APPENDIX 1
RESOURCE MANAGEMENT PLAN
Resource Management Plan

**Purpose**
The Douglas County Zoning Ordinance requires a Resource Management Plan for Master Planned Resorts that defines how identified resource and critical areas will be managed (DCC 18.74.050(6)). This plan is organized somewhat more broadly to discuss the management of all undeveloped open space in the resort in addition to resource lands and critical areas. The open space in the resort will help to define its character, each type its own distinctive way.

Resource lands and critical areas include agricultural open space (existing orchards and pasture in the equestrian center), transition buffers, conservation area, and the steep slopes that may be geologically hazardous critical areas. The plan also addresses the protection of cultural resources identified by the archaeological survey,

**Natural Areas**
The primary natural area is the conservation area planned for the east end of the site containing a deep ravine that isolates it from the rest of the resort. This area is a priority habitat area for two game species that occupy the area: Chukar and Rocky Mountain Mule Deer.

Natural areas also include a smaller ravine that cross the affordable housing community and north end of the waterfront resort. The boundaries of this natural area will be delineated by adjacent residential lot lines.

**PURPOSE**

The conservation area is suitable for this purpose because it is generally isolated, much of it too steep for development and it contains high quality vegetative habitat. It also provides continuity for wildlife to move from open land along the Columbia River to the hills to the north and northeast.

The ravine in the affordable housing community and waterfront resort is more degraded than the conservation area but generally not developable due to its slope and function as a natural drainageway.

The natural areas help to integrate site development with the natural character and topographical, vegetative and cultural resources of the area.
USE AND MAINTENANCE

No improvements are planned for the conservation area. Protection documents would provide for the possible future extension of infrastructure and widening of Highway 28 in that part of the conservation area that is along the edge of SR 28 if such improvements are ever determined to be necessary.

The only improvements of the small natural area in the waterfront resort are a pedestrian path and the necessary construction of a new street across it. Other than these improvements that include fill necessary for side slopes, this area will be left undisturbed. The fill area will need to be wide enough to accommodate street designs including sidewalk and utilities.

Upstream of the waterfront resort, this ravine is identified as part of the affordable housing community and not a natural area.

Culverts will be installed in the street crossings of the waterfront resort natural area and other open space areas of the waterfront resort and affordable housing community to provide for unobstructed passage of any natural runoff.

**Agricultural Open Space**
Agricultural open space consists of pastures and corrals in the equestrian center and the existing orchards. The orchards are temporary and will be removed for development of the golf course resort and wellness center.

**ORCHARDS**

The orchards will either be leased to a grower or managed by a hired manager with sufficient experience and training to operate the orchards in a manner consistent with past practice.

It will be necessary to construct streets across parts of the orchard during Phase I to access the fire station site and equestrian center. Extension of utilities through the orchards to serve other parts of the resort will also be necessary. Although this will require the removal of some fruit trees, large enough blocks will be left to allow continuance of production. To the extent possible, utility lines will be located in corridors that correspond to improved streets. Street and utility improvements will be designed and staged to maintain irrigation to all orchard blocks.

**EQUESTRIAN CENTER**

A dust control plan and an animal waste management plan for the collection and removal of horse manure are incorporated into this plan. Both are based on State, Federal and local requirements and best management practices for these activities. Horse manure has relatively low leachate and is also resistant to breeding flies due to its high fiber content.
Pasture on the site will be managed, along with the stables by a qualified manager with experience and training in horse husbandry. Irrigation will be provided by reclaimed water from the wastewater facility.

Since most pasture development will occur in a former wheat farm, there should be minimal site preparation; pasture grass can be interseeded.

Hay and animal feed will be stored in buildings or fenced to protect them from deer.

**Other Open Space Areas**

These areas include small open space areas in the waterfront resort, transition buffers, parks, sites that are difficult to develop for other uses due to size, shape or location, and open areas around the substation, RV / boat storage. A number of these areas incorporate the steep slopes (critical areas) in the waterfront and golf resorts.

**PURPOSE**

The Waterfront Resort has a number of small open spaces that together with the natural areas in the ravines and the park at the edge of the commercial core serve to visually break up site development and integrate it with the natural character of the area and its topographic, slope and cultural resources. They incorporate the steepest slopes and some open into the Grant County PUD open space area. The waterfront area park facilitates public access to the Columbia River.

Buffers are required by County Ordinance and serve to reduce impacts of project development on surrounding areas, particularly agricultural lands. There are two buffers: the 100 agricultural buffer that mostly applies to residential development in the affordable housing community, and the partially landscaped transition buffer along Highway 28 that separates most of the developed part of the resort from the highway and agricultural lands across from it.

**USE AND MAINTENANCE**

Additional open space area will be established if necessary to protect potential archaeological sites.

The agricultural buffer is proposed for reduction to 60 feet at the north boundary of the waterfront resort where it borders a parcel believed to have little agricultural potential. This involves two resort lots. This will be a setback in this area rather than a buffer, meaning that buildings would be 60 feet from the resort property line, but lot area may be within 60 feet. Part of this area is to be set aside as a reserve easement for potential extension of the street to adjacent property to the north. This is consistent with Comprehensive Plan transportation policies, and not inconsistent with the agricultural setback.