



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: August 14, 2015

Jurisdiction: Klamath County

Local file no.: CLUP/ ZC 3-15

DLCD file no.: 003-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 08/14/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 36 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.: 003-15 {23864}
Received: 8/14/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: KLAMATH COUNTY

Local file no.: **CLUP/ZC 3-15**

Date of adoption: JULY 30, 2015

Date sent: 8/14/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 6/22/2015

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Mark Gallagher, Planning Director

Phone: 541-851-3668

E-mail: mgallagher@co.klamath.or.us

Street address: 305 Main St.

City: Klamath Falls

Zip: 97601-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

NA

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- Change from Forestry to Non-Resource 79.09 acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from Forestry/Range	to Non-Resource	Acres: 79.09
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): T40S, R11E, Sec 22, TL5500

List affected state or federal agencies, local governments and special districts: ODF&W, Merrill RFPD.

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

The Low-Medium Density Deer Winter Range overlay remains in place.



**BEFORE THE KLAMATH COUNTY
BOARD OF COMMISSIONERS**

IN THE MATTER OF FILE NUMBER CLUP/ZC 3-15 **FINAL ORDER**

WHEREAS, William and Sara Robertson, applicants, requested approval of an amendment to the Comprehensive Plan designation from Forestry to Non-Resource and associated zone change from Forestry/Range (FR) to Non-Resource (NR) on approximately 79.09 acres; and

WHEREAS, the subject property is described as Tax Lot 5500 in Section 22 of Township 40 South, Range 11 East Willamette Meridian; and

WHEREAS, the Klamath County Planning Department provided proper notice of a public hearing held on July 28, 2015 before the Klamath County Planning Commission and Board of County Commissioners; and

WHEREAS, the applicant submitted said request for the Comprehensive Plan amendment and associated zone change in due form for consideration; and

WHEREAS, based on testimony entered and consideration of the whole record, and making the proposed findings of fact in the application submittal and Staff Report and Memorandum from Staff dated July 24, 2015 their own, the Klamath County Planning Commission concluded the application was in conformance with State Law, Klamath County Land Development Code and Comprehensive Plan, and forwarded a unanimous recommendation of Approval for Planning File CLUP/ZC 3-15 to the Board of County Commissioners; and

WHEREAS, based on testimony entered and after consideration of the whole record; and, with a unanimous recommendation from the Klamath County Planning Commission, the Klamath County Board of Commissioners acting within their authority, accepted the Planning Commission's recommendation, and unanimously APPROVED Planning File CLUP/ZC 3-15.

NOW, THEREFORE, THE KLAMATH COUNTY BOARD OF COMMISSIONERS ORDER AS FOLLOWS:

The Klamath County Planning Director shall draft for adoption by the Board of County Commissioners an ordinance amending the Klamath County Comprehensive Plan - General Land Use Plan Map and Zoning Map to reflect the proposed revision to the plan designation and zoning change as shown on attached Exhibit A.

Dated this 30 day of July, 2015

FOR THE BOARD OF COMMISSIONERS

Tom McClain
Chairman

[Signature]
Commissioner

James Bellet
Commissioner

[Signature]
County Counsel
Approved as to form

NOTICE OF APPEAL RIGHTS

This decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) within 21 days following the date of the mailing of this order. Contact LUBA for information as how to file this appeal (LUBA by phone 1-503-373-1265 or mail at 550 Capitol Street NE, Suite 235, Salem, Oregon 97301-2552). Failure to do so in a timely manner may affect your rights.



00174287201500088630030037

08/10/2015 09:46:26 AM

Fee: NO FEE

BOARD OF COUNTY COMMISSIONERS

KLAMATH COUNTY, OREGON

IN THE MATTER OF CHANGING)	
THE COMPREHENSIVE PLAN)	
MAP DESIGNATION FROM)	
FORESTRY TO NON-RESOURCE)	
AND ASSOCIATED ZONING)	
FROM FORESTRY/RANGE TO)	
NON-RESOURCE (NR) ON 79.09)	
ACRES OF PROPERTY.)	ORDINANCE 44.104

WHEREAS, the Klamath County Board of Commissioners has the authority and desires to amend the Comprehensive Plan Map, and Official Klamath County Zoning Map; and

WHEREAS, the Klamath County Planning Department provided written notice of the public hearing as required in KC Land Development Code Article 31; and

WHEREAS, a quasi-judicial public hearing was held on July 28, 2015, and a Staff Report was provided, and public testimony was considered before the Klamath County Planning Commission and Board of County Commissioners; and

WHEREAS, based on testimony entered and in consideration of the whole record, the Klamath County Planning Commission adopted as its own the findings of fact provided in the Application, Staff Report and Staff Memorandum dated July 24, 2015 and recommended approval of the amendment of the Comprehensive Plan Map, and Zoning Map; and, said recommendation was forwarded to the Klamath County Board of Commissioners; and

WHEREAS, the Klamath County Board of Commissioners voted to approve the Planning Commission recommendation to amend the Comprehensive Plan Map and Zoning Map; and

NOW, THEREFORE, the Klamath County Board of Commissioners ordains that the amendments to the adopted Klamath County Comprehensive Plan and Zoning Map which are attached hereto, marked as Exhibit "A," and incorporated herein by reference are hereby adopted.

1. ***The Klamath County Comprehensive Plan - General Land Use Plan Map and Zoning Map are amended as shown on attached Exhibit A.***

DATED this 30 day of July, 2015.

FOR THE BOARD OF COMMISSIONERS

Tom Mallam
Chairman

Kelly M. M.
Commissioner

James Bellit
Commissioner

CP-Q
County Counsel
Approved as to form

NOTICE OF APPEAL RIGHTS

This decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) within 21-days following the date of the mailing of this order. Contact LUBA for information as how to file this appeal (LUBA by phone 1-503-373-1265 or by mail at 550 Capitol Street NE, Suite 235, Salem Oregon 97301-2552). Failure to do so in a timely manner may affect your rights.

EXHIBIT A
FILE # CLUP/ZC 3-15

16

15

14

Plan Map Designation from Forestry to Non-Resource
Zoning Designation from Forestry/Rangeland Non-Resource

R5

FR

21

22

23

Subject Property
40-11
Tax Lot 5500

DODDS HOLLOW RD

EFU-C6

NO

27

EFU-C

28

POPE RD

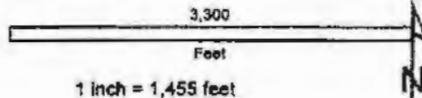
26

NR

CLUP/ZC 16-07

CLUP/ZC 16-07

Klamath County



Date Printed: 7-29-15

This map is for planning purposes only. This map has been prepared for internal use by Klamath County only. Accuracy and completeness is not guaranteed to any other agency, public or private.



Klamath County Planning Department

Klamath County Government Center
305 Main Street, Klamath Falls, Oregon 97601

Hearing Date: July 28, 2015
Application File No: CLUP/ZC 3-15
Staff Contact: Mark Gallagher

STAFF REPORT

FILE NO: CLUP/ZC 3-15

APPLICANT: William and Sara Robertson

REQUEST: Change the General Land Use Plan Map designation from Forestry to Non-Resource and change the zoning designation from Forestry/Range to Non-Resource on 79.09 acres.

REVIEW CRITERIA: Article 47 & 48 of the Klamath County Land Development Code.

GENERAL LOCATION: The subject site is located on the east side of Dodds Hollow Road approximately 1500 feet north of the intersection of Pope Road.

MAP DESCRIPTION: R-4011-00000-05500

ZONE DESIGNATION: Forestry/Range (FR)

CONTACT: Mark Gallagher, Planning Director
(541) 851-3668
mgallagher@co.klamath.or.us

APPLICATION SUMMARY

The applicant states that their primary intention is to build a single-family residence on the property, which the Non-Resource zone will allow.

The property is within a Low-Medium Density Deer Winter Range Overlay which has a minimum lot size of 80 acres, so the property could not be divided.

The total amount of land subject to this amendment is 79.09 acres.

APPLICABLE CRITERIA

Articles 47 – Change of Zone Designation and Article 48 – Change of Comprehensive Plan Designation of the Klamath County Land Development Code.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The applicant has addressed each of the above criteria in their application submittal (Exhibit 1).

Article 48.030 Review Criteria

- A. A request for a change of Comprehensive Plan designation may only be approved if it meets all applicable review criteria;***
- B. A request for a change of Comprehensive Plan designation shall be reviewed against the following criteria:***
 - 1. The proposed change is supported by specific studies or other factual information, which documents the public need for the change;***
 - 2. The proposed change complies with policies of the Comprehensive Plan;***
 - 3. The proposed change complies with the Oregon State wide Planning Goals and Administrative Rules.***

Finding

The Administrative Rule that applies to post-acknowledgement plan amendments (OAR 660-018) speaks primarily to procedures, which have been followed in processing this application. The Transportation Planning Rule (OAR 660-012) would also apply, however, the change of plan designation and rezoning will only result in one single-family dwelling being allowed which would meet the rule requirements, so the application is found to meet this criterion.

Article 47.030 Review Criteria (Zone Change)

- A. A request for a change of zone designation may only be approved if it meets all applicable review criteria.***
- B. A request for a change of zone designation shall be reviewed against the following criteria:***
 - 1. The proposed change of zone designation is in conformance with the Comprehensive Plan and does not afford special privileges to an individual property owner not available to the general public or outside the overall public interest for the change;***
 - 2. The property affected by the change of zone designation is adequate in size and shape to facilitate any uses allowed in conjunction with such zoning;***
 - 3. The property affected by the proposed change of zone designation is properly related to streets and roads and to other public facilities and infrastructure to adequately serve the types of uses allowed in conjunction with such zoning;***

4. ***The proposed change of zone designation will have no significant adverse effect on the appropriate use and development of adjacent properties; and***
5. ***The proposed change is supported by specific studies and other factual information, which documents the need for the change.***

Finding

The applicant has addressed the above criteria in the Burden of Proof Statement (Exhibit 3) which concludes that the application meets the criteria.

RESPONSE FROM DEPT. OF LAND CONSERVATION AND DEVELOPMENT (DLCD)

A letter of response to our notice of pending land use action was received from DLCD stating that the data the soil class and forest class determinations were based on is not the most current data that is required.

In response to this, current data for the soils was obtained from the Natural Resource Conservation Service (NRCS) Web Soil Survey site as directed in the letter. We have confirmed that the property that is the subject of the application is a separate parcel, so only information for that land is necessary.

The applicant has obtained a letter from the Oregon Dept. of Forestry stating that the property is classified as "Class 3 Forest Land" which should not be viewed as suitable for growing merchantable trees. Class 1 and 2 are the merchantable species classes.

With the new information, the finding that the application meets the requirements for the exception are substantiated.

CONCLUSION

The proposed revision to the Comprehensive Plan designation and associated zone change can be found to meet the applicable criteria for a post-acknowledgement plan amendment.

RECOMMENDED ACTION

Staff recommends that the Planning Commission adopt Staff's proposed Findings that demonstrate compliance with State of Oregon and Klamath County requirements, and forward a recommendation of approval to the Klamath County Board of Commissioners for amendment of the Comprehensive Plan Map designation from Forestry to Non-Resource and the zoning from Forestry/Range to Non-Resource.



Mark Gallagher, Planning Director
Klamath County Planning Department

Exhibits:

Application for CLUP Amendment	Exhibit 1
Application for Zone Change	Exhibit 2
Applicant's Burden of Proof Statement	Exhibit 3
Response from Dept. of Land Conservation and Development	Exhibit 4
Letter from Oregon Dept. of Forestry dated July 21, 2015	Exhibit 5



Klamath County Planning Department

Klamath County Government Center
305 Main Street, Klamath Falls, Oregon 97601

Phone 1-541-883-5121 Option #4
Toll Free in Oregon 1-800-426-9763
Fax 1-541-885-3644

MEMORANDUM

DATE: July 24, 2015
TO: Planning Commission and Board of County Commissioners
FROM: *mg*
Mark Gallagher, Planning Director
RE: Additional Findings on File No. CLUP/ZC 3-15 (Robertson)

In a supplemental email from the Dept. of Land Conservation and Development (attached) additional specific information was mentioned that is required in the Oregon Administrative Rules for an "exception" to Goal 3 (Agriculture) and Goal 4 (Forestry).

Some of that information has been included in the Applicant's submittal (Exhibit 1) and the balance is contained in the following two Findings.

Finding: Goal 3 – Agriculture

1. The subject parcel is not part of a larger farm or ranch operation. The applicant does also own an adjoining 80 acre parcel to the east which is also not farmed.
2. The site has not been historically used for farming or grazing due to topography and low forage capabilities.
3. The property has not been in farm tax deferral.

With this and information contained in the Applicant's submittal (Exhibit 1) and the Staff Report, it is found that the subject parcel meets the OAR requirements for an "exception" to Goal 3 of the Statewide Planning Goals.

Finding: Goal 4 – Forestry

1. The letter from the Oregon Dept. of Forestry confirms that the site "...should not be viewed as forest land suitable for growing merchantable trees."

Other forest land values, such as recreation and wildlife habitat, are not sufficient to require the property to remain designated as forest land. The property is within the Low-Medium Density Deer Winter Range Overlay which will keep protection measures in place to maintain that value.

With this and information contained in the Applicant's submittal (Exhibit 1) and the Staff Report, It is found that the subject parcel meets the OAR requirements for an "exception" to Goal 4 of the Statewide Planning Goals.

William & Sara Robertson
202 Prescott St.
Klamath Falls, OR 97601
Tax Lot: R-4011-00000-05500-00

Rezoning Application
Statement of Proposal

With this Rezoning Application we are requesting to have 79.09 acres (Tax Lots: R-4011-00000-05500-00), purchased on May 6th 2015, rezoned from Forest Range to Non-Resource. The request is being made because the current zoning of Forest Range does not allow us to build a home on this property. Our goal is to rezone to Non-resource so that we can build our primary residence (a single-family, stick built home) on this land. The rezoned portion will only apply to the first 79.09 acres on Tax Lot: R-4011-00000-05500-00, the remaining land (80 acres) we purchased on May 6th 2015 (Tax Lots: R-4011-00000-05300-00, R-4011-00000-05400-00) will remain Forest Range.

William & Sara Robertson
202 Prescott Street
Klamath Falls, OR 97601
Tax Lot: R-4011-00000-05500-00

Zone Change Application

Burden of Proof Statement

1. Explain how the proposed change of zone designation is in conformance with the Comprehensive Plan and does not afford special privileges to an individual property owner not available to the general public or outside the overall public interest for the change.

The subject property is a vacant 159.09-acre parcel designated in the county's comprehensive plan as Forestry Range and zoned Forestry Range (FR). We are requesting to rezone only the **first 79.09-acres** (Tax Lot: R-4011-00000-05500-00) of FR to Non-Resource (NR) for the purposes of building our primary residence. The predominant soil type on the property is **Class 7**. The property consist of juniper, sagebrush vegetation, and rock outcroppings.

The subject property's topography is steep slopes and numerous rock outcroppings, further reducing the ability for the land to be used for agriculture practices, nor defined as prime timberland by the Klamath County Comprehensive Plan (KCCP). The KCCP also states such lands have no forest productivity, and are rated as **Class 7**, not prime forestland.

There are no farmlands or other species of trees on the 79.09-acres or the remaining 80-acre (Tax Lots: R-4011-00000-05400-00 & R-4011-00000-05300-00) properties. Similarly, the surrounding properties consist of **Class 7** soil types, as well as comparable vegetation (juniper trees and sagebrush).

There will only be one single-family dwelling (stick built home) on the subject property, this will be our primary residence. Currently there are homes on adjacent 40-acre and 80-acre lots, and more homes in the area with adequate public facilities. The proposed change of zone designation will have no significant adverse effects on the appropriate use and development of adjacent properties. There are no "special privileges" that would be gained by granting rezoning from FR to NR for the purposes of building a single-family dwelling that are not available to the general public or outside the overall public interest.

EXHIBIT 3
FILE #CLW/20319

2. Explain how the property affected by the change of zone designation is adequate in size and shape to facilitate any uses allowed in conjunction with such zoning.

The portion of the subject property considered by this proposed zone change is approximately 79.09-acres. The subject property is of adequate size and shape to facilitate any number of uses, or combination of uses, normally allowed and subject to the regulations of the Non-Resource (NR) zone contained in the Land Development Code.

3. Explain how the property affected by the proposed change of zone designation is properly related to streets and roads and to other public facilities and infrastructure to adequately serve the types of uses allowed in conjunction with such zoning.

The subject property is located on Dodds Hollow Road, and the location of the subject property is located on a dirt road. A portion of Dodds Hollow Road is maintained by the county road department, while the other is maintained by local residence. A Revocable Encroachment Permit has already been applied for and installation requirements made by the department of public works as of May 12th, 2015. The subject property that will be effected by the proposed zone change is properly related to other roads, and infrastructures to adequately serve the type of uses allowed in conjunction with such zoning.

4. The proposed change of zone designation will have no significant adverse effect on the appropriate use and development of adjacent properties.

The proposed change of zone will not have any significant adverse effects on the appropriate use and development of adjacent properties. Surrounding properties are all privately owned, with private homes on some adjacent properties, while other properties are vacant lots. Since the subject property is privately owned and intended for private use, the proposed zone change will create no discernable change to the property or adjacent properties.

5. The proposed change is supported by specific studies or other factual information, which documents the need for the change.

In accordance with the
Klamath County Community Development-
Planning Division
Comprehensive Plan Policy

Fact: Goal 3 states: Agricultural Lands specifies lands predominantly in Class 1, 2,3,4,5 & 6 soils as agricultural land.

****The subject property has been identified in the soil capability classification system of SCS as **Class 7**, see Exhibit A. Exhibit A is a map provided by Klamath County on May 11th, 2015 that identifies the soil of **Tax Lot: R-4011-00000-05500-00** to be at 84.6% of Class 7 soil. With the soil being primarily **Class 7** this puts this subject property outside of the scope of agricultural land and eliminates Goal 3 from being a concern.


Fact: Goal 4 states: Forest Lands: Land having a predominant timber site productivity rating of Class 1-6.**Forest/Range:** Lands included in this zone are primarily those with a vegetation cover of juniper-sagebrush-bitterbrush located in southern Klamath County. Such lands have no forest productivity rating or are predominantly rated as Class VII forestlands and are valued primarily as wildlife habitat.

****The subject property has primarily juniper, and sagebrush vegetation, making it **Class 7** forestlands. The subject property that is being requested for rezoning is only the **79.09-acre Tax Lot: R-4011-00000-05500-00**, leaving the remaining 80-acres Tax Lots: R-4011-00000-05400-00 & R-4011-00000-05300-00 for wild life habitat, and to stay zoned as FR.

It is our hopes that meeting the Statewide Planning Goals 3 and 4 will allow us to designate **Tax Lot: R-4011-00000-05500-00 as Non-Resource** so we may pursue our goals of building our primary resident on this parcel of land while maintaining and preserving the beauty and native culture of the surrounding area.

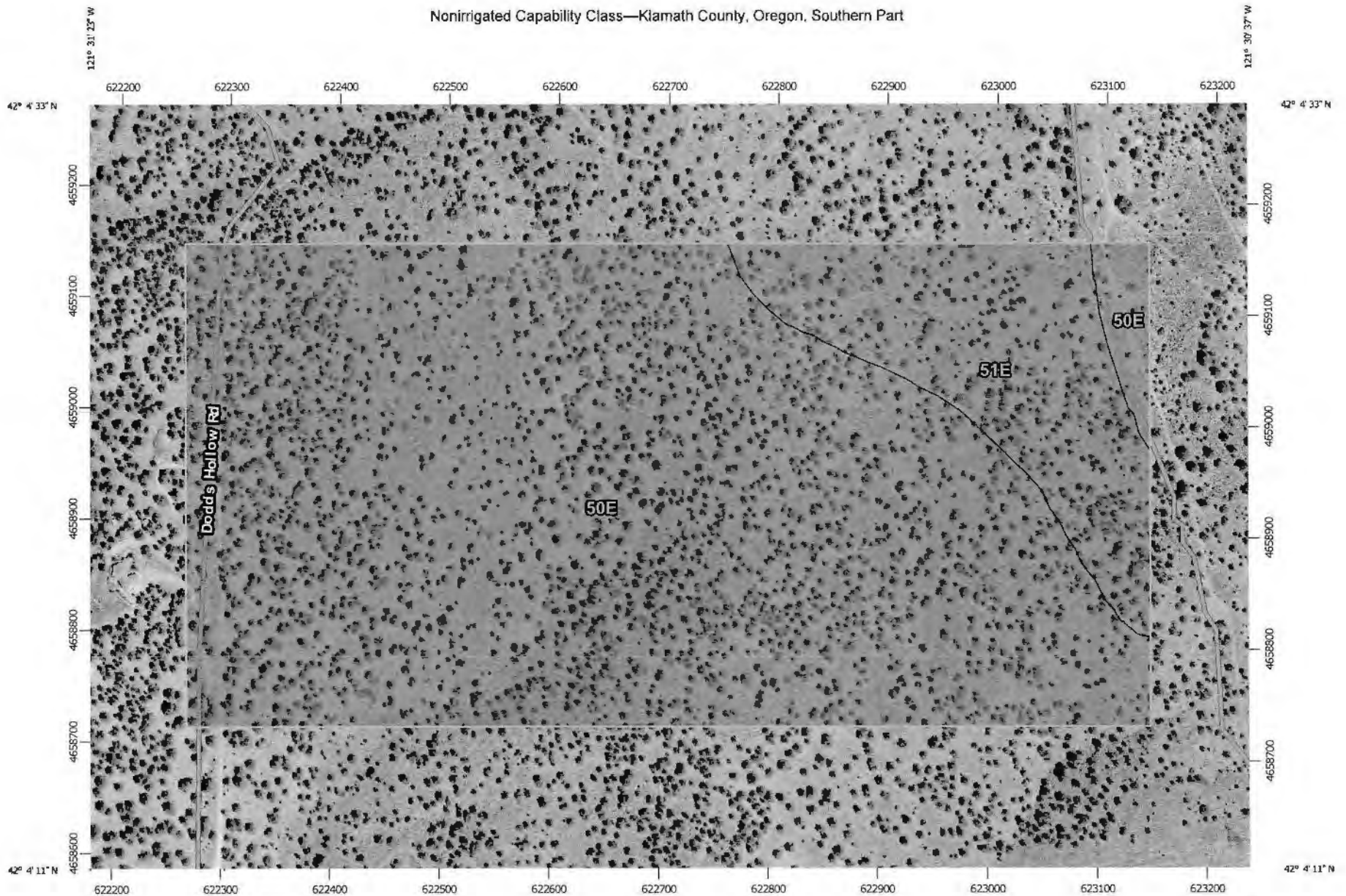


William Robertson



Sara Robertson

Nonirrigated Capability Class—Klamath County, Oregon, Southern Part






































Map Scale: 1:4,840 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons**
 -  Capability Class - I
 -  Capability Class - II
 -  Capability Class - III
 -  Capability Class - IV
 -  Capability Class - V
 -  Capability Class - VI
 -  Capability Class - VII
 -  Capability Class - VIII
 -  Not rated or not available
 - Soil Rating Lines**
 -  Capability Class - I
 -  Capability Class - II
 -  Capability Class - III
 -  Capability Class - IV
 -  Capability Class - V
 -  Capability Class - VI
 -  Capability Class - VII
 -  Capability Class - VIII
 -  Not rated or not available
 - Soil Rating Points**
 -  Capability Class - I
 -  Capability Class - II
- Capability Class - III** 
- Capability Class - IV** 
- Capability Class - V** 
- Capability Class - VI** 
- Capability Class - VII** 
- Capability Class - VIII** 
- Not rated or not available** 
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Klamath County, Oregon, Southern Part
 Survey Area Data: Version 10, Sep 15, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 30, 2010—Jul 12, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Nonirrigated Capability Class

Nonirrigated Capability Class— Summary by Map Unit — Klamath County, Oregon, Southern Part (OR640)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
50E	Lorella very stony loam, 2 to 35 percent south slopes	7	80.6	85.1%
51E	Lorella-Calimus association, steep north slopes	7	14.1	14.9%
Totals for Area of Interest			94.8	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

42°4'35"N

42°4'30"N

42°4'25"N

42°4'20"N

42°4'15"N

42°4'10"N

R-4011-00000-05300-000

R-4011-00000-05800-000

Class 3
3%

Class 7
55.8%

Class 7
22.4%

R-4011-00000-04500-000

Class 7
89.7%

R-4011-00000-05400-000

R-4011-00000-05700-000

Class 3
44.1%

Class 6
34.4%

Class 7
56.3%

Class 6
7.4%

Class 6
15.4%

Class 6
49.8%

R-4011-00000-05000-000

R-4011-00000-05500-000

Class 7
84.6%

R-4011-00000-05600-000

Class 7
93.8%

Class 7
49.9%

42°4'40"N

42°4'35"N

42°4'30"N

42°4'25"N

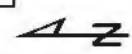
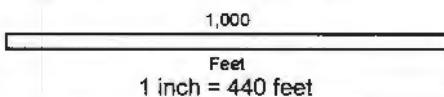
42°4'20"N

42°4'15"N

42°4'10"N

Date Printed: 5/11/2015

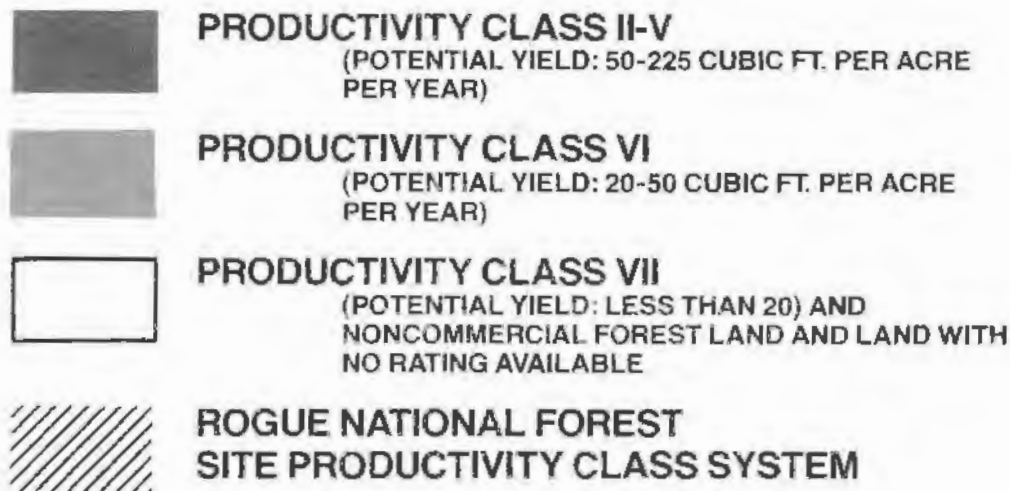
Klamath County



This map is for planning purposes only. This map has been prepared for internal use by Klamath County only. Accuracy and completeness is not guaranteed to any other agency, public or private.

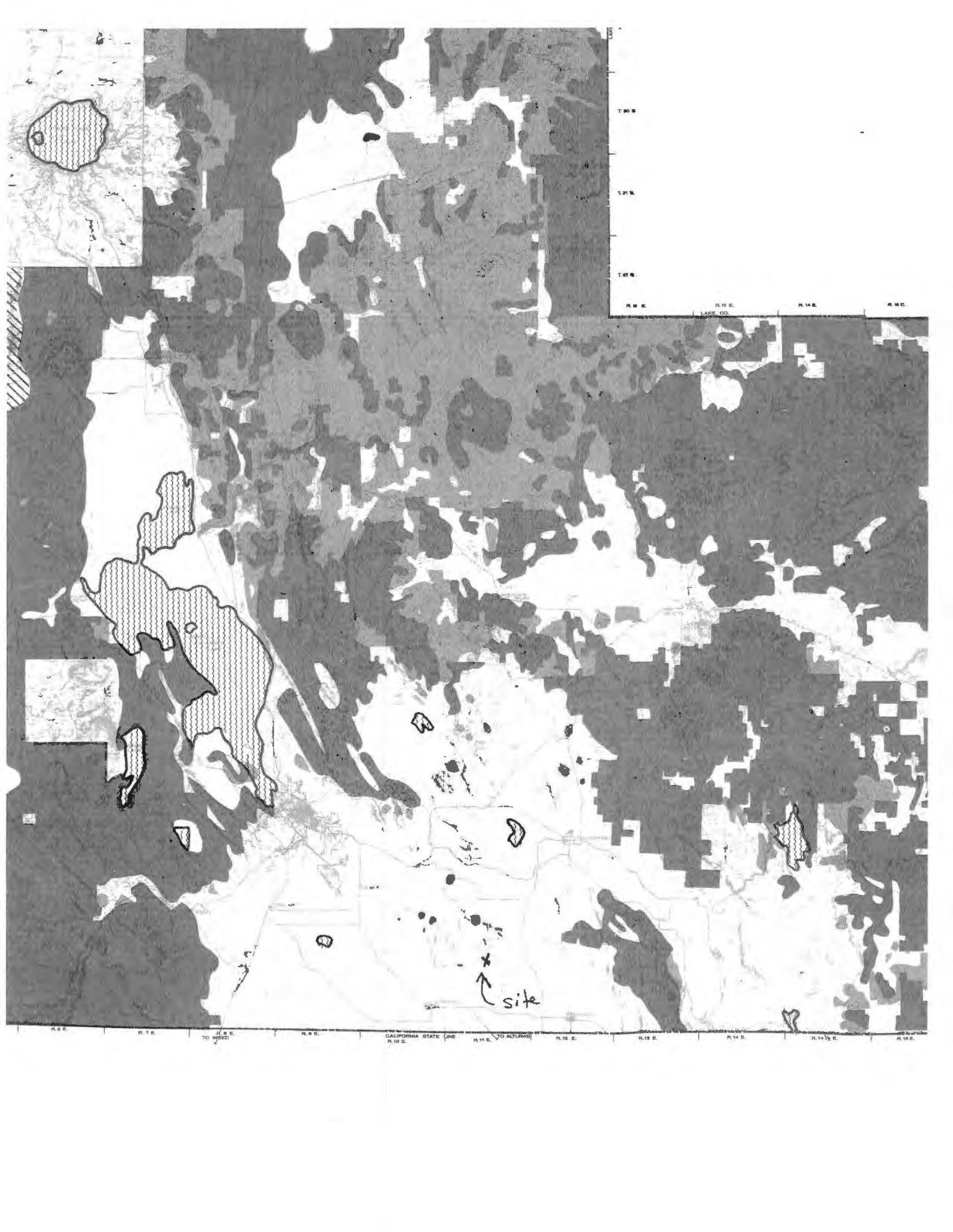
EXHIBIT A

FIGURE XII-1 TIMBER SITE PRODUCTIVITY



NOTE: THE DESCHUTES AND WINEMA NATIONAL FOREST AND LAKEVIEW DISTRICT OF THE B.L.M. BASED THEIR RATINGS ON VEGETATION ASSOCIATIONS. ALL STATE AND PRIVATE LANDS WERE MAPPED BY STATE FORESTRY DEPT. AND ARE BASED ON S.C.S. SOIL ASSOCIATIONS.

DATA SOURCE: WINEMA NATIONAL FOREST, DESCHUTES NATIONAL FOREST, ROGUE NATIONAL FOREST, LAKE VIEW DISTRICT OF B.L.M., STATE FORESTRY DEPT.





Oregon

Department of Forestry

Klamath – Lake District
3200 Delap Rd
Klamath Falls, OR 97603-5211
541-883-5681
FAX 541-883-5555



"STEWARDSHIP IN FORESTRY"

To whom it may concern,

After reviewing the concern with the forest land productivity for parcel R-4011-00000-5500-000, I have concluded it does not meet the minimum requirements for merchant tree growth and is not to be considered predominantly agricultural or forest land. The land is classified "Class 3 Forest Land" which is better known as "Private Grazing Land"; this land will be assessed for fire protection with a structure surcharge and grazing base rate, but should not be viewed as forest land suitable for growing merchantable trees.

If there are any additional comments or concerns you may reach me at 541-883-5681.

Thank you,

Matt Flock
ODF Stewardship Forester
Klamath-Lake District
541-883-5681

