



Oregon

Kate Brown, Governor

RECEIVED

2018 JUN -4 PM 12:40

MULTNOMAH COUNTY
PLANNING SECTION

Department of Transportation

Terra Lingley

123 NW Flanders

Portland, OR 97209

Phone: (503) 731-8232

CASE: T3-2017-9874

9784

May 31, 2018

Katie Skakel
1600 SE 190th Avenue
Portland, OR 97233

RE: Application for a Conditional Use for a road spoils disposal site (Case T3-2017-9874)

Dear Katie,

Attached are the additional materials requested for the Coopey Quarry road spoils disposal site permit application requested by your letter dated May 9, 2018. Below are the summarized requested items and ODOT's response.

"We need greater clarification as to how the proposal addresses the buffer requirements."

Response: We have updated the Mitigation report and the language in the code compliance table to reflect that the spoils disposal site exists within the buffers, and that the mitigation plan greatly enhances the site to pre-quarry conditions. We have updated the code compliance table to indicate that 0.15 acres of high quality buffer and 6.0 acres of poor quality buffer are impacted through this action, and the mitigation plan addresses the impacts to these buffers, restoring 0.15 acres of high quality buffer, 7.26 acres of buffer soils and plantings to allow regrowth of native buffer, and removing invasive weeds (ivy and blackberry from 2.6 acres).

Information and Materials Requested to complete the application:

1. "P 17 of the application (the table) indicates that the quarry is excluded from the buffer..."

Response: The table has been updated that indicates that the quarry is mostly within buffer, and that the mitigation plan address the lost buffer and restores impacted and creates new buffer within the site.

Please replace the Code compliance table you received in April with the revised May 30th version.

2. The hand-drawn overlays over contour maps show the actual location of the stream channel, which is 170'-200' to the west..."

Response: There are actually two channels of the stream named "Coopey Creek". The bio memo, exhibit A3c has been updated to reflect and identify the two separate channels. The description and discussion is located in the second paragraph on page 5 of the updated report attached, dated February 21, 2018.

Please replace Appendix C, Biological Resources memo with the attached version revised February 21st.



3. "Exhibit A3b, P3 of 5 and Exhibit A3c, bottom of page 2. Show vernal pools being placed on the top of the rehabilitation fill material. It seems that it would make more sense to have the pools in the high spots and not in the low spots."

Response: The pools are located in the high spots, though to be pools, there needs to be depressions for water to gather. The reclamation plan sheets have been updated with more information and shading to better illustrate the plan for the pools. **Please replace** the figures in Appendix B, Reclamation Plan sheets 1-5 with the updated versions attached dated May 23rd, 2018.

4. "The Mitigation Report in Exhibit A3e does not include a buffer for Coopey Creek which is less than 200 feet to the west of the site. The access road appears to be located within the buffer of Coopey Creek. This should be acknowledged in the plan, at a minimum."

Response: The figure has been updated with the buffers from each feature labeled to address this and clearly illustrate that the access road and site is within the 200 foot buffer of Coopey Creek. It may not have appeared that we were including buffer for the branch of Coopey Creek that goes near the site, but that was because we did not include buffer areas off site extending all the way to the stream. Adding the buffer widths made us realize we were using the wrong layer for our buffer impacts which were overstated previously and reduced the poor quality buffer size and impacts from 7.26 acres to 6.0 acres. This figure update, coupled with the code table update clearly acknowledges that the action falls within a variety of buffers. **Please replace** Appendix E, Mitigation Report with the updated version revised May 24th, 2018.

5. "If additional mitigation is needed to offset the road within the Coopey Creek buffer or for other activities, the old access road, east of the site, is in need of decommissioning. It is located within a wetland..."

Response: ODOT created the current mitigation proposal so that it is sufficient to address the impacts, summarized in the table below. As you stated, we are proposing to restore an old quarry site to a natural site, which appears to be a good mitigation plan. This is before the buffer impacts were identified as being less than those originally presented. No additional mitigation is warranted or planned.

Impact and Mitigation Comparison for the Coopey Quarry Site.	
Impacts	Mitigation
<ul style="list-style-type: none">• 0.15 acre of high quality buffer• 6.0 acre of poor quality buffer with no potential for significant improvement because of poor soils• Loss of 1,000 linear feet of quarry wall/cliff	<ul style="list-style-type: none">• Restore 0.15 acres of high quality buffer with young plantings• Restore 7.26 acres of buffer soils and plant with young vegetation to allow regrowth of native buffer.• Remove invasive weeds from 2.6 acre s of existing preserved buffer

For the reiteration section of the application to address, I understand from our phone conversation on May 22nd, 2018 that items 1 and 2 regarding sections MCC 38.7300 and MCC 38.7350 were adequately addressed in the previous incomplete response submitted on April 18th, 2018 and carried over into the new code compliance table attached.

For item 3: "Please provide a narrative addressing MCC 38.7350(B)..." the Feasibility analysis, Appendix H, page 2 includes an analysis of why areas outside of the National Scenic Area are not feasible for ODOT to use

as spoils sites. I have cut and pasted the explanation into the updated code table, and copied the paragraphs below for your reference.

Sites outside the Columbia Gorge National Scenic Area would require extensive travel time. ODOT staff reached out to Multnomah County Road Maintenance Crews. Multnomah County presently trucks their road debris to a disposal site in the Portland West Hills. Trucking debris to the West Hills of Portland is not practicable assuming the life line function of ODOT's facilities. Geologic events most often occur during winter. Keeping the transportation corridors open is critical during these times. Access for police and emergency vehicles is very important to public safety especially during emergency events. Interstate 84 and the Historic Columbia River Highway are critical transportation corridors through the Gorge.

Closures of these facilities (I-84 and HCRH) require long detours (SR-14/Hwy 26 around Mt Hood) which may also be impacted by slides and rock fall during severe weather conditions. During winter operations maintenance crews have access to only one dump truck. The other trucks in the fleet are set up with plows and sanding equipment necessary to maintain access through the Gorge. During these times maintenance staffing is limited and often spread across the region plowing or sanding to maintain access on the Interstate or along the Historic Columbia River Highway. With one truck available, a flagger and loader operator would need to sit idle waiting for the truck to return from a site located outside the National Scenic Area. The Coopey Quarry is ideally located near I-84 and the Historic Columbia River Highway.

This letter and the attached packet of supporting documentation address the requested information and materials.

Please let me know if you have any questions or comments. My contact information is (503) 731-8232, or terra.m.lingley@odot.state.or.us.

Sincerely,



Terra Lingley, Columbia Gorge National Scenic Area Coordinator, ODOT

RECEIVED

2018 JUN -4 PM 12:40

MULTNOMAH COUNTY
PLANNING SECTION

COOPEY DISPOSAL SITE PROPOSAL

Oregon Department of Transportation

T1N R5E Section 14, TL 00600

Zoning: GSF

Chapter 38: Columbia River Gorge Management Area

APPLICABLE MULTNOMAH COUNTY LAND USE CODES AND RESPONSES

Submittal November 9, 2017

Revised April, 18, 2018

Revised May 30, 2018

APPLICABLE MULTNOMAH COUNTY CODE	PROVISIONS TO ADDRESS	APPLICABILITY AND ODOT RESPONSES
CHAPTER 38; GORGE MANAGEMENT AREA		
Part 1 – GENERAL PROVISIONS		
§ 38.1000- GENERAL MANAGEMENT AREA AND SPECIAL MANAGEMENT AREA	The Columbia River Gorge National Scenic Area Act ("Act") divides the Columbia River Gorge National Scenic Area into two categories of land: General Management Area (GMA) and Special Management Area (SMA). The Act authorizes the Columbia River Gorge Commission to plan for the GMA and U.S. Department of Agriculture, Forest Service to plan for the SMA. GMA lands are shown on Multnomah County zoning maps with the prefix "GG" and SMA lands are shown as "GS". These prefixes are followed by a letter and/or numerals identifying the specific type of zoning (e.g. GGA-20 for GMA Agriculture, GSO for SMA Open Space, etc.)	Applies. The location of ODOT's property is located in a Special Management Area (SMA). The zoning is GSF 40 as shown on the attached CRGNSA zoning map.

tabbles®

EXHIBIT

A.12

Coopey Quarry

Disposal Site 1

<p>§ 38.0045 REVIEW AND CONDITIONAL USE APPLICATIONS - SUBMITTAL REQUIREMENTS</p>	<p>(A) The following additional information shall be submitted for all review and conditional uses:</p>	<p>Applies. The following sections document how ODOT has submitted the required information.</p> <p>ODOT proposes to use a state owned parcel previously used as a quarry, internally referred to as the Coopey Quarry, as a disposal site for material generated by landslides and other maintenance activities. Coopey Quarry was active before 1940, and was likely used to produce crushed rock during the construction of Interstate 84. Old survey maps suggest portions of the site were likely quarried by the UPRR during the realignment of the railroad in the 1930s. The site will be reclaimed and restored to match existing landforms and generally conform with the topographic survey dating from the late 1930s (pre-quarry state). The National Scenic Area zoning provisions that apply for the proposed disposal site are listed in the following applicable Chapter 38 provisions table. The required information is attached as Appendices.</p>
	<p>(1) A list of Key Viewing Areas from which the proposed use would be visible.</p>	<p>Applies. During the pre-application conference with George Plummer, Multnomah County Land Use Planner, the applicant was provided a map with the list of applicable KVAs. The KVAs that are applicable are:</p> <ul style="list-style-type: none"> • Cape Horn • SR-14 • Columbia River • Crown Point • Portland Women's Forum • Larch Mtn. Road • I-84 • Historic Columbia River Highway
	<p>(2) A map of the project area. The map shall be drawn to scale. The scale of the map shall be large enough to allow the reviewing agency to determine the location and the extent of the proposed use and evaluate its effects on scenic, natural, cultural, and recreation resources.....</p>	<p>Applies. See Appendix A Location Map and Site Concept Plan and Appendixes B and E include a site map prepared at the appropriate scale that shows the listed information in items (a)-(o) and is included in the Visual Resource Assessment.</p>

<p>§ 38.0045 REVIEW AND CONDITIONAL USE APPLICATIONS - SUBMITTAL REQUIREMENTS Continued</p>	<p>(3) Elevation drawings shall show the appearance of proposed structures and shall include natural grade, finished grade, and the geometrical exterior of at least the length and width of structures as seen from a horizontal view. Elevation drawings shall be drawn to scale.</p>	<p>Does not apply. No structures are associated with the proposed use, however, the Reclamation Plan for the quarry shows the existing grade and the proposed finished grade for the restoration/disposal material drawn to scale. See Appendix A Location Map and Site Concept Plan. The Reclamation Plan is attached as Appendix B, sheet 1 and 2 of 5.</p>
	<p>(B) Supplemental information will be required for: (1) Forest practices in the Special Management Area,</p>	<p>Does not apply. The proposed use is not a forest practice.</p>
	<p>(2) Production and development of mineral resources in the General Management Area,</p>	<p>Does not apply. The proposal will not produce or develop mineral resources. § 38.7350 (8) requires addressing (2) of this section, Production and development of mineral resources in the General Management Area. These provisions are addressed in the application.</p>
	<p>(3) Proposed uses visible from Key Viewing Areas, and</p>	<p>Applies. The existing quarry site is visible from the I-84 Key Viewing Area for a very short period of time primarily from the westbound travel lanes. The existing quarry site is also visible from the Cape Horn KVA and the SR-14 KVA. Using the site as disposal site will reduce visual impacts over time and will enhance its visual subordination in the surrounding landscape. The Mitigation Plan in Appendix E includes ODOT's proposal to reduce the visual impact of the disposal site.</p> <p>Analysis of appearance of Proposed Use with perspective of site from Key Viewing Areas is attached in Appendix F and Appendix B sheet 1 or 5.</p>
	<p>(4) Proposed uses located near cultural resources, wetlands, streams, ponds, lakes, riparian areas, sensitive wildlife habitat, and sensitive plant sites.</p>	<p>Applies. Information on locations of cultural resources (Appendix G), wetlands (Appendix D), streams, ponds, lakes, riparian areas (Appendix C & E), sensitive wildlife habitat, and sensitive plant sites (Appendix C & E) is attached. While the use is in the GSF40 zone, the provisions of §38.7350 apply since the site is a former quarry and is proposed for use as a road maintenance disposal site.</p>

PART 3 – ADMINISTRATION AND PROCEDURES		
<p>§ 38.0570 – PRE-APPLICATION CONFERENCE MEETING</p>	<p>(A) A pre-application conference is optional for uses eligible for Type II expedited review. For all other Type II or Type III applications, the applicant shall schedule and attend a preapplication conference with County staff to discuss the proposal.</p> <p>(B) To schedule a pre-application conference, the applicant shall contact the Land Use Planning Division and pay the appropriate conference fee. The purpose of the pre-application conference is for the applicant to provide a summary of the applicant's development proposal to staff and in return, for staff to provide feedback to an applicant on likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal..</p> <p>(C) Notwithstanding any representations by County staff at a pre-application conference, staff is not authorized to waive any requirements of the County Code.</p> <p>(D) A pre-application conference shall be valid for a period of 6 months from the date it is held. If no application is filed within 6 months of the conference or meeting, the applicant must schedule and attend another conference before the County will accept a permit application.</p>	<p>Applies. The proposal is a Type II use and requires a Pre-application conference that took place on June 15, 2017 at Multnomah County Department. The notes are attached as Appendix I.</p>

PART 4 - ZONING DISTRICTS		
FOREST DISTRICTS – GGF AND GSF		
§ 38.2005 AREA AFFECTED	MCC 38.2000 through 38.2095 shall apply to those areas designated GGF and GSF on the Multnomah County Zoning Map.	Applies. The proposed action site is designated GSF per the Multnomah County Zoning Map.
§ 38.2013 – ALLOWED USES	(B) (1) – (18)	Does not apply. ODOT's proposed use is not an outright allowed use listed in (b) (1) through (18).
§ 38L.2015 - USES	References 38.1005 and 38.1015	Does not apply. ODOT's proposed use is not an outright allowed use listed in either of these codes sections.
§ 38.2020– ALLOWED USES	(A) Allowed uses without review - (1) – (8)	Does not apply. The proposed use does not fit within any of the listed categories of allowed uses.
§ 38.2023 – EXPEDITED USES –		Does not apply. The proposed use is not listed.
§ 38.2025 – REVIEW USES	(A), (B), and (C)	Does not apply. The proposed use is not listed.
§ 38.2030 CONDITIONAL USES	(A) The following conditional uses may be allowed on lands designated GGF, pursuant to the provisions of MCC 38.0045 and 38.7300 - (1) through (11).	Does not apply. The proposed use is in an area zoned GSF40, not GGF.
	(B) The following conditional uses may be allowed on lands designated GSF, pursuant to the provisions of MCC 38.0045.	Applies. The proposal is located on GSF 40 lands.
	(9) Disposal sites managed and operated by the Oregon Department of Transportation or the Multnomah County Public Works Department for earth materials and any inter-mixed vegetation generated by routine or emergency/disaster public road maintenance activities within the Scenic Area, subject to MCC 38.7350.	Applies. The proposal is for a disposal site that will be operated by the Oregon Department of Transportation. Responses to MCC 38.7350 are listed in the table in PART 7 – SPECIAL USES.
PART 6 - APPROVAL CRITERIA		
§ 38.7010 APPLICABILITY	With the exception of Primary Uses, no building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in the Columbia River Gorge National Scenic Area except when approved pursuant to MCC 38.0530 (B) or (C) or 38.7090.	Applies. This is a new use on the site. As a conditional use this application will be considered using the Type II (Hearings Officers) approval process. These decisions are appealable to the Columbia River Gorge Commission.

<p>§ 38.7015 APPLICATION FOR NSA SITE REVIEW AND CONDITIONAL USE REVIEW</p>	<p>An application for NSA Expedited Development Review, Site Review or Conditional Use Review shall address the applicable criteria for approval, under MCC 38.7035 through 38.7100.</p>	<p>Applies. The proposed use is a conditional use.</p>
<p>§ 38.7020 REQUIRED FINDINGS</p>	<p>A decision on an application for NSA Expedited Development Review, Site Review or Conditional Use Review shall be based upon findings of consistency with the criteria for approval specified in MCC 38.7035 through 38.7100 as applicable.</p>	<p>Applies. ODOT has submitted all information to meet the required findings. The County will review this information and make appropriate findings based on the available information.</p>
<p>§ 38.7040 SMA SCENIC REVIEW CRITERIA</p>	<p>The following scenic review standards shall apply to all Review and Conditional Uses in the Special Management Area of the Columbia River Gorge National Scenic Area with the exception of rehabilitation or modification of historic structures eligible or on the National Register of Historic Places when such modification is in compliance with the national register of historic places guidelines: (A) All Review Uses and Conditional Uses visible from KVAs. This section shall apply to proposed development on sites topographically visible from KVAs::</p>	<p>Applies. The proposed use has been evaluated to ensure compliance with the scenic standard that applies for the proposed use and location.</p> <p>The proposed use has been evaluated from the following list of KVAs, also listed in § 38.0045 REVIEW AND CONDITIONAL USE APPLICATIONS - SUBMITTAL REQUIREMENTS A (1):</p> <ul style="list-style-type: none"> • Cape Horn • SR-14 • Columbia River • Crown Point • Portland Women's Forum • Larch Mtn. Road • I-84 • Historic Columbia River Highway <p>Analysis of appearance of Proposed Use with perspective of site from Key Viewing Areas is attached in Appendix F and Appendix B sheet 1 or 5.</p>

<p>§ 38.7040 SMA SCENIC REVIEW CRITERIA Continued</p>	<p>(1) New developments and land uses shall be evaluated to ensure that the 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.</p>	<p>Applies. The site is located on ODOT lands within the Coniferous Woodland, Oak-Pine Woodland Landscape Setting with a Forest Designation. According to the Required SMA Scenic Standards Table in 38.7040 the scenic standard is VISUALLY SUBORDINATE.</p> <p><i>Visually Subordinate Definition: The relative visibility of a structure or use where that structure or use does not noticeably contrast with the surrounding landscape, as viewed from specified vantage point (generally a Key Viewing Area). Structures which are visually subordinate may be partially visible, but are not visually dominant in relation to their surroundings. Visually subordinate forest practices in the Special Management Area shall repeat form, line, color, or texture common to the natural landscape, while changes in their qualities of size, amount, intensity, direction, pattern, etc. shall not dominate the natural landscape setting.</i></p> <p>The existing quarry is presently visually evident from Cape Horn and SR 14 Columbia River, Crown Point, Women's Forum Larch Mountain Rd, I-84, HCRH, Appendix F. The proposal to develop a disposal site and eventual reclamation/ restore the landscape of the quarry will minimize the visual evidence and enhance visual sub ordinance of the site through contouring and planting and thus enhancing the National Scenic Area.</p>
	<p>(2) The required SMA scenic standards for all development and uses are summarized in the following table.</p> <p>REQUIRED SMA SCENIC STANDARDS LANDSCAPE SETTING LAND USE DESIGNATION SCENIC STANDARD Coniferous Woodland, Oak-Pine Woodland Forest (State Owned Lands), VISUALLY SUBORDINATE</p>	<p>Applies. The applicable SMA scenic standard for the Landscape Setting is <u>Coniferous Woodland, Oak-Pine Woodland</u>. The zoning district is Forest. The SMA standard to meet is <u>VISUALLY SUBORDINATE</u>.</p>

<p>§ 38.7040 SMA SCENIC REVIEW CRITERIA Continued</p>	<p>(3) In all landscape settings, scenic standards shall be met by blending new development with the adjacent natural landscape elements rather than with existing development.</p>	<p>Applies. The scenic standard of “Visual Subordinance” will be achieved through land contours and plantings. The proposal to develop a disposal site and eventual reclamation of the quarry will minimize the visual evidence and enhance visual sub ordinance of the site through contouring and planting and thus enhancing the National Scenic Area.</p> <p>Visual Assessment attached as Appendix F.</p>
	<p>(4) Proposed developments or land use shall be sited to achieve the applicable scenic standards. Development shall be designed to fit the natural topography and to take advantage of vegetation and land form 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.</p>	<p>Applies. The scenic standard of “Visual Subordinance” has been met through design of the proposed use of the site as a disposal and quarry reclamation site as described in the Visual Assessment attached as Appendix F. Berms will be used to visually buffer the most existing viewsheds from KVAs namely I-84. These berms will be planted with native trees and shrubs.</p>
	<p>(5) 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.</p>	<p>Applies. The scenic standard of “<u>Visually Subordinance</u>” has been met through design of the proposed use of the site as a disposal and quarry reclamation site as described in the Visual Assessment attached as Appendix F.</p>
	<p>(6) 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.</p>	<p>Applies. <u>Visually Subordinance</u> has been met by introducing berms to limit view corridors into the quarry floor from KVAs namely Interstate 84. The berms are located within the identified buffers but will enhance the wetland, riparian functions.</p>

<p>§ 38.7040 SMA SCENIC REVIEW CRITERIA Continued</p>	<p>(7) Proposed developments shall not protrude above the line of a bluff, cliff, or sky-line as seen from Key Viewing Areas.</p>	<p>Applies. The proposed contours associated with the proposed disposal site will help blend with existing topography. The existing quarry is visually evident from SR 14 and Cape Horn. The rim of the quarry presents an unnatural horizontal band within the broader landscape setting. The existing quarry contrasts noticeably with surrounding environment. The proposal to recontour the site and fill the quarry will contribute to the site overall visually sub ordinance.</p>
	<p>(8) 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 compliance with this standard is not feasible considering the function of the structure.</p>	<p>Does not apply. No structures are proposed.</p>
	<p>(9) 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.</p>	<p>Applies. The primary means to meet the visually subordination standard will be through the use of topography and the introduction berms. The berms will include large boulders and will be designed to mimic the surrounding landscape. The site will be sculpted to generally match the original topography shown in the 1930s survey. This historic survey demonstrates the pre-quarry condition. The slope was generally undulating and sloping to the north to the Columbia River.</p> <p>The proposed use, reclamation of an inactive quarry through use as a disposal site for material from various ODOT maintenance activities, will require berms to achieve the scenic standard of Visual Subordination from the I-84 KVA. The berms will be planted with native vegetation. Please see Appendix F, which includes the Visual Assessment for the proposed use and identifies areas for screening through documentation and analysis of existing visual conditions and exposure. The Reclamation Plan (Appendix B) includes construction of berms in designated locations to provide the most effective screening from key viewing areas.</p>

<p>§ 38.7040 SMA SCENIC REVIEW CRITERIA Continued</p>	<p>(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.</p>	<p>Applies. ODOT will plant/landscape the berms with native trees and shrubs to provide more effective screening of the site from the I-84 KVA. The Reclamation Plan has been developed by the ODOT Region 1 Landscape Architect. The planting proposal concept is to provide the maximum amount of vegetative screening in the shortest growing time, and to include evergreen/coniferous species to provide every season screening of the disposal site. The planting plan can be found in Appendix B.</p>
	<p>(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.</p>	<p>Applies. The berms will be seeded and planted as part of the phase I development. Ideally, ODOT staff would like to plant the berms this coming fall to ensure vitality of the plant material pending approval of the conditional use application.</p>
	<p>(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).</p>	<p>Applies. The Scenic Resources Implementation Handbook has been referenced during the development of the planting plan. Additionally, ODOT staff have been coordinating with the USFS Landscape Architect, Morai Helfen to ensure compatible species.</p>

<p>§ 38.7040 SMA SCENIC REVIEW CRITERIA Continued</p>	<p>(10) 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 <i>Scenic Resources Implementation Handbook</i> 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</p>	<p>Does not apply. No constructed structures are proposed.</p>
	<p>(11) The exterior of structures on lands seen from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity. The <i>Scenic Resources Implementation Handbook</i> 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 <i>Implementation Handbook</i>. 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 <i>Implementation Handbook</i>.</p>	<p>Does not apply. No constructed structures are proposed.</p>

§ 38.7040 SMA SCENIC REVIEW CRITERIA Continued	(12) 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.	Does not apply. No lighting is proposed.
	(13) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months duration.	Does not apply. No seasonal lighting is proposed.
	(B) The following shall apply to all lands with-in SMA landscape settings regardless of visibility from KVAs (includes areas seen from KVAs as well as areas not seen from KVAs):	Applies. The proposed use is in an SMA; the landscape setting is Coniferous-Oak Woodland.
	(2) Coniferous Woodlands 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 and Oak/Pine Woodland landscape.	Applies. The proposed use of the site for disposal of material from emergency landslide events and maintenance activities. Use of the former quarry site as a disposal site requires a Reclamation Plan that once filled the reclaimed site will blend with the surrounding coniferous and oak-pine woodland landscape. See the Reclamation Plan attached as Appendix B.
	a) Buildings in the Coniferous Woodland landscape setting shall be encouraged to have a vertical overall appearance and a horizontal overall appearance in the Oak-Pine Woodland landscape setting.	Does not apply. No buildings are proposed.
	(b) Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native appearing characteristics.	Applies. Only native plant material has been listed for use in the reclamation site. See Appendix B.

<p>§ 38.7040 SMA SCENIC REVIEW CRITERIA Continued</p>	<p>(C) SMA Requirements for KVA Foregrounds and Scenic Routes (1) All new developments and land uses immediately adjacent to the Historic Columbia River Highway, Interstate 84, and Larch Mountain Road shall be in conformance with state or county scenic route standards.</p>	<p>Applies. The proposed is immediately adjacent to or within the foreground of the I-84 and HCRH KVAs. The proposal is in conformance with the HCRH Master Plan as the proposed use is not visible from the HCRH Scenic Route. Additionally, the proposal is consistent with the I-84 Corridor Strategy. See attached Analysis of appearance of Proposed Use with perspective of site from Key Viewing Areas is attached in Appendix F and Appendix B sheet 1 or 5.</p>
	<p>(2) 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 MCC 38.7040(A).</p>	<p>Does not apply. The proposed use is not immediately adjacent to or within the foreground of the listed KVAs. The site is immediately adjacent but is not topographically visible.</p>
	<p>(3) Right-of-way vegetation shall be managed to minimize visual impact of clearing and other vegetation removal as seen from Key Viewing Areas. Roadside vegetation management should enhance views out from the highway (vista clearing, planting, etc.).</p>	<p>Does not apply.</p>
	<p>(4) Encourage existing and require new road maintenance warehouse and stockpile areas to be screened from view from Key Viewing Areas.</p>	<p>Applies. The proposed use will not include a warehouse, but may include stockpiles as part of the disposal of native material generated by landslide events and maintenance activities that impact I-84 and the HCRH. The disposal site will be screened from all views from KVAs through the use of berms and landscaping.</p>
	<p>(5) Development along Interstate 84 and the Historic Columbia River Highway shall be consistent with the scenic corridor strategies developed for these roadways.</p>	<p>Applies. The proposed use is consistent with the scenic corridor strategies for I-84 and the HCRH. The strategies can be reviewed at http://gorgevitalsigns.org/Misc/I84_201201.pdf The HCRH Master Plan at http://www.oregon.gov/ODOT/Regions/Documents/HCRH/Master-Plan-Intro-History-HCRH.pdf</p>

<p>§ 38.7040 SMA SCENIC REVIEW CRITERIA Continued</p>	<p>(D) SMA Requirements for areas not seen from KVAs Unless expressly exempted by other provisions in MCC 38.7040, 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.</p>	<p>Does not apply. No structures will be constructed on the proposed disposal site and reclamation project.</p>
<p>§ 38.7050 SMA CULTURAL RESOURCE REVIEW CRITERIA</p>	<p>(A) through (H).</p>	<p>Applies. Criteria A through H have been satisfied. ODOT has contracted with appropriate technical professionals to complete all required surveys, research and coordination with the appropriate agencies. The contracts and the results have been reviewed by qualified ODOT professional staff.</p> <p>The results of the Cultural Resource Review (Built and Archaeology) have been submitted to the appropriate state and federal staff for their review and concurrence. Copies of the appropriate concurrence/clearance letters are attached in Appendix G.</p>
<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA All new developments and land uses shall be evaluated using the following standards to ensure that natural resources are protected from adverse effects. Comments from state and federal agencies shall be carefully considered.</p>	<p>(A) All Water Resources shall, in part, be protected by establishing undisturbed buffer zones as specified in MCC 38.7075 (2)(a) and (2)(b). These buffer zones are measured horizontally from a wetland, stream, lake, or pond boundary as defined in MCC 38.7075 (2)(a) and (2)(b).</p>	<p>Applies. Appendix C & D includes the Wetlands and Waters Delineation Report for Coopey Quarry. This report identifies three wetlands and one pond (waters of the state) on the property. Much of the site is a former quarry and highly disturbed with little soil and was not considered buffer. The rest of the site is mostly buffer for water resources and the man-made quarry wall/cliff.</p> <p>The Mitigation report (Appendix E) identifies buffer impacts, mitigation and site restoration.</p>

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(1) All buffer zones shall be retained undisturbed and in their natural condition, except as permitted with a mitigation plan.</p>	<p>Applies. To access the proposed disposal site, ODOT will impact 0.15 acres of high quality buffer and 6.0 acres of poor quality buffer, which is the majority of the quarry. Appendix E contains a mitigation report that discusses impacts to natural resources, their buffers and proposes mitigation for these impacts. It also contains a reclamation plan that restores and mitigates for this current action as well as the past quarry actions. The reclamation plan includes plantings and contouring that will restore the site to a better wetland buffer area than the abandoned quarry currently provides by creating a natural forest landscape and a landscape design that will lead to the natural creation of a few additional higher-quality wetlands.</p>
--	---	--

**§ 38.7075 SMA NATURAL RESOURCE
REVIEW CRITERIA
Continued**

(2) 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. The following buffer zone widths shall be required:

- (a) 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.
- (b) A 50-foot buffer zone along each bank of intermittent (including ephemeral), non-fish bearing streams.
- (c) 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:
 - 1. The wetland within the right-of-way is a drainage ditch not part of a larger wetland outside of the right-of-way.
 - 2. The wetland is not critical habitat.
 - 3. Proposed activities within the right-of-way would not adversely affect a wetland adjacent to the right-of-way.

Applies. Appendix E contains the Coopey Quarry Mitigation Report which identifies natural resources and their buffers. The pond, wetlands, Coopey Creek and the quarry wall (cliff) are all within the 200 foot NSA buffer. However, the mitigation plan will restore this former quarry site, greatly enhancing the property to pre-quarry conditions.

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(3) The buffer width shall be increased for the following: (a) When the channel migration zone exceeds the recommended buffer width, the buffer width shall extend to the outer edge of the channel migration zone. (b) 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. (c) 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.</p>	<p>Does not apply. The buffer width will not be increased; none of the listed conditions (a) through (c) are present in the proposed use area.</p>
	<p>(4) Buffer zones can be reconfigured if a project applicant demonstrates all of the following: (a) The integrity and function of the buffer zones is maintained. (b) The total buffer area on the development proposal is not decreased. (c) The width reduction shall not occur within another buffer. (d) 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.</p>	<p>Does not apply. The buffer zones will not be reconfigured.</p>

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(5) 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.</p>	<p>Does not apply. The buffer zones will not be reconfigured.</p>
	<p>(6) The local government shall submit all requests to re-configure sensitive wildlife/plant or water resource buffers to the U.S. 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 local government 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 local government shall justify how it reached an op-posing conclusion.</p>	<p>Does not apply. The buffer zones will not be reconfigured.</p>
	<p>(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.</p>	<p>Applies. Native plants are shown on the planting plan see Appendix B.</p>
	<p>(C) The applicant shall be responsible for identifying all water resources and their appropriate buffers.</p>	<p>Applies. Qualified ODOT staff has identified the water resources in the Wetlands and Waters Delineation Report for Coopey Quarry Appendix D.</p>

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(D) Wetlands Boundaries shall be delineated using the following:</p> <p>(1) 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 wet-lands.</p> <p>(2) 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.</p> <p>(3) 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)'.</p> <p>(4) 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.</p>	<p>Applies. Qualified ODOT staff has identified the water resources in the Wetlands and Waters Delineation Report for Coopey Quarry (Appendix D) using the methods described here.</p>
	<p>(E) Stream, pond, and lake 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.</p>	<p>Applies. Qualified ODOT staff has identified the water resources in the Wetlands and Waters Delineation Report for Coopey Quarry (Appendix D) using the methods described here.</p>

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(F) The local government 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 local government shall obtain professional services, at the project applicant's expense, or the county will ask for technical assistance from the U.S. Forest Service to render a final delineation.</p>	<p>Applies. The local government may verify the accuracy of the Wetlands and Waters Delineation Report for Coopey Quarry (Appendix D).</p>
	<p>(G) Buffer zones shall be undisturbed unless the following criteria have been satisfied: (1) 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.</p>	<p>Applies. To access the proposed disposal site, ODOT will impact 0.15 acre of high quality buffer and 6.0 acres of poor quality buffer. Appendix E contains a mitigation report that discusses impacts to natural resources, their buffers and proposes mitigation for these impacts to restore the site to pre-quarry conditions. This one lane road with a turn out is the minimum necessary for site access.</p>
	<p>(2) 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: (a) 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. (b) Impacts to the wetland must be the last possible documented alternative in fixing the public safety concern or completing the restoration/enhancement project. (c) The proposed project minimizes the impacts to the wetland.</p>	<p>Does not apply. No wetland draining or filling is proposed.</p>

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(3) 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.</p>	<p>Applies. The project will remove 1,000 linear feet of man-made quarry wall/cliff and 0.15 acre of high quality buffer and 6.0 acres of poor quality buffer.</p> <p>As mitigation for these impacts ODOT will:</p> <ul style="list-style-type: none"> • Restore Coopey Quarry creating 7.26 acres of buffer • Restore the original 0.15 acre of buffer impact. • Utilize large wood cut from the site as downed logs • Remove English Ivy and Himalayan blackberry from 2.60 acre of existing NSA buffer. See Appendix E Coopey Quarry Mitigation Report.
	<p>(H) Protection of sensitive wildlife/plant areas and sites shall begin when proposed new developments or uses are within 1000 feet of a sensitive wildlife/plant site and/or area. Sensitive Wildlife Areas are those areas depicted in the wildlife inventory and listed in Table 2 of the Management Plan titled "Types of Wildlife Areas and Sites Inventoried in the Columbia Gorge", including all Priority Habitats Table. Sensitive Plants are listed in Table 3 of the Management Plan, titled "Columbia Gorge and Vicinity Endemic Plant Species." The approximate locations of sensitive wildlife and/or plant areas and sites are shown in the wildlife and rare plant inventory.</p>	<p>Does not apply. No sensitive wildlife or plants were found within the project area.</p>
	<p>(I) The local government 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 U.S. 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).</p>	

**§ 38.7075 SMA NATURAL RESOURCE
REVIEW CRITERIA
Continued**

(J) The U.S. 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:

- (1) Identify/verify the precise location of the wildlife and/or plant area or site.
- (2) Determine if a field survey will be required.
- (3) Determine, based on the biology and habitat requirements of the affected wild-life/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.
- (4) 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.

(a) 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.

Applies. The US Forest wildlife biologists and state biologist may review site plans and field survey documentation to verify its accuracy.

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(b) 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) de-scribes 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 wild-life/plant and their surrounding habitat that is vital to their long-term survival or water resource and its long term function.</p>	<p>Does not apply. No sensitive wildlife or plants or their buffers were found within the project area.</p>
	<p>(c) The local government shall submit all requests to re-configure sensitive wildlife/plant or water resource buffers to the U.S. 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 local government 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 local government shall justify how it reached an opposing conclusion.</p>	<p>Does not apply. No sensitive wildlife or plants were found within the project area.</p>

**§ 38.7075 SMA NATURAL RESOURCE
REVIEW CRITERIA**
Continued

(K) The local government, in consultation with the State and federal wildlife biologists and/or botanists, shall use the following criteria in re-viewing 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:

- (1) 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 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).
- (2) Physical characteristics of the subject parcel and vicinity, including topography and vegetation.
- (3) Historic, current, and proposed uses in the vicinity of the sensitive wildlife/plant area or site.
- (4) Existing condition of the wildlife/plant area or site and the surrounding habitat and the useful life of the area or site.
- (5) 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.

Does not apply. No sensitive wildlife or plants were found within the project area.

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(6) 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).</p>	<p>Does not apply. There is no in water work for this project.</p>
	<p>(7) 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.</p>	<p>Does not apply. No sensitive wildlife or plants were found within the project area.</p>
	<p>(8) The site plan illustrates that new developments and uses, including bridges, culverts, and utility corridors, shall not interfere with fish and wildlife passage.</p>	<p>Applies. The disposal site once completed will improve wildlife passage. Fish passage is not affected by the proposal.</p>
	<p>(9) Maintain, protect, and enhance the integrity and function of Priority Habitats (such as old growth forests, talus slopes, and oak woodlands) as listed in the 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.</p>	<p>Applies. The man-made quarry wall / cliff face will be lost when the disposal site is filled. The quarry wall is about 30-40 feet high and extends 1,000 feet along the southern edge of the project. The quarry wall, although man-made, provides cliff habitat. The cliffs are approximately 1,000 linear feet long, of which approximately 500ft is vegetated by several species of fern, English ivy and blackberry and transitions into a vegetated steep slope. The remaining 500ft are relatively unvegetated and contain a fissure running horizontally approximately 15ft from the top.</p> <p>The overall project will have a net environmental benefit discussed in the Coopey Quarry Mitigation Report, Appendix E.</p>

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(L) The wildlife/plant protection process may terminate if the local government, in consultation with the U.S. Forest Service and state wild-life 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 local government shall incorporate them into its development review order and the wildlife/plant protection process may conclude.</p>	<p>Does not apply. No sensitive wildlife or plants were found within the project area.</p>
	<p>(M) 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.</p>	<p>Does not apply. No sensitive wildlife or plants were found within the project area.</p>

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(N) The local government shall submit a copy of all field surveys (if completed) and mitigation plans to the U.S. Forest Service and appropriate state agencies. The local government 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 its development review order. Based on the comments from the state and federal wildlife agency/heritage program, the local government 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 local government shall justify how it reached an opposing conclusion.</p>	<p>Does not apply. No sensitive wildlife or plants were found within the project area.</p>
	<p>(O) The local government 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.</p>	<p>Does not apply. No sensitive wildlife or plants were found within the project area.</p>

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(P) Soil productivity shall be protected using the following guidelines:</p> <ul style="list-style-type: none"> (1) A description or illustration showing the mitigation measures to control soil erosion and stream sedimentation. (2) New developments and land uses shall control all soil movement within the area shown on the site plan. (3) The soil area disturbed by new development or land uses, except for new cultivation, shall not exceed 15 percent of the project area. (4) 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. 	<p>Does not apply. No sensitive wildlife or plants were found within the project area.</p>
---	--	---

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(Q) 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:</p> <p>(1) 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.</p> <p>(2) 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.</p> <p>(3) 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.</p>	<p>Does not apply. No sensitive wildlife or plants were found within the project area.</p>
---	--	---

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(R) The Mitigation Plan shall be prepared when: (1) The proposed development or use is within a buffer zone (wetland, pond, lakes, riparian areas, wildlife or plant areas and/or sites). (2) There is no practicable alternative as determined by MCC 38.7075 (Q).</p>	<p>Applies. To access the proposed disposal site, ODOT will impact 0.15 acre of high quality buffer and 6.0 acres of poor quality buffer. Appendix E contains a mitigation report that discusses impacts to natural resources, their buffers and proposes mitigation for these impacts. This one lane road with a turn out is the minimum necessary for site access.</p>
	<p>(S) 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).</p>	<p>Applies. The mitigation report was prepared by a group of qualified biologist, professional wetland scientist and a landscape architect.</p>
	<p>(T) The primary purpose of this information is to provide a basis for the project applicant to re-design the proposed use in a manner that protects sensitive water resources, and wild-life/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.</p>	<p>Applies. The proposed project minimized impacts to 1,000 linear feet of man-made quarry wall/cliff and 0.15 acre of high quality buffer and 6.0 acres of poor quality buffer.</p> <p>As mitigation for these impacts ODOT will:</p> <ul style="list-style-type: none"> • Restore Coopey Quarry creating 7.26 acres of buffer . • Restore the original 0.15 acre of buffer impact. • Utilize large wood cut from the site as downed logs • Remove English Ivy and Himalayan blackberry from 2.60 acre of existing NSA buffer. See Appendix E Coopey quarry Mitigation Report.
	<p>(U) The applicant shall submit the mitigation plan to the local government. The local government shall submit a copy of the mitigation plan to the U.S. Forest Service, and appropriate state agencies. If the final decision contradicts the comments submitted by the state and federal wildlife agency/heritage program, the local government shall justify how it reached an opposing conclusion.</p>	<p>Applies. The mitigation report is attached to this application for distribution to the appropriate agencies.</p>

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(V) A project applicant shall demonstrate sufficient fiscal, technical, and administrative competence to successfully execute a mitigation plan involving wetland creation.</p>	<p>Does not apply. No wetlands will be created.</p>
---	--	--

**§ 38.7075 SMA NATURAL RESOURCE
REVIEW CRITERIA
Continued**

(W) Mitigation plans shall include maps, photographs, and text. The text shall:

(1) Describe the biology and/or function of the sensitive resources (e.g. 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.

(2) 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.

(3) Explain the techniques (W) Mitigation plans shall include maps, photographs, and text. The text shall:

(1) Describe the biology and/or function of the sensitive resources (e.g. 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.

(2) 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.

(3) 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).

Applies. Appendix E includes the Coopey Quarry Mitigation Report. The report includes the information requested.

<p>§ 38.7075 SMA NATURAL RESOURCE REVIEW CRITERIA Continued</p>	<p>(X) At a minimum, a project applicant shall provide to the local government a progress re-port 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.</p>	<p>Applies. ODOT will quantitatively monitor the restoration site on years 1, 3 and 5 after completion of the disposal site. If all the performance standards are achieved in less, ODOT may terminate monitoring with approval of the review agencies after year 3. Qualitative assessments of the site will occur on years 2 and 4.</p>
	<p>(Y) A final monitoring report shall be submitted to the local government 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 local government shall submit copies of the monitoring report to the U.S. Forest Service; who shall offer technical assistance to the local government 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.</p>	<p>Applies. ODOT plans to submit a final monitoring report upon completion of the restoration.</p>

**§ 38.7075 SMA NATURAL RESOURCE
REVIEW CRITERIA
Continued**

(Z) 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:

(1) 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.

(2) 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, live-stock 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.

(3) 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, sub-strata, and structures, such as large woody debris and boulders.

(4) 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 County, in consultation with the appropriate State and Federal agency, determine that such substitution is justified.

(5) 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

Applies. (1) The Coopey Quarry Disposal Site Restoration will start with planting berms along I-84. These initial berms are designed to hide disposal activity from I-84 travelers. The berms will be planted on the north slopes with native tree species shortly after construction. Other initial restoration activities will include removal of English Ivy and Himalayan blackberry from the retained buffers, restoration of the pond shoreline, and placement of some downed logs in the existing buffer.

ODOT will restore the quarry site continuously as it gets filled. ODOT proposes to fill the quarry from the east to the west in phases. We are anticipating about five phases that create cells within the disposal site. When a cell is completely filled, it will be restored with a foot of topsoil, compost and native forest plantings within one year. When the final phase is complete and the cell is filled, ODOT will remove the access road and replant the access route. ODOT estimates this could take from 5-30 years.

(2) The proposal will enhance 2.6 acres of buffer while impacting 0.15 acre of high quality buffer and 6.0 acres of poor quality buffer. In addition ODOT will create 7.26 acres of buffer planted with native species.

(3) The 0.15 acre of high quality buffer impact will be restored once the disposal site is completed.

(4) The proposed mitigation report demonstrates an ecological lift from the proposed mitigation plan (Appendix E)

(5) No sensitive plants will be destroyed.

(6) The one lane road with a turn out is the minimum necessary for site access. The road does not cross a stream or wetland.

(7) The project is not impacting or creating wetlands.

§ 38.7300- REVIEW AND CONDITIONAL USES	(A) Agriculture	
	(1) The use is compatible with agricultural uses and would not force a change in or significantly increase the cost of accepted agricultural practices on nearby lands devoted to agricultural use; and	Applies. The operations at the quarry would not affect nearby agricultural uses.
	(2) The use will be sited to minimize the loss of land suitable for the production of crops or livestock.	Applies. Operations at the quarry do not affect land suitable for production of crops or livestock.
	(B) Forestry	Applies. The use is in a GSF40 zone.
	(1) The owners of land designated GGF or GGA within 500 feet of the perimeter of the subject parcel have been notified of the land use application and have been given at least 10 days to comment prior to a final decision;	Does not apply. The zone is GSF40, not a GGF or GGA zone, nor are there GGF or GGA parcels within 500 feet of the perimeter of the subject parcel.
	(2) The use will not interfere seriously with accepted forest or agricultural practices on nearby lands devoted to resource use;	Applies. The proposed use does not have an impact on nearby lands devoted to resource use. Parcels to the west of the proposed use are zoned residential, and parcels to the south are Open Space. The proposed use does not interfere with the GSF parcels to the east or southeast as proposed activities are shielded and separated from adjacent land uses by cliff walls, the Historic Columbia River Highway, or berms per the mitigation plan.
	(3) The use will be sited in such a way as to minimize the loss of forest or agricultural land and to minimize the chance of interference with accepted forest or agricultural practices on nearby lands; and	Applies. The site does not have any forest resources, nor is it agricultural land. The proposed use as a disposal site for highway maintenance materials generated by slide or other geo-environmental events will not interfere with practices on nearby lands as proposed activities are shielded and separated from adjacent land uses by cliff walls, the Historic Columbia River Highway, or berms per the mitigation plan.
	(4) The use will not significantly increase fire hazard, fire suppression costs or risks to fire suppression personnel and will comply with MCC 38.0085.	Applies. The use will not generate any increase in fire hazard, fire suppression costs or risks to fire suppression personnel. Highway spoil materials are not flammable, and the mitigation plan is consistent accepted best practices. This activity is not anticipated to increase fire hazard or fire suppression costs.

§ 38.7300- REVIEW AND CONDITIONAL USES Continued	(C) Residential	
	(1) The proposed use would be compatible with the surrounding area. Review of compatibility shall include impacts associated with the visual character of the area, traffic generation, effects of noise, dust and odors.	Applies. The proposed use is visually screened from adjacent residential land uses. Traffic increases are not anticipated to impact nearby residential sites, as the proposed use will only attract traffic related to roadway maintenance needs. ODOT will use best management practices to address noise and dust; odors are not anticipated with spoils storage sites.
	(2) The proposed use will not require public services other than those existing or approved for the area.	Applies. The proposed use does not require additional public services.
	(3) If the subject parcel is located within 500 feet of lands designated GGA or GGF, new buildings associated with the proposed use shall comply with MCC 38.0060.	Does not apply. No buildings are proposed in this action.
	(D) Commercial	
	(1) The proposal is limited to 5,000 square feet of floor area per building or use; and	Does not apply. The proposed use is not commercial.
	(2) The proposed use would be compatible with the surrounding areas including review for impacts associated with the visual character of the area, traffic generation and the effects of noise, dust and odors	Does not apply. This proposal is not commercial.
	(E) Non-Recreation Uses in GG-PR	Does not apply. The proposed use is not in a designated GG-PR zone, nor is it adjacent to GG-PR.

<p>§ 38.7300- REVIEW AND CONDITIONAL USES Continued</p>	<p>(1) The proposed use will not interfere with existing or approved public recreation uses on the subject property or adjacent lands. Mitigation measures to comply with this criterion may include onsite buffers, seasonal or temporary closures during peak recreation use periods, etc.</p>	<p>Does not apply. The proposed use is not in a designated GG-PR zone, nor is it adjacent to GG-PR.</p>
	<p>(2) The proposed use will not permanently commit the majority of the site to a nonrecreational use. Careful siting and design of structure and other improvements may be utilized to comply with this criterion.</p>	<p>Does not apply. The proposed use is not in a designated GG-PR zone, nor is it adjacent to GG-PR.</p>
	<p>(3) Land divisions may be allowed upon a demonstration that the proposed land division is necessary to facilitate, enhance or otherwise improve recreational uses on the site.</p>	<p>Does not apply. The proposed use is not in a designated GG-PR zone, nor is it adjacent to GG-PR.</p>
	<p>(F) Non-Recreation Uses in GG-CR</p>	<p>Does not apply. The proposed use is not in a designated GG-CR zone, nor is it adjacent to GG-CR.</p>
	<p>(1) The proposed use will not interfere with existing or approved commercial recreation uses on the subject property or adjacent lands. Mitigation measures to comply with this criterion may include onsite buffers, seasonal or temporary closures during peak recreation use periods, etc</p>	<p>Does not apply. The proposed use is not in a designated GG-CR zone, nor is it adjacent to GG-CR.</p>
	<p>(2) The proposed use will not permanently commit the majority of the site to a nonrecreational use. Careful siting and design of structure and other improvements may be utilized to comply with this criterion.</p>	<p>Does not apply. The proposed use is not in a designated GG-CR zone.</p>

§ 38.7300- REVIEW AND CONDITIONAL USES Continued	(3) Land divisions may be allowed upon a demonstration that the proposed land division is necessary to facilitate, enhance or otherwise improve recreational uses on the site.	Does not apply. The proposed use is not in a designated GG-CR zone.
PART 7 - SPECIAL USES		
§ 38.7350 DISPOSAL SITES FOR SPOIL MATERIALS FROM PUBLIC ROAD MAINTENANCE ACTIVITIES	(A) Application Requirements. In addition to other applicable requirements, land use applications for disposal sites shall include the same information that applicants are required to submit for expansion of existing quarries and production and/or development of mineral resources in the GMA, including, but not limited to:	Applies. All documentation in this permit is consistent with the information required for an expansion of existing quarries.

§ 38.7350 DISPOSAL SITES FOR SPOIL MATERIALS FROM PUBLIC ROAD MAINTENANCE ACTIVITIES
Continued

(1) A reclamation plan that includes:
 (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-reclamation existing grades and post-reclamation 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-reclamation and post-reclamation 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 re-vegetation consistent with the vegetation patterns of the subject landscape setting, indicating 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.

Applies. Appendix B includes a reclamation plan that addresses all the information required in (a) through (e).

- a. Map is included
- b. Cross section drawings showing pre-reclamation and post-reclamation grades
- c. Description of the proposed and estimated quantity and type of material removed, estimate duration of the use, process activities, etc.
- d. Description of drainage/erosion control features to be employed for the duration of the use.
- e. A landscaping plan providing for re-vegetation consistent with the vegetation patterns of the subject landscape setting, indicating 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.

(2) Perspective drawings of the site as seen from key viewing areas.

Applies. Appendix F includes photos and perspective drawings of the site from key viewing areas as part of the Visual Analysis.

<p>§ 38.7350 DISPOSAL SITES FOR SPOIL MATERIALS FROM PUBLIC ROAD MAINTENANCE ACTIVITIES Continued</p>	<p>(3) Cultural resource reconnaissance and historic surveys, as required by MCC 38.7045(A). Disposal sites shall be considered a “large-scale use” according to MCC 38.7045 (D)(2).</p>	<p>Applies. The required cultural and historic resource surveys required are complete and SHPO has provided the concurrence letter to Multnomah County per an email sent by George Plummer 1/12/18.</p>
	<p>(4) Written reports of field surveys to identify sensitive wildlife areas or sites and sensitive plants. (a) Field survey reports identifying sensitive wildlife sites shall:</p> <ol style="list-style-type: none"> 1. Cover all areas affected by the proposed use or recreation facility; 2. Be conducted by a professional wildlife biologist hired by the project applicant; 3. Describe and show all sensitive wildlife areas and sites discovered in a project area on the site plan map. <p>(b) Field survey reports identifying sensitive plant sites shall:</p> <ol style="list-style-type: none"> 1. Cover all areas affected by the proposed use or recreation facility; 2. Be conducted by a person with recognized expertise in botany or plant ecology hired by the project applicant; 3. Identify the precise location of the sensitive plants and delineate a 200-foot buffer zone; 4. Show results on the site plan map. 	<p>Applies. Appendix C includes the results of the biological field surveys. The surveys were conducted in compliance with all provisions of (a) and (b). Both the wildlife and plant surveys were conducted by ODOT qualified staff. All wildlife and plant resources have been identified and mapped according to the listed provisions and are attached in Appendix C.</p>
<p>§ 38.7350 DISPOSAL SITES FOR SPOIL MATERIALS FROM PUBLIC ROAD MAINTENANCE ACTIVITIES Continued</p>	<p>(B) Siting Standard. The proposed disposal site shall only be approved if the applicant demonstrates it is not practicable to locate the disposal site outside the Scenic Area or inside an Urban Area. At a minimum, the applicant shall submit a feasibility and</p>	<p>Applies. Appendix H, the Feasibility and Suitability Analysis Coopey Disposal Site includes analysis that demonstrates it is not practicable to locate the disposal site outside of the Scenic Area or inside an urban area. Sites outside the scenic area would require extensive travel time. ODOT staff reached out to Multnomah County Road Maintenance</p>

suitability analysis that compares the proposed disposal site to existing or potential disposal sites located both outside the Scenic Area and inside an Urban Area.

Crews. Multnomah County presently trucks their road debris to a disposal site in the West Hills site. Trucking debris to the West Hills of Portland is not practicable assuming the life line function of ODOTs facilities. Geologic events most often occur during winter. Keeping the transportation corridors open is critical during these times. Access for police and emergency vehicles is very important to public safety. Interstate 84 and the Historic Columbia River Highway are critical transportation corridors though the Gorge. Closures of these facilities require long detours which may also be impacted by slides and rock fall during severe weather conditions.

During winter operations maintenance crews have access to one dump truck. The other trucks in the fleet are set up with plows and sanding equipment necessary to maintain access through the Gorge. During these times maintenance staffing is limited and often spread across the region plowing or sanding to maintain access on the interstate or along the Historic Columbia River Highway. With one truck available, a flagger and loader operator, would need to sit idle waiting for the truck to return from a sites located outside the National Scenic Area.

Appendix H details how ODOT maintenance staff identified the need for a new disposal site in the Columbia River Gorge. Existing disposal sites are at capacity and permitted for temporary storage. ODOT needs a long term solution to store debris within the Columbia River Gorge due to the cost and time associated with removing materials outside of the Gorge area.

ODOT surveyed existing ODOT owned lands that could provide opportunities to store materials (spreadsheet attached Appendix H). The existing 8 ODOT managed disposal sites within the Columbia River Gorge National Scenic Area are at capacity.

Sites outside the scenic area would require extensive travel time. Multnomah County trucks road debris to a disposal site in the West Hills as there are no suitable sites nearby. ODOT is not able to truck debris a long distance and through the Portland Metro because of the life line function of ODOTs facilities (Historic Highway and I-84). Geologic events most often occur during winter, and facility closures require long detours which may also be

		<p>impacted by slides and rock fall during severe weather conditions. During winter operations maintenance crews have limited access to dump truck as other trucks in the fleet are fitted with plows and sanding equipment necessary to maintain access through the Gorge. During these times maintenance staffing is limited and often spread across the region plowing or sanding to maintain access on the interstate or along the Historic Highway. Having a nearby disposal site would reduce the length of closures and allow ODOT to more quickly reopen lifeline transportation facilities after slides or rockfall events.</p>
<p>§ 38.7350 DISPOSAL SITES FOR SPOIL MATERIALS FROM PUBLIC ROAD MAINTENANCE ACTIVITIES Continued</p>	<p>(C) Scenic Resource Standards. Disposal sites shall comply with the same scenic resources protection standards as expansion of existing quarries and production and/or development of mineral resources in the GMA, including, but not limited to:</p>	<p>Applies. Appendix F includes the site plan including the mitigation to ensure that the proposed activities are visually subordinate from all Key Viewing Areas.</p>

<p>§ 38.7350 DISPOSAL SITES FOR SPOIL MATERIALS FROM PUBLIC ROAD MAINTENANCE ACTIVITIES Continued</p>	<p>(1) Sites more than 3 miles from the nearest key viewing area shall be visually subordinate as seen from any key viewing area, according to MCC 38.7035 (B) (25). An interim period to achieve compliance with this requirement shall be established before approval. The period shall be based on site-specific topographic and visual conditions, but shall not exceed 3 years beyond the start of on-the-ground activities.</p>	<p>Applies. Appendix F includes the site plan including the mitigation to ensure that the proposed activities are visually subordinate from all Key Viewing Areas.</p>
	<p>(2) Sites less than 3 miles from the nearest key viewing area shall be fully screened from any key viewing area, according to MCC 38.7035 (B) (26). An interim period to achieve compliance with this requirement shall be established before approval. The period shall be based on site-specific topographic and visual conditions, but shall not exceed 1 year beyond the start of on-the-ground activities. Disposal activity occurring before achieving compliance with full screening requirements shall be limited to activities necessary to provide such screening (creation of berms, etc.).</p>	<p>Applies. Appendix F includes the site plan including the mitigation to ensure that the proposed activities are visually subordinate from all Key Viewing Areas.</p>

<p>§ 38.7350 DISPOSAL SITES FOR SPOIL MATERIALS FROM PUBLIC ROAD MAINTENANCE ACTIVITIES Continued</p>	<p>(3) Reclamation plans shall restore the site to a natural appearance that blends with and emulates surrounding landforms and vegetation patterns to the maximum extent practicable. (Ord. 1064, Add, 06/23/2005)</p>	<p>Applies. Appendix B includes the reclamation to restore the site to natural appearance.</p>
--	--	---