority Habitats and aligning the trail to avoid them to the extent practicable.

Construction Measures to Avoid Adverse Impacts:

- Holding a pre-construction conference and site visit with contractors to review natural resource areas for avoidance;
- Not removing trees during nesting times, as described under the Migratory Bird Treaty Act between March 1 and August 31;
- Using all appropriate erosion control measures during construction to protect identified water resources;
- Limiting construction staging areas to the fewest necessary to do the work;
- Conducting biologist-led surveys of areas of potential sensitive species/plant occurrence prior to beginning construction to identify species and to avoid potential impacts by designating No Work Zones;
- Salvaging and relocating Larch Mountain Salamander located during pre-construction surveys;
- Transplanting six occurrences of long-bearded hawkweed between STA 78+50 and 89+80 and one occurrence of Columbia kittentails at STA 194+00.

Discussion of Cumulative Impacts

- While the construction of the trail will provide higher levels of recreational access than before, the trail will direct recreationalists to use the trail as opposed to utilizing natural resource areas;
- The land adjacent to and off the trail is publically owned and managed by ODOT, USFS and OPRD. ODOT-managed land is associated with road right-of-ways that do not contain natural resources. The USFS and OPRD are agencies that are committed to protecting the natural resources of the trail areas, and will therefore not be subject to other possibly adverse uses;
- Stormwater run-off from the trail surface will not contain typical roadway pollutants, will infiltrate into the trail sub-grade;
- Removal of existing established areas of invasive and noxious weeds in the Warren Creek and Wyeth Restoration Sites will result in more diverse and healthier native plant communities and wildlife habitat over time (see Mitigation Plan, Attachment K);
- The hard surface of the trail and the gravel shoulders will limit non-native/weedy species from becoming established along the trail;
- The hard-surface trail will provide better access for management oversight and protection of resources, and for beneficial maintenance activities such as on-going invasive and noxious weed removal.

The above listed measures will ensure that the integrity and function of all identified Natural Resources are not compromised by the proposed trail project, and no short-term, long-term or cumulative adverse effects will result from the trail project. The mitigation of impacts on buffer areas by replacing 9.77 acres of invasive and noxious plant species with native species will improve the functions and value of habitat in the project corridor.

(D) Delineate the undisturbed 200 ft buffer on the site plan for sensitive plants and/or the appropriate buffer for sensitive wildlife areas or sites, including nesting, roosting and perching sites.

i. (i) Buffer zones can be reconfigured if a project applicant demonstrates all of the following: (1) the integrity and function of the buffer zones is maintained, (2) the total buffer area on the development proposal is not decreased, (3) the width reduction shall not occur within another buffer, and (4) the buffer zone width is not reduced more than 50% at any particular location. Such features as intervening topography, vegetation, manmade features, natural plant or wildlife habitat boundaries, and flood plain characteristics could be considered.

ii. Requests to reduce buffer zones shall be considered if an appropriate professional (botanist, plant ecologist, wildlife biologist, or hydrologist), hired by the project applicant, (1) identifies the precise location of the sensitive wildlife/plant or water resource, (2) describes the biology of the sensitive wildlife/plant or hydrologic condition of the water resource, and (3) demonstrates that the proposed use will not have any negative effects, either direct or indirect, on the affected wildlife/plant and their surrounding habitat that is vital to their long-term survival or water resource and its long term function.

The Planning Director shall submit all requests to re- configure sensitive wildlife/plant or water resource buffers to the Forest Service and the appropriate state agencies for review. All written comments shall be included in the record of application and based on the comments from the state and federal agencies, the Planning Director will make a final decision on whether the reduced buffer zones is justified. If the final decision contradicts the comments submitted by the federal and state agencies, the Planning Director shall justify how the opposing conclusion was reached

(i) Buffer zones can be reconfigured if a project applicant demonstrates all of the following: (1) the integrity and function of the buffer zones is maintained, (2) the total buffer area on the development proposal is not decreased, (3) the width reduction shall not occur within another buffer, and (4) the buffer zone width is not reduced more than 50% at any particular location. Such features as intervening topography, vegetation, man made features, natural plant or wildlife habitat boundaries, and flood plain characteristics could be considered.

(ii) Requests to reduce buffer zones shall be considered if an appropriate professional (botanist, plant ecologist, wildlife biologist, or hydrologist), hired by the project applicant, (1) identifies the precise location of the sensitive wildlife/plant or water resource, (2) describes the biology of the sensitive wildlife/plant or hydrologic condition of the water resource, and (3) demonstrates that the proposed use will not have any negative effects, either direct or indirect, on the affected wildlife/plant and their surrounding habitat that is vital to their long-term survival or water resource and its long term function.

(iii) The Planning Director shall submit all requests to re-configure sensitive wildlife/plant or water resource buffers to the Forest Service and the appropriate state agencies for review. All written comments shall be included in the record of application and based on the comments from the state and federal agencies, the Planning Director will make a final decision on whether the reduced buffer zones is justified. If the final decision contradicts the comments submitted by the federal and state agencies, the Planning Director shall justify how the opposing conclusion was reached

Applicant Findings: The 200 foot buffer for sensitive plant and wildlife sites is shown on maps in the Addendum to the BRIAR (Attachment H). The applicant is not proposing to reconfigure or reduce the standard buffer zones.

(d) The Planning Director, in consultation with the State and federal wildlife biologists and/or botanists, shall use the following criteria in reviewing and evaluating the site plan to ensure that the proposed developments or uses do not compromise the integrity and function of or result in adverse effects to the wildlife or plant area or site:

(A) Published guidelines regarding the protection and management of the affected wildlife/plant species. Examples include: the Oregon Department of Forestry has prepared technical papers that include management guidelines for osprey and great blue heron; the Washington Department of Fish and Wildlife has prepared similar guidelines for a variety of species, including the western pond turtle, the peregrine falcon, and the Larch Mountain salamander (Rodrick and Milner 1991).

(B) Physical characteristics of the subject parcel and vicinity, including topography and vegetation.

(C) Historic, current, and proposed uses in the vicinity of the sensitive wildlife/plant area or site.

(D) Existing condition of the wildlife/plant area or site and the surrounding habitat and the useful life of the area or site.

(E) In areas of winter range, habitat components, such as forage, and thermal cover, important to the viability of the wildlife must be maintained or, if impacts are to occur, enhancement must mitigate the impacts so as to maintain overall values and function of winter range.

(F) The site plan is consistent with the "Oregon Guidelines for Timing of In-Water Work to Protect Fish and Wildlife Resources" (Oregon Department of Fish and Wildlife 2000).

(G) The site plan activities coincide with periods when fish and wildlife are least sensitive to disturbance. These would include, among others, nesting and brooding periods (from nest building to fledgling of young) and those periods specified.

(H) The site plan illustrates that new developments and uses, including bridges, culverts, and utility corridors, shall not interfere with fish and wildlife passage.

(I) Maintain, protect, and enhance the integrity and function of Priority Habitats (such as old growth forests, talus slopes, and oak woodlands) as listed on the following Priority Habitats Table. This includes maintaining structural, species, and age diversity, maintaining connectivity within and between plant communities, and ensuring that cumulative impacts are considered in documenting integrity and function.

PRIORITY HABITATS TABLE	
Priority Habitats	**Criteria**
Aspen stands	High fish and wildlife species diversity, limited availability, high vulnerability to habitat alteration.
Caves	Significant wildlife breeding habitat, limited availability, dependent species.

Old-growth forest	High fish and wildlife density, species diversity, breeding habitat, seasonal ranges, and limited and declining availability, high vulnerability.
Oregon white oak woodlands	Comparatively high fish and wildlife density, species diversity, declining availability, high vulnerability
Prairies and steppe	Comparatively high fish and wildlife density, species diversity, important breeding habitat, declining and limited availability, high vulnerability.
Riparian	High fish and wildlife density, species diversity, breeding habitat, movement corridor, high vulnerability, dependent species.
Wetlands	High species density, high species diversity, important breeding habitat and seasonal ranges, limited availability, high vulnerability.
Snags and logs	High fish and wildlife density, species diversity, limited availability, high vulnerability, dependent species.
Talus	Limited availability, unique and dependent species, high vulnerability.
Cliffs	Significant breeding habitat, limited availability, dependent species.
Dunes	Unique species habitat, limited availability, high vulnerability, dependent species.

Applicant Findings: USFS wildlife biologists and botanists were consulted prior to application submittal and all applicable protocols for field assessment and documentation of the presence of sensitive species have been followed. Section 2.0 (Methods) of the BRIAR (Attachment H) describes the data gathering and field research conducted by consultants and project staff. The BRIAR Bibliography further documents the protocols, databases and personal contacts that were used in developing the information documented in the BRIAR.

Section 3.0 (Baseline Conditions) of the BRIAR describes the physical characteristics of the proposed corridor and Section 4.0 (Sensitive Species and Priority Habitat Occurrence) documents the occurrences of natural resources in the project area. Section 5.0 (Potential Impacts to Sensitive Species and Priority Habitats) describes the potential impacts of the proposed project to sensitive plants, sensitive wildlife, and priority habitats. The Addendum to the BRIAR provides tables reporting likely impacts to natural resources and priority habitats based on the proposed project clearing limits in the 30% designs. This includes expected direct impacts to cliffs, mature Douglas Fir forest, streams, and talus habitat, as well as indirect impacts to cliff buffers, mature Douglas Fir forest buffers, rare plant buffers, snags/logs buffers, talus buffers, stream buffers, wetland buffers, and wildlife site buffers.

No priority areas of winter range habitat occur within the project area. Any work that is required in Gorton Creek for the construction of the new bridge will occur in the dry during the ODFW-preferred in-water work window. No other in-water work will occur in fish bearing streams and the completed crossing at Gorton Creek will clear span the active channel. The clearing of trees for the proposed trail is scheduled to occur in the fall, outside the breeding and fledging season for many species in accordance with the provisions of the Migratory Bird Treaty Act.

As discussed in the BRIAR (Attachment H) and Biological Evaluation (Attachment I), the proposed project may impact individuals or habitat for several sensitive wildlife populations given the timing of project construction, avoidance and minimization measures, and proposed mitigation. Consequently, the project is not expected to compromise the integrity of wildlife areas or sites, or occur during the time of the year when wildlife species are sensitive to disturbance, such as nesting or rearing seasons.

(e) The wildlife/plant protection process may terminate if the Planning Director, in consultation with the Forest Service and state wildlife agency or Heritage program, determines (1) the sensitive wildlife area or site is not active, or (2) the proposed use is not within the buffer zones and would not compromise the integrity of the wildlife/plant area or site, and (3) the proposed use is within the buffer and could be easily moved out of the buffer by simply modifying the project proposal (site plan modifications). If the project applicant accepts these recommendations, the Planning Director shall incorporate them into the final decision and the wildlife/plant protection process may conclude.

Applicant Findings: The applicant has met with USFS and with all other applicable natural resource agencies to discuss the design of the proposed trail. The trail alignment and design features have been carefully developed to avoid, to the maximum extent practicable, impacts to all identified natural resources and priority habitats and their associated buffers while still meeting the project purpose and need. The design represents the best alternative for the project with all practicable avoidance and measures incorporated into the alignment location and the design of the trail.

(f) If the above measures fail to eliminate the adverse effects, the proposed project shall be prohibited, unless the project applicant can meet the Practicable Alternative Test and prepare a mitigation plan to offset the adverse effects by deliberate restoration and enhancement.

Applicant Findings: The trail alignment and design features have been carefully developed to avoid impacts to all identified sensitive natural resources and priority habitats and their associated buffers to the maximum extent practicable while still meeting the project purpose and need. Minimization measures have been incorporated into the trail's alignment and design. There has been extensive involvement of partner agencies in the development of the design and avoidance and minimization measures. The design represents the best practicable alternative for the project. The unavoidable impacts are the least that can be achieved by all practicable avoidance and minimization measures. As noted above, the Addendum to the BRIAR (Attachment H) includes tables that identify the direct and indirect (buffer) impacts by resource type.

After accounting for overlapping buffers, the project is expected to have a total of 7.40 acres of unavoidable impacts to natural resource buffers. As described in the attached Mitigation Plan (Attachment K), restoration and enhancement measures will be taken to replace and enhance functions of affected buffer areas in accordance with the requirements of Section 600. No impacts to threatened or endangered plant or wildlife species have been found to be likely to occur as a result of the proposed project.

(g) The Planning Director shall submit a copy of all field surveys (if completed) and mitigation plans to the Forest Service and appropriate state agencies. The Planning Director shall include all comments in the record of application and address any written comments submitted by the state and federal wildlife agency/heritage programs in the final decision.

Based on the comments from the state and federal wildlife agency/heritage program, the Planning Director shall make a final decision on whether the proposed use would be consistent with the wildlife/plant policies and guidelines. If the final decision contradicts the comments submitted by the state and federal wildlife agency/heritage program, the Planning Director shall justify how the opposing conclusion was reached.

Applicant Findings: The applicant acknowledges that the Planning Director will provide access to all biological research, impact assessments, and the mitigation plan prepared for the proposed project.

(h) The Planning Director shall require the project applicant to revise the mitigation plan as necessary to ensure that the proposed use would not adversely affect a sensitive wildlife/plant area or site.

Applicant Findings: The applicant acknowledges that the Planning Director may require revision of the proposed mitigation plan as necessary to ensure that the proposed trail will not adversely affect a sensitive wildlife/plant area or site.

(4) *Soil Productivity*

(a) Soil productivity shall be protected using the following guidelines:

(A) A description or illustration showing the mitigation measures to control soil erosion and stream sedimentation.

Applicant Findings: Erosion Control Plan sheets are included in Attachment A. A narrative Erosion and Sediment Control Plan is also provided (Attachment J) to document erosion and sediment control measures that will be used on the project. These include but may not be limited to silt fences, tire wash stations, and check dams.

(B) New developments and land uses shall control all soil movement within the area shown on the site plan.

Applicant Findings: All soil within the project footprint will be permanently stabilized after project completion using methods such as seeding native herbaceous groundcover, planting native shrubs, and/or applying soil stabilizers to bare soil.

(C) The soil area disturbed by new development or land uses, except for new cultivation, shall not exceed 15 percent of the project area.

Applicant Findings: Disturbed soil area does not exceed 15% of the tax lots affected. The proposed project limits encompass 2.4% of the total acreage of the affected tax lots.

(D) Within 1 year of project completion, 80 percent of the project area with surface disturbance shall be established with effective native ground cover species or other soil-stabilizing methods to prevent soil erosion until the area has 80 percent vegetative cover.

Applicant Findings: Effective native ground cover or rock embankments will be established in areas of disturbed soils to prevent erosion.

B. Practicable Alternative Test

(1) An alternative site for a proposed use shall be considered practicable if it is available and the proposed use can be undertaken on that site after taking into consideration cost, technology, logistics, and overall project purposes.

A practicable alternative does not exist if a project applicant satisfactorily demonstrates all of the following:

(a) The basic purpose of the use cannot be reasonably accomplished using one or more other sites in the vicinity that would avoid or result in less adverse effects on wetlands, ponds, lakes, riparian areas, wildlife or plant areas and/or sites.

Applicant Findings: The HCRH Wyeth to Lindsey Creek State Trail's purpose is to connect portions of the HCRH and provide a quality trail experience for its users. The trail's route was selected to have a light touch on the environment within the Columbia River Gorge. Minimizing project impacts to natural resources counterbalanced with trying to provide a quality trail experience drove the trail location. Impacts to natural resources were avoided by locating the trail on existing portions of the HCRH. In other areas, with many north-south oriented resources including streams and talus slopes and an east-west trail, impacts to these natural resources and their buffers were unavoidable. Other than on the existing portions of the HCRH, the least impacting location for the trail is next to I-84, where the natural resources have experienced past disturbances and wildlife use is limited by the noise and activity associated with the freeway. Unfortunately having the trail adjacent to I-84 provides a poor quality trail experience because of the traffic and noise. The design team placed most of the trail on the HCRH or along I-84 and utilized disturbed areas to take the trail away from I-84. This kept impacts to poor quality habitat while improving the quality of the trail experience. The trail is located mostly (65%) where impacts were avoided along the HCRH trail (18%) or where the impacts were optimally minimized along I-84 (39%) or on connections between the two (8%). Of the remaining 35% of the trail, 23% is through disturbed areas and 12% is native forest. The disturbed areas include portions of the Wyeth campground, an abandoned bypass road, a utility line corridor and a long abandoned and razed resort (Wyeth Restoration Site). Placement of the trail through disturbed areas provided an alternative low impact route with disturbances similar to those found adjacent to I-84 but with less wildlife disturbing noise and activity, while significantly boosting the quality trail experience. The remaining 12% of the trail is within a native second or third growth forest.

Within 12% of the native forest not adjacent to I-84, three of the four sites were the least impacting alternative. These three sites are Gorton Creek, Harphan Creek and Wetland 2 buffer. At the other site, Mature Forest 2, a lesser impact alternative was available and not chosen to improve the quality trail experience. These alternatives are discussed in more detail below. Within areas of native forest the designers placed the trail to avoid large trees, downed logs and snags while including areas with non-native weeds and small scale disturbances. Most of the trails impacts to

Route Location Impacts

Route Location	% of Route	Comment
Existing HCRH	18%	Purpose and Need – Connect the HCRH
Connecting HCRH and I-84	8%	Purpose and Need- Connect the HCRH
Along I-84	39%	Minimum Impact Route
Disturbed Areas	23%	Purpose and Need - Quality Trail Experience -Alternative Low impact Route
Second or third growth forest	12%	Purpose and Need - Quality Trail Experience – 3 of 4 sections -the least impacting alternative. Provides enhanced trail experience with impacts reduced through fine-tuned trail location.

Gorton Creek Bridge

The proposed Gorton Creek Bridge is designed as a single span bridge that will fully span the active channel width to avoid permanent direct impacts to Gorton Creek. Some temporary stream impacts may occur during construction and 0.29 acre of stream buffer impacts will be unavoidable because the creek flows perpendicular to the trail.

Alternatives that were considered to reduce stream and buffer impacts included utilizing one of the two lanes of the existing vehicular crossing of Gorton Creek (Bridge No. 00173) or widening it to accommodate pedestrian/bicycle traffic. Changing one of the lanes of the Wyeth Bench Road to a trail lane could confuse motorist risking the safety of pedestrians and bicyclists. The existing road has low traffic volumes and utilizing the existing Gorton Creek Bridge which are expected to increase making the one lane road even less safe. The objective of providing safe pedestrian and bicycle recreational facilities cannot be reasonably accomplished in the long-term and therefore this is not found to be a practicable alternative.

Widening the historic Gorton Creek Bridge No. 00173 to accommodate the trail is not a practical alternative because modifications to the historic bridge would have a Section 106 Adverse Effect on the bridge and on the Columbia River Highway National Register Historic District. Lewis W. Metzger, an early state highway department engineer, designed the 50-foot reinforced-concrete beam bridge in 1917. Historic plan sheets indicate that Conde B. McCullough extended the wing walls in 1920. The bridge is in its original configuration from the historic period. It is also a contributing feature to the Columbia River Highway historic district. As such, changes to the existing bridge were not considered further.

The second bridge was considered the only safe viable option to cross Gorton Creek. The bridge was located where the trail could use an existing disturbed power line corridor, relatively close to the existing bridge, but not so close as to have a Section 106 Adverse Effect.

Harphan Creek

Impacts to Harphan Creek (ST-18) will be minimized by crossing the trail on an existing reinforced concrete box culvert. A small amount of direct impacts (Less than 0.05 ac) will result from installing riprap where the floodplain scours the proposed trail embankment, upstream of the existing box culvert and 0.16 acre of buffer impact will result from trail construction. In order to cross Harphan Creek at the existing culvert, as well as to use natural topography, the trail will also pass within the buffer of roadside ditch ST-19, resulting in 0.46 acre of buffer impacts. To avoid the ST -19 buffer, the trail would have to be constructed further upslope in native forest and would have required a bridge over Harphan Creek. This would harden the stream channel

limiting movement of the channel in the future that in turn, limits erosional processes that move wood and gravel useful for downstream fish habitat. Use of the existing culvert crossing has minimized impacts to the maximum extent possible.

Wetland 2 Buffer

The trail alignment has been designed to avoid direct impacts to Wetland 2. In order to utilize existing disturbed areas including an old bypass road natural topography and minimize ground disturbance in the creation of the trail, the trail will pass through relatively undisturbed forested portions the buffers of Wetland 2. This relatively small impact area is necessary to connect two long segments of disturbed old bypass road. This connection results in a small amount of impact to greatly increase the recreational experience for trail users along a long length of trail. The alternative would be to cut north to the I-84 shoulder. This would result in an odd trail configuration and result in similar amounts of impact to forested buffer.

Mature Forest

This portion of the trail winds into a mature forest to provide the recreation user with a bit of quality forest habitat. The trail could have been placed along I-84 to reduce impacts to the mature forest, but the ability for trail users to see some large trees within a mature forest along the trail was considered to substantially improve the quality of the trail experience. This also takes the trail users away from I-84 right before an almost mile long stretch adjacent to the freeway.

(b) The basic purpose of the use cannot be reasonably accomplished by reducing its proposed size, scope, configuration, or density, or by changing the design of the use in a way that would avoid or result in less adverse effects on wetlands, ponds, lakes, riparian areas, wildlife or plant areas and/or sites.

Applicant Findings: The project purpose and need will not be addressed if the project is reduced in cross-section, configuration, or length. The alignment of the trail and the design elements has been modified as much as possible to avoid direct impacts on natural resources. The project cannot be reduced from its current typical width without sacrificing basic pedestrian and bicyclist safety. Changing the configuration (degree of curvature, longitudinal grades) would decrease safety and would not achieve the accessibility guidelines. Changing the length would not achieve the connectivity. Direct and indirect impacts to Significant Natural Resources and Priority Habitats have been minimized to the maximum extent practicable through alignment modifications and design elements.

(c) Reasonable attempts were made to remove or accommodate constraints that caused a project applicant to reject alternatives to the proposed use. Such constraints include inadequate infrastructure, parcel size, and land use designations. If a land use designation or recreation intensity class is a constraint, an applicant must request a Management Plan amendment to demonstrate that practicable alternatives do not exist.

Applicant Findings: Parcel size and land use designations are not applicable to determining the location of the trail or access routes. The proposed trail alignments is designed to make the most use of the remaining HCRH as possible. The alignment of the trail has been modified through the design process to limit impacts on Natural Resources and Priority Habitats based on preliminary fieldwork and agency suggestions.

C. Mitigation Plan

(1) Mitigation Plan shall be prepared when:

(a) The proposed development or use is within a buffer zone (wetland, pond, lakes, riparian areas, wildlife or plant areas and/or sites).
(b) There is no practicable alternative (see the "practicable alternative" test).

Applicant Findings: There are no practicable alternatives to the proposed trail alignment that results in 7.40 acres of impacts to natural resource buffer areas. All impacts have been avoided to the maximum extent possible, and all practicable minimization measures have been applied to both sensitive resources and their buffer areas. The remaining unavoidable impacts are the least possible without compromising the purpose and need of the proposed project. The measures to mitigate impacts to sensitive resources and their buffer areas are described in the Mitigation Plan (Attachment K).

(2) In all cases, Mitigation Plans are the responsibility of the applicant and shall be prepared by an appropriate professional (botanist/ecologist for plant sites, a wildlife/fish biologist for wildlife/fish sites, and a qualified professional for water resource sites).

Applicant Findings: Mitigation has been developed in cooperation with appropriate professionals, which include specialists in biological sciences for WFLHD, CH2MHill, ODOT, and the USFS, and landscape architects from Walker-Macy and Associates and ODOT. The mitigation plan has been reviewed by natural resource specialists with the USFS and ODOT.

(3) The primary purpose of this information is to provide a basis for the project applicant to redesign the proposed use in a manner that protects sensitive water resources, and wildlife/plant areas and sites, that maximizes his/her development options, and that mitigates, through restoration, enhancement, and replacement measures, impacts to the water resources and/or wildlife/plant area or site and/or buffer zones.

Applicant Findings: As discussed above, ODOT has assessed, re-assessed and refined the alignment of the proposed trail based on the locations of water resources and wildlife/plant areas and sites identified through site inspections, available species records, and consultations with CRGNSA, ODFW and USFS biologists. As a result of these assessments, impacts to natural resources and buffers have been minimized to the maximum extent practicable. On-site restoration of 9.77 acres of buffer and habitat areas is proposed as mitigation for impacts to 7.40 acres of wetland, water resource, talus, wildlife, rare plant, mature forest, and cliff buffer areas. This restoration also constitutes mitigation for buffer impacts associated with Segment D of the trail, for which Hood River County granted a NSA land use permit on April 10, 2015.

As described above and in the Mitigation Plan (Attachment K), the restoration will consist of removing noxious and invasive weed species from the following areas:

- Warren Creek Mitigation Site- 6.2 acres of degraded forest understory between trail stations 172+00 to 185+00 on USFS land, north and east of Warren Creek, south of the I-84 shoulder, and
- Wyeth Road Mitigation Site -3.57 acres of degraded forest understory and previously disturbed land between trail stations 520+00 and 527+00 on OPRD and USFS land east of Harphan Creek, south of the I-84 shoulder.

The mitigation will provide restore buffer by removing ivy, Himalayan blackberry and any other non-native invasive species. The cleared area will be re-planted with a variety of species native to the CRGNSA as listed in the Landscape Plans (Attachment B) for the project. The USFS began performing the noxious/invasive weed removal at the Warren Creek Restoration site, which also provided mitigation for 2.04 acres of impacts associated with Segment D of the trail, in the summer of 2014. Work at the site east of Wyeth Restoration site will begin in summer 2016.

(4) The applicant shall submit the mitigation plan to the Planning Director. The Planning Director shall submit a copy of the mitigation plan to the Forest Service, and appropriate state agencies. If the final decision contradicts the comments submitted by the state and federal wildlife agency/heritage program, the Planning Director shall justify how he/she reached an opposing conclusion.

Applicant Findings: The proposed mitigation has been prepared following coordination with the USFS. The applicant recognizes that Hood River County will submit copies of the proposed natural resource mitigation to the USFS and appropriate state agencies.

(5) A project applicant shall demonstrate sufficient fiscal, technical, and administrative competence to successfully execute a mitigation plan involving wetland creation.

Applicant Findings: Not applicable the mitigation plan does not include wetland creation.

(6) Mitigation plans shall include maps, photographs, and text. The text shall:

(a) Describe the biology and/or function of the sensitive resources (eg. Wildlife/plant species, or wetland) that will be affected by a proposed use. An ecological assessment of the sensitive resource to be altered or destroyed and the condition of the resource that will result after restoration will be required. Reference published protection and management guidelines.

(b) Describe the physical characteristics of the subject parcel, past, present, and future uses, and the past, present, and future potential impacts to the sensitive resources. Include the size, scope, configuration, or density of new uses being proposed within the buffer zone.

(c) Explain the techniques that will be used to protect the sensitive resources and their surrounding habitat that will not be altered or destroyed (for examples, delineation of core habitat of the sensitive wildlife/plant species and key components that are essential to maintain the long-term use and integrity of the wildlife/plant area or site).

(e) Show how the proposed restoration, enhancement, or replacement (creation) mitigation measures are NOT alternatives to avoidance. A proposed development/use must first avoid a sensitive resource, and only if this is not possible should restoration, enhancement, or creation be considered as mitigation. In reviewing mitigation plans, the local government, appropriate state agencies, and Forest Service shall critically examine all proposals to ensure that they are indeed last resort options.

Applicant Findings: The Mitigation Plan (Attachment K) addresses the required elements above.

(7) At a minimum, a project applicant shall provide to the Planning Director a progress report every 3-years that documents milestones, successes, problems, and contingency actions. Photographic monitoring stations shall be established and photographs shall be used to monitor all mitigation progress.

Applicant Findings: The proposed mitigation for buffer impacts will include post-construction monitoring that addresses the required elements as listed above. The applicant will submit monitoring reports to the County for distribution and review by the USFS at least every 3 years until documentation shows that the proposed enhancement plantings have been successfully established.

(8) A final monitoring report shall be submitted to the Planning Director for review upon completion of the restoration, enhancement, or replacement activity. This monitoring report shall document successes, problems encountered, resource recovery, status of any sensitive wildlife/plant species and shall demonstrate the success of restoration and/or enhancement actions. The Planning Director shall submit copies of the monitoring report to the Forest Service; who shall offer technical assistance to the Planning Director in helping to evaluate the completion of the mitigation plan. In instances where restoration and enhancement efforts have failed, the monitoring process shall be extended until the applicant satisfies the restoration and enhancement guidelines.

Applicant Findings: The applicant will submit monitoring reports to the County for distribution and review by the USFS at least every 3 years until documentation shows that the proposed enhancement plantings have been successfully established.

(9) Mitigation measures to offset impacts to resources and/or buffers shall result in no net loss of water quality, natural drainage, fish/wildlife/plant habitat, and water resources by addressing the following:

(a) Restoration and enhancement efforts shall be completed no later than one year after the sensitive resource or buffer zone has been altered or destroyed, or as soon thereafter as is practicable.

Applicant Findings: The USFS has already begun invasive/noxious weed removal/management at the Warren Creek site as proposed by the applicant in the NSA permit application for Segment D of the HCRH State Trail. Restoration at the mitigation site east of Harphan Creek is proposed to begin in summer 2016. Restoration of temporary disturbance areas will begin as soon as practicable after the conclusion of trail construction activities.

(b) All natural vegetation within the buffer zone shall be retained to the greatest extent practicable. Appropriate protection and maintenance techniques shall be applied, such as fencing, conservation buffers, livestock management, and noxious weed control. Within five years, at least 75 percent of the replacement vegetation must survive. All plantings must be with native plant species that replicate the original vegetation community.

Applicant Findings: The project will be constructed to retain the existing vegetation to the greatest extent practicable. Tree removal shall be minimized. Any planting of vegetation related to the approved project shall be of native species. The project proposes to restore vegetation in disturbed areas as soon as practicable after the trail infrastructure work is completed. The re-vegetation with native ground cover of the disturbed areas shall occur within a maximum of a year after completion of the trail project. Re-vegetation shall be accomplished through seeding native grasses where appropriate and planting native understory shrubs in the areas that will not be part of the proposed trail. These areas shall be monitored by the applicant to ensure the success of the re-vegetation. If the re-vegetation is not successful, the planting work shall be evaluated, and the applicant shall develop and implement alternative planting proposals until the re-vegetation effort is successful. All plantings will be with native plant species that are appropriate for the site conditions and are characteristic of the dominant native plant community for the habitat type. The USFS will

continue to lead the restoration effort and will be responsible for achieving 70% cover. Measuring 75% survival beyond year 1 is inaccurate because it becomes difficult to identify planted plants from colonizing plants leading to errors. Percent cover better captures the plant health because to achieve this the plant has to grow not just survive. Therefore we prefer to use percent cover rather than survival to measure success. We will also monitoring diversity, noxious weeds and plant density.

(c) Habitat that will be affected by either temporary or permanent uses shall be rehabilitated to a natural condition. Habitat shall be replicated in composition, structure, and function, including tree, shrub and herbaceous species, snags, pool-riffle ratios, substrata, and structures, such as large woody debris and boulders.

Applicant Findings: The Natural Resources Mitigation Plan (Attachment 1 of Attachment K, Mitigation Plan) details how priority habitats and their buffers affected by the project will be restored, rehabilitated, and replaced.

(d) If this standard is not feasible or practical because of technical constraints, a sensitive resource of equal or greater benefit may be substituted, provided that no net loss of sensitive resource functions occurs and provided the Planning Director, in consultation with the appropriate State and Federal agency, determine that such substitution is justified.

Applicant Findings: Not applicable. No sensitive resource substitutions are anticipated.

(e) Sensitive plants that will be destroyed shall be transplanted or replaced, to the maximum extent practicable. Replacement is used here to mean the establishment of a particular plant species in areas of suitable habitat not affected by new uses. Replacement may be accomplished by seeds, cuttings, or other appropriate methods.

Replacement shall occur as close to the original plant site as practicable. The project applicant shall ensure that at least 75 percent of the replacement plants survive 3 years after the date they are planted.

Applicant Findings: If long-bearded hawkweed or any other sensitive plant is found along the trail route it will be salvaged and transplanted prior to construction byt the USFS Restoration Team. The USFS will monitor the transplanted plants to ensure successful establishment of at least 75 percent of the plants.

(f) Nonstructural controls and natural processes shall be used to the greatest extent practicable.

Applicant Findings: As described in the Mitigation Plan (Attachment K), nonstructural controls and natural processes will be used to the greatest extent practicable to achieve the mitigation goals.

(A) Bridges, roads, pipeline and utility corridors, and other water crossings shall be minimized and should serve multiple purposes and properties.

Applicant Findings: Only one new bridge is proposed over a waterway as part of the project. As described above, the new bridge at Gorton Creek is necessary to provide safe access for the high number of bicyclists and pedestrians that are expected to utilize the trail. Crossings of Harphan Creek (ST-18), ST-1, and ST-2 are necessary because they run perpendicular to the proposed trail alignment. The crossing at Harphan Creek will be

accomplished via an existing box culvert and the crossing at ST-2 will be accomplished via an extension of an existing culvert.

(B) Stream channels shall not be placed in culverts unless absolutely necessary for property access. Bridges are preferred for water crossings to reduce disruption to hydrologic and biologic functions. Culverts shall only be permitted if there are no practicable alternatives as demonstrated by the 'Practical Alternative Test'.

Applicant Findings: An existing box culvert at Summit Creek (ST-2) will be extended to support the trail. Due to the existing culvert, this crossing method was determined to be the most practicable. In order to minimize stream disturbance and fit well within the existing stream geometry, it is proposed that the existing beveled end be removed and replaced with a concrete headwall. Due to the trail fill slope and the removal of the beveled end section, an extension of approximately 12 feet will be required.

(C) Fish passage shall be protected from obstruction.

Applicant Findings: The only proposed crossing of a fish bearing stream, Gorton Creek, will fully span the channel and thus avoid permanent impacts to fish passage. Any work that is required in Gorton Creek for the construction of the new bridge will occur in the dry during the ODFW-preferred in-water work window.

(D) Restoration of fish passage should occur wherever possible.

Applicant Findings: No permanent impacts to fish passage will occur as a result of the proposed project and no fish passage restoration is proposed.

(E) Show location and nature of temporary and permanent control measures that shall be applied to minimize erosion and sedimentation when riparian areas are disturbed, including slope netting, berms and ditches, tree protection, sediment barriers, infiltration systems, and culverts.

Applicant Findings: Erosion Control Plan sheets are included in Attachment A. Appropriate erosion and sediment control measures that will be implemented for the project are detailed in Attachment J.

(F) Groundwater and surface water quality will not be degraded by the proposed use. Natural hydrologic conditions shall be maintained, restored, or enhanced in such a manner that replicates natural conditions, including current patterns (circulation, velocity, volume, and normal water fluctuation), natural stream channel and shoreline dimensions and materials, including slope, depth, width, length, cross-Sectional profile, and gradient.

Applicant Findings: The trail alignment has been designed to avoid and minimize impacts to all sensitive water resources. The project is not expected to have an impact on either ground or surface water resources. After trail construction is completed, personnel will coordinate planting, seeding, and mulching of disturbed ground areas in accordance with ODOT's Erosion Control Manual and Standard Environmental Specifications (ODOT 2005), which are available upon request.

(G) Those portions of a proposed use that are not water-dependent or that have a practicable alternative will be located outside of stream, pond, and lake buffer zones.

Applicant Findings: As described previously, there is no practicable alternative for the trail location that would have a lesser impact on the stream buffer zone.

(H) Streambank and shoreline stability shall be maintained or restored with natural revegetation.

Applicant Findings: Stream bank and shoreline stability shall be maintained through avoiding or minimizing all disturbance of stream banks, by following all of the appropriate ODOT Standard Specifications related to waterways, using all appropriate erosion and sediment control Best Management Practices, and restoring areas that have been disturbed by construction with appropriate native plantings.

(I) The size of restored, enhanced, and replacement (creation) wetlands shall equal or exceed the following ratios. The first number specifies the required acreage of replacement wetlands, and the second number specifies the acreage of wetlands altered or destroyed.

Restoration: 2: l

Creation: 3: l

Enhancement: 4: l

Applicant Findings: Not Applicable. No wetland restoration, enhancement, or creation is needed as there are no direct impacts to wetlands associated with the proposed project.

(g) Wetland creation mitigation shall be deemed complete when the wetland is self-functioning for 5 consecutive years. Self-functioning is defined by the expected function of the wetland as written in the mitigation plan. The monitoring report shall be submitted to the local government to ensure compliance. The Forest Service, in consultation with appropriate state agencies, shall extend technical assistance to the local government to help evaluate such reports and any subsequent activities associated with compliance.

Applicant Findings: Not Applicable. No wetland creation is proposed.

(h) Wetland restoration/enhancement can be mitigated successfully by donating appropriate funds to a non-profit wetland conservancy or land trust with explicit instructions that those funds are to be used specifically to purchase protection easements or fee title protection of appropriate wetlands acreage in or adjacent to the Columbia River Gorge meeting the ratios given above in guideline 600(C)(9)(f)(I). These transactions shall be explained in detail in the Mitigation Plan and shall be fully monitored and documented in the monitoring report.

Applicant Findings: Not Applicable. No wetland restoration/enhancement is proposed.

610. General Management Area Recreation Resource Review Criteria

The following uses may be allowed, subject to compliance with Section 610(5) and (6):

(1) Recreation Intensity Class 1 - Very Low Intensity

(a) Parking areas for a maximum of 10 cars for any allowed uses in Recreation Intensity Class 1.

(b) Trails for hiking, equestrian and mountain biking use.

(c) Pathways for pedestrian and bicycling use.

(d) Trailheads (with provisions for hitching rails and equestrian trailers at trailheads accommodating equestrian use).

(e) Scenic viewpoints and overlooks.

(f) Wildlife/botanical viewing and nature study areas.

(g) River access areas.

(h) Simple interpretive signs and/or displays, not to exceed a total of 50 square feet.

(i) Entry name signs not to exceed 10 square feet per sign.

(j) Boat docks, piers or wharfs.

(k) Picnic areas.

(l) Rest-rooms/comfort facilities.

Applicant Findings: Not applicable. The portion of the proposed project within the GMA is in an area designated Recreation Intensity Class 4.

(2) Recreation Intensity Class 2 - Low Intensity

(a) All uses permitted in Recreation Intensity Class 1.

(b) Parking areas for a maximum of 25 cars, including spaces for campground units, to serve any allowed uses in Recreation Intensity Class 2.

(c) Simple interpretive signs and displays, not to exceed a total of 100 square feet.

(d) Entry name signs not to exceed 20 square feet per sign.

(e) Boat ramps, not to exceed two lanes.

(f) Campgrounds for 20 units or less, tent sites only.

Applicant Findings: Not applicable. The portion of the proposed project within the GMA is in an area designated Recreation Intensity Class 4.

(3) Recreation Intensity Class 3 - Moderate Intensity

(a) All uses permitted in Recreation Intensity Classes 1 and 2.

(b) Parking areas for a maximum of 75 cars, including spaces for campground units, for any allowed uses in Recreation Intensity Class 3.

(c) Interpretive signs, displays and/or facilities.

(d) Visitor information and environmental education signs, displays or facilities.

(e) Entry name signs not to exceed 32 square feet per sign.

(f) Boat ramps, not to exceed three lanes.

(g) Concessions stands, pursuant to applicable policies in Chapter 4, Part I of the Management Plan.

(h) Campgrounds for 50 individual units or less for tents and/or recreational vehicles, with a total density of no more than 10 units per acre (density to be measured based on total size of recreation facility and may include required buffer and setback areas). Class 3 campgrounds may also include one group campsite area, in addition to the individual campground units or parking area maximums allowed as described herein.

Applicant Findings: Not applicable. The portion of the proposed project within the GMA is in an area designated Recreation Intensity Class 4.

(4) Recreation Intensity Class 4 - High Intensity

(a) All uses permitted in Recreation Intensity Classes 1, 2, and 3.

Applicant Findings: The proposed Wyeth Trailhead is on land designated Recreation Intensity Class 4.

(b) Parking areas for a maximum of 250 cars, including spaces for campground units, for any allowed uses in Recreation Intensity Class 4.

Applicant Findings: The proposed Wyeth Trailhead includes a parking area for a maximum of 36 parking stalls.

(c) Horseback riding stables and associated facilities.

Applicant Findings: Not applicable. No horseback riding stables and associated facilities are proposed as part of this application.

(d) Entry name signs, not to exceed 40 square feet per sign.

Applicant Findings: The proposed Wyeth Trailhead Monument sign will not exceed 25 sq. feet.

(e) Boat ramps.

Applicant Findings: Not applicable. No boat ramps are proposed as part of the project.

(f) Campgrounds for 175 individual units or less for tents and/or recreation vehicles with a total density of no more than 10 units per acre (density to be measured based on total size of recreation facility and may include required buffer and setback areas). Class 4 campgrounds may also include up to 3 group campsite areas, in addition to individual campsite units or parking area maximums allowed as described herein.

Applicant Findings: Not applicable. No campgrounds are proposed as part of the project.

(5) Approval Criteria for Recreation Uses

All proposed recreation projects outside of the Public Recreation designation shall comply with the appropriate scenic, cultural, natural and recreation resources guidelines Sections 520 through 620 and shall satisfy the following:

(a) Cumulative effects of proposed recreation projects on Landscape Settings shall be based on the "compatible recreation use" guideline for the Landscape Setting in which the use is located.

Applicant Findings: The compatible recreation use for the Coniferous Woodland landscape setting is described in the HRCZO Section 520 as "resource-based recreation uses of varying intensities" and includes low intensity uses such as trails and small picnic areas, as well as more intensive recreation uses. The proposed Wyeth Trailhead is a low-intensity recreation use because it consists of parking, interpretive signage, and a restroom for daytime use.

Use of the proposed Wyeth Trailhead for uses other than HCRH State Trail access contribute to its potential cumulative effect. Visitors at Wyeth Campground could use the proposed Wyeth Trailhead for a bike/camping experience. The USFS staff is also considering relocating the Trail 400 access from the Wyeth Campground to the proposed Wyeth Trailhead. This relocation would eliminate possible conflicts between Trail 400 users and campers, and would provide year round access to Trail 400 (the Wyeth Campground is a seasonal facility and is gated, which precludes access to Trail 400 in the off-season). The OPRD in coordination with USFS staff is considering developing the Wyeth Trailhead later as an equestrian staging area to improve equestrian access to Trail 400.

In addition, development of a mountain biking trail system on USFS land is being planned in the area north of the Wyeth Bench Road between Cascade Locks and the proposed Wyeth Trailhead. When this trail system is developed, it can be expected that some mountain bike users would choose to park at the Wyeth Trailhead and use Wyeth Bench Road to access the mountain bike trail system. Development of the Wyeth Trailhead and parking area would thus help meet potential future recreation demand. These potential alternate access uses for the Gorton Creek Trailhead do not alter its compatibility with the Coniferous Woodland landscape setting recreation use guideline given that the use of the site—parking, restroom facilities, picking, wayfinding, and interpretive information—will remain the same regardless of the users' destination. In the Gorge Management Plan OPRD is proposing access for watercraft to the Columbia River on the north side of I-84 with parking up to 54 vehicles.

A rationale describing the reasoning behind the location for the trailhead at this location was developed for the USFS staff and is available upon request.

(b) For proposed recreation projects in or adjacent to lands designated Large-Scale or Small-Scale Agriculture, Commercial Forest Land or Large or Small Woodland:

(A) The use would not seriously interfere with accepted forest or agricultural practices on surrounding lands devoted to forest or farm uses. Provision of on-site buffers may be used to partially or fully comply with this criterion, depending upon project design and/or site conditions.

(B) A declaration has been signed by the project applicant or owner and recorded with county deeds and records specifying that the applicant or owner is aware that operators are entitled to carry on accepted forest or farm practices on lands designated Large-Scale or Small-Scale Agriculture, Commercial Forest Land or Large or Small Woodland.

Applicant Findings: The proposed Wyeth Trailhead site is on land designated for Small Scale Agriculture that is owned and managed by the USFS. As such, there are no plans to use the property for agricultural purposes. The proposed Gorton Creek Trailhead will not seriously interfere with accepted forest or agricultural practices on surrounding lands because it is a low-intensity use. The parcel immediately to the west is designated for Agriculture. The parcel to the south is designated Forest Land and is owned by the USFS.

(c) For proposed projects including facilities for outdoor fires for cooking or other purposes or proposed campgrounds:

The project applicant shall demonstrate that a sufficient quantity of water necessary for fire suppression (as determined pursuant to applicable fire codes or the rural fire protection district) is readily available to the proposed facility, either through connection to a community water system or on-site wells, storage tanks, sumps, ponds or similar storage devices. If connection to a community water system is proposed, the project applicant shall demonstrate that the water system has adequate capacity to meet the facility's emergency fire suppression needs without adversely affecting the remainder of the water system with respect to fire suppression capabilities. In addition, in order to provide access for fire-fighting equipment, access drives shall be constructed to a minimum of 12 feet in width and a maximum grade of 12 percent. Access drives shall be maintained to a level that is passable to fire-fighting equipment.

Applicant Findings: Not applicable. No campgrounds or facilities for outdoor fires are proposed.

(d) Trail or trailhead projects shall comply with applicable trails policies in the Management Plan.

Applicant Findings: The proposed project complies with the applicable trails policies in the Management Plan. Applicable Management Plan trail policies include:

- Planning the trail with affected landowners, relevant agencies, Indian tribal governments and trail organizations from the beginning. (ODOT has developed the HCRH State Trail plan in close collaboration with the OPRD, USFS, and Columbia River Gorge Commission. The Friends of the Columbia River Gorge have also been consulted in the plan's development.)

- Considering projected demand for different trail uses when planning trails. (The Gorton Creek Trailhead has been designed so that construction can proceed in phases to expand parking capacity to a maximum of 53 sites as needed. The site could also be further developed, through a separate NSA application, to accommodate equestrian facilities for users that may want to use the trailhead to access nearby Trail 400.)
- Incorporating existing segments of older/historic trails and abandoned road and railroad right-of way. (The proposed Gorton Creek Trailhead will provide access to a trail that connects abandoned segments of the HCRH.)
- Providing barrier-free access to new trails. (The HCRH State Trail is a paved facility.)
- Considering public needs for convenience, access, and security when designing and siting trailheads. (The proposed Wyeth Trailhead is easily accessible from I-84 exit 51 and is conveniently located near other recreational resources that users may want to use in conjunction with the HCRH State Trail.)
- Promoting alternatives to private automobiles for accessible trail opportunities (The proposed Wyeth Trailhead will have bicycle parking facilities.)

(e) For proposed projects providing boating or windsurfing access to the Columbia River or its tributaries: compliance with applicable "River Access and Protection of Treaty Rights" objectives in the Management Plan.

Applicant Findings: Not applicable. The proposed project does not provide boating or windsurfing access to the Columbia River or its tributaries.

(f) For proposed projects on public lands or proposed projects providing access to the Columbia River or its tributaries: compliance with guidelines for protection of tribal treaty rights in Part IV, Chapter 3, Indian Tribal Treaty Rights and Consultation in the Management Plan.

Applicant Findings: Not applicable. The proposed project does not provide access to the Columbia River or its tributaries.

(g) For proposed projects which include interpretation of natural or cultural resources:

A demonstration that the interpretive facilities will not adversely affect natural or cultural resources and that appropriate and necessary resource protection measures shall be employed.

Applicant Findings: Not applicable. The proposed project does not include interpretation of natural or cultural resources.

(h) For proposed Recreation Intensity Class 4 projects (except for projects predominantly devoted to boat access):

A demonstration that the project accommodates provision of mass transportation access to the site. The number and size of the mass transportation facilities shall reflect the physical capacity of the site. This requirement may be waived upon a demonstration that provision of such facilities would result in overuse of the site, either degrading the quality of the recreation experience or adversely affecting other resources at the site.

Applicant Findings: The proposed Wyeth Trailhead is designed to accommodate the turning radius of a 36-foot school bus. 2 oversized spaces are available for larger vehicles.

(6) Facility Design Guidelines for All Recreation Projects

(a) Recreation facilities which are not resource-based in nature may be included at sites providing resource-based recreation uses consistent with the guidelines contained herein, as long as such facilities comprise no more than one-third of the total land area dedicated to recreation uses and/or facilities. Required landscaped buffers may be included in calculations of total land area dedicated to recreation uses and/or facilities.

Applicant Findings: Not applicable. The proposed project is a resource-based recreation facility. The HCRH State Trailhead and, by extension, the proposed Wyeth Trailhead, are sited to highlight the natural, scenic, and cultural heritage of the CRGNSA.

(b) The facility design guidelines contained herein are intended to apply to individual recreation facilities. For the purposes of these guidelines, a recreation facility is considered a cluster or grouping of recreational developments or improvements located in relatively close proximity to one another.

To be considered a separate facility from other developments or improvements within the same Recreation Intensity Class, recreation developments or improvements must be separated by at least one-quarter mile of undeveloped land (excluding trails, pathways, or access roads).

Applicant Finding: The proposed recreation facility includes the Wyeth Trailhead and associated HCRH State Trail. Only the Wyeth Trailhead is within the GMA.

(c) Parking areas, access roads, and campsites shall be sited and designed to fit into the existing natural contours as much as possible, both to minimize ground-disturbing grading activities and utilize topography to screen parking areas and associated structures. Parking areas, access roads, and campsites shall be sited and set back sufficiently from bluffs so as to be visually subordinate as seen from Key Viewing Areas.

Applicant Findings: The proposed Wyeth Trailhead will utilize the topography of the existing informal gravel parking area and access road. Minor grading activity will occur to complete the asphalt paving. The site's visual subordinance from key viewing areas is addressed in this application under Section 520(2).

(d) Existing vegetation, particularly mature trees, shall be maintained to the maximum extent practicable, and utilized to screen parking areas and campsites from Key Viewing Areas and satisfy requirements for perimeter and interior landscaped buffers.

Applicant Findings: The proposed Wyeth Trailhead is sited at an existing gravel parking area to minimize the need for vegetation removal. Two-Five trees are proposed for removal as part of the trailhead construction. Existing tree cover along Wyeth Road will be retained to provide screening.

(e) Parking areas providing over 50 spaces shall be divided into discrete "islands" separated by unpaved, landscaped buffer areas.

Applicant Findings: The proposed Wyeth Trailhead, as shown in the Landscape Plans in Attachment B, includes a central landscaped island that will divide the parking area.

(f) Lineal frontage of parking areas and campsite loops to Scenic Travel Corridors shall be minimized to the greatest extent practicable.

Applicant Findings: The proposed parking area will be set back from Wyeth Road and will not include parking stalls along the Wyeth Road frontage (see Attachment B).

(g) Ingress/egress points shall be consolidated to the maximum extent practicable, providing for adequate emergency access pursuant to applicable fire and safety codes.

Applicant Findings: Only one access driveway will be provided to the proposed Wyeth Trailhead.

(h) Signage shall be limited to that necessary to provide relevant recreation or facility information, interpretive information, vehicular and pedestrian direction, and for safety purposes.

Applicant Findings: Signage will be limited to a monument-style entrance sign, a sign about the HCRH State Trail, and a cluster board with standard OPRD information. Directional signs on the trail will be provided.

(i) Exterior lighting shall be shielded, designed and sited in a manner which prevents such lighting from projecting off-site or being highly visible from Key Viewing Areas.

Applicant Findings: Not applicable. No exterior lighting is proposed.

(j) Innovative designs and materials which reduce visual impacts (such as "turf blocks" instead of conventional asphalt paving) shall be encouraged through incentives such as additional allowable parking spaces and reduce required minimum interior or perimeter landscaped buffers. Upon determination that potential visual impacts have been substantially reduced by use of such designs and materials, the Director may allow either reductions in required minimum interior or perimeter landscape buffers up to 50 percent of what would otherwise be required, or additional parking spaces not to exceed 10 percent of what would otherwise be permitted.

Applicant Findings: Not applicable. The applicant is not seeking reductions in landscape buffers.

(k) A majority of trees, shrubs and other plants in landscaped areas shall be species native or naturalized to the Landscape Setting in which they occur (Landscape Setting design guidelines specify lists of appropriate species).

Applicant Findings: The proposed plantings at the Wyeth Trailhead consist of species that are native or naturalized to the Coniferous Woodland landscape setting. A list of proposed species is included in the Landscape Plans in Attachment B.

(l) All structures shall be designed such that height, exterior colors, reflectivity, mass, and siting result in the structures blending with and not noticeably contrasting with their setting.

Applicant Findings: The proposed restroom exterior will be brown blend in with the setting. All signage at the trailhead will be brown. The walls that are proposed as part of the trailhead and picnic area will be basalt to mimic the basalt cliffs and rock faces in the surrounding landscape.

(m) Landscape buffers around the perimeter of parking areas accommodating more than 10 vehicles shall be provided. Minimum required widths are 5 feet for 20 vehicles or less, 20 feet for 50 vehicles or less, 30 feet for 100 vehicles or less, and 40 feet for 250 vehicles or less.

Applicant Findings: As shown in the Landscape Plans (Attachment B), a 30-foot landscape buffer around the perimeter of the parking area will apply to the proposed project.

(n) Interior landscaped buffers breaking up continuous areas of parking shall be provided for any parking areas over 50 spaces in size. The minimum width of interior landscaped buffers between each parking lot of 50 spaces or less shall be 20 feet.

Applicant Findings: An interior landscaped island will be provided in the middle of the proposed 53 stall parking lot to break up the continuous parking area. The majority of the landscaped island is 50 feet wide (see Attachment B).

(o) Within required perimeter and interior landscaped buffer areas, a minimum of one tree of at least 6 feet in height shall be planted for every 10 lineal feet as averaged for the entire perimeter width. A minimum of 25 percent of planted species in perimeter buffers shall be coniferous to provide screening during the winter. Project applicants are encouraged to place such trees in random groupings approximating natural conditions. In addition to the required trees, landscaping shall include appropriate shrubs, groundcover and other plant materials.

Applicant Findings:

(p) Minimum required perimeter landscape buffer widths for parking areas or campgrounds may be reduced by as much as 50 percent, at the discretion of the Director, if existing vegetation stands and/or existing topography are utilized such that the development is not visible from any Key Viewing Area.

Applicant Findings: Not applicable. The applicant is not seeking reductions in required perimeter landscape buffer widths.

(q) Grading or soil compaction within the drip line of existing mature trees shall be avoided to the maximum extent practicable, to reduce risk of root damage and associated tree mortality.

Applicant Findings: Minimal grading and soil compaction will occur within the drip line of existing mature trees because the proposed site is an existing gravel parking area. Two mature trees in the center of the site will be incorporated into the landscaped island in the parking area.

(r) All parking areas and campsites shall be set back from Scenic Travel Corridors, and the Columbia River and its major tributaries at least 100 feet. Required perimeter landscaped buffers may be included when calculating such setbacks. Setbacks from rivers shall be measured from the ordinary high water mark. Setbacks from Scenic Travel Corridors shall be measured from the edge of road pavements.

Applicant Findings: The proposed parking area will be set back more than 100 feet from the Columbia River ordinary high water mark and the major tributaries of the ordinary high water mark. The proposed parking area is approximately 150 feet from the Wyeth Road edge of pavement.

(s) Project applicants shall utilize measures and equipment necessary for the proper maintenance and survival of all vegetation utilized to meet the landscape guidelines contained herein, and shall be responsible for such maintenance and survival.

Applicant Findings: The USFS Reforestation Team will assume responsibility for maintaining the vegetation and replanting as necessary.

(t) All parking areas shall be set back from property boundaries by at least 50 feet. All campsites and associated facilities shall be set back from property boundaries by at least 100 feet.

Applicant Findings: The closest property boundaries are to the north (Wyeth Road) and east (USFS property). The proposed parking area is approximately 150 feet from the Wyeth Road edge of pavement and nearly 100 feet from the adjacent USFS parcel.

(u) All proposed projects at levels consistent with Recreation Intensity Class 4 on lands classified Recreation Intensity Class 4 (except for proposals predominantly devoted to boat access) shall comply with Section 610(5)(i) regarding provision of mass transportation access.

Applicant Findings: There is no Section 610(5)(i) in the current version of the HRCZO. As noted above in response to Section 610(5)(h), the proposed Wyeth Trailhead parking area turning radius is designed to be accessible to a 36-foot-long school bus.

620. Special Management Area Recreation Resource Review Criteria

(1) The following shall apply to all new recreation developments and land uses in the Special Management Area. When planning new interpretive or education programs and/or facilities, recommendations of the Interpretive Strategy for the Columbia River Gorge National Scenic Area shall be followed. (This document is available at the Gorge Commission office in White Salmon and the Forest Service office in Hood River.)

(a) New developments and land uses shall not displace existing recreational use.

Applicant Findings: The proposed project east of the Wyeth Trailhead is within the SMA. The proposed trail alignment will not displace existing recreational use. The trail will cross through the Wyeth Campground, but the available campsites will not be reduced or otherwise impacted.

(b) Only natural resource-based recreation shall be allowed.

Applicant Findings: The HCRH State Trail is a natural resource-based recreation use because it relies on non-motorized vehicles and is designed to highlight the natural, scenic, and cultural resources within the CRGNSA.

(c) Recreation resources shall be protected from adverse effects by evaluating new developments and land uses as proposed in the site plan. An analysis of both on and off site cumulative effects shall be required.

Applicant Findings: Existing recreation resources are not expected to be adversely effected by the development of the proposed use because it is a recreation project that is consistent with the applicable recreation classes. As shown in Figure 1 of this application, the proposed trail within the SMA is on land designated for recreation classes 1, 2, and 4. Existing recreation resources in the vicinity may be enhanced given that the proposed project will create a non-motorized connection between Gorton Creek and Starvation Creek and is ultimately intended to facilitate a future trail connection between Troutdale and The Dalles.

The HCRH State Trail is included as a recreation development proposal in the CRGNSA Management Plan: SMA NO. 36 Historic Columbia River Highway. The proposed project is also consistent with the USFS Open Space Plan – Columbia Tributaries East Watershed Analysis (1998), the 2006 HCRH Master Plan, the 2008 HCRH Reconnection Strategy, and the 2011 Historic Highway State Trail Master plan. The reconnection of the HCRH helps to achieve the CRGNSA Management Plan's priority objective for future public use trails by providing a trail linking urban areas (Cascade Locks and Hood River) to recreation opportunities in the CRGNSA. This trail furthers the priority objective of establishing a trail system along the Columbia River. This trail will further the SMA policy related to recreation resources by providing for alternate modes of transportation to destination recreational facilities.

As described earlier, the proposed project is located within the Coniferous Woodland landscape setting on land managed by ODOT, OPRD, and USFS. The compatible recreation use guideline for the Coniferous Woodland landscape setting is described in the HRCZO Section 520 as "resource-based recreation uses of varying intensities" and includes low intensity uses such as trails and small picnic areas, as well as more intensive recreation uses. The proposed project is consistent with this guideline because it consists of a trail and small pull-offs for picnicking and scenic viewpoints.

As discussed above in Section 610 of this application, development of the Gorton Creek Trailhead could accommodate other recreational users and not just those using the HCRH State Trail. Other planned recreational development near the project is detailed in the OPRD's *Draft Columbia River Gorge Management Units Plan (2015)*, which was adopted by the Oregon Parks and Recreation Commission on February 11, 2015. The draft plan includes the HCRH State trail proposals, as well as enhanced recreational opportunities at the Wyeth State Recreation Area, including improved watercraft access and an improved parking area. These recreational developments will have limited cumulative impacts and are consistent with the approved Open Space Management Plan, which envisioned higher intensity uses at Wyeth and within OPRD managed lands. Management Plan limitations on development due to land use and landscape setting designations, vehicular access limitations from I-84, compatible recreation guidelines, steep topography on surrounding lands, and recreation intensity class designations will help ensure that more intense recreational development is minimized adjacent to more isolated segments of the trail. This will limit the overall cumulative recreation impact of the project.

(d) New pedestrian or equestrian trails shall not have motorized uses, except for emergency services.

Applicant Findings: The proposed trail is intended for non-motorized use, except for emergency service vehicles, OPRD maintenance vehicles, and electric powered wheelchairs and scooters for persons with disabilities.

(e) Mitigation measures shall be provided to preclude adverse effects on the recreation resource.

Applicant Findings: No mitigation measures are proposed because no adverse effects on existing recreation resources are anticipated.

(f) The facility guidelines contained in Sections 620(1) and (2) are intended to apply to individual recreation facilities. For the purposes of these guidelines, a recreation facility is considered a cluster or grouping of recreational developments or improvements located in relatively close proximity to one another. Recreation developments or improvements to be considered a separate facility from other developments or improvements within the same Recreation Intensity Class must be separated by at least one-quarter mile of undeveloped land (excluding trails, pathways, or access roads).

Applicant Findings: Not applicable. The proposed recreational facility is a trail.

(g) New development and reconstruction of scenic routes (see Part III, Chapter 1 of the Management Plan) shall include provisions for bicycle lanes.

Applicant Findings: The proposed trail is a multi-use trail that is designed to accommodate bicycles.

(h) The Director may grant a variance of up to 10 percent to the guidelines of Recreation Intensity Class 4 for parking and campground units upon demonstration that:

(A) Demand and use levels for the proposed activity(s), particularly in the area where the site is proposed, are high and expected to remain so and/or increase. Statewide Comprehensive Outdoor Recreation Plan (SCORP) data and data from National

Scenic Area recreation demand studies shall be relied upon to meet the criterion in the absence of current applicable studies.

(B) The proposed use is dependent on resources present at the site.

(C) Reasonable alternative sites, including those in Urban Areas, offering similar opportunities have been evaluated and it has been demonstrated that the proposed use cannot be adequately accommodated elsewhere.

(D) The proposed use is consistent with the goals, objectives, and policies in Chapter 4, Part I of the Management Plan.

(E) Through site design and/or mitigation measures, the proposed use can be implemented without adversely affecting scenic, natural or cultural resources, and adjacent land uses.

(F) Through site design and/or mitigation measures, the proposed use can be implemented without affecting treaty rights.

(G) Mass transportation shall be considered and implemented, if feasible, for all proposed variances to Recreation Intensity Class 4.

Applicant Findings: Not applicable. Proposed parking facilities for the project are located in the GMA and are addressed under Section 610 of this application.

(2) Special Management Areas Recreation Intensity Class Guidelines

(a) Recreation Intensity Class 1 - Very Low Intensity:

Emphasis is to provide opportunities for semi-primitive recreation opportunities.

(A) Permitted uses are those in which people participate in outdoor activities to realize experiences including but not limited to, solitude, tension reduction, and nature appreciation.

(B) The maximum site design capacity shall not exceed 35 people at one time on the site. The maximum design capacity for parking areas shall be 10 vehicles.

(C) The following uses may be permitted:

(i) Trails and trailheads.

(ii) Parking areas.

(iii) Dispersed campsites accessible only by a trail.

(iv) Viewpoints and overlooks.

(v) Picnic areas.

(vi) Signs.

(vii) Interpretive exhibits and displays

(viii) Restrooms

Applicant Findings: The eastern half of the proposed project is within an area designated for Recreation Intensity Class 1. This portion of the project includes the trail, viewpoints, and a pull off with picnic tables. No parking is proposed in this portion of the project. The proposed facilities are consistent with the Recreation Intensity Class 1 designation because they will enable users to appreciate the natural, scenic, and cultural assets of the CRGNSA by foot or by bicycle. Given the linear expanse of the trail, the design capacity is not expected to be exceeded. The larger of the two proposed pull-offs, which will have two picnic tables within a space that is approximately 20 feet wide x 86-feet long, is not expected to exceed the design capacity limit of 35 people at one time.

(b) Recreation Intensity Class 2 - Low Intensity

Emphasis is to provide semi-primitive recreation opportunities.

(A) Permitted uses are those that provide settings where people can participate in activities such as physical fitness, outdoor learning, relaxation, and escape from noise and crowds.

(B) The maximum site design capacity shall not exceed 70 people at one time on the site. The maximum design capacity shall be 25 vehicles.

(C) All uses permitted in Recreation Intensity Class 1 are permitted in Recreation Intensity Class 2. The following uses may also be permitted:

(i) Campground with vehicle access.

(ii) Boat anchorages designed for no more than 10 boats at one time.

(iii) Swimming areas.

Applicant Findings: A portion of the proposed trail west of Shellrock Mountain is in an area designated for Recreation Intensity Class 2. This portion of the project exclusively includes the trail. As with the portion of the project located on lands designated for Recreation Intensity Class 1, the proposed trail is consistent with the Recreation Intensity Class 2 designation because it will enable users to appreciate the natural, scenic, and cultural assets of the CRGNSA by foot or by bicycle. As noted above, given the linear expanse of the trail, the design capacity is not expected to be exceeded.

(c) Recreation Intensity Class 3 - Moderate Intensity:

Emphasis is on facilities with design themes emphasizing the natural qualities of the area. Developments are complementary to the natural landscape, yet can accommodate moderate numbers of people.

(A) Permitted uses are those in which people can participate in activities to realize experiences

such as group socialization, nature appreciation, relaxation, cultural learning, and physical activity.

(B) Maximum site design capacity shall not exceed 250 people at onetime on the site. The maximum design capacity shall be 50 vehicles. The General Management vehicle capacity level of 75 vehicles shall be allowed if enhancement or mitigation measures for scenic, cultural, or natural resources are approved for at least 10% of the site.

(C) Accommodation of facilities for mass transportation (bus parking, etc.) shall be required for all new Recreation Intensity Class 3 day-use recreation sites, except for sites predominantly devoted to boat access.

(D) All uses permitted in Recreation Intensity Classes 1 and 2 are permitted in Recreation Intensity Class 3. The following uses may also be permitted:

(i) Campgrounds improvement may include water, power, sewer, and sewage dump stations.

(ii) Boat anchorages designed for not more than 15 boats.

(iii) Public visitor, interpretive, historic, and environmental education facilities.

(iv) Full service rest-rooms, may include showers.

(v) Boat ramps.

(vi) Riding stables.

Applicant Findings: Not applicable. No portion of the proposed project is on land designated for Recreation Intensity Class 3.

(d) Recreation Intensity Class 4 - High Intensity:

Emphasis is for providing road natural, rural, and suburban recreation opportunities with a high level of social interaction.

(A) Permitted uses are those in which people can participate in activities to realize experiences such as socialization, cultural and natural history appreciation, and physical activity.

(B) The maximum design capacity shall not exceed 1000 people at one time on the site. The maximum design capacity for parking areas shall be 200 vehicles. The General Management Area vehicle capacity of 250 vehicles shall be allowed if enhancement or mitigation measures for scenic, cultural, or natural resources are approved for at least 20 percent of the site.

(C) Accommodation of facilities for mass transportation (bus parking, etc.) shall be required for all new Recreation Intensity Class 4 day-use recreation sites, except for sites predominantly devoted to boat access.

(D) All uses permitted in Recreation Intensity Classes 1, 2, and 3 are permitted in Recreation Intensity Class 4.

Applicant Findings: The western portion of the trail is within land designated for Recreation Intensity Class 4. The proposed project is consistent with this designation because all uses permitted in recreation classes 1, 2, and 3 are permitted in Recreation Intensity Class 4. In addition, the proposed project is consistent with the stated intent of a Recreation Intensity Class 4 area to promote cultural and natural history appreciation and physical activity. As discussed previously in this application, accommodation of facilities for mass transportation will be provided at the Gorton Creek Trailhead, which is on land designated for Recreation Intensity Class 4 within the GMA.

TO CASCADE LOCKS

EXIT 51

84

COLUMBIA RIVER

Historic Gorton Creek Bridge

Access Road

Rockery Wall [STA-515+80 to 516+50]

WELL HOUSE/ PUMP HOUSE

Station Equation Bk. STA-527+94.31 Ah. STA- 17+29.10

42" Wood Rail [STA-527+80 to 19+20]

Rockery Wall [STA-527+88 to 19+00]

MSE Wall [STA-25+19.36 to 27+73.96]

[A-1]

Proposed Trailhead
- Restrooms
- Kiosk
- Bike Station

STA-505+00

Wyeth Road

STA-510+00

STA-515+00

STA-520+00

STA-525+00

STA-20+00

STA-500+00

Wyeth Campground

Proposed Pedestrian Bridge

42" Wood Rail [STA-515+30 to 516+80]

Rockery Wall [STA-527+88 to 18+90]

42" Wood Rail [STA-527+80 to 19+00]

42" Wood Rail [STA-25+00 to 27+60]

Rockery Wall [STA-25+90 to 26+30]

MATCH LINE [A-2]

General Management Area

Gorton Creek

OREGON STATE PARKS

LANG STATE PARK

Harphan Creek

LEGEND

- BARRIER
- NEW BIN WALL
- 54" FENCE
- TAX LOT LINES
- CLEARING LIMITS
- PROPOSED HCRH & TRAIL*
- MSE RETAINING WALL
- ROCKERY RETAINING WALL
- ROCKFALL / EXCAVATION AREAS
- FLEXIBLE ROCKFALL BARRIER
- 22" RAIL MOUNTED ON BARRIER
- TRAILHEAD
- VIEWPOINT
- BASALT GUARDWALL *(Pedestrian Railing)*
- 42" WOOD RAILING
- 42" STEEL RAILING
- POINT OF INTEREST
- CREEK/DRAINAGE
- PROPOSED BRIDGE

*Green = Unrestored segment of the original CRH alignment; Red = HCRH Design Guidelines; Gold = Existing intact HCRH

0 200 400 600 800 FEET

MATCH LINE [A-1]

COLUMBIA RIVER

Location of a segment of the original Columbia River Highway alignment

MSE Wall [STA-25+19.36 to 27+73.96]

[A-2]

22" Rail mounted on barrier [STA-33+20 to 38+23]

New Barrier [STA-47+69 to 64+00]

42" Wood Rail [STA-44+10 to 65+00]

New Barrier [STA-47+69 to 64+00]

STA-60+00

STA-55+00

STA-50+00

STA-45+00

STA-40+00

STA-35+00

STA-30+00

New Barrier [STA-32+33 to 33+10]

42" Wood Rail [STA-25+00 to 27+60]

MSE Wall [STA-32+10 to 33+10]

42" Steel Rail [STA-32+33 to 38+23]

Access Road New Gate: Emergency & Maintenance Access

MSE Wall [STA-44+10 to 48+10]

84

Milepost 25

TO HOOD RIVER

[A-2]

DOG HAIR FOREST

SHELLROCK MOUNTAIN

MATCH LINE

MATCH LINE [B]

Rockery Wall [STA-41+90 to 42+10]

OLD BUILDING/ HOMESTEAD FOUNDATIONS

TO BPA POWER LINES

MATCH LINE [A-1]

HCRH Reconnection Strategy - Map A
Wyeth to Shellrock Mountain

COLUMBIA RIVER

TO CASCADE LOCKS

54″ Fence
[STA-64+80 to 77+80]

MSE Wall
[STA-77+30 to 77+80]

54″ Fence
[STA-80+00 to 90+50]

Bin Wall *(Remove & Replace)*
[STA-85+46.77 to 88+44.78]

Install new Guardrail
[32″ Jersey Barrier]

STA-65+00
STA-70+00
STA-75+00
STA-80+00
STA-85+00
STA-90+00
STA-95+00
STA-100+00
STA-105+00

84

MSE Wall
[STA-68+95 to 73+40]

Protect Existing Masonary Wall
[STA-68+90 to 73+40]

Flexible Rockfall Barrier
[STA-64+50 to 77+60]

Flexible Rockfall Barrier
[STA-80+00 to 85+50]

Flexible Rockfall Barrier
[STA-86+90 to 96+50]

42″ Wood Rail
[STA-44+10 to 65+00]

REST AREA
[STA-103+87 – 104+50]

Memorial Plaque

TO HOOD RIVER

OLD WAGON ROAD
c. 1870

SHELLROCK MOUNTAIN

SHELLROCK MOUNTAIN

SHELLROCK MOUNTAIN

MATCH LINE B

MATCH LINE [A-2]

MATCH LINE B

MATCH LINE C

LEGEND

- BARRIER
- NEW BIN WALL
- 54″ FENCE
- TAX LOT LINES
- CLEARING LIMITS
- PROPOSED HCRH & TRAIL*

*__Green__ = Unrestored segment of the original CRH alignment; __Red__ = HCRH Design Guidelines; __Gold__ = Existing intact HCRH

- MSE RETAINING WALL
- ROCKERY RETAINING WALL
- ROCKFALL / EXCAVATION AREAS
- FLEXIBLE ROCKFALL BARRIER
- 22″ RAIL MOUNTED ON BARRIER
- TRAILHEAD
- VIEWPOINT

- BASALT GUARDWALL *(Pedestrian Railing)*
- 42″ WOOD RAILING
- 42″ STEEL RAILING
- POINT OF INTEREST
- CREEK/DRAINAGE
- PROPOSED BRIDGE

0 200 400 600 800 FEET

HCRH Reconnection Strategy - Map B
Shellrock Mountain

COLUMBIA RIVER

TO CASCADE LOCKS

New Barrier
[STA-106+77 to 115+00]

MSE Wall
[STA-107+30 to 109+55]

SUMMIT CREEK VIADUCT
[STA-109+55 to 114+50.69]

Begin Historic Highway Overlay
[STA-115+00]

STA-110+00

Mile Post 53

STA-115+00

MOSSY ROAD

OVERLOOK and 300′ Auxilliary Trail

84

LINDSEY BRIDGE
[STA-136+39.50 to 136+90.50]

840′ Basalt Guardwall Railing

MATCH LINE C
MATCH LINE [D-1]

MSE Wall
[STA-107+30 to 109+55]

SUMMIT CREEK OVERLOOK
[STA-114+50.69 to 114+68.69]

STA-120+00

STA-135+00

STA-140+00

Summit Creek

MOSSY ROAD

MOSSY ROAD

MOSSY ROAD

STA-125+00

STA-130+00

Rock Excavation
[STA-136+80 to 145+40]

840′ Basalt Guardwall Railing

Rockery Wall
[STA-144+30 to 145+30]

STA-145+00

MATCH LINE B
MATCH LINE C

HISTORIC ROADWAY PICNIC AREA

MSE Wall
[STA-145+80 to 149+50]

OLD WAGON ROAD
c. 1870

OLD WAGON ROAD
c. 1870

STA-150+00

Barrier

MSE Wall
[STA-148+00 to 150+00]

TO HOOD RIVER

OLD WAGON ROAD
c. 1870

Lindsey Creek Waterfall

Lindsey Creek

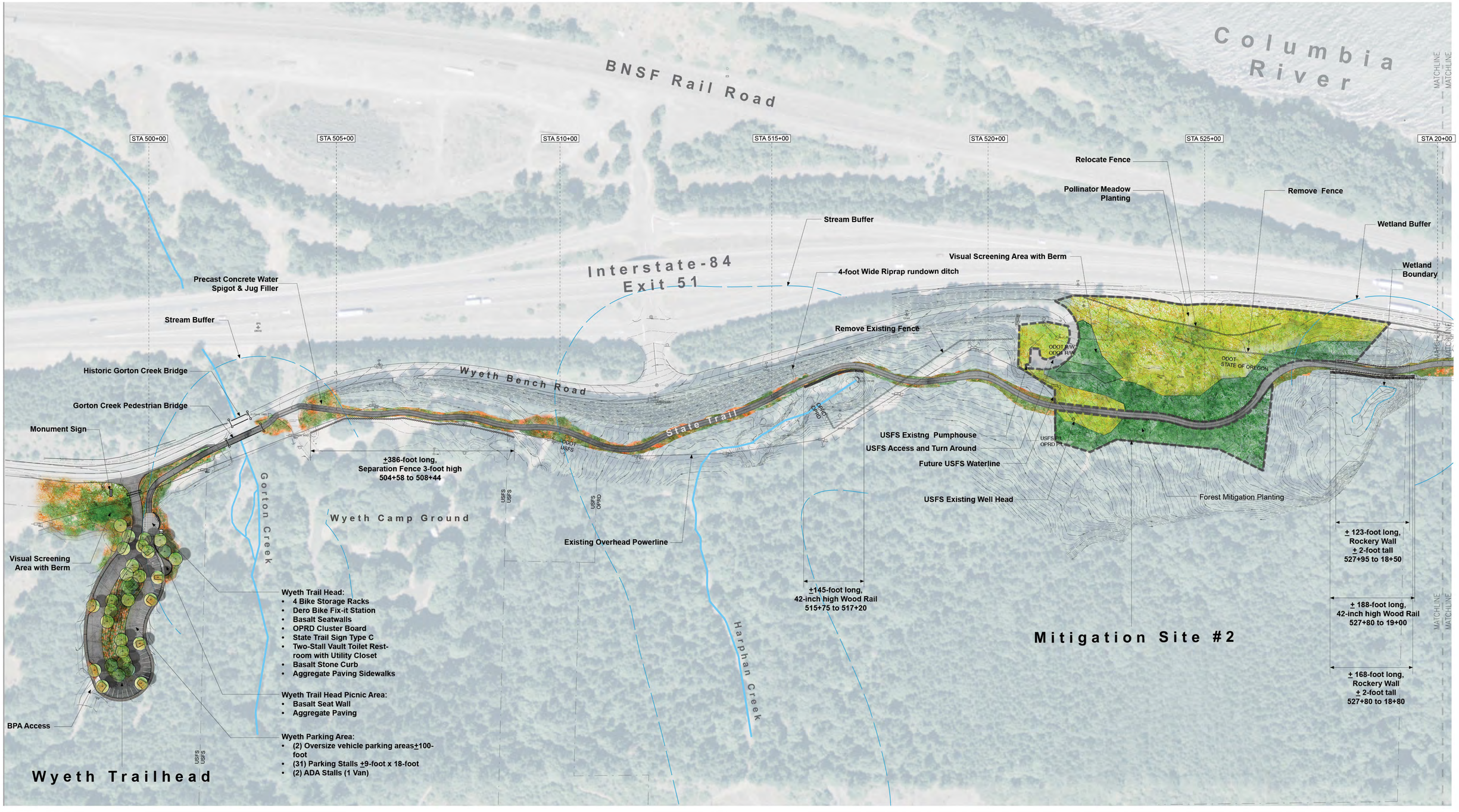
LEGEND

- BARRIER
- NEW BIN WALL
- 54″ FENCE
- TAX LOT LINES
- CLEARING LIMITS
- PROPOSED HCRH & TRAIL*
- MSE RETAINING WALL
- ROCKERY RETAINING WALL
- ROCKFALL / EXCAVATION AREAS
- FLEXIBLE ROCKFALL BARRIER
- 22″ RAIL MOUNTED ON BARRIER
- TRAILHEAD
- VIEWPOINT
- BASALT GUARDWALL *(Pedestrian Railing)*
- 42″ WOOD RAILING
- 42″ STEEL RAILING
- POINT OF INTEREST
- CREEK/DRAINAGE
- PROPOSED BRIDGE

*__Green__ = Unrestored segment of the original CRH alignment; __Red__ = HCRH Design Guidelines; __Gold__ = Existing intact HCRH

0 200 400 600 800 FEET

HCRH Reconnection Strategy - Map C
Summit Creek to Lindsey Creek



LEGEND

- Bridge
- Wood Rail
- Rockery Wall
- Fencing
- Stream / Wetland Boundary
- Stream / Wetland Buffer
- Barrier
- Steel Rail
- MSE Wall
- Guardrail
- Property Line
- Bin-wall

0 20 50 100 200

SCALE: 1 0 10 2

HISTORICAL COLUMBIA RIVER HIGHWAY STATE TRAIL SEGMENTS A-C

SHEET 1 OF 7

DEPARTMENT OF TRANSPORTATION UNITED STATES OF AMERICA

OREGON DEPARTMENT OF TRANSPORTATION

Columbia River

MATCHLINE
MATCHLINE

STA 20+00
STA 25+00
STA 30+00
STA 35+00
STA 40+00
STA 45+00
STA 50+00

Wetland Buffer
Preserve Existing Trees
Stream Buffer
Stream
Wetland Boundary
Wetland Boundary

Interstate-84
State Trail
ODOT R/W
STATE OF OREGON

Stream Buffer
BNSF Rail Road
Protect Existing Gate in Place
BPA Access Road
Existing Gravel Road
Area of 27,255 sq.ft. for Selective Thinning of Dog Hair Forest to Promote Release of Existing Trees

ODOT
STATE OF OREGON

±43-foot long
Rockery wall
±5-foot tall, max.
25+90 to 26+33

±225-foot long
MSE Wall
±8-foot tall, max.
25+35 to 27+60

±260-foot long,
42-inch high Wood Rail
25+00 to 27+60

±501-foot long,
22-inch high
Barrier-mounted Rail
33+22 to 38+23

±590-foot New Integral Color Concrete Barrier along I-84
32+33 to 38+23

±25-foot long,
Rockery Wall and Trail Narrowing
to Protect Existing Trees
±2-foot tall
41+90 to 42+15

ODOT
STATE OF OREGON

±1705-foot
New Integral Color Concrete Barrier along I-84
46+90 to 63+95

±2005-foot long,
Stepped plantable MSE Wall
±29-foot tall, max.
44+05 to 64+10

±1990-foot long,
42-inch high Steel Rail
44+10 to 64+00

STATE OF OREGON
STATE OF OREGON

Dog Hair Forest

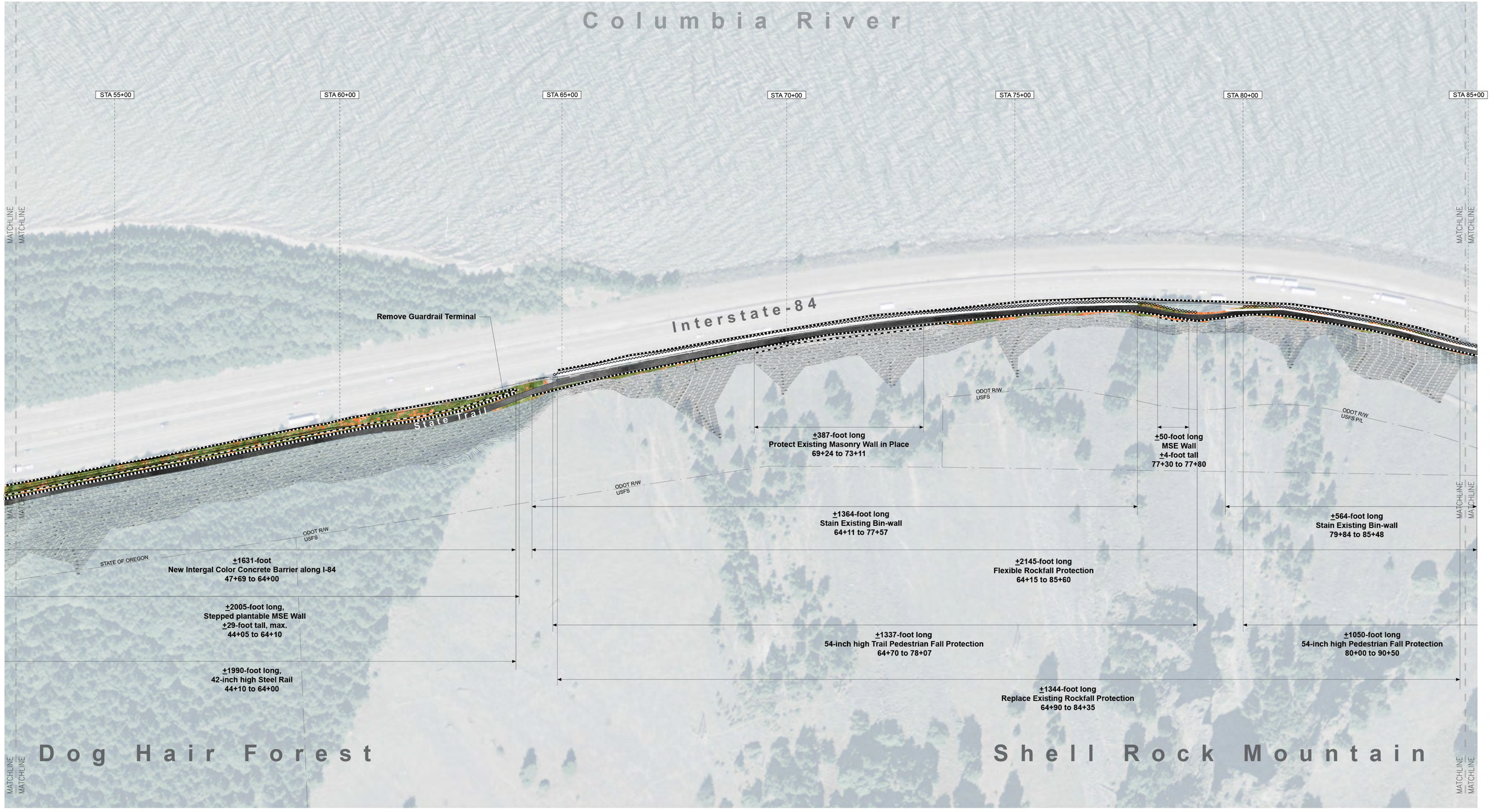
LEGEND

- Bridge
- Wood Rail
- Rockery Wall
- Fencing
- Stream / Wetland Boundary
- Stream / Wetland Buffer
- Barrier
- Steel Rail
- MSE Wall
- Guardrail
- Property Line
- Bin-wall

0 20 50 100 200
SCALE: 1

HISTORICAL COLUMBIA RIVER HIGHWAY
STATE TRAIL SEGMENTS A-C
SHEET 2 OF 7

DEPARTMENT OF TRANSPORTATION UNITED STATES OF AMERICA
OREGON DEPARTMENT OF TRANSPORTATION



LEGEND

- Bridge
- Wood Rail
- Rockery Wall
- Fencing
- Stream / Wetland Boundary
- Stream / Wetland Buffer
- Barrier
- Steel Rail
- MSE Wall
- Guardrail
- Property Line
- Bin-wall

0 20 50 100 200

SCALE: 0 10 2 1

HISTORICAL COLUMBIA RIVER HIGHWAY STATE TRAIL SEGMENTS A-C

SHEET 3 OF 7

DEPARTMENT OF TRANSPORTATION UNITED STATES OF AMERICA

OREGON DEPARTMENT OF TRANSPORTATION

Columbia River

STA 85+00 | STA 90+00 | STA 95+00 | STA 100+00 | STA 105+00 | STA 110+00 | STA 115+00

MATCHLINE MATCHLINE

Interstate-84

State Trail

ODOT R/W
USFS P/L

USFS P/L

ODOT R/W
OPRD

ODOT R/W
OPRD P/L

Reproduction Memorial Plaque
Installed at Historic Location

Remove Guardrail End Terminal

Remove Existing Bevel End Section, Extend
Existing Culvert, Install Headwall

Stream Buffer

Memorial Plaque Rest Area
103+87 to 104+50

Block Access to Historic
Wagon Toad Trail
w/Boulders and logs

Overlook at Summit Creek Viaduct

Bio Filtration Swale

Begin Historic Highway Overlay
115+00

Wetland
Buffer

Wetland
Boundary

±298-foot long
Bin-wall
85+47 to 88+45

±328-foot long
Replace Existing Rockfall Barrier
85+47 to 88+75

±180-foot long
Rockfall Attenuator
85+20 to 87+00

±447-foot long
Stain Existing Bin-wall
86+90 to 91+37

±296-foot long
4-foot high V-fence
91+38 to 94+34

±340-foot long
Install New Guardrail
94+03 to 97+43

±955-foot
Flexible Rockfall Protection
86+88 to 96+43

±1050-foot long
54-inch high Pedestrian Fall Protection
80+00 to 90+50

± 225-foot
MSE Wall with Integral Color
Exposed Aggregate Pre-cast
Concrete Panel Veneer
16-foot tall, Max.
107+30 to 109 +55

± 823-foot
Remove Existing Barrier and Concrete Bin-wall,
New Integral Color Concrete Barrier along I-84
106+77 to 115+00

Summit Creek

Existing Historic Columbia River Highway
"Mossy Road"

Stream Buffer

Stream

Shell Rock Mountain

Summit Creek Viaduct

LEGEND

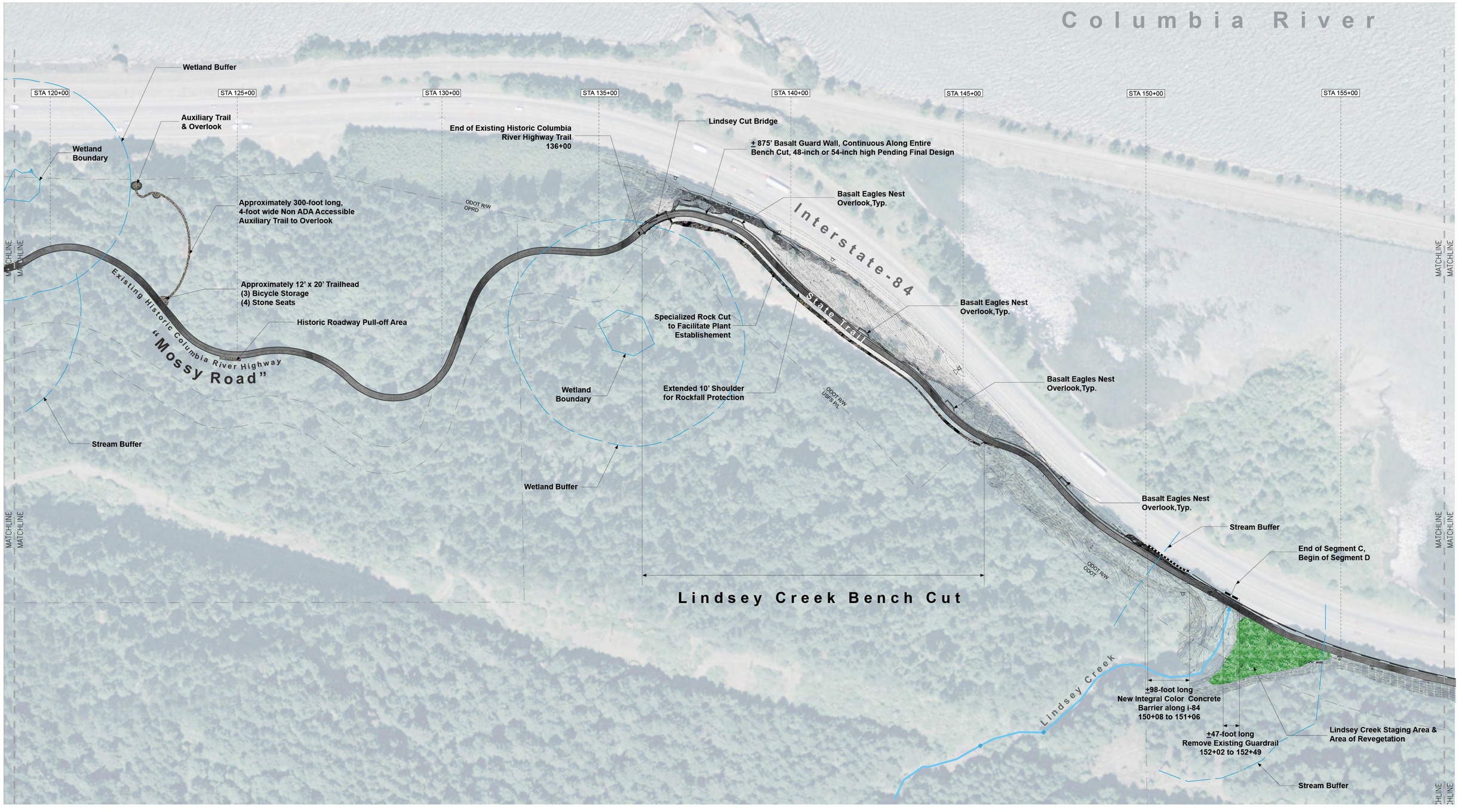
- Bridge
- Wood Rail
- Rockery Wall
- Fencing
- Stream / Wetland Boundary
- Stream / Wetland Buffer
- Barrier
- Steel Rail
- MSE Wall
- Guardrail
- Property Line
- Bin-wall

0 20 50 100 200
SCALE: 1 0 10 2

HISTORICAL COLUMBIA RIVER HIGHWAY
STATE TRAIL SEGMENTS A-C

DEPARTMENT OF TRANSPORTATION UNITED STATES OF AMERICA

OREGON DEPARTMENT OF TRANSPORTATION



LEGEND

- Bridge
- Wood Rail
- Rockery Wall
- Fencing
- Stream / Wetland Boundary
- Stream / Wetland Buffer
- Barrier
- Steel Rail
- MSE Wall
- Guardrail
- Property Line
- Bin-wall

0 20 50 100 200

SCALE: 0 10 2 1

HISTORICAL COLUMBIA RIVER HIGHWAY STATE TRAIL SEGMENTS A-C

SHEET 5 OF 7

DEPARTMENT OF TRANSPORTATION UNITED STATES OF AMERICA

OREGON DEPARTMENT OF TRANSPORTATION

Columbia River

STA 160+00
STA 165+00
STA 170+00
STA 175+00
STA 180+00
STA 185+00
STA 190+00

MATCHLINE MATCHLINE

State Trail Segment D

Wonder Creek Trail Side Pull-off

Interstate-84

ODOT
ODOT

ODOT
USFS

ODOT
STATE OF OREGON

Hole-in-the-wall Falls Picnic Area

ODOT
USFS

ODOT
STATE OF OREGON

Mitigation Site #1

LEGEND

- Bridge
- Wood Rail
- Rockery Wall
- Fencing
- Stream / Wetland Boundary
- Stream / Wetland Buffer
- Barrier
- Steel Rail
- MSE Wall
- Guardrail
- Property Line
- Bin-wall

0 20 50 100 200

SCALE: 1 0 10 2

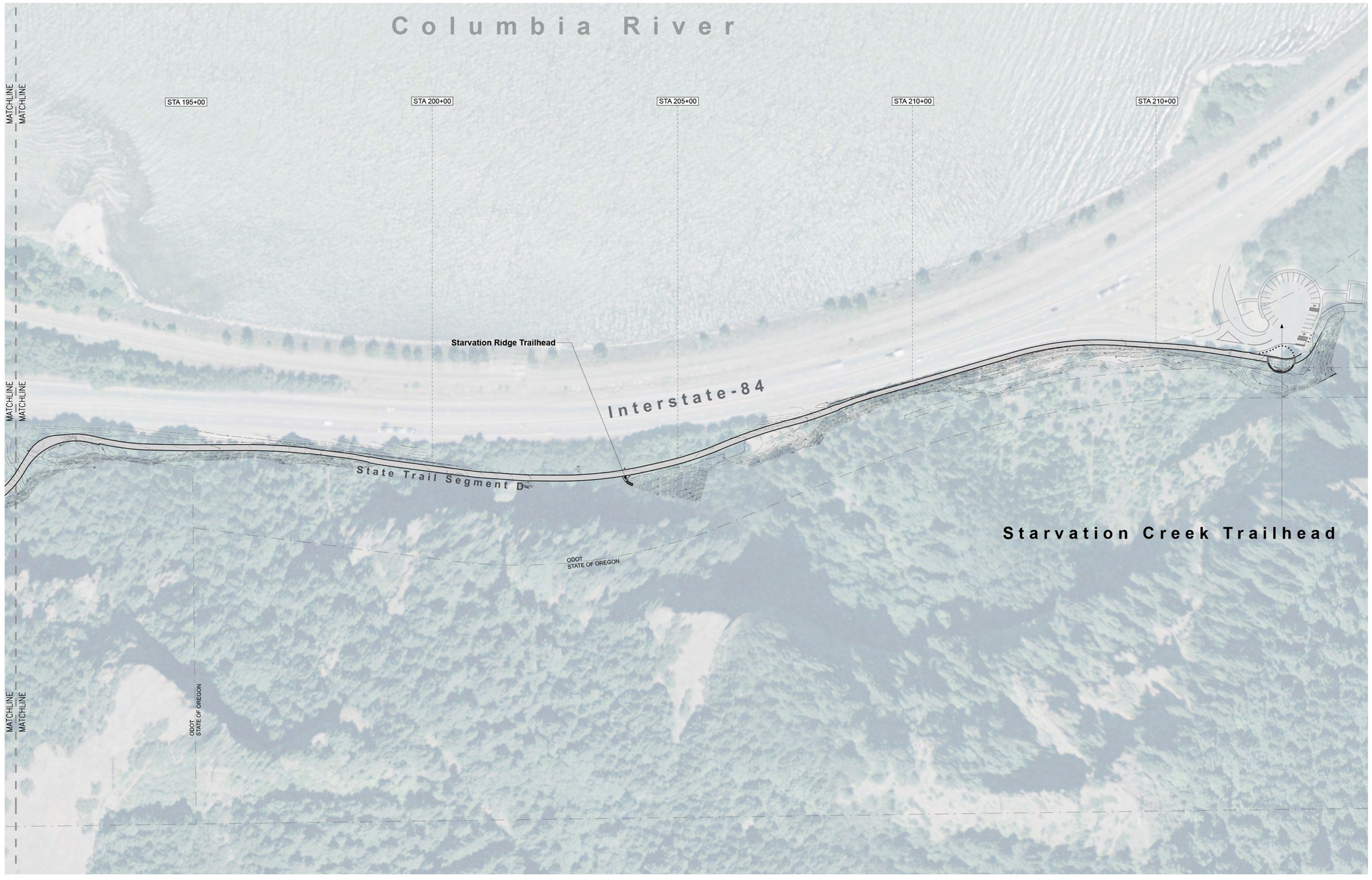
HISTORICAL COLUMBIA RIVER HIGHWAY
STATE TRAIL SEGMENT D

TRAIL IMPROVEMENTS UNDER SEPERATE PERMIT

SHEET 6 OF 7

DEPARTMENT OF TRANSPORTATION UNITED STATES OF AMERICA NO

OREGON DEPARTMENT OF TRANSPORTATION



LEGEND

- Bridge
- Wood Rail
- Rockery Wall
- Fencing
- Stream / Wetland Boundary
- Stream / Wetland Buffer
- Barrier
- Steel Rail
- MSE Wall
- Guardrail
- Property Line
- Bin-wall

0 20 50 100 200

0 10 2
SCALE: 1

HISTORICAL COLUMBIA RIVER HIGHWAY
STATE TRAIL SEGMENT D

TRAIL IMPROVEMENTS UNDER SEPERATE PERMIT

SHEET 7 OF 7

DEPARTMENT OF TRANSPORTATION
UNITED STATES OF AMERICA

OREGON DEPARTMENT OF TRANSPORTATION


WYETH
TRAILHEAD
COLUMBIA RIVER GORGE
NATIONAL SCENIC AREA