



Oregon

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July 26, 2013

Michael Cavallaro
Rogue Valley Council of Governments
155 North 1st Street
Central Point, OR 97502

RE: Southern Oregon Regional Pilot Program

Dear Mr. Cavallaro,

Thank you for your continued assistance in this unique regional effort to implement Executive Order 12-07. We look forward to working with you in the coming months on this project.

To summarize our understanding of the status of the pilot program, the grant agreement for the 2011-13 biennium included a scope of work that contained eight tasks. For a variety of reasons, the scope proved to be too ambitious and the pilot program did not proceed as far as the regional participants had anticipated before the end of the biennium. Consequently, work is expected to continue into the 2013-15 biennium. The legislature provided funds for DLCD to provide continuing assistance to the region and state agencies. This letter provides coordinated comments and observations from the participating state agencies in response to the materials submitted to the department in your July 10, 2013 request for reimbursement for the Southern Oregon Regional Pilot Program (SORPP) Technical Assistance grant (no. TA-COG-13-176).

General Comments

So far, only Douglas County has indicated completion of Task 5 from the scope of work. Jackson and Josephine counties have indicated 60 percent completion of the task. Once we receive the completed submittals from Jackson and Josephine counties, we will prepare final comments on this task. However, as guidance in completing the remainder of this task, we would like to clarify the expectations outlined in the 2011-13 grant agreement, which we presume will carry forward.

To begin, a "Technical Study Report" is required. This report will summarize the identification of *regional* criteria or methods used to establish alternative forest land designations or alternative farm parcel size opportunities and the criteria or factors for determining which lands should not be designated under Goals 3 or 4. The report is to include a narrative describing how any criteria or methods were developed, a justification for the selected criteria or methods and a discussion of how comments from each Technical Advisory Committee (TAC) affected the process. The report will address how the criteria or methods will retain, in farm or forest planning and zoning designations, lands that are functionally important to the types of farming and forest operations that occur, or that are likely to occur in the future (Item 4 in the executive order) in the region and in each county

specifically. The report will also include an analysis as to how other forest values were considered and are being protected for the region and each county specifically.

If a county's (or counties') analysis leads it to propose an approach that is not outlined in Task 5 but is allowed under current state law, then the Technical Study Report will summarize the approach, explain how it meets the requirements of current state law and indicate how comments from each TAC affected the process. In this case, the selected approach does not necessarily need to be regional in nature.

Lastly, GIS data related to the Tasks is required as part of the contract. Tasks 5, 6 and 7 all reference special conditions 18-20, which refer to GIS data. Additionally, Tasks 6 and 7 both require "data" as a product. We expect that all ArcMap Documents and associated layer/shape files to be submitted as part of Task 5-7 materials.

County Specific Comments

Douglas County

Task 4

Map A. For consistency with Jackson and Josephine counties, please map soils as follows:

- Class I-IV: No Irrigation Required
- Class I-IV: With Irrigation
- Class V-VIII: With or without Irrigation

The Department of Agriculture (ODA) has indicated that a major factor in determining whether land is resource or non-resource is the consideration of the capability of existing Goal 3 lands for the production of livestock. Please use Animal Unit Months (AUM) data from the NRCS soil survey to illustrate this. The Department has supplied this information to the County. Please display this data either on this map or a separate soils capability map. See additional discussion related to this in Task 5 comments.

Map B. The Department of Forestry (ODF) has indicated that it is appropriate to map four categories of forest capability in cubic feet/acre/year (cf/ac/yr) as follows: 0-19, 20-49, 50-84, and 85+. For Douglas County, this means consolidating Class I-IV productivity classifications into one category and adding the other three categories. There is more on this topic in the Task 5 discussion below.

Map E/F. Please define the term "significant wetland". Additionally, please map all Class I and II waterways. It appears that a fish bearing stream layer was included, but it does not include all Class 1 and 2 streams. Increased development and modifications of habitat (e.g. riparian vegetation impacts) may lead to reduced water quality and a greater demand of water for domestic uses, which could impact ground and in-stream water levels. It is essential to consider all aquatic habitats, such as perennial and intermittent streams.

Map G. Do the CFPA and DFPA have similar policies for protecting structure fires as the other fire districts? If not, then please remove them from map.

Map J. The purpose of this map was to illustrate the amount of land zoned rural residential (exception land) that currently does not have a dwelling unit. No description of the mapping methodology for the categories in this map is provided. If the methodology is similar to Jackson and Josephine counties' methodology (use of >\$0 improvement value) then the methodology needs to be revised to better depict the purpose.

Map K. Please show areas with steep slopes (>25% slope) and High Landslide Hazard locations (HLHL). The HLHL layer is a slope classification product from the USGS 10m DEM and is available for use in ArcGIS. The slope raster is reclassified for use as a screening tool. The class breaks are 60%-80% and >80%. Regions below 60% are not within the scope of landslide screens. The HLHL slope layer is used to determine if further review is needed. It is through that further review that a site can be classified as an HLHL in which case Public Safety statutes are involved. ODF will have the layer available for counties next week.

Task 5

It does not appear that a *Technical Study Report* has been provided in the submittal. The *Technical Study Report* was meant to be the document which summarized the identification of criteria or methods used to establish alternative forest land designations or alternative farm parcel size opportunities. Additionally, there does not appear to be a summary of the criteria or factors for determining which lands should not be designated under Goals 3 or 4. The materials submitted are handouts (TAC NR PROGRAM HANDOUT, INTENT AND INTERPRETATION, CARRYING CAPACITY HANDOUT ANALYSIS (CCA) HANDOUT, NON-RESOURCE (NR) LAND USE DESIGNATIONS) from the Technical Advisory Committee meetings and provide only limited background as to how the proposed non-resource lands were identified and no justification as to how the designation of the proposed non-resource lands will retain, in farm or forest planning and zoning designations, lands that are functionally important to the types of farming and forest operations that occur, or that are likely to occur in the future (EO 12-07, Item 4). Any justification of non-resource lands must include a discussion of and explanation for any deviation from current statutory and rule definitions of agricultural or forest lands. Moreover, the County's comprehensive plan currently distinguishes between the Northern and Southern parts of the County with respect to what is considered forest land. Please explain why that differentiation is not proposed in the County's submittal.

Douglas County proposes that qualifying lands may be designated non-resource when they fall within 1, 2 or 3 miles of a UGB, community boundary, or exceptions area. Such lands are proposed to be zoned for 10, 20 or 40-acre minimum lot sizes. Neither the areas of applicability nor the zone minimums have been explained or justified. Generally, it appears that the County is confusing non-resource lands designations with alternative forest land designations and is substituting its proposed areas of applicability for a carrying capacity analysis. Please address these major items.

It appears that Douglas County has "determined that Task 7 (carrying capacity analysis) is only minimally applicable" (July 17th memorandum from Keith Cubic to Board of Commissioners) to the County, and intends to rely primarily on siting standards to address such concerns. While this matter

will be addressed during the development of the second SORPP Grant Contract outlining work tasks for this fiscal year, we would like to indicate our concerns in this letter. Carrying capacity criteria must be developed and field tested as part of Task 7. The EO did not contemplate that the carrying capacity analysis be postponed and performed on a case-by-case (property-by-property) basis. A case-by-case analysis using siting standards cannot provide the assurance that sustainable carrying capacity levels will not be exceeded, because appropriate levels and types of uses cannot be addressed through siting standards. The Grant Contract is clear that the carrying capacity factors or criteria must be developed and applied to sample areas which are representative of all land under consideration.

Once we receive the *Technical Study* Report, we will be able to offer more specific comments on this submittal. However, in the meantime, we offer the following comments on the materials submitted to date:

1. The ODA has the following comments/concerns:
 - a. Productivity for livestock. A major factor in determining whether land is resource or non-resource is the consideration of capability of existing Goal 3 lands for the production of livestock. The use of Animal Unit Months (AUM) data from the NRCS soil survey is probably the best approach, especially to the north of Cow Creek and the South Umpqua River. As one gets south of the line formed by Cow Creek and the South Umpqua River, the type of livestock production shifts to more of a rangeland-like ecological system. AUMs in the same context may not be as useful in a range setting.

ODA commented on this at a TAC meeting and other members of the TAC also agreed that grazing potential was a necessary consideration. A good starting place would be to develop thresholds (baselines). Compare existing land use, that is to say areas with known livestock grazing/production occurring, with soil survey map units and the associated AUM ratings. Baselines could be established by working with area livestock experts. A possible initial break might be 4 AUMs. Please work with ODA to display this data on Map A and include it in your non-resource land analysis.

- b. Existing land use. It also appears that existing land use is not given enough weight as to the suitability of any land for farm use. This should be a key if not the first consideration (See land use pattern below). In past analyses done by ODA, the following factors have been used:
 - Land use pattern
 - Existing agricultural land use
 - Surrounding agricultural lands
 - Nonfarm land uses
 - Parcelization and ownership/tenure
 - Size of area – large blocks
 - Soils: Capability class and importance (prime, unique, HVF)
 - Water

- Is dryland agriculture feasible? Dryland agriculture is feasible when precipitation is adequate to allow economic return of a non irrigated crop.
- Where are existing water rights? Are there restrictions or limitations?
- Area land use designations and zoning
- Edges or buffers
 - major streams, transportation corridors other physical features
 - “compatible” land uses
- Infrastructure
 - transportation connections
 - irrigation delivery/district

Please work with ODA in developing this farm suitability analysis which will be used to complete the Task 5 analysis.

- c. Applicability of non-resource zoning. In the case of the buffers used for application of non-resource zoning, it would be of help to understand the reasoning behind the chosen distances, the minimum parcel sizes and the relationship to protecting and/or determining what is considered agricultural land.
2. The Department of Forestry (ODF) has the following comments/concerns:
 - a. Commercial forest land threshold. Task 5 requires complete definitions which should consider and recognize at minimum technical studies, input from state agencies, and other stakeholders as the basis for policy. The current proposal, which identifies 85 cf/ac/yr as a definitive threshold for commercial forestry relative to non-resource lands, does not meet this expectation. 85 cf/ac/yr is recognized as a threshold for consideration of forest land as prime rather than a threshold for commercial forestry capacity. Significant amounts of commercial forestry occurs throughout Oregon and beyond on a range of soils above and below 85 cf/ac/yr. The current proposal ignores this by failing to reference or recognize lower site classes.

Furthermore, the proposal suggests that commercial forest capacity is a function of soil site class alone, which is inaccurate for two reasons - one, the amount of time it takes to produce a forest crop and two, different products are not grown on different soils as is the case with agriculture products. Accordingly, the relative soil productivity site class is not the only indicator of whether the land is capable of being used for commercial timber production. Justification of why the proposal limits consideration of other soil site classes is necessary. ODF data show that lower-productivity forest soils are nearly as likely to be used for commercial forest purposes as are higher-productivity forest soils.

Use of this threshold also seems to be inconsistent with what is being contemplated in Jackson and Josephine counties. Please offer some explanation of the use of this threshold and the potential inconsistency with the two other counties in this regional project. Moreover, Section 3.43.100(b)(7) of your Land Use and Development Ordinance uses 50 cf/ac/yr to determine general suitability for forest production. Please address this potential discrepancy as well.

- b. Forest productivity maps. While the soils maps that have been produced indicate NRCS as a source, it is not readily apparent what parameters were considered in map development. There are multiple merchantable species that could be considered in evaluating soil characteristics, depending on the species considered the results produced can vary. In producing soils maps, considering the optimal merchantable species (e.g. Douglas Fir, Hemlock, Spruce, Western Red Cedar, Red Alder, Port Orford Cedar, Pines, Incense Cedar, etc.) is an important consideration and should be an element of map development. Please provide more information and justification for the species considered in determining forest productivity for mapping purposes.
- c. Conflicting uses. Under the current “non-resource” proposal, scattered and often small Rural Residential lands that are not part of rural communities serve as a basis for determining boundaries for the application of much of the proposed “non-resource” zoning. This standard coupled with an arguably high soil class requirement, expansive areas of applicability (1 to 3 miles), and diverse outright uses (e.g. dwellings, youth camps, agri-tourism) will promote a fragmented landscape replete with potentially competing interests that collectively breed conflict. This stands in direct contrast to language within the Executive Order which specifies that rezoning “will not significantly interfere with nearby farm or forest uses,”

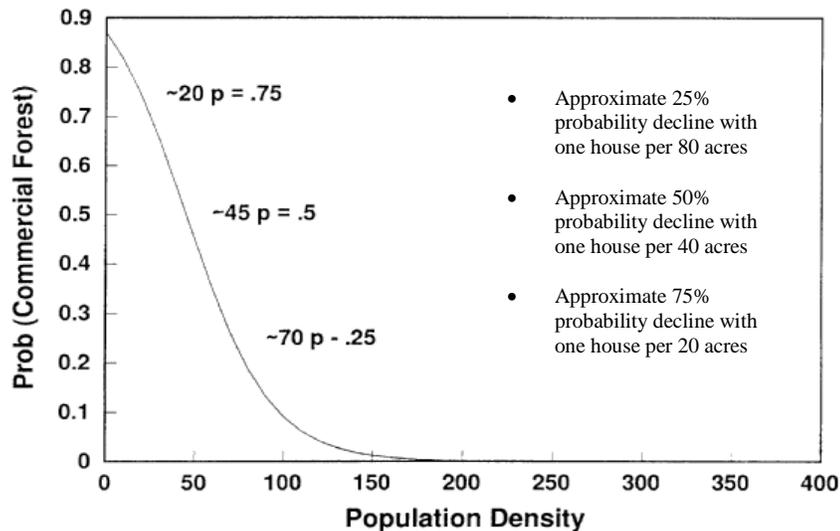
There is a recognized relationship between population density and the probability of forests being managed for commercial timber production. Specifically, Wear¹ found that, “At 70 psm [one house per 20 acres] there is a 25 percent chance of commercial forestry occurring. At about 45 psm [one house per 40 acres] the odds are 50:50 that commercial forestry will be practiced and at 20 psm [one house per

¹ Wear, D. N., Rei liu, J. M. Foreman, and Ray Sheffield. 1999. The effects of population growth on timber management and inventories in Virginia. *Forest Ecology and Management* 118:107-115.

80 acres] there is a 75 percent chance (see Figure 1). The implication is that a transition between rural and urban use of forests exists between 20 and 70 psm.

As population increases the probability of commercial forest management decreases. Please address this potential conflict.

Figure 1. Relationship of Population Density to the Probability of Commercial Forest Management



- d. Fire protection cost and risk. The “non-resource” proposal holds the potential to significantly impact risk and cost associated with fire. By nature, increased numbers of rural residents, dwellings, commercial activities, etc., heightens the incidence of fire, raises the initial attack resources that are required, and multiplies the costs associated with fire suppression. More than half of wildfires in the Pacific Northwest are human-caused (USDA, 2013). Despite these concerns, the issue is not addressed or detailed in the current proposal and does not adequately address the requirements of Executive Order 12-07 given the risk, cost, or concern associated with increased development and diverse activities.
- e. High landslide potential. Evaluation of the potential for or presence of high landslide locations is noticeably absent from the documents provided. The region in question is prone to landslides depending on slope and other factors and the public safety and risk associated with these events and the potential for these events should inform the designation and zoning of residential and other commercial uses. Further, because generally-accepted forest practices in

landslide-prone areas must be modified when up-gradient from development, such lands may be determined to be “necessary to permit forest operations or practices.” The current proposal and associated mapping does not mention or account for this issue.

3. The Department of Fish and Wildlife (ODFW) has the following comments/concerns:
Other forest values. ODFW has concerns that the submittal does not identify non-commercial forest lands with other forest values that should be protected.

Although low productivity soils do not produce a large volume of timber or agricultural products, they often support some of the most valuable wildlife habitats, including important winter range for big game species. For example, wedgeleaf and other ceanothus patches are an incredibly important source of evergreen forage for black-tailed deer during the winter.

Past and present land use practices have severely limited fish and wildlife distribution. In addition, the cumulative impacts to wildlife habitat functions as a result of increased infrastructure on the landscape may impact a number of ecological services including but not limited to:

- Alteration of stream flow and water availability to fish and wildlife species due to an increase in the need for water withdrawals and potential for exempt uses;
- Increased habitat fragmentation from development infrastructure, which may result in lost habitat function and connectivity for fish and wildlife species;
- Interruption of a natural fire disturbance regimes, due to the need to extinguish fires quickly in residential areas;
- Interruption of a natural flood regime, due to the use of rip-rap and other erosion control devices to protect structures and roads from flooding, which may also limit the natural ability of waterways to recruit large woody debris essential for fish habitat.

Other resource values, such as fish and wildlife populations and their habitats (Goal 5) are required to be considered in this process. In addition to conserving forestry resources for timber production, Statewide Planning Goal 4 specifically refers to the “sound management of soil, air, water, and fish and wildlife resources”. ODFW requests that the counties maintain all current Goal 5 habitat protection standards, including but not limited to:

- Protecting important Goal 5 natural resources, such as riparian corridors, wetlands, native vegetation, and fish and wildlife habitat, including sensitive nest sites and big game winter range;
 - Avoiding and minimizing impacts to fish and wildlife habitats, which may also provide a valuable ecological function, such as flood storage within wetlands and floodplains;
 - Retaining all native riparian vegetation;
 - Maintaining structural setbacks consistent with current County riparian standards;
 - Maintaining dwelling density standards, minimum parcel sizes, and other protection measures in designated deer and elk winter range;
 - Maintaining seasonal and distance setbacks for protected sensitive nest sites.
- a. Wildlife and Habitat. ODFW provided Douglas County with fish and wildlife GIS data, such as Big Game Habitat, Threatened and Endangered Species (and other Goal 5 resources) and Conservation Opportunity Areas, to assist with this process. It is not clear what data was used in the mapping products in the most recent submittal, and whether all the current Goal 5 overlays were included on the submitted maps (e.g. Special Bird Habitat Overlay). Non-resource designation should not conflict with Goal 5 resource protections. Douglas County has proposed a new non-resource definition that may allow for more land to be developed for other uses than farm and forestland. This definition does not appear to include the additional contingency of being outside an area designated as resource under Goals 16-18. Please include Goal 5 resources (i.e. wetlands, Class I and II streams) overlaid with the proposed “non-resource” lands in the evaluation. In addition, the evaluation should include a summary table identifying the data source and date of each GIS data layer. Please use the most recent and relevant wildlife and habitat data in this process.
- i. Big Game: The current County big game habitat overlays include designation of impacted, peripheral and sensitive habitat. The proposed “non-resource” lands in Analysis Map 6 (Big Game Habitat and Transitional Areas) include potential impacts to all three of these designations. The County Comprehensive Plan limits dwelling density within peripheral habitat to one dwelling per 40 acres. ODFW recommends that the County adopt the most recent version of the ODFW big game habitat maps and consider additional protections.
 - ii. Wetlands: It is not clear from the Goal 5 overlay maps (Map E) what the potential impacts to wetlands might be, including impacts to floodplain wetlands. For example, Map 6 (Big Game Habitat and Transitional Areas) includes a large section of non-resource designation near the Umpqua

River Estuary. Wetlands provide many important ecological functions, such as flood storage, regulating temperature and water quality, as well as providing habitat for fish and wildlife species. Connected floodplain wetlands provide essential forage and refugia habitat for fish, especially for juvenile during critical stages of vulnerability and growth.

4. The Water Resources Department (OWRD) has indicated concern about lands currently covered by irrigation rights that, through this process, may lose the irrigated use. The water right could be jeopardized from a non-use perspective. State water law requires that the water right be put to beneficial use at least once every five years under the terms and conditions of the water right. OWRD does have a transfer process to move these water rights to other lands, or to lease or transfer them in-stream (temporarily or permanently), so that they would not be lost and could continue to be used. Therefore, long-term impacts to agriculture from the potential loss of irrigated water rights need to be considered.

Jackson County

Task 4

Map 1. The Department of Agriculture has indicated that a major factor in determining whether land is resource or non-resource is the consideration of the capability of existing Goal 3 lands for the production of livestock. The use of Animal Unit Months (AUM) data from the NRCS soil survey is probably the best approach for areas not considered to be rangeland. The Department will supply this information to the County. Please display this data either on this map or a separate soils capability map. Please also see the discussion under Tasks 4 and 5 for Douglas County for additional guidance.

Map 2. The Department of Forestry (ODF) has indicated that it is appropriate to map four categories of forest capability in cubic feet/acre/year (cf/ac/yr) as follows: 0-19, 20-49, 50-84, and 85+. For Jackson County, this means adding one category- 0-19.

Map 3. Please depict the ORS 195 viticulture areas.

Map 4. Please provide a second map illustrating water districts, irrigation districts, and surface water resources.

Map 5. The maps labeled “most recent wildlife mapping with GIS data from ODFW” does not appear to include the most recent data, or all the available ODFW data. ODFW recommends the County include a summary table identifying the data source and date of each GIS data layer. Please use the most recent and relevant wildlife and habitat data in this process.

The submitted Goal 5 and Wildlife maps appear to show critical habitat for the Northern spotted owl. Critical habitat is the most sensitive habitat, but it only covers federal lands

and it is possible that owls are on private property as well. ODFW provided the County with data on Northern spotted owl suitability, which is a more general map, including non-federal ownership. Please incorporate the suitability data in this process.

ODFW also provided data on oak habitat, which is likely to occur on low productivity soils. Oak habitat is important for big game species, such as wintering black-tailed deer, Roosevelt elk, and black bears. Big game species depend on acorn production in the Fall to provide enough calories to survive the winter. The data is not comprehensive for Jackson and Josephine County, but covers the Rogue River watershed. It does not appear that this data is incorporated into the maps. Please include this layer. It is not clear if the most recent ODF sensitive nest site data is being incorporated into the maps. Please identify the data source and date for the vernal pool fairy shrimp.

Please replace the salmonid bearing stream data with the Class 1 and 2 streams maintained by the County. This data includes a more comprehensive data set of waterways, other than fish bearing streams. In addition, wetlands and connected floodplain wetlands should be portrayed for Goal 5 resources. As with the Northern spotted owl map, the salmonid habitat data is the smallest subset available. ODFW recommends that the County protect and consider all flowing waterways (i.e. perennial and intermittent) in this analysis.

Map 9. Please provide information in the legend as to what the areas depicted in white (or clear) are.

Map 10. The purpose of this map was to illustrate the amount of land zoned rural residential (exception land) that currently does not have a dwelling unit. No description of the mapping methodology for the categories in this map is provided. Please revise the current methodology (use of >\$0 improvement value) to better depict the purpose.

Map 11. Please include High Landslide Hazard locations (HLHL). The HLHL layer is a slope classification product from the USGS 10m DEM and is available for use in ArcGIS. The slope raster is reclassified for use as a screening tool. The class breaks are 60%-80% and >80%. Regions below 60% are not within the scope of landslide screens. The HLHL slope layer is used to determine if further review is needed. It is through that further review that a site can be classified as an HLHL in which case Public Safety statutes are involved. ODF will have the layer available for counties next week.

Task 5

It appears that the County is mostly evaluating existing available approaches under State law, including: go-below, greater use of the farm dwelling capability test, correction of mis-zoned lands, and clustering. These options are fully available to the County through this program. Furthermore, if the County decides to pursue approaches that are currently allowed under State law, these approaches need not be regional in nature.

Detailed comments will follow after the submission of a completed Task 5. In the meantime please see comments on the Douglas County Task 5 submittal for additional guidance.

Josephine County

Task 4

Map 1. The Department of Agriculture has indicated that a major factor in determining whether land is resource or non-resource is the consideration of the capability of existing Goal 3 lands for the production of livestock. The use of Animal Unit Months (AUM) data from the NRCS soil survey is probably the best approach for areas not considered to be rangeland. The Department will supply this information to the County. Please display this data either on this map or a separate soils capability map. Please also see the discussion under Tasks 4 and 5 for Douglas County for additional guidance.

Map 2. The Department of Forestry (ODF) has indicated that it is appropriate to map four categories of forest capability in cubic feet/acre/year (cf/ac/yr) as follows: 0-19, 20-49, 50-84, and 85+. For Josephine County, this means adding one category- 0-19.

Map 3. Please depict the ORS 195 viticulture areas.

Map. 4. Please provide a second map illustrating water districts, irrigation districts, and surface water resources.

Map 5. Please depict wetlands, conservation opportunity areas, class I and II streams, serpentine areas, and aggregate sites. Also, the map depicts “primary” and “secondary”, please provide a description of what is being referenced.

The maps labeled “most recent wildlife mapping with GIS data from ODFW” does not appear to include the most recent data, or all the available ODFW data. ODFW recommends the County include a summary table identifying the data source and date of each GIS data layer. Please use the most recent and relevant wildlife and habitat data in this process.

It is not clear what data is being portrayed on the “Heron/Osprey Nesting Areas” and “Endangered Species Habitat” layers displayed in the Wildlife maps. The projected maps for Josephine County do not appear to include any of the available ODF data on sensitive nest sites.

Please display all available Goal 5 resource data on the Goal 5 maps, including waterways, wetlands and deer winter range. Currently, the deer winter range is only included in the Wildlife maps.

Please replace the salmonid bearing stream data with the Class 1 and 2 habitat maintained by the County. In addition, the maps should portray wetlands and connected floodplain wetlands for Goal 5 resources. As with the Northern spotted owl map, the salmonid

habitat data is the smallest subset available. ODFW recommends that the County protect and consider all flowing waterways (i.e. perennial and intermittent) in this analysis.

Map 10. The purpose of this map was to illustrate the amount of land zoned rural residential (exception land) that currently does not have a dwelling unit. No description of the mapping methodology for the categories in this map is provided. Please revise the current methodology (use of >\$0 improvement value) to better depict the purpose.

Map 11. Please show areas with steep slopes (>25% slope) and any other mapped geologic hazards. Also, please include High Landslide Hazard locations (HLHL). The HLHL layer is a slope classification product from the USGS 10m DEM and is available for use in ArcGIS. The slope raster is reclassified for use as a screening tool. The class breaks are 60%-80% and >80%. Regions below 60% are not within the scope of landslide screens. The HLHL slope layer is used to determine if further review is needed. It is through that further review that a site can be classified as an HLHL in which case Public Safety statutes are involved. ODF will have the layer available for counties next week.

Task 5

It appears that the County is mostly evaluating existing available approaches under State law, including: expanding exceptions areas and rural communities; using go-below and greater use of the limited development use zone. These options are fully available to the County through this program. Furthermore, if the County decides to pursue approaches that are currently allowed under State law, these approaches need not be regional in nature.

Detailed comments will follow after the submission of a completed Task 5. In the meantime please see comments on the Douglas County Task 5 submittal for additional guidance.

We look forward to a continued collaborative effort on this project. As such, please contact me with any questions regarding the information provided in this letter.

Regards,



Josh LeBombard
Southern Oregon Regional Representative
Department of Land Conservation and Development

cc: Keith Cubic- Douglas County; Kelly Madding- Jackson County; Roger Harada and Dick Converse- Josephine County; Ivan Gall- Oregon Water Resources Department; Joy Vaughan- ODFW Wildlife Division; Jim Rue, Rob Hallyburton, Katherine Daniels, and Michael Morrissey- DLCD; John Tokarczyk- Oregon Department of Forestry; Jim Johnson and Katy Coba- Department of Agriculture