

SECTION 3.120 "A-1" Large Scale Agriculture Zone (GMA & SMA)

A. Purpose

The purpose of the Large Scale Agriculture Zone is to protect and enhance large scale agricultural land for agricultural uses. Large Scale Agricultural lands are generally:

1. Currently devoted to agriculture of a scale that is land intensive, employs workers, or provides significant products for markets or processors; or
2. Have a combination of soil capability, size and freedom from conflicting use that renders them suitable for large-scale agriculture or forest use.

B. Uses Permitted Without Review

The uses and activities listed in Section 3.100 may be allowed without review on lands designated Large-Scale Agriculture. (GMA & SMA)

C. Uses Permitted Subject to Expedited Review

The uses and activities listed in Section 3.110 may be allowed on a legal parcel designated Large-Scale Agriculture subject to the Expedited Review Process, Subsection G - Property Development Standards, and Chapter 11 - Fire Safety Standards as well as all other listed or referenced standards. (GMA & SMA)

D. Uses Permitted Subject to Review

The following uses and activities may be allowed on a legal parcel designated Large-Scale Agriculture subject to Subsection G - Property Development Standards, Chapter 11 - Fire Safety Standards & Chapter 14 - Scenic Area Review, as well as all other listed or referenced standards.

FARM USE

1. New cultivation in the GMA and SMA, or new agricultural use in the SMA outside of previously disturbed and regularly worked fields or areas.

Clearing trees for new agricultural use is subject to criterion J(5): (SMA Only)

2. Forest practices in accordance with an approved forest practices application consistent forest practice requirements listed in criterion J(6) below. (SMA Only)
3. Agricultural structures, except buildings, in conjunction with agricultural use. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19. (GMA & SMA).
4. Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one

year and complete within five years, subject to the following standards: (GMA & SMA)

The size of proposed agricultural buildings shall not exceed the size needed to serve the current agricultural use and, if applicable, the proposed agricultural use. The applicants shall submit a floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock) as well as a Farm Management Plan defined in Section 1.200 with their land use application:

RESIDENTIAL USE

5. One single family dwelling customarily provided in conjunction with agricultural use, as defined, subject to the following standards: (GMA & SMA)

a. There are no other dwellings on the subject farm or ranch, including all of its constituent lots/parcels, contiguous or otherwise, which are vacant or currently occupied by persons not directly engaged in farming or working on the subject farm or ranch and which could be used as the principal agricultural dwelling;

b. The farm or ranch upon which the dwelling will be located is currently devoted to agricultural use, as defined, where the day-to-day activities of one or more residents of the agricultural dwelling will be principally directed to the agricultural use of the land. Current use includes a minimum area which would satisfy (c)(4) below; and

c. The operation is a commercial agricultural enterprise as determined by the submittal of a Farm Management Plan defined in Section 1.200 and an evaluation of the following factors:

(1) Size of the entire unit, including all land in the same ownership;

(2) Operational requirements for the particular agricultural activity common to area agricultural operations; and

(3) The farm or ranch, and all its constituent parcels, is capable of producing at least \$40,000 in gross annual income. This determination can be made using the following formula:

$$\text{Average Yield Per Acre/Unit} \times \text{Average Commodity/Unit Price} \times \text{Total Acres for Production of Commodity/Units} = \text{Income Capability}$$

d. The parcel is a minimum of 40 acres in size. (SMA Only)

6. Accessory structures for an existing or approved dwelling that are not otherwise

allowed outright, eligible for the expedited development review process, or allowed in criterion 7 below. Non commercial wind energy conversion systems which fit this category are subject to the applicable provisions of Chapter 19. (GMA & SMA)

7. Accessory building(s) larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel: (GMA & SMA)
 - a. Parcels less than or equal to 10 acres in size are subject to the following additional standards:
 - (1) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.
 - (2) The height of any individual accessory building shall not exceed 24 feet.
 - b. Larger than 10 acres in size are subject to the following additional standards:
 - (1) The combined footprints of all accessory buildings on a single parcel shall not exceed 2,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.
 - (2) The footprint of any individual accessory building shall not exceed 1,500 square feet.
 - (3) The height of any individual accessory building shall not exceed 24 feet.
8. A single family dwelling for an agricultural operator's relative subject to the following standards: (GMA Only)
 - a. The dwelling would be occupied by a relative of the agricultural operator or of the agricultural operator's spouse who will be actively engaged in the management of the farm or ranch. Relative means grandparent, grandchild, parent, child, brother or sister of the agricultural operator;
 - b. The dwelling would be located on the same lot or parcel as the dwelling of the principal operator; and
 - c. The operation is a commercial enterprise as determined by an evaluation of criterion D(5)(c) above.
9. Agricultural labor housing subject to the following standards (GMA & SMA):

- a. The proposed housing is necessary and accessory to a current agricultural use as evidenced by the submittal of a Farm Management Plan, defined in Section 1.200, with the application;
 - b. The housing shall be seasonal unless it is shown that an additional full-time dwelling is necessary to the current agricultural use of the subject farm or ranch unit. Seasonal use shall not exceed nine (9) months.
 - c. The housing shall be located to minimize the conversion of lands capable of production of farm crops or livestock and will not force a significant change in or significantly increase the cost of accepted agricultural practices employed on nearby lands devoted to agricultural use.
 - d. The operation is a commercial enterprise as determined by an evaluation of criterion D(5)(c) above
 - e. There is an existing dwelling on the parcel.
10. Life Estate - A landowner who sells or otherwise transfers real property in an area designated Large Scale Agriculture may retain a life estate in a dwelling and a tract of land surrounding the dwelling. The life estate tract shall not be considered a lot/parcel as defined in this Ordinance. A second dwelling in conjunction with agricultural use may be allowed subject to the following standards: (GMA Only)
- a. The proposed dwelling is in conjunction with agricultural use, as defined, subject to the following standards:
 - (1) There are no other dwellings on the subject farm or ranch, including all of its constituent lots/parcels, contiguous or otherwise, which are vacant or currently occupied by persons not directly engaged in farming or working on the subject farm or ranch and which could be used as the principal agricultural dwelling;
 - (2) The farm or ranch upon which the dwelling will be located is currently devoted to agricultural use, as defined, where the day-to-day activities of one or more residents of the agricultural dwelling will be principally directed to the agricultural use of the land. Current use includes a minimum area which would satisfy 5(c)(3) above; and
 - (3) The operation is a commercial agricultural enterprise as determined by an evaluation of criterion D(5)(c) above.
 - b. Upon termination of the Life Estate, the original or second dwelling shall be removed.

11. A second single family dwelling customarily provided in conjunction with agricultural use, as defined, when the new dwelling would be used for the primary residence instead of the existing dwelling that is listed in the National Register of Historic Places, or is eligible for inclusion in the Register as determined using the criteria listed in Sections 14.500 and 14.510, Cultural Resources. (GMA Only)
12. A single family dwelling not in conjunction with agricultural use on a lot/parcel that was legally created prior to November 17, 1986, subject to the following standards: (GMA Only)
 - a. The dwelling will not force a change in or increase the cost of accepted agricultural practices on surrounding lands;
 - b. The subject lot/parcel is predominantly unsuitable for the production of farm crops and livestock, considering soils, terrain, location and size of the tract. Size alone shall not be used to determine whether a lot/parcel is unsuitable for agricultural use. An analysis of suitability shall include the capability of the subject lot/parcel to be utilized in conjunction with other agricultural operations in the area;
 - c. The dwelling shall be setback from any abutting parcel designated Forest as required in 3.140(G), Property Development Standards for the Large Scale Forest zone.
 - d. A declaration has been signed by the landowner and recorded into county deeds and records specifying that the owners, successors, heirs and assigns of the subject property are aware that adjacent and nearby operators are entitled to carry on accepted agriculture or forest practices on lands designated Agriculture or Forest;
 - e. Request has been made to the County Assessor to disqualify the parcel for special assessment under ORS 308A.315, or 321.839 and that said disqualification is completed prior to the final approval of the non-farm dwelling.
13. The temporary use of a mobile home in the case of a family hardship, subject to the standards for hardship dwellings prescribed in Chapter 8, Temporary Use Permit. (GMA & SMA). In the SMA, the property must be 40 acres or greater.
14. One dwelling on a lot/parcel of 40 contiguous acres or larger if an approved Forest Management Plan demonstrates that such dwelling shall be necessary for and accessory to forest uses. The Forest Management Plan shall demonstrate the following (SMA Only):

- a. The dwelling will contribute substantially to the growing, propagation, and harvesting of trees. The principal purpose for allowing a dwelling on forest lands is to enable the resident to conduct efficient and effective management. This requirement shall indicate a relationship between ongoing forest management and the need for dwelling on the subject property.
- b. The subject parcel has been enrolled in the appropriate state's forest assessment program.
- c. A plan for management of the parcel has been approved by the Oregon Department of Forestry or Wasco County. The plan must indicate the condition and productivity of lands to be managed; the operations the owner will carry out (thinning, harvest, planting, etc.); a chronological description of when the operations will occur; estimates of yield, labor, and expenses; and how the dwelling will contribute towards the successful management of the property.
- d. There are no other dwellings on the parcel which are vacant or currently occupied by persons not engaged in forest management of the subject parcel.
- e. A declaration has been signed by the landowner and recorded into County deeds and records specifying that the owners, successors, heirs, and assigns of the subject property are aware that adjacent and nearby operations are entitled to carry on accepted agricultural or forest practices.

MISCELLANEOUS USE

15. Additions to existing buildings greater than 200 square feet in area or greater than the height of the existing building. (GMA & SMA)
16. Removal/demolition of structures that are 50 or more years old, including wells, septic tanks and fuel tanks. (GMA & SMA)
17. Construction, reconstruction, or modifications of roads not in conjunction with agriculture if designated in the Adopted Wasco County Transportation System Plan or designed and constructed as part of an approved, active development order. (GMA Only).
18. Resource Enhancement Projects for the purpose of enhancing scenic, cultural, recreation and/or natural resources subject to the Resource Enhancement standards prescribed in Chapter 10: (GMA & SMA)
19. Uninhabitable structures associated with hunting and fishing operations. (GMA Only)

20. Towers and fire stations for forest fire protection. (GMA & SMA)

21. Docks and boathouses, subject to the standards below: (GMA & SMA)

- a. New, private docks and boathouses serving only one family and one property shall be allowed, up to 120 square feet in size;
- b. New, private docks and boathouses serving more than one family and property shall be allowed, up to 200 square feet in size;
- c. Public docks open and available for public use shall be allowed.
- d. Boathouses may be allowed under criteria a and b above only when accessory to a dwelling and associated with a navigable river or lake.

22. Exploration, development, and production of sand, gravel, or crushed rock subject to that material being used only for the construction, maintenance, or reconstruction of roads used to manage or harvest commercial forest products on lands within the SMA. (SMA only)

23. Land Divisions and Replats subject to the property development standards listed in G below, Section 21.100 and all other applicable provisions of Chapter 21. (GMA & SMA)

24. Property line adjustments and Replats that would result in the potential to create additional parcels through subsequent land divisions subject to the property development standards listed in G below, Section 21.200 and all other applicable provisions of Chapter 21. (GMA Only)

25. Temporary portable facility for the primary processing of forest products grown upon a parcel of land or contiguous land in the same ownership where the facility is to be located. The facility shall be subject to the standards in Chapter 8, Temporary Use Permit, and be removed upon completion of the harvest operation. (SMA Only)

E. Uses Permitted Conditionally

The following uses and activities may be allowed with conditions on a legal parcel designated Large Scale Agriculture subject to Subsection G - Property Development Standards, Chapter 5 - Conditional Use Review, Chapter 11 - Fire Safety Standards & Chapter 14 - Scenic Area Review, as well as any other listed or referenced standards.

FARM/FOREST USE

1. Wineries in conjunction with on-site viticulture upon a showing that processing of wine is from grapes grown on the subject farm or in the local region. (GMA Only)

2. Wine sales/tasting rooms, in conjunction with an on-site winery. (GMA Only)
3. Boarding of horses. Findings shall be made on property characteristics, parcel size and impacts to neighbors, and shall specify the maximum number of horses based on those findings and the number of recommended animal units provided in the documentation by the OSU Extension Offices and the Natural Resource Conservation Service for the geographic area the application is located within. (GMA Only)
4. Fruits and produce stands, upon a showing that: (GMA & SMA)
 - a. Sales will be limited to agricultural products raised on the subject farm and other farms in the local region, and
 - b. The stand complies with licensing requirements of the Food and Dairy Division of the Oregon Department of Agriculture.
5. Agricultural product processing and packaging, upon demonstration that the processing will be limited to products grown primarily on the subject farm and sized to the subject operation. "Primarily" means a clear majority of the product as measured by volume, weight, or value. (GMA & SMA)
6. Fish hatcheries and aquaculture. (GMA & SMA)
7. Silvicultural nurseries. (SMA Only)

COMMERCIAL USE

8. Commercial Events, subject to Commercial Events standards prescribed in Chapter 20. (GMA Only)
9. Home occupations or cottage industry in existing residential or accessory structures subject to the Home Occupations and Cottage Industries standards prescribed in Chapter 20. (GMA & SMA)

The use or development shall be compatible with agricultural use. Buffer zones should be considered to protect agricultural practices from conflicting uses. (SMA Only)

10. Bed and Breakfast Inns may be permitted in a lawfully established single family dwelling subject to the Bed and Breakfast Inn standards prescribed in Chapter 20. (GMA & SMA)
11. Special Uses in Historic Buildings subject to Special Uses in Historic Buildings standards prescribed in Chapter 20 (GMA Only).

PUBLIC & QUASI-PUBLIC USE

12. Nonprofit resource-related environmental learning facility or nonprofit resource-related research facility. (GMA Only)
13. Expansion of existing nonprofit group camps, retreats, and conference or education centers for the successful operation on the dedicated site. Expansion beyond the dedicated site is prohibited. (SMA Only)
14. Expansion of existing school or place of worship. (GMA Only)
15. Community facilities and nonprofit facilities related to agricultural or forest resource management. (SMA Only)
16. Recreation Development, subject to Section 14.700. (GMA Only)
17. Public recreation, commercial recreation, interpretive, and educational developments and uses, consistent with Section 14.710. (SMA Only)

MISCELLANEOUS USE

18. Road and railroad construction and reconstruction. (SMA Only)
19. Construction, reconstruction, or modifications of roads not in conjunction with agriculture if not designated in the Adopted Wasco County Transportation System Plan or not designed and constructed as part of an approved, active development order . (GMA Only)
20. Utility facilities and railroads necessary for public service upon a showing that:
(GMA & SMA)
 - a. There is no practicable alternative location with less adverse effect on the scenic, cultural, natural, recreational, agricultural or forest lands; and
 - b. The size is the minimum necessary to provide the service.
21. Personal-use airstrips including associated accessory structures such as a hangar. (GMA Only)
 - a. A personal-use airstrip is an airstrip restricted, except for aircraft emergencies, to use by the owner and on an infrequent and occasional basis, by invited guests, and by commercial aviation activities in connection with agricultural operations.
 - b. No aircraft may be based on a personal-use airstrip other than those owned

or controlled by the owner of the airstrip.

22. Exploration, development and production of mineral and geothermal resources subject to the standards prescribed Chapter 10. (GMA Only)
23. Temporary portable asphalt/batch plants related to public road projects, not to exceed six (6) months. (GMA & SMA)
24. Disposal sites managed and operated by the Oregon Department of Transportation, or the Wasco County Public Works Department for earth materials and any intermixed vegetation generated by routine or emergency/disaster public road maintenance activities within the Scenic Area, subject to Disposal standards prescribed in Chapter 10. (GMA & SMA)

F. Prohibited Uses

1. Subdivisions, Cluster Developments, Industrial Uses.
2. All other uses not listed.

G. Property Development Standards

1. Property Size

- a. The creation or alteration of a parcel shall be subject to the following standards:

Zone	Minimum Parcel Size	Minimum Parcel Width
A-1(40)	Forty (40) Acres	500'
A-1(60)	Sixty (60) Acres	500'
A-1(80)	Eighty (80) Acres	1,000'
A-1(160)	One Hundred Sixty (160) Acres	1,000'

- b. In the SMA no land divisions will be allowed unless the creation of a new parcel will facilitate land acquisition by the federal government to achieve the policies and guidelines of the Management Plan. The provisions of Chapter 14 are not applicable.

2. General Setbacks - All structures, other than approved signs and fences shall comply with the following general setback standards:

Front Yard	25'
Side Yard	25'
Rear Yard	40'

3. Agricultural Setbacks - In addition to the general setback standards listed in criterion 2 above, all new buildings to be located on a parcel adjacent to lands that are designated Large-Scale or Small-Scale Agriculture and are currently used for or are suitable for agricultural use, shall comply with the following setback standards:

Adjacent Use	Open or Fenced	Natural or Created Vegetation Barrier	8 foot Berm or Terrain Barrier
Orchards	250'	100'	75'
Row crops/ vegetables	300'	100'	75'
Livestock grazing, pasture, haying	100'	15'	20'
Grains	200'	75'	50'
Berries, vineyards	150'	50'	30'
Other	100'	50'	30'

- a. Earth berms may be used to satisfy, in part, the setback guidelines. The berm shall be a minimum of eight (8) feet in height, and contoured at 3 to 1 slopes to look natural. Shrubs, trees and/or grasses shall be employed on the berm to control erosion and achieve a finished height of fifteen (15) feet.
 - b. The planting of a continuous vegetative screen may be used to satisfy, in part, the setback guidelines. Trees shall be 6+ feet high when planted and reach an ultimate height of at least fifteen (15) feet. The vegetation screen shall be planted along the appropriate lot/parcel line(s), and be continuous.
 - c. The necessary berming and/or planting shall be completed during the first phase of development and maintained in good condition.
 - d. If several crops or crop rotation is involved in the adjacent operation, the greater setback shall apply.
 - e. A variance to the setback requirements may be made in accordance with Chapter 6, Variances.
4. Irrigation Ditch Setbacks: All dwellings and structures shall be located outside of the easement of any irrigation or water district. In the absence of an easement, all dwellings and structures shall be located a minimum of 50 feet from the centerline of irrigation ditches and pipelines which continue past the subject parcel to provide water to other property owners. Substandard setbacks must receive prior approval from the affected irrigation district. These setbacks do not apply to fences and signs. If the irrigation ditch meets the definition of a "stream", the natural resource provisions of Chapter 14 shall apply.
5. Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area

where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.240, Flood Hazard Overlay.

6. Height - Maximum height for all structures shall be thirty-five (35) feet unless further restricted in accordance with Chapter 14 - Scenic Area Review.
7. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.
8. Parking - Off street parking shall be provided in accordance with Chapter 4.

H. Special Management Area

In addition to the standards and conditions listed in this section, and the applicable provisions of Chapter 14 - Scenic Area Review, the following standards apply to the agricultural lands in the Special Management Area:

1. If a standard or condition of this subsection is more restrictive than other subsections of this section, this subsection is controlling;
2. No new dwellings or other related major structures shall be permitted on parcels of land less than 40 contiguous acres;
3. The Forest Service shall, in collaboration with county and/or state regulatory agencies, review site plans for forest practices for compliance with SMA forest practice guidelines. The Forest Service review of the site plans shall include the following analysis:
 - a. Protection of the scenic resources: analysis of potential impacts, including cumulative effects, to scenic values as viewed from the key viewing areas.
 - b. Protection of the cultural resources: analysis of potential impacts to the cultural resources, including cumulative effects.
 - c. Protection of natural resources: analysis of potential impacts, including cumulative effects, to the natural resources.
 - d. Protection of the recreational resources: analysis of potential impacts to the recreational resources, including cumulative effects.
4. New commercial uses and developments other than commercial recreation, pursuant to recreational objectives and guidelines set forth in Chapter 4 Recreation Resources in the Columbia River Gorge National Scenic Area Management Plan, are not permitted in the Special Management Areas.
5. Clearing trees for new agricultural use is subject to the following additional standards:

- a. A Stewardship Plan subject to criterion d below shall be submitted and deemed complete by the county and submitted to the Forest Service for review.
- b. Clearing trees for new agricultural use shall be limited to 15 acres.
- c. If the Stewardship Plan proves that the above guideline is detrimental to the proposed agricultural use, the final size of the clearing shall be determined by the application in (d)(1-4) below and subject to criterion (i).
- d. After a 30-day public comment period, the Forest Service shall review the Stewardship Plan using the following criteria:
 - (1) Scenic Resource guidelines in Review Uses 6(d)(1) and (5) below.
 - (2) The applicable criteria in Section 14.510, Cultural Resources, Section 14.610 Natural Resources, and Section 14.710 Recreational Resources.
 - (3) The Natural Resource Conservation Service (NRCS) soil unit description shall indicate that soils are suitable for the proposed agricultural use. The woodland management tables shall be used as part of the analysis of suitability for both agricultural and forest uses.
 - (4) The size, shape and pattern on the landscape of the clearing for the new agricultural use shall blend with the surrounding landscape pattern either because the existing pattern includes agricultural openings or because the new agricultural opening is designed to appear natural.
- e. The Forest Service shall send the review statement to the appropriate county planning office. The Forest Service shall state whether or not the new agricultural use should proceed including any conditions that are recommended to be required by the county.
- f. The county will accept an application for new agricultural use on forested lands after receipt of a positive review statement from the Forest Service.
- g. The forest practice portion of the new agricultural use shall not be approved by the state forestry department or county until a decision on the new agricultural use is issued from the county.
- h. The new agricultural use shall be operational within two years of the time frame described in the approved Stewardship Plan.
- i. New agricultural uses with an approved Stewardship Plan requiring more than 15 acres shall attain the final approved size sequentially. After the first

15 cleared acres is operational, each subsequent clearing shall not occur until the previous clearing is operational.

6. Forest practices shall be subject to a Scenic Area Review and will require an application with the following:

a. The following additional application material

(1) Listed on recent aerial photo or detailed map:

(a) The size, shape, and exact location of the proposed treatment area including any clumps of leave trees to remain. If more than one silvicultural prescription is to be used, code each on the photo.

(b) Other important natural features of the subject parcel such as steep areas, streams, wetlands, rock outcrops, etc.

(c) Road and structure construction and/or reconstruction location.

(d) Location of proposed rock or aggregate sources.

(e) Major skid trails, landings, and yarding corridors.

(f) Commercial firewood cutting areas.

(g) Protection measures for scenic, cultural, natural and recreation resources.

(2) Describe the existing forest in terms of species, ages, sizes, landscape pattern (including how it fits into the surrounding landscape pattern) and canopy closure for all canopy layers.

(3) Describe how the forest practice will fit into the existing landscape pattern and how it will meet scenic and natural resource standards in d and e below.

(4) Written silvicultural prescriptions with projected post-treatment forest condition specified in terms of species, ages, sizes, landscape pattern (including how it fits into the surrounding landscape pattern) and canopy closure for all canopy layers.

(5) Road and structure construction and/or reconstruction design.

(6) Existing and proposed rock pit development plans.

(7) A discussion of slash disposal methods.

- (8) A reforestation plan as reviewed by the Oregon Department of Forestry.
- b. As part of the application, flag, stake or mark buffers, any trees or downed wood to be retained or removed (whichever makes the most sense), and areas for placing fill or removing material in preparation for a field visit by the reviewer.
 - c. Stewardship Plan Requirements: The following information, in addition to the applicable portions of the forest practice application requirements above and general site plan requirements shall be provided:
 - (1) Outline the long term goals, proposed operations, and future sustainability of the subject parcel.
 - (2) Describe the time frame and steps planned to reach the long term goals.
 - (3) For Forest Practices, describe how the proposed activities fit into the long term goals and sustainability of the parcel and/or forest health. The following shall be addressed:
 - (a) Describe the range of natural conditions expected in the forest in terms of tree species, structure, and landscape pattern.
 - (b) Describe what the resulting tree species, structure, and landscape pattern will be after the proposed activities.
 - (c) Give a clear explanation how a deviation from the applicable guidelines may better achieve forest health objectives.
 - (d) Give a clear explanation how and why the proposed activities will lead the forest towards its range of natural variability and result in reaching sustainability, resiliency to disturbances.
 - (4) For clearing trees for new agricultural use, the following shall be addressed in addition to (c)(1) & (2) above:
 - (a) Submit NRCS soil unit description and map for each soil unit affected by the proposed clearing or treatment.
 - (b) Based on the needs of the operation, give a clear explanation as to the exact size of the clearing needed and how it will meet the natural and scenic requirements set forth in 5(d)(1) through (4) above.
 - (c) Describe in sufficient detail for evaluation the proposed agricultural use, the improvements needed on the parcel, time line for its

establishment, and its marketability.

- (d) Show evidence that an agricultural specialist, such as the county extension agent, has examined and found the proposed agricultural use reasonable and viable.

d. For forest practices, the following scenic resource guidelines shall apply:

- (1) Forest practices shall meet the design guidelines and scenic standards for the applicable landscape setting and zone.
- (2) Created forest openings visible at one time shall be within the desired range for the vegetation type as set forth in (e) below.
- (3) Size, shape, and dispersal of created forest openings shall maintain the desired natural patterns in the landscape as set forth in (e) below.
- (4) The maximum size of any created forest opening is set forth by the "Desired" vegetation type in the Forest Structure and Pattern Table below.
 - (a) If the treatment is proposed to go beyond the above guideline based on forest health or ecosystem function requirements, a Stewardship Plan shall be required.
 - (b) If the Stewardship Plan proves that the above criterion is detrimental to either forest health or ecosystem function, the size of the created forest opening shall be within the natural range for the vegetation type as listed in the Desired Forest Structure and Pattern Table for each vegetation type, shall not mimic catastrophic fires, and shall maintain scenic standards.
- (5) Created forest openings shall not create a break or opening in the vegetation in the skyline as viewed from a key viewing area.

e. Forest practices shall maintain the following in addition to applicable natural resources criteria in Section 14.610:

- (1) Silvicultural prescriptions shall maintain the desired natural forest stand structures (tree species, spacing, layering, and mixture of sizes) based on forest health and ecosystem function requirements. Forest tree stand structure shall meet the requirements listed in the Desired Forest Structure and Pattern Table for each vegetation type. Forest tree stand structure is defined as the general structure of the forest in each vegetation type within which is found forest openings.

- (2) Created forest openings shall be designed as mosaics not to exceed the limits defined as Desired in the Desired Forest Structure and Pattern Table unless proposed as a deviation as allowed under d(5) above.
- (3) Snag and down wood requirements shall be maintained or created as listed in the Desired Forest Structure and Pattern Table for each vegetation type.
- (4) If the treatment is proposed to deviate from the snag and down wood requirements based on forest health or ecosystem function requirements, a Stewardship Plan shall be required and shall show and prove why a deviation from the snag and down wood requirements is required.

DESIRED FOREST STRUCTURE AND PATTERN

<u>1</u>	<u>2</u>	<u>3</u>		<u>4</u>		<u>5</u>	<u>6</u>	<u>7</u>
<u>Vegetation Type#</u>	<u>Forest Structure (Average % total canopy closure (cc))</u>	<u>Typical Forest Opening s Size Disturbance caused</u>		<u>Percent Openings at One Time</u>		<u>Leave Trees</u>	<u>Average Down Wood Pieces 30 ft long per acre (scattered)</u>	<u>Average Snags (Conifers) No. per acre Snags are 20-40 ft in height</u>
		<u>Historic (Natural)</u>	<u>Desired</u>	<u>Historic (Natural)</u>	<u>Desired</u>	<u>Includes all available remnant old forest</u>		
<u>West Conifer</u>	60-80% canopy closure. Understory layer variable (0-60% of total cc).	Variable sizes with mosaic pattern, irregular shapes Mosaic fire 1-100acres Catastrophic fire over 100 acres	Retain forested character Allow openings up to 15 acres (up to 5 acres in the foreground of KVAs) All openings 1 acre or less on National Forest land and all Open Space LUD Openings retain 15 - 40 % canopy closure	10%(mosaic fire) up to 55% (catastrophic fire) Intense fire return interval is 300 yrs	Not to exceed 8% for West Coniferous Woodland Landscape Setting and not to exceed 4% for Gorge Walls, Canyonlands and Wildlands Landscape Setting Widely dispersed, variable sized mosaic of irregular shapes blending with existing openings.	Leave 15% of existing trees per acre throughout opening and in clumps. Include 3 trees per acre of the largest size trees available	18-25 pieces greater than 20" dbh	10 snags at 10" -20" dbh, and 7 snags greater than 20" dbh
<u>East Conifer (Ponderosa Pine/Douglas fir)</u>	40-80% canopy closure Understory layer less than 25% of total cc	Few Openings due to low intensity fires. ¼ to 2 acres	Openings less than 1 acre Openings have 0 - 40% canopy closure Openings widely dispersed	1 -10%	1 - 10% (% by vegetation type)	No leave trees required	3 - 6 pieces greater than 20" dbh	5 snags at 10"-20" dbh and 3 snags greater than 20" dbh
<u>Ponderosa Pine/Oregon Oak</u>	25-60% canopy closure Understory layer greater than 25% of total cc.	Most natural openings due to poor soil. Disturbance openings few	Openings less than 1 acre Openings have 0 - 25% canopy closure Openings widely dispersed	1 -10%	1 - 10% (% by vegetation type)	No leave trees required	1 - 3 pieces greater than 20" dbh	5 snags at 10" - 20" dbh and 3 snags greater than 20" dbh Oak snags can be counted if already dead or partially dead

Map available at the Forest Service National Scenic Area Office

* Does not apply to openings.

Dbh: Diameter at Breast Height