

Return Address: Hank Patton for World Steward  
101 Highland Orchard Road  
Underwood, WA 98651

**Skamania County  
Department of Planning and  
Community Development**

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-3900 FAX 509 427-3907

**Administrative Decision**

**APPLICANT:** Hank Patton for World Steward

**PROPERTY OWNER:** World Steward

**FILE NO.:** NSA-07-71

**PROJECT:** To conduct a boundary line adjustment between two parcels of land, both owned by World Steward. The portion of lot #0700 (currently 127.87 acres) south of Cook-Underwood Road will be transferred to lot #0100 (currently 96.15 acres).

**LOCATION:** The properties are located at 101 Highland Orchard Road, Underwood, Section 25 of T3N, R9E, W.M. and is identified as Skamania County Tax Lot Number 03-09-25-0-0-0100-00 and Section 24 of T3N, R9E, W.M. and is identified as Skamania County Tax Lot Number 03-09-24-0-0-0700-00.

**LEGAL:** See attached pages 7.

**ZONING:** General Management Area- Large Scale Agriculture (Ag-1).

**DECISION:** Based upon the record and the Staff Report, the application by Hank Patton for World Steward, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved.**

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Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Division and the Skamania County Health Department.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

#### CONDITIONS OF APPROVAL:


The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.120(C)(2).

- 1) As per SCC §22.06.120(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
- 2) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval. (See attached)
- 3) The following procedures shall be effected when cultural resources are discovered during construction activities:
  - a) **Halt 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 Administrator and the Gorge Commission within twenty-four (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 twenty-four (24) hours.
  - c) **Survey and Evaluations.** The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP. (See Revised Code of Washington 27.53) 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 provisions in Section 22.22.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.

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- d) **Mitigation Plan.** Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter. Construction activities may recommence when conditions in the mitigation plan have been executed.
- 4) The following procedures shall be effected 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.
  - b) **Notification.** Local law enforcement officials, the Administrator, 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 of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.
  - d) **Jurisdiction.** If the remains are modern, the appropriate law enforcement official shall assume jurisdiction and the cultural resource protection process may conclude.
  - e) **Treatment.** The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/ historic. If 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 set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 4<sup>th</sup> day of January, 2008, at Stevenson, Washington.

  
Jessica Davenport, Associate Planner  
Skamania County Planning and Community Development.

#### NOTES

Any new residential development, related accessory structures such as garages or workshops, fences, and additions or alterations not included in this approved site plan, will require a new application and review.

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As per SCC §22.06.150(A), this Administrative Decision approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

### APPEALS

**The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.**

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable-filing fee.

### WARNING

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Administrative Decision or any amendments thereto.

A copy of the Decision was sent to the following:

Skamania County Building Department

A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner

Yakama Indian Nation

Confederated Tribes of the Umatilla Indian Reservation

Confederated Tribes of the Warm Springs

Nez Perce Tribe

Cowlitz Tribe

Department of Archaeology and Historic Preservation

Columbia River Gorge Commission

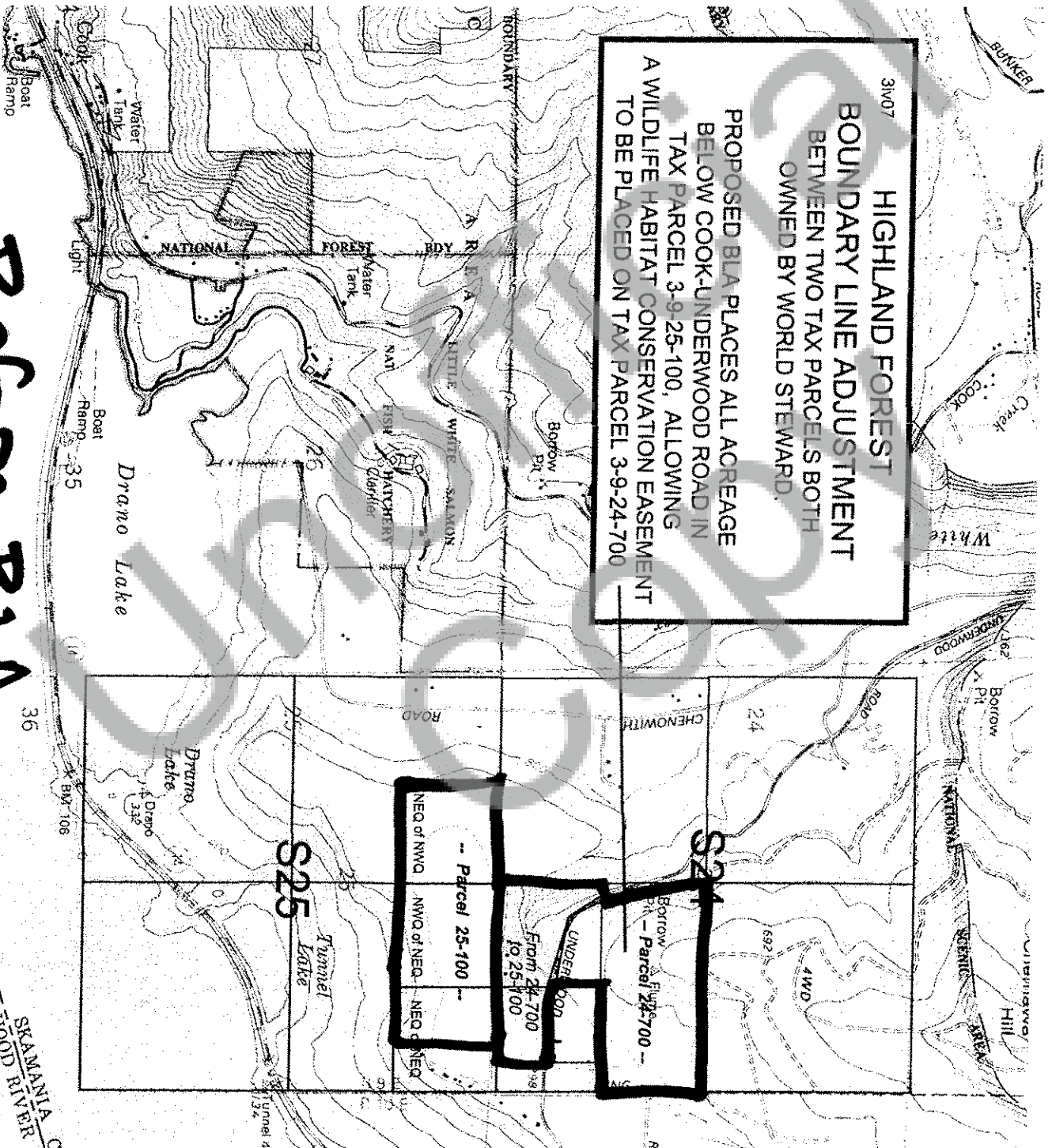
U.S. Forest Service - NSA Office

Board of County Commissioners

State of Washington Department of Community Trade and Economic Development -- Dee Caputo

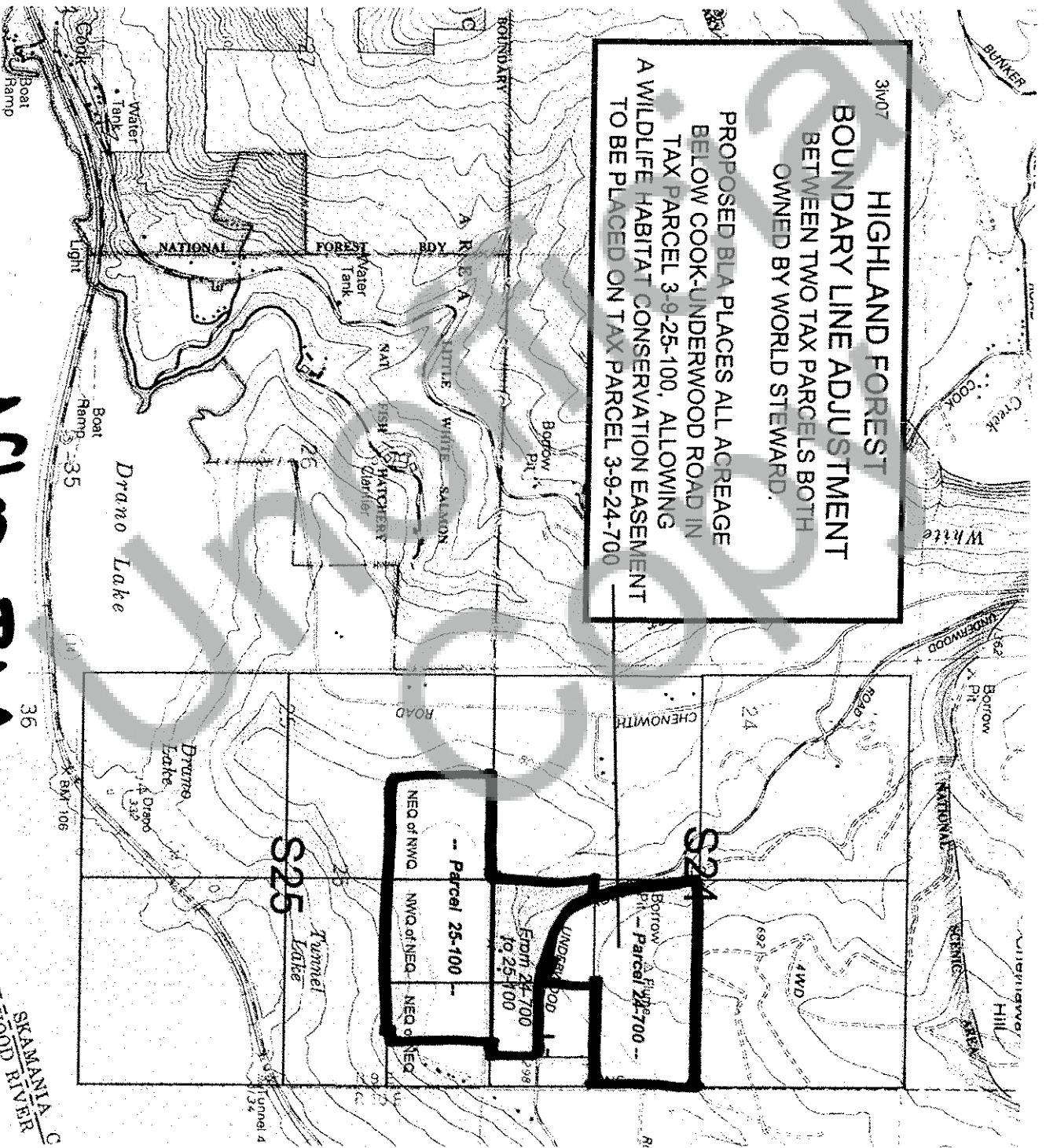
Department of Fish and Wildlife

Before BLA





3107  
**HIGHLAND FOREST**  
**BOUNDARY LINE ADJUSTMENT**  
 BETWEEN TWO TAX PARCELS BOTH  
 OWNED BY WORLD STEWARD.  
 PROPOSED BLA PLACES ALL ACREAGE  
 BELOW COOK-UNDERWOOD ROAD IN  
 TAX PARCEL 3-9-25-100, ALLOWING  
 A WILDLIFE HABITAT CONSERVATION EASEMENT  
 TO BE PLACED ON TAX PARCEL 3-9-24-700



**After BLA**

SKAMANIA C  
 HOOD RIVER

03-09-24-0-0-0700-00

The north half of the southeast quarter; and the southwest quarter of the southeast quarter of section 24; the northwest quarter of the northeast quarter; and the northeast quarter of the northwest quarter of section 25; the southwest quarter of the southeast quarter of the southeast quarter; the west half of the east half of the southeast quarter of the southeast quarter; and the east half of the southeast quarter of section 24; and the northeast quarter of the southeast quarter; and the south half of the southeast quarter of section 13; all in township 3 north, range 9 east of the Willamette Meridian; SUBJECT to all public roads and an easement for power line in favor of Pacific Power & Light Company.

03-09-25-0-0-0100-00

SE4 of the SE4 of Section 23, Township 3 N., Range 2 East of the Milwaukee Meridian.  
SE4 of SE2, and SE4 of Section 23, 1/4 of 1/4 Section 21, NE 1/4 of SE3, Section 24, NW 1/4 NE 1/4 of SE2, Section 25, NW 1/4 of SE4 of SE4, Section 26, SE4 of SE4 of SE4, Section 28, all in the Township 3 N., Range 2 East of the Milwaukee Meridian.

1. 1935-1936 to present - conveyance to Pacific International Light Co., a corporation, by deeds recorded at page 593, Volume 771 and 125, Volume 711 official records of Shasta County, and registrations and assignments dated 1935 and 1936 from Rose Mathews to Pacific Light Co., J. Ballard, et al, recorded at page 125, Volume 711 and 125, records of said County, and public highway thereon as hereafter.

AND CERTIFYING that tract of land containing 6.39 acres, conveyed to Stanislaus County by deed recorded at page 640, Volume IV of Deeds, records of said County.

1. The first of these is the fact that the system is not a simple one, but a complex one, involving many different factors and many different people.