



7.0 DEVELOPMENT AND IMPLEMENTATION

7.1 GROWTH AND PHASING

As required by 18.90.060 6. SJCC, this RMP must include:

A description of the intended phasing of development of the project, if any. The initial application for an MPR shall provide sufficient detail for the phases such that the full intended scope and intensity of the development can be evaluated. This shall also discuss how the project will function at interim stages prior to completion of all phases of the project, and how the project may operate successfully and meet its environmental protection, concurrency, and other commitments should development cease before all phases are completed.

Resort redevelopment will occur over a multi-year period as dictated by financing, market absorption, construction efficiency, Resort operations, and regulatory requirements. In order to provide sufficient water treatment capacity, allow time for permitting and market absorption, the RMP will be implemented in at least two phases. Phasing Resort redevelopment will also reduce impacts on Resort operations should the Resort continue to operate during redevelopment.

Rosario

As required by condition 5 of the San Juan County Council Conditions of Approval (see Appendix I), development under the Master Plan will proceed in the phases described below, unless a change to this phasing is approved by the San Juan County Council. The Council may allow changes in this overall phasing, including smaller phases and phasing within a single PUD, if concurrency standards, the criteria in SJCC 18.90.060. H.1.c, and other applicable requirements are met.

The first phase, which could begin following acquisition of the Resort by a qualified developer, will include support functions at the Hilltop and Utility Tract, infrastructure upgrades, and redevelopment of the Resort Core. This phase is anticipated to be initiated in 2007 or 2008 with expansion of employee housing in order to provide temporary lodging for construction crews. This will be followed by demolition of the restaurant/kitchen addition to the Mansion; 1000, 1200, and 1300 Buildings; Cascade Bay Grill; outdoor swimming pool complexes; and the Discovery House, followed by renovation of the Moran Mansion and construction of the new Mansion Annex with 21 hotel rooms, 3 penthouse condos, an expanded Spa with new fitness center, and replacement of the existing restaurant and bar. Phase I will also include construction of 38 new cottages and houses, 12 bungalow units, 32 condos, and replacement of both outdoor swimming pools, and associated landscaping, circulation, drainage and utility infrastructure, and other support facilities.

Specific timeframes have yet to be refined for future development phases since they will require approval of Substantial Development Permits for construction of conditional uses within the shoreline zone, involving a lengthy and often unpredictable review process. In addition, all new facilities will require demonstrated provision of adequate infrastructure, especially roads, sewer, and water treatment capacity addressed in FEIS, Appendix C. In addition, project-level environmental review will be required prior to construction of each project component. Proposed redevelopment phasing is summarized in Table 7.1-1.

Phase II will most likely begin around 2010 to 2015 and will upgrade the upper portions of the Resort and expand the Marina. The second phase will add 34 additional cottages and add approximately 131 additional boat slips when the existing Marina is replaced with a 165-slip Marina. In addition, 48 more hotel rooms are expected to be added to the Cascade Harbor Inn in Phase II.

Resort expansion is dependent on increased water and sewer treatment capacity. As is explained in detail in Appendix C of the FEIS, the water treatment will be expanded in two phases and the sewer treatment in one. Engineering for the first phase of water treatment facility expansion began in 2005 and completion of plant upgrades was scheduled for late 2006. This expansion provided sufficient treatment to supply the water demands of the first phase of Resort expansion.

Table 7.1-1: Summary of Resort Development Phasing.

Phase I (Approximately 2007-2010).

Action	Max. New Units	Replaced Units	Net Growth in Units
Demolish existing buildings, prepare site and new infrastructure		8 buildings	
Increase utility capacity and construct new facilities on Utility Tract			
Build additional employee housing and parking	80 beds	N/A	80 beds
Renovate Moran Mansion and build Mansion Annex	21 rooms	44 rooms	-23 rooms
Build new Moran Cottages, Mini-Mansions, Penthouses	27 units		27 units
Build new Marina Village Cottages, Condos, & Cabana	48 units		48 units
Build new Hillside Cottages	8 units	N/A	8 units

Phase II (Approximately 2007-2015+).

Action	Max. New Units	Replaced Units	Net Growth in units
Prepare site and new infrastructure			
Build Marina	165 slips	32 slips	133 slips
Build new Woodland Cottages	21 units	N/A	21 units
Expand Cascade Harbor Inn	48 rooms	N/A	48 rooms
Build new Hillside Cottages	8 units	N/A	8 units

The second water treatment plant expansion will begin following completion of the first phase of Resort expansion, and will be timed to coordinate with increasing water demand associated with residential growth in Rosario Utilities’ service area unrelated to the Resort, or Phase II construction, whichever comes first.

Expansion of the sewer system will occur in a single phase. Once complete, the expanded treatment capacity will be sufficient to supply the demand increases associated with both phases of Resort expansion. This process began in 2005 with re-lining of the secondary treatment lagoon and engineering design is now underway, to be followed by permitting by the Department of Ecology and ultimately by construction of the new treatment facilities.

Rosario’s redevelopment could take place while the Resort continued operations or it could close down for reconstruction. The advantages of continued (albeit limited) operations during reconstruction would be continued revenues and reduce impacts on the Resort’s employees and island economy. The advantage of temporary closure would be an expedited construction period. In either case, the majority of reconstruction would occur during the Resort’s slow off-season. Both potential scenarios are described below, beginning with continued operations.

Rosario

7.1.1 Continued Operations During Redevelopment

Phase I:

Even before the first component of Resort redevelopment could begin, the applicant will need to obtain numerous approvals from San Juan County including a Planned Unit Development (PUD) as addressed in 18.90.060 (D)(2) SJCC to cover each phase of the proposed Resort development; Shoreline Substantial Development Permits and Shoreline Conditional Use Permits, as required by 18.80.110 SJCC. Project permitting, including project level environmental review, will also be required for clearing, grading, demolition and construction of each Resort building. This will require numerous mitigation measures identified in the FEIS and technical studies described in Section 7.2.3 of this RMP.

Following permitting, the first component of Resort redevelopment would consist of preliminary preparations including worker housing and construction staging facilities. To achieve this, expansion of employee housing at the Hilltop would need to be completed. The proposed employee housing facilities would include kitchen, laundry and other support functions that would be used during the redevelopment period to house construction crews, reducing costs and increasing efficiency. The Utility Tract and Hilltop would be prepared for use as construction staging areas. This would include construction of delivery warehouses and administrative offices and outdoor storage could be provided on graded pads. As both the

Hilltop and Utility Tract sites are not directly adjacent to the Resort Core, construction activities here would have limited direct impacts on Resort operations, allowing these developments to precede those on the Resort Core.

The next activity would consist of preparations for construction of the Moran and Marina Village Clubs. This would require relocation of all functions currently located in the Moran Mansion before renovation and restoration of the historic building could begin. Most of these functions, including the front desk, restaurant, bar, kitchen and retail could be accommodated by the Discovery House through conversion of this large conference center into temporary hospitality facilities.

If salvageable, the Boatel would be renovated at the same time to house the Marina Activities Center. On the ground floor, this would include the retail, light food service, and laundromat to be relocated from the Dockside, as well as showers and lockers to be relocated from the poolhouse. Upper floors of the Boatel would be renovated for the Resort's executive offices while other administrative offices could be moved to new facilities. The Spa would likely need to scale back its service offerings during construction and remaining Spa operations could also be housed temporarily in the lower floor of the Boatel following its renovation and adaptive reuse. If the Boatel cannot be reused, it will be razed and replaced with historically compatible new construction.

With the Resort no longer dependent on the Mansion, restoration and renovations could begin on the Mansion itself while the kitchen/dining room addition, the carriage house, the Dockside, and the 1100, 1200, 1300 buildings and family swimming pool would be demolished and replaced with new utility and transportation infrastructure, landscaping, and buildings. During this time, the 1500, 1600, 1900, and 2100 Buildings and Cascade Harbor Inn could continue to host guests who could continue to use the temporary facilities in the Discovery House and the existing Marina. Rosario Road would remain unaffected and efforts to minimize impacts on the guest experience would be taken during Phase I construction.

Upon completion of the Mansion's renovation and construction of the Annex wing with its new restaurant and Spa, the Discovery House would be demolished to make room for the Marina Village condos and adjacent Cabana Center swimming pool.

By the completion of Phase I, the core of the Resort will be redeveloped and fully operational. The restored Mansion will resume its function as the Resort's centerpiece with its new wing housing the restaurant, kitchen, function space, guest lodging, and Spa. The cottages and condos comprising the Moran Club and Marina Village Club will be available for occupancy by owners and guests. Other than maintenance upgrades, the Marina will remain relatively unchanged through

Phase I and will continue to provide guest moorage, charter operations and seaplane service. As it has in the past, the existing Marina will also be used for commercial water shuttle service including the private water shuttle to the mainland proposed as transportation mitigation. As Phase I contains all critical Resort amenities, the Resort could continue to operate independent of the Phase II upgrades, however, the additional unit sales from Phase II would be required to recoup the substantial Phase I investments. For this reason, the Resort's owners will likely pursue implementation of Phase II as soon as the required environmental review, permitting and design are complete.

Phase II:

The second phase of Resort redevelopment could commence once the second round of water treatment plant upgrades are underway and environmental review and permitting for the Hillside Cottages, Marina expansion and Cascade Harbor Inn expansion are complete. During Phase II upgrades, Resort operations would be limited to the redeveloped Resort Core, just as Phase I construction activities would have limited resort operations to the southeastern portions of the Resort. During this construction phase, new roads and infrastructure will be built to serve the Woodland Cottages, which will likely be constructed at the same time as the Hillside Cottages. The 1700 building used for employee or construction worker housing during Phase I, will be upgraded in Phase II. The existing marina pilings, floats and mooring buoys will be removed to make room for the new pilings, floats, and

Rosario

floating breakwater comprising the proposed expanded Marina. This construction will also facilitate restoration of the Cascade Bay shoreline along with other environmental mitigations. Expansion of the Cascade Harbor Inn may take place at the same time or separately, as this motel is owned and operated independently of Rosario.

7.1.2 Temporary Closure and Redevelopment

If Rosario opted to close during Phase I reconstruction, the process would be similar to that described above, however redevelopment would likely employ a compressed construction schedule, requiring a larger work force. As a result, additional construction worker housing and other support space will likely be required. As a result, the Discovery House would likely be used on a temporary basis for construction administration and construction worker mess hall and possibly additional housing, instead of being used as a temporary front desk, kitchen, restaurant, bar and retail. In addition, the 1700 building and possibly the existing Hillside condos could also be used for construction worker housing. The 1100, 1200 and 1300 buildings could also house construction workers prior to their demolition and replacement with new 4-plex construction. As described above, at the completion of Phase I, the Resort would contain all the critical Resort amenities, thus the Resort could continue to operate during Phase II redevelopment.

7.2 IMPLEMENTATION ACTIONS

7.2.1 Shoreline Master Program Compliance

A land use or development proposed to be located entirely or partly within 200 feet of the Ordinary High Water Mark (OHWM) of a regulated shoreline is within the jurisdiction of San Juan County's Shoreline Master Program, subject to the applicable provisions of Section 3 of the Comprehensive Plan and of Chapter 18.50 SJCC, as well as the applicable provisions and permit requirements indicated in Table 6.2-1 of this RMP and shoreline permit requirements addressed in 18.80.110 SJCC. The Resort Core area is located within the County's Rural shoreline designation, which allows commercial developments such as those proposed under this RMP as a Conditional Use, subject to a 100-foot setback from the OHWM. A small section of the Upper Basin area is within the Conservancy shoreline designation, which allows more restrictive uses within the same setback.

According to the County's Shoreline Permit and exemption procedures (18.80.110 SJCC), Resort development within the 100-foot setback from the OHWM will require both Shoreline Substantial Development Permits and Shoreline Conditional Use Permits prior to construction. Since these are typically lengthy procedures, these permits should be sought as early in the project-level development planning process as possible.

The following additional provisions that apply to development within the shoreline jurisdiction are required by conditions 4, 20, and 21 of the San Juan County Council Conditions of Approval (see Appendix I):

When required, applications for shoreline development or uses for the portions of a PUD within shoreline jurisdiction shall be submitted at the same time as the PUD application and shall also be processed along with the PUD application. A complete application for preliminary subdivision or binding site plan approval, as appropriate, shall be submitted with each PUD application. (Condition 4)

To meet the requirements of the Shoreline Master Program, and to provide for adequate short term visitor accommodations, only commercial structures may be built within 200 feet of the ordinary high water mark of the shoreline. Structures owned by the Resort, and operated to provide retail sales and services related to the Resort, shall be considered commercial. For condominium units to be considered commercial the units must be included in, and remain in the Rosario Resort or Cascade Harbor Inn Rental Programs. For all property located within 200 feet of the ordinary high water mark, the applicant must include these requirements in a "Notice to Title", and provide a copy of the recorded notice to the Community Development and Planning Department before a building permit will be issued. Following is the language that must be used in the Notice to Title:

Notice to Title

Rosario Resort Shoreline Structures. To meet the requirements of the San Juan County Shoreline Master Program within the Rosario Resort Master Plan land use zone, only commercial structures may be built within 200 feet of the ordinary high water mark (OHWM) of the shoreline. Commercial structures include a) structures owned by the Resort and operated to provide retail sales and services related to the Resort, and b) condominium units included in the Rosario Resort or Cascade Harbor Inn Rental Programs. Commercial structures located within 200 feet of the OHWM may not be converted to non-commercial uses. (Condition 20)

The following minimum requirements are established for the sections of the Resort subject to the requirements of the Shoreline Master Program. These minimums do not supersede requirements that may subsequently be imposed by the Hearing Examiner or the Department of Ecology, and if there is a conflict, the more restrictive requirement shall apply. If the applicant is unable to meet the required setbacks they may relocate and/or combine units in upland areas, without a loss in the total number of approved units. (Condition 21)

The Bowman's Bluff Cottages shall be located at least 50 feet from the Ordinary High Water Mark (OHWM), shall be screened with native vegetation, and shall be designed using non-reflective surfaces, dark colors and other architectural techniques to help them blend into the hillside. These techniques are described in Exhibit 5-10.

Rosario

The Luxury Waterfront Cottages shall be located at least 50 feet from the OHWM, shall be landscaped with native vegetation to provide partial visual screening and will use the architectural techniques described in Exhibit 5-10 to make them less visible from the water. In addition, the two eastern most cottages will be set further back as shown in Figure 4.4-2 to reduce the developed footprint near the shoreline and allow stormwater to be more easily managed.

Changes in the location of the OHWM as a result of shoreline restoration approved by the County shall not result in an increased setback requirement (i.e. the OHWM prior to restoration will be used to determine this setback).

7.2.2 Land Use Permitting

For a new Resort Master Plan for an existing MPR, San Juan County requires preparation of a Planned Unit Development (PUD) application as addressed in SJCC 18.90.060 (D)(2)) to cover each phase of the proposed Resort development. The PUD application for the first phase of development will be prepared following adoption of the RMP by San Juan County. The San Juan County Permit Center administers a number of permits and approvals that are required by State law and implemented by County code.

The following additional permitting provisions are required by conditions 6, 7, 11, 13, 17 and 18 of the San Juan County Council Conditions of Approval (see Appendix I):

Each PUD or phase of a PUD shall be subject to environmental review under SEPA. The environmental documents for the Master Plan may be adopted by reference or supplemented as allowed by SEPA. Each application submitted for approval shall identify which mitigation measures identified in the FEIS have been adopted and incorporated into the proposal and which mitigation measures identified in the FEIS are not adopted and incorporated into the proposal. The County Department of Community Development and Planning and the County Engineer shall review the adopted mitigation to determine whether those measures adequately address the impacts of the proposal. Nothing shall prevent the applicant from substituting different but equally effective mitigation measures than those identified in the FEIS to address a specific impact, nor shall the requirement to adopt mitigation measures from the FEIS prevent the County from imposing additional or different mitigation measures in response to potential environmental impacts identified during environmental review of the specific Planned Unit Development proposal and/or Shoreline Permit application. (Condition 6)

At least one public meeting shall be held by the applicant in the Rosario Resort area prior to the submittal of a Planned Unit Development application for any phase of development. The meeting shall be for the purpose of explaining the development proposed in the Planned Unit Development application and soliciting comments on the development proposal. (Condition 7)

The Hilltop access road and Olga Road intersection Traffic Study/Design shall be provided with the application for any PUD that proposes development on the Hilltop, and that study shall be reviewed by the County Engineer. Any improvement required by such Traffic Study shall be completed prior to issuance of final approval of any building constructed on the Hilltop Parcel. (Condition 11)

Rules of conduct for the people living at the employee housing facility shall be provided at the time of application for any PUD that proposes development on the Hilltop. (Condition 13)

The Moran Mansion is an integral component of the on-site recreational amenities necessary for this Master Plan. To assure that the Moran Mansion is renovated in a timely manner, the first PUD application for development of more than the two Cliffhouse Court homes shall include, for approval of the County, a) a proposed plan for renovation of the Mansion adequate to ensure a life of at least 50 years, and b) a proposed construction schedule for the Mansion and the other development proposed under the PUD. This schedule may allow for construction of the

21 rooms and 3 suites proposed in the Mansion Annex, and up to 40 new and replacement Resort units including condominium units. The 48 units to be constructed on the 9.13 acre Rosario Harbor Tract shall not be counted toward this limit, so this will allow construction of 66 of the remaining 134 rooms and units. Once the limit of 66 units is reached, no building permits will be issued until the Moran Mansion renovation, as set forth in the schedule, is completed and final approval is granted by the Building Official. If the Moran Mansion renovation is not completed in accordance with this schedule, or any extension which may be granted, the County may suspend issuance of building permits within the MPR for non-compliance with this condition, with notice. (Condition 17)

With the first PUD application, the applicant shall submit a proposed schedule for shoreline rehabilitation actions for County review and approval. Proposed rehabilitation of the shoreline will occur during construction proposed for that area as described in the Resort Master Plan and Final EIS, and this rehabilitation will be included in future shoreline permit applications. (Condition 18)

Rosario

7.2.3 Technical Studies and Implementation Plans

A number of specialized technical studies will be required as part of RMP implementation. These include, but are not limited to, the following:

- As required by condition 11 of the San Juan County Council Conditions of Approval (see Appendix I), the intersection of the Hilltop access road and Olga Road shall be studied and designed.
- A wetland delineation (or boundary estimation reconnaissance) prior to siting development in the vicinity of the potential Environmentally Sensitive Area wetland adjacent to the Hilltop area.
- A structural evaluation of the Boatel building to determine feasibility for adaptive reuse for Marina retail center and related functions.
- A stream delineation prior to siting development in the vicinity of San Juan County Environmentally Sensitive Area Freshwater Habitat Areas.
- A geotechnical analysis study prior to siting development in the vicinity of San Juan County Environmentally Sensitive Area Geologically Hazardous Areas.
- A field survey to identify bald eagle and osprey perch sites, nest sites, and communal roost sites in the project vicinity prior to removing or disturbing significant stands of mature second-growth coniferous forest, large (dbh >12 inches) coniferous tree species, or significant (dbh >12 inches) tree snags.
- Coordination with San Juan County and WDFW to develop appropriate strategies using mitigation sequencing per SJCC to minimize impacts to breeding populations of bald eagle and osprey prior to site development in the vicinity of the Resort.
- Feasibility studies will be needed to determine the practical and financial feasibility of reclaimed water re-use for irrigation and possibly other purposes.
- Test wells will need to be drilled on the Hilltop to evaluate the capacity of existing springs to supply existing and expanded employee housing.
- A professional archaeological study including a records review and field inspection resulting in a completed report as well as consultation with DAHP and the Lummi Tribe. Archaeological procedures are summarized in Exhibit 7-1.
- As required by SJCC 18.60.190 A.11, a landscaping plan shall be prepared consistent with the requirements of, and incorporating the development standards of San Juan County Code.
- Tree protection plan based on inventory of significant trees as required by SJCC 18.60.190 A.II.

Exhibit 7-1: Archaeological Procedures

Development at Rosario should avoid known archaeological, cultural, and historic resources. To promote proactive preservation and management of archaeological resources, a professional archaeological study (see Section 7.2.3) will be conducted of known or likely archaeological sites such as in the vicinity of the Boatel and Discovery House sites prior to new construction. This study should be conducted by a professional archaeologist with inclusion of the Lummi Nation Tribal Historic Preservation Officer (THPO) and the DAHP. Any excavations (if needed) for mitigation will require a State archaeological excavation permit per RCW 27.53.060. Typically, there is a 45-day window to obtain an excavation permit, unless an emergency situation is present. Depending on the study results, excavation or construction activities within archaeologically sensitive areas may also need to be monitored by a professional archaeologist. In the case of the discovery of archaeological deposits

(including the discovery of human remains) during construction or any other activity, the following procedures should be followed:

- Stop work in the area of discovery and protect discovery from potential damage. Any human remains should be left undisturbed to ensure consistency with the Indian Graves and Records Act (RCW 27.44).
- Notify the State Department of Archaeology and Historic Preservation (DAHP), at (360) 586-3065 and the Lummi Nation THPO, at (360) 384-2298, and a professional archaeologist, if one is not already on site to make a determination of whether the discovered material is significant. Also notify the San Juan County Community Development and Planning Department.
- If DAHP and the Lummi THPO determine that the discovery has no significant archaeological value (i.e., it is not likely to yield information important in

prehistory or history), the State Historic Preservation Officer (SHPO) must be notified in writing and given 30 days to comment. Upon receipt of SHPO concurrence, work in the area may proceed.

- If the SHPO and the Lummi Nation THPO representatives determine that the discovered archaeological resource is significant (i.e., it is likely to yield information important in prehistory or history of the area), the project proponent and their professional archaeologist will consult with the DAHP and the Lummi Nation THPO to determine appropriate treatment for the discovered resources. Treatment may consist of avoidance/protection in place or data recovery mitigation, or a combination of the two.

Upon completion of data recovery work, the owner should provide the Lummi Nation THPO, the DAHP, and San Juan County with a report on the work.



Rosario

- In order to deal with the aesthetics more dynamically to fit well with the rural setting and the cottage architecture performance-based design guidelines will be required for all new development within the MPR. These design guidelines will address architecture, landscape architecture, signage, screening, and other design issues.
- Prior to any construction activities, protocol-level surveys for threatened, endangered, and sensitive species will be conducted by a qualified wildlife biologist in order to determine the presence of these species. If species are found to be present, WDFW and/or U.S. Fish and Wildlife Service would be consulted as to the proper course of action.
- Surveys to determine the proximity of nesting birds on Cascade Lake will need to be conducted by a qualified wildlife biologist prior to any construction activities in order to minimize effects to breeding individuals.
- The topography of the bedrock will be evaluated in a geotechnical or engineering geology study to determine how infiltration can occur in a manner that maximizes the saturated blanket of soil.
- A comprehensive Transportation Management Plan (TMP) will be needed to mitigate the increased traffic, pedestrian, and parking demand that will be generated by Resort expansion. The TMP should consist of a combination of policies, programs

and physical improvements. These should include the appointment of a Transportation Management Coordinator; emphasizing and creating incentives to encourage the use of alternate transportation modes and reduce demand on the Washington State Ferry System and San Juan County road network; and physical improvements to Rosario Road in order to improve vehicular safety.

7.2.4 Concurrency and SEPA Mitigation

While this RMP is intended to be self-mitigating, San Juan County has the authority under SEPA to require the Resort to mitigate any significant adverse impacts to the environment determined to result from implementation of this RMP. SEPA mitigations are intended to correct impacts on specific elements of the environment such as traffic or noise that could be impacted as determined by the County during the Threshold Determination process. Accordingly, required mitigation measures may take the form of fees or provision of additional services or facilities, land buffers, design modifications, etc. Likewise, SEPA mitigation is also used by the County to address Level of Service degradation identified during the County's concurrency review. Concurrency (i.e., provision of sufficient infrastructure capacity for each phase of the RMP by the time the development begins to make additional demands) is required of all developers. County-operated facilities such as roads and public services and Washington State Ferry Service are of particular concern to the County during concurrency analysis. Applicable SEPA mitigation

measures have been included in this RMP. All SEPA mitigation measures are included in the Environmental Impact Statement for this RMP.

The following additional provisions related to concurrency are required by conditions 8, 9, 10 and 12 of the San Juan County Council Conditions of Approval (see Appendix I):

The Resort shall be operated in a manner which assures that adequate capacity exists for short term use of condominium units, in a manner consistent with the operational objectives stated in the Master Plan. Except for the Cliffhouse Court residences, and also except for housing for employees of the Resort, the condominium units that will be developed under the approved Plan shall not be occupied as a primary residence or main home. The limitation on the use of condominium units as a primary residence or main home shall be included in the conditions of any subsequent Planned Unit Development approval. (Condition 8)

When the first PUD application is filed the County Public Works Department and the County Engineer shall review the State approved Rosario Utilities Sewer System Plan, prepared by an engineer licensed in the State of Washington. The Sewer Plan shall include specifications for a sewer treatment plant of sufficient size to serve the anticipated demand from the build-out of the Resort. The specifications shall include sufficient detail to identify the amount of land needed to support the expanded treatment

plant and to determine whether sufficient land is available within the Utility Tract. (Condition 9)

The preliminary stormwater analysis prepared for the Rosario Resort Master Plan FEIS identified the natural drainage basins that affect and are affected by the Resort. Under the County's Unified Development Code, applications for PUD approval include a requirement that a stormwater management analysis be submitted in support of the application. To assure that sufficient long-term planning for stormwater management is included in the analysis, and to assure that short-term construction is coordinated with long-term stormwater management needs, the stormwater analysis for the first PUD application shall include a description of the stormwater management strategy for all the drainage basin(s) in which the Master Planned Resort is located. The sizing of stormwater facilities shall be based on long term anticipated stormwater management needs. For planning purposes, this stormwater management plan shall assume full development under the Master Plan within areas in the basin(s) covered by the Master Plan, and shall assume development at existing densities or maximum allowable densities for areas outside the Master Plan (whichever is greater). The stormwater plan shall be certified by an engineer to show evidence that it is technologically sound, and the plan shall be reviewed by the County Engineer. (Condition 10)

Rosario

The employee food service and recreation building planned for the Hilltop parcel shall be constructed concurrently with or before new dormitory buildings are constructed. The food service and recreation facility shall be sized to adequately serve the needs of all employees who will live at the dormitory buildings. (Condition 12)

7.2.5 Construction Permitting

Ultimately, implementation of this RMP will require significant building, landscape, and marine construction. Construction in San Juan County is regulated by the Uniform Building, Plumbing, and Mechanical Codes, which are administered by the San Juan County Permit Center. San Juan County Code 15.04.515 (Ordinance 80-1992) states: "Permits issued for construction of structures shall be for a period of one year, renewable for four additional years... Construction, including all required life safety inspections under new permits, shall be completed within 5 years from the date of issuance. If construction is not completed within 5 years the owner/builder shall be required to obtain a new permit and also pay full permit fees."

7.2.6 Marina Requirements

The Marina is expected to be expanded in Phase II. This component of the RMP will need to be permitted separately from other components of the project due to the nature and scope of this effort. Because of the unique issues regarding Marina construction, separate project-level environmental review will be necessary to ensure that all applicable resource issues are considered and analyzed consistent with phased environmental review as stipulated by WAC 197-11-060(5). This analysis would include a separate threshold determination process and would likely address environmental, engineering, and other issues related to the marine environment. Because the Marina expansion would require permits issued by the Army Corps of Engineers, future review must comply with the National Environmental Policy Act (NEPA). In addition, compliance with shoreline and land use regulations administered by San Juan County would require compliance with the State Environmental Policy Act (SEPA). Specific reviews and permitting actions required as part of Marina approval are listed in Table 7.2-1.

Table 7.2-1: Marina Review and Permitting Requirements.

Review Process or Permit	Administering or Lead Agency
SEPA (Project-Level EIS)	San Juan County
Clean Water Act Section 10 Individual Permit	U.S. Army Corps of Engineers
Clean Water Act Section 401 Permit	WA Department of Ecology
Clean Water Act Section 404 Individual Permit	U.S. Army Corps of Engineers
Shoreline Substantial Development Permit	San Juan County
Coastal Zone Management Consistency Review	WA Department of Ecology
Federal Endangered Species Act Review	U.S. Fish and Wildlife Service and NOAA Fisheries
National Pollutant Discharge Elimination System Construction and Stormwater Permits	WA Department of Ecology
Use of Aquatic Lands, Lease Review	WA Department of Natural Resources
Puget Sound Dredge Disposal Approval Permit	WA Department of Ecology, WA Department of Natural Resources, and U.S. Army Corps of Engineers
Building and Grading Permits, Zoning Compliance, Parking	San Juan County
Section 106 of the National Historic Preservation Act Review	Office of Archaeology and Historic Preservation

Rosario