

McMinnville Growth Management and Urbanization Plan, 2003 – 2023

City of McMinnville Remand Order 12-WKTASK-001814 **ALTERNATIVE ANALYSIS SCREENING CRITERIA WORKBOOK** December, 2020 Attachment 1 The following tables display the ratings for criteria that were used to evaluate the relative suitability of the study areas to be urbanized. The criteria each are related to one of the five Goal 14 Location Factors. Ratings were assigned based on objective measures for relative suitability using a 3 point rating system, with 1-point indicating poor suitability and 3 points indicating good suitability. Moderate suitability was given a score of 2-points.

A detailed summation of the evaluation process is included in Appendix C – Urbanization Report. The Ratings Summary table lists the five Goal 14 Location Factors and the related criteria that were used to evaluate the study areas. Ratings for the criteria applied under Goal 14 Location Factors 4 – 7 were prepared by City of McMinnville Staff. Ratings for Factor 3 – Orderly and Economic Provision of Public Facilities and Services were prepared by Jacobs Engineering.

During the course of the evaluations, staff considered a number of divisions within study areas to assess potential for reducing the impact of urban expansion on resource lands, to avoid hazard areas, or ways to improve efficiencies for meeting identified land needs. With evaluations being conducted by two separate teams, there were instances where geographic ratings analysis within study areas differed between to two teams. For example, the Jacobs team was asked to consider the possibility that the North of Fox Ridge Road-East study area might be partitioned into two sub-areas, R1 and R2. The R2 area to the west mostly included land in a high landslide hazard area. Portioning the study area may have allowed for inclusion of the R1 area, which had less land subject to landslide hazard, to be rated separately from the more constrained R2 area.

As the evaluation progressed, however, it became clear that it was not feasible to include any of the NFFR-E study area without also including lowest priority study areas farther east that have predominantly Class I soils. The teams elected not to continue with the separate R1 and R2 subarea analysis for NFFR-E because it was unlikely land needs would remain unmet after considering alternative expansion scenarios that did not impact Class I study areas.

By this time, however, the Jacobs Team had analyzed service solutions for the NFRR-E subareas R1 and R2. Rather than redoing the analysis for the whole study area, the City elected to use the cost per buildable acre factors that Jacobs had calculated for water, sewer, and transportation facilities to calculate a weighted average cost factor for the entire study area based on the land area in R1 and R2. That distribution was: R1 - 67.9%; R2 - 32.1%. These percentages were multiplied against the R1 and R2 cost factors to create an adjusted cost for the entire study area, which was then used to compute overall ratings for serviceability and cost per dwelling for the study area.

Comparing the ratings for the separate and combined study area showed that this action had no material effect on the overall serviceability ratings for NFRR-E. The area earned low and moderate serviceability ratings for water and sewer service, and poor ratings for transportation regardless the geographic configuration. The ratings tables only show the combined study area rating, not the sub-area ratings, so that the Factor 3 ratings would display in the tables in a manner consistent with the ratings for the other Goal 14 factors, which did not analyze the R1 and R2 sub areas.

Similar approaches were used to analyze other study areas that were apportioned into sub-areas to analyze urban suitability. The NW-EX1B study area was apportioned into three sub areas that were rated separately using ratings criteria. This resulted in one of those three sub-areas recommended for UGB inclusion. Likewise, the WOSR-2 study area was apportioned into two sub areas, and the R2 sub area further partitioned in the final recommendation. The refined ratings are not displayed in the tables below. They are reviewed in the study area reports.

Screening Criteria Summary			
Goal 14 Factor	Criteria	Description	Rating Basis
	Criteria	Description	Rauny Dasis
Factor 3 - Orderly and Econmic provision			
for public facilities and services	Weter Oerice Freechility	For single structure for examined extension	Tashaisal
	Water Service Feasability	Engineering evaluation for service extention	Technical
	Water Service Cost	Enginering est. of cost based on housing capacity	\$/Dwelling
	Sewer Service Feasability	Engineering evaluation for service extention	Technical
	Sewer Service Cost	Enginering est. of cost based on housing capacity	\$/Dwelling
	Transportation Service Feasability	Engineering evaluation for service extention	Technical
	Transportation Service Cost	Enginering est. of cost based on housing capacity	\$/Dwelling
Factor 4 - Maximim Efficiency of land uses within and at the fringe of the existing urban area.			
	Urban Integration	Measures for UGB proximity, neighborhood continuity, bike/ped/transit suitability, potential to house NAC	Distance and condition measures
	Commercial Suitability	Assessment of site availability and slope factors to assess suitability	Condition and slope
	Housing Suitability	Assessment of site availability and slope factors to assess suitability for density	Condition and slope
	Development Capacity	Assessment of constraints to meeting housing/commercial needs	Accesibiliity, continuity
Factor 5 - Environmental, energy, economic and social consequences			
	Distance to services	Measure of distance to transit, convenience services, gorcery store	Linear measure
	Parks, Schools Suitability	Assessment of suitability to meet siting criteria and park plan needs	Siting criteria
	Social Justice	Assessment of land cost, utility cost, site availability, and accessibility for affordable housing	Construction costs, accessibility
	Hazard Risk	Assessment of presence of high risk hazards	Mapped conditions

Screening Criteria Summary			
Goal 14 Factor	Criteria	Description	Rating Basis
	Natural Resources	Assessment of impacts to fish and wildlife habitat	Mapped conditions
Factor 6 - Retention of agricultural land, as defined, with Class 1 highest priority to preserve and class VI the lowest priority.			
	Soil Priority Class		Mapped conditions
	High Value Farm Land		Mapped conditions
Factor 7 - Compatibility of proposed urban uses with nearby agricultural activities.			
	Agricultural Adjacency	Proximity analysis for the study area perimiter	Linear measure
	Nearby Agricultural Activity	Proximity analysis of type of agricultuarl uses defined by "Class"	Aerial photo review

Ratings Summary										
		Capacity	Summary			Fa	ctor 3 Crite	ria		
Study Area	Total Acres	Residential Buildable Acros	DU Capacity	Net Density (Target 5.7)	W _{ater} Feasibility	Water Cost	Sanitary Sewer Feasibility	Sanitary Sewer Cost	Transportation Feasibility	Transportation Cost
Exception Areas		-			-		,			
Lawson Lane (LL)	18.1	7.5	32	4.3	3	2	1	1	1	1
Old Sheridan Road (OSR)	54.5	36.5	128	3.5	3	3	3	2	3	2
N-Fox Ridge - West (N-FR-W)	116.3	58.0	249	4.3	1	2	1	1	1	1
Booth Bend Road (BR)	40.2	18.0	63	3.5	3	3	2	2	3	2
Brentano Lane (BL)	91.8	83.6	359	4.3	3	2	1	2	3	2
Westside Lane (WL)	35.0	16.3	57	3.5	3	3	2	1	3	1
. ,										
Resource Areas										
N of Old Stone	279.0	274.9	1,716	6.2	3	2	2	2	3	3
NA-EV-E	40.2	39.9	248	6.2	3	2	3	2	3	3
Three Mile Lane East	201.7	186.4	1,128	6.1	3	2	1	3	3	3
Three Mile Lane West	9.0	7.5	43	5.7	3	2	1	2	1	1
Norton Lane East	81.5	71.6	437	6.1	3	2	2	2	3	3
Norton Lane West	61.4	0.0	0	-	3	3	2	2	3	2
SW - 06	158.0	137.3	845	6.2	3	3	3	3	3	3
SW-03	41.9	30.7	188	6.1	3	3	3	3	3	3
SW II	120.1	114.7	702	6.1	3	3	3	2	3	3
W of Old Sheridan-1	231.4	214.5	1,337	6.2	3	3	3	2	3	3
W of Old Sheridan-2	313.8	283.2	1,767	6.2	3	3	3	2	3	3
West Hills-South	122.3	118.5	701	5.9	2	3	3	2	3	3
West Hills-2	431.9	370.4	1,776	4.8	1	1	2	2	3	3
N of Fox Ridge-East	189.1	170.6	918	5.4	3	2	1	2	1	2
NW-Ext 1a (Northern)	78.2	45.8	218	4.8	3	3	2	2	3	2
NW-Ext 1b (Southern)	72.5	67.3	402	6.0	2	3	2	2	3	2
NW-Ext 2	15.5	14.9	89	5.9	3	3	2	2	1	3
Grandhaven-E	19.5	15.6	96	6.1	3	3	2	1	2	2
Grandhaven-W	67.9	59.2	357	6.0	3	3	2	2	1	3
Airport East (EA)	493.4	484.1	3,017	6.2	3	2	1	2	2	2
North of Baker Creek (NBC)	118.7	76.6	457	6.0	3	3	1	2	2	2
Total	3,503	3,004	17,331							
	Rating									
Poor Rating	1.0									
Moderate	2.0									
High Rating	3.0									

Ratings Summary		Eactor 4	Critoria			۲~	ctor 5 Crite	ria	
		Factor 4	Criteria			Fa	1		-1
Study Area	Urban Integration	Commercial Suitability	Housing Suitibility	Development Capacity	Distance to Services	Park, Schools, Other Public	Social Justice & Equity	Hazard Ri _{sk}	Natural Resources
Exception Areas									
Lawson Lane (LL)	1	1	1	3	2	1	2	3	3
Old Sheridan Road (OSR)	1	2	1	3	2	1	2	3	3
I-Fox Ridge - West (N-FR-W)	1	1	1	1	1	1	1	2	1
Booth Bend Road (BR)	1	2	1	3	2	1	2	2	2
Brentano Lane (BL)	1	1	1	3	2	2	2	3	2
Westside Lane (WL)	1	2	1	2	3	1	1	2	1
Resource Areas									
N of Old Stone	2	3	3	3	1	2	2	3	3
NA-EV-E	2	2	3	3	2	2	2	3	3
Three Mile Lane East	3	3	3	3	2	3	3	3	3
Three Mile Lane West	1	1	2	2	2	1	2	3	3
Norton Lane East	3	2	3	3	2	3	3	3	2
Norton Lane West	2	2	-	2	3	2	-	2	3
SW - 06	3	3	3	3	2	3	3	3	3
SW-03	2	2	2	3	2	3	3	3	3
SW II	3	3	3	3	2	3	3	3	3
W of Old Sheridan-1	2	1	1	3	1	1	1	1	2
W of Old Sheridan-2	2	3	3	3	1	3	3	3	3
West Hills-South	3	3	3	3	2	3	3	3	2
West Hills-2	2	2	2	2	1	1	1	3	1
N of Fox Ridge-East	1	2	3	2	1	1	2	1	1
NW-Ext 1a (Northern)	2	2	1	3	2	3	3	3	2
NW-Ext 1b (Southern)	3	3	3	3	2	3	3	3	3
NW-Ext 2	2	2	2	3	2	3	3	3	3
Grandhaven-E	2	2	2	3	2	3	2	3	1
Grandhaven-W	3	2	3	3	2	3	3	2	2
Airport East (EA)	1	2	3	3	1	3	3	3	3
North of Baker Creek (NBC)	2	2	2	3	3	3	3	3	2
Total									
Da en Datin a									
Poor Rating									
Moderate									
High Rating									

Ratings Summary				
	Factor 6	o Criteria	Factor 7	7 Criteria
Study Area	Soil Priority	High Value Farm Land	Agricultural Adjacency	Impact on Agricultural Lico
Exception Areas				
Lawson Lane (LL)	N/A	1	2	2
Old Sheridan Road (OSR)	N/A	1	2	2
N-Fox Ridge - West (N-FR-W)	N/A	2	2	3
Booth Bend Road (BR)	N/A	1	2	2
Brentano Lane (BL)	N/A	1	1	2
Westside Lane (WL)	N/A	2	3	2
Resource Areas				
N of Old Stone	1	1	2	1
NA-EV-E	2	1	3	2
Three Mile Lane East	1	1	3	2
Three Mile Lane West	1	1	3	2
Norton Lane East	1	1	2	2
Norton Lane West	2	2	3	0
SW - 06	1	1	3	2
SW-03	1	1	1	2
SW II	1	1	3	2
W of Old Sheridan-1	2	1	1	2
W of Old Sheridan-2	1	1	1	2
West Hills-South	2	1	2	2
West Hills-2	2	1	2	3
N of Fox Ridge-East	2	2	2	2
NW-Ext 1a (Northern)	1	1	2	2
NW-Ext 1b (Southern)	2	1	3	3
NW-Ext 2	1	2	2	2
Grandhaven-E	1	1	2	2
Grandhaven-W	1	1	1	2
Airport East (EA)	1	1	2	2
North of Baker Creek (NBC)	2	3	3	2
Total				
Poor Rating				
Moderate				
High Rating				

Public Facilities	1				Ι.		1		1		1			r	I	1						Wastewater -	Capital Costs						
					Public Facilities . Water-Enuclides .	Water Cost	Mean Variance (per DU)	Water Combined Total (DU)	Service Zones Required	Local Total (\$million)	Local Cost/Dwelling Unit (\$/DU)	Local Cost/Buildabl e Area (\$/acre)	Downstream Capital Total (\$million)	Downstream Capital Cost/Dwelling Unit (\$/DU)	Downstream Capital Cost/Buildab e Area (\$/acre	Public Facilities . Local Wastewater	Wastewater Combined Score	Wastewater Cost	Combined Cost (per DU)	Variance	Local Total (\$million)	Local Cost/Dwelling Unit (\$/DU)	Local Cost/Buildabl e Area (\$/acre)	Downstream Capital Total (\$million)	Downstream Capital Cost/Dwelling Unit (\$/DU)	Downstream Capital Cost/Buildabl e Area (\$/acre)	Feasibility	Pump Required?	Upstream Contributions ?
Study Area		Buildable Acres	DU Capacity	Combined all DU Cost	Rating	Rating		2,137	Mean																				
Exception Areas	18.1			\$22,388.19	3.0	2.0	164	2,301	Zone 1 Only	\$0.06	\$1,261	\$5,420	\$0.05	\$1,041	\$4,474	Lawson Lane	1.0	1.0	\$ 16,270.76 \$30,851	\$14,580.05	\$1.12	\$24,053	\$103,426	\$0.32	\$6,798	\$29,233	Does not contain environmental corridor (i.e., stream); however, contributes flow downstream to pump station that requires pumping over an environmental corridor (i.e., bridge crossing)	Yes; TML-E (north)	No
Lawson Lane (LL) Old Sheridan Road (OS	54.5	36.5		\$ 49,896 \$ 24,759	3.0	3.0	(294)	1,844	Zone 1 Only	\$0.17	\$1,302	\$4,558	\$0.07	\$542	\$1,896	Old Sheridan Road	3.0	2.0	\$16,916	\$644.78	\$0.55	\$4,266	\$14,932	\$1.62	\$12,649	\$44,273	Neither contains nor passes through environmental corridor (i.e., stream)	No	Yes; W- OSR1_W-OSR- 2 & W- OSR2_W-OSR- 2> OSR
N-Fox Ridge - West (N	116.3	58.0		\$ 41,048	1.0	2.0	786	2,923	Zone 1 - 49%; Zone 2 - 48%; Zone 3 - 3%	\$0.54	\$2,656	\$9,295	\$0.05	\$268	\$937	N-Fox Ridge - West	1.0	1.0	\$22,518	\$6,247.34	\$2.47	\$12,163	\$42,569	\$2.10	\$10,356	\$36,244	Contains at least two environmental corridors/crossings [i.e., stream) within its study area	Yes; NW-EX- 1	No
Booth Bend Road (BR)	40.2	18.0	63.0	\$ 27,715	3.0	3.0	(413)	1,725	Zone 1 Only	\$0.11	\$1,621	\$5,944	\$0.01	\$103	\$379		2.0	2.0	\$18,991	\$2,720.05	\$0.73	\$11,061	\$40,556	\$0.52	\$7,930	\$29,077	Is bounded on the east by an environmental corridor (i.e., South Yamhill River); the study area contains a portion of excludable area (i.e., non- buildable) along its entire west edge and in the east corner.	Yes	No
					3.0	2.0	728	2,865	Zone 1 Only	\$0.55	\$1,543	\$6,627	\$0.04	\$103	\$444		1.0	2.0	\$15,200	-\$1,070.76	\$2.01	\$5,585	\$23,983	\$3.06	\$8,537	\$36,660	Two portions of an environmental corridor (i.e., stream) run through the study area.	Yes [NW- EX2]	No
Brentano Lane (BL) Westside Lane (WL)	91.8	83.6	57.0	\$ 25,065 \$ 85,583	3.0	3.0	(385)	1,752	Zone 1 Only	\$0.09	\$1,649	\$5,767	\$0.01	\$103	\$361		2.0	1.0	\$67,631	\$51,360.00	\$0.89	\$15,526	\$54,294	\$2.97	\$52,104	\$182,206	Is bounded on the east, south, and north-east corner by an environmental corridor (e.g., Baker Creek); NW Westside Rd passes over Baker Creek	Yes	No
Subtotal Resource Areas	355.9	219.9	888.1						Zone 1																				
N of Old Stone *	96.9	96.9	1,776	\$ 22,928	3.0	2.0	177	2,314	Zone 1 Zone 1	\$0	\$1,274	\$5,104	\$0	\$1,041	\$4,169	N of Old Stone	2.0	2.0	\$15,647	-\$624.12	\$0	\$2,813	\$11,269	\$0	\$12,834	\$0	N/A Neither contains nor passes through	N/A	N/A
NA-EV-E	40.2	39.9	248.5	\$ 22,944	3.0	2.0	177	2,314	Only	\$0.31	\$1,274	\$5,104	\$0.25	\$1,041	\$4,169	NA-EV	3.0	2.0	\$15,647	-\$624.12	\$0.68	\$2,813	\$11,269	\$3.08	\$12,834	\$51,422	environmental corridor (i.e., stream)	No	No
Three Mile Lane East	201.7	186.4	1127.9	\$ 12,488	3.0	2.0	106	2,243	Zone 1 Only	\$1.40	\$1,203	\$7,576	\$1.21	\$1,041	\$6,555	Three Mile Lane East	1.0	3.0	\$7,767	-\$8,504.18	\$2.84	\$2,442	\$15,385	\$6.19	\$5,325	\$33,544	Contains environmental corridor (i.e., stream) within its study area; therefore, requires service to north and south portions (bisected by stream/ditch)	Yes; TML-E (north)	No
Three Mile Lane West	9.0	7.5		\$ 30,751	3.0	2.0	106	2,243	Zone 1 Only	\$0.06	\$1,203	\$7,576	\$0.05	\$1,041	\$6,555	Three Mile Lane West	1.0	2.0	\$14,113	-\$2,158.02	\$0.45	\$8,788	\$55,366	\$0.28	\$5,325	\$33,544	Does not contain environmental corridor (i.e., stream); however, contributes flow downstream to pump station that requires pumping over an environmental corridor (i.e., bridge crossing)	Yes; TML-E (north)	No
	81.5	71.6	400.7	\$ 16.651	3.0	2.0	106	2,243	Zone 1 Only	\$0.50	\$1,203	\$7,576	\$0.43	\$1,041	\$6,555	Norton Lane East	2.0	2.0	\$10,307	-\$5,964.09	\$2.08	\$4,982	\$31,388	\$2.22	\$5,325	\$33,544	Neither contains nor passes through environmental corridor (i.e., stream)	Yes; NL-E	No
Norton Lane East	61.4	0.0		\$ 20,900	3.0	3.0	(2,137)		Zone 1 Only	\$0	\$0	\$0	\$0	\$0	\$0	Norton Lane West	2.0	2.0	\$14,900	-\$1,370.76	\$0.00	\$0	\$0	\$0	\$0	\$0	Contains environmental corridor (i.e., stream) along west boundary of study area, but does not impede the development of the majority of this study area	Yes; NL-W	No
SW - 06	158.0	137.3	845.4	\$ 13,608	3.0	3.0	(402)	1,736	Zone 1 Only	\$0.96	\$1,194	\$8,093	\$0.44	\$542	\$3,672	SW I (SW 06)	3.0	3.0	\$8,625	-\$7,646.22	\$0.34	\$415	\$2,815	\$6.62	\$8,209	\$55,651	Contains environmental corridor (i.e., stream) along north-east boundary of study area, but does not impede the development of the majority of this study area, Assume can service area north of creek with existing gravity network to north and service area south of creek with proposed local gravity to existing gravity network	No	Yes; W- OSR2_W-OSR- 4> SW 06
SW-03 *	41.9	30.7		\$ 13,631	2.0	3.0	(402)	1,736	Zone 1 Only							SW-03	3.0	3.0	\$8,625	-\$7,646.22									
ciw II	120.1	114.7	700 5	\$ 16,844	3.0	3.0	(393)	1,744	Zone 1 Only	\$0.87	\$1,203	\$7,576	\$0.39	\$542	\$3,413	SW II	3.0	2.0	\$11,834	-\$4,437.23	\$1.16	\$1,600	\$10,078	\$7.40	\$10,234	\$64,473	Contains at least one environmental corridors/crossings (i.e., stream) within the subdivided study area portion "SW II-1" (designated by north/south of the creek)	No	Potentially; WH-2-5> WH-S> SW II- 1 (South)
SW II	231.4			\$ 16,278	3.0	3.0	(393)	1,744	Zone 1 Only	\$1.63	\$1,203	\$7,576	\$0.73	\$542	\$3,413	W of Old Sheridan-1	3.0	2.0	\$11,968	-\$4,303.07	\$4.59	\$3,398	\$21,408	\$11.58	\$8,570	\$53,989	Contains at least two environmental corridors/crossings (i.e., stream) within its study area; W-OSAI: U-OSA: is bisected by creek corridor, splitting loading to north and south of creek	No	Yes; WH-2-1 > W-OSR1_W- OSR-1 (north of creek)> W- OSR2_W-OSR- 1 (north of creek)> SW 06> system
W of Old Sheridan-2	313.8	283.2	1767.0	\$ 13,792	3.0	3.0	(393)	1,744	Zone 1 Only	\$2.14	\$1,203	\$7,576	\$0.97	\$542	\$3,413	W of Old Sheridan-2	3.0	2.0	\$10,285	-\$5,986.02	\$3.06	\$1,715	\$10,805	\$15.28	\$8,570	\$53,989	Subvidided area W-OSR2_W-OSR-1 contains at least one environmental corridor/crossing (i.e., stream), the remainder do not	No	Yes; (1) WH-2- S> WH-S> W-OSR2_W- OSR-3, (2) WH- 2-1> W- OSR1_W-OSR- 1> W- OSR2_W-OSR- 1

Public Facilities	1	r –	1		T	T			I		1	1		1	1							Wastewater -	Capital Costs						1
					Public Facilities .	Water Cost	Mean Variance (per DU)	Water Combined Total (DU)	Service Zones Required	Local Total (\$million)	Local Cost/Dwelling Unit (\$/DU)	Local Cost/Buildabl e Area (\$/acre)	Downstream Capital Total (\$million)	Downstream Capital Cost/Dwelling Unit (\$/DU)	Downstream Capital Cost/Buildabl e Area (\$/acre)	Public Facilities . Local Waste water	Wastewater Combined	Wastewater	Combined Cost (per DU)	Variance	Local Total (\$million)	Local Cost/Dwelling Unit (\$/DU)	Local Cost/Buildabl e Area (\$/acre)	Downstream Capital Total (\$million)	Downstream Capital Cost/Dwelling Unit (\$/DU)	Downstream Capital Cost/Buildabl e Area (\$/acre)	Feasibility	Pump Required?	Upstream Contributions ?
Study Area	Total	Buildable Acres	DU Capacity	Combined all DLI Cost				2.137	Mean								Geore	COM											
Study Area	Acres 122.3			\$ 15,446	2.0	Rating 3.0	(297)		Zone 1 - 93%, Zone 2 - 7%	\$0.92	\$1,338	\$8,428	\$0.35	\$503	\$3,166	West Hills- South	3.0	2.0	\$10,052	-\$6,218.32	\$1.02	\$1,483	\$9,342	\$5.91	\$8,570	\$53,989	Contains at least two environmental corridor/crossing (i.e., stream) within its study area; located mostly within the north-east corne of the study area	r No	Yes; WH-2-5 > WH-S
West Hills-2	431.9	370		\$ 28,097	1.0	1.0	4,685	6,823	Zone 1 - 3%, Zone 2 19%, Zone 3 - 46%, Zone 4 - 22%, Zone 5 - 9%, Zone 6 - <1%	\$10.84	\$6,806	\$29,267	\$0.03	\$17	\$71	West Hills-2	2.0	2.0	\$18,146	\$1,874.81	\$12.18	\$7,651	\$32,898	\$16.71	\$10,495	\$45,128	Contains minor environmental corridor/crossing (i.e., stream), only in small corner of south-west portion of WH-2-1	Yes; WH-2-2 to NW-EX-1 PS (via NFRR- E2> gravity); None required for WH-2-1/-3/- 4/-5/-7	WH-2-7> WH-2-2
N of Fox Ridge-East	189.1	170	6 918.3	\$ 21,671	3.0	2.0	193	2,330	Zone 1 - 81%, Zone 2 - 19%	\$1.22	\$1,822	\$9,810	\$0.28	\$508	\$2,734	N of Fox Ridge East 1	1.0	2.0	\$11,259	-\$5,011.27	\$2.17	\$4,244	\$22,845	\$4.97	\$7,016	\$44,198	Contains at least three environmental corridors/crossings (i.e., stream) within its study area	Yes; NW-EX- 1	Yes; WH-2-2 > FRR-1> NFRR-E2
NW-Ext 1a (Northern)) 78.2	45	8 218.0	\$ 23,964	3.0	3.0	(393)	1,744	Zone 1 Only	\$0.25	\$1,203	\$7,576	\$0.11	\$542	\$3,413	NW-Ext 1a (Northern)	2.0	2.0	\$15,707	-\$563.97	\$1.79	\$8,691	\$54,755	\$1.44	\$7,016	\$44,198	There is at least one environmental corridor/crossing (i.e., stream) within the subdivided sub-area NW-EX1a_NW-EX1-1)	Yes; NW-EX- 1 for NW- EX1a_NW- EX1-1	Yes; NW- EX1b_NW-EX1- 1, NW- EX1b_NW-EX1- 3, & NW- HS_NW-HS-1
NW-Ext 1b (Southern)) 72.5	67	3 402.3	S 19.891	2.0	3.0	(384)	1,753	Zone 1 - 99%, Zone 2 - 1%	\$0.51	\$1,215	\$7,652	\$0.23	\$539	\$3,394	NW-Ext 1b (Southern)	2.0	2.0	\$12,617	-\$3,653.87	\$2.31	\$5,444	\$34,294	\$3.04	\$7,173	\$45,192	There are at least two environmental corridors/crossings (i.e., streams) within the subdivided sub-areas NW-EX1b_NW-EX1-1 & NW-EX1b_NW-EX1-3)	Yes; NW-EX- 1 for NW- EX1b_NW- EX1-1& NW- EX1-3	No
NW-Ext 2	15.5			\$ 22,787	3.0	3.0	(430)	1,707	Zone 1 Only	\$0.16	\$1,166	\$10,444	\$0.07	\$542	\$4,854	NW-Ext 2	2.0	2.0	\$12,339	-\$3,932.11	\$0.88	\$6,563	\$58,800	\$0.78	\$5,776	\$51,754	Neither contains nor passes through environmental corridor (i.e., stream)	Yes; NW-EX- 2	No
Grandhaven-E	19.5	15	6 95.5	\$ 29,451	3.0	3.0	(393)	1,744	Zone 1 Only	\$0.14	\$1,203	\$7,576	\$0.06	\$542	\$3,413	Grandhaven-E	2.0	1.0	\$20,696	\$4,425.00	\$1.37	\$11,874	\$74,809	\$1.02	\$8,821	\$55,575	Neither contains nor passes through environmental corridor (i.e., stream)	Yes; GH-E	No
Grandhaven-W	67.9	59		\$ 20,367	3.0	3.0	(393)	1,744	Zone 1 Only	\$0.51	\$1,203	\$7,576	\$0.23	\$542	\$3,413	Grandhaven- W	2.0	2.0	\$14,477	-\$1,793.61	\$2.40	\$5,656	\$35,632	\$3.74	\$8,821	\$55,575	Contains environmental corridor (i.e., stream) at two points within the study area; can avoid crossings by connecting to "J-4-90"	Yes; GH-W	No
Airport East (EA)	493.4	484		\$ 21,689	3.0	2.0	898	3,035	Zone 1 Only	\$4.22	\$1,397	\$8,709	\$4.94	\$1,638	\$10,209	Airport East (E	1.0	2.0	\$11,654	-\$4,617.10	\$8.97	\$2,972	\$18,521	\$26.19	\$8,682	\$54,107	Neither contains nor passes through environmental corridor (i.e., stream); however, i is adjacent to the McMinnville Muncial Airport	t Yes	No
North of Baker Creek	118.7		6 457.0 8 16502.8	\$ 19,061	3.0	3.0	(621)	1,517	Zone 1 Only	\$0.65	\$1,414	\$8,433	\$0.05	\$103	\$616	North of Baker	1.0	2.0	\$10,544	-\$5,726.99	\$1.66	\$3,641	\$21,723	\$3.15	\$6,903	\$41,181	Is bounded on the south by an environmental corridor (e.g., stream); environmental corridors (x2) run north to south through the eastern portion of the study area; is identified as exicuded lands (i.e., non-buildable).	Yes [NW- EX2]	No
subtotal	2904.8	2005	0 10002.8			1																							
	Rating																												
High Cost Average Cost	1		+			>\$4000/I In Betwe																							
Low Cost	3			-		<2000/D	U																					1	
Notes:	Water		1		1	1				-							-				-							1	1
Exception Areas	Water																												
Booth Bend Road (BR Brentano Lane (BL)	Estimated	water/DU:	\$1,631.38	Estimated se	ewer/DU:		\$19,895.13 \$14,121.84																						
Westside Lane (WL) Resource Areas							\$67,630.75																					+	
N of Old Stone	Water was	not model	ed. Costs assu sts assumed to	med to be sin	nilar to NA	A-EV-E - Lo	w cost Area.																					1	
N of Fox Ridge- East	Zone 2 35	Acres/189	= 19% , Zone :	1: 60+(129-35) = 81%. M	fodeled se	eparately as East 1	L and East 2; Cor	mbined still a	low cost area.																		1	
Airport East (EA) North of Baker Creek	Combined Estimated	ratings for water/DU:	sub-areas E1 \$1,851.17	and E2 based Estimated se	d on weight ewer/DU:	ited averag	te cost/acre for su \$13,298.09	b-areas combin	ed. E1 = 60.7	7 acres or .321; E	2 =128.5 or .679.																		
North of Baker Creek	Estimated	water/DU:	\$2,326.26	Estimated se	ewer/DU:	1	\$18,584.42		1	L							L				L							I	

Public Facilities	Wastewater Descriptive Score	
	Wastewater Descriptive Score	Wastewater Descriptive Score - Downstream Impacts
Study Area		
Exception Areas		
Lawson Lane (LL)	Loading via local gravity service to local pump station at lowest point in study area "TML-C", north of the creek/distr, this concept requires a bridge to cross the river and connect in to existing ministructure, pumped to existing gravity system at proposed infrastructure, and, ultimately, a regional pump station (TML-E).	The downstream system is pumped twice, through 3MLELNET & EOFS. Despite being pumped, wastewater enters the existing gravity system close to RSPS and, therefore, has little impact on portion of system with available capacity.
Old Sheridan Road (OS	Loading via local gravity service to existing gravity system at manhole "F-12-2"; Concept employs local gravity conveyance to the existing gravity system.	The downstream system is pumped three times, through CO2NEACRES & CO2NE FS & SQSS Downstream existing infrastructure passes through environmental corridors (i.e., creek); System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.
N-Fox Ridge - West (N	Loading via local gravity service to north of study area; loading transferred downstream through long gravity extension to NW-EX-1; Concept employs local gravity conveyance to downstream proposed infrastructure and, ultimately, a regional pump station (NW-EX-1).	The downstream system is pumped twice, through COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridors (E.e., creek); System requires capacity logardes in the downstream interceptor including segments just north and parallel to Walace Rd.
Booth Bend Road (BR)	Loading via local gravity service to a local pump station at the lowest point in the study area "BB", directly west of South Yamhill Rker; this concept requires a local pump station to pump to the existing gravity system at manhole "h-10-49".	The downstream system is pumped twice, through COZINE PS & RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor.
Brentano Lane (BL)	Loading via local gravity service to intersection with NW Hill Rd; Loading via gravity along NW Hill Rd (shared with NBC) to the proposed NW-EX2 pump station, which discharges to the existing system at manhole "F-5-35"	The downstream system is pumped twice, through CO2INE PS & RSPS. Downstream existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to Wallace Rd.
Westside Lane (WL)	Loading via local gravity service to a local pump station at the lowest point in the study area "WR", directly west of Baker Creek; this concept requires a local pump station to pump to the existing gravity system at manhole "I-4-25B".	The downstream system is pumped once, through RSPS. Downstream existing infrastructure experiences capacity issues east of NE Lafayette Avenue as it transfers flows to RSPS.
Subtotal Resource Areas		
	N/A	N/A
N of Old Stone *	Loading via local gravity service to existing gravity system at manhole "N-10-1" for study area NA-EV-1 and manhole "M-10-9" for study area NA-EV-2; Concept employs local gravity conveyance to the existing gravity system.	The downstream system is pumped four times, through 3MILELN#3 & 3MILELN#2 & 3MILELN#1 & RSP5. Higher per acre cost due to the smaller buildable area (relative to "NA NOSV") despite being subject to similar downstream gravity system capacity issues and requiring multiple pumping scenarios.
Three Mile Lane East	Loading from north of creek is serviced via local gravity service to local pump station at lowes point in stativy ares TML-E ² , non-th dis corres/direk in this concept requires a bridge to cross the river and connect in to existing infrastructure; pumped to existing gravity system at mathole 7-8-58 ³ ; south portion of TML-E T/?; Concept for the (1) Neth point on the TML-E Stativy are employs local gravity convergence to a proposed regional pump station (TML-E), and (2) South portion of the TML-E study area.	The downstream system is pumped twice, through 3MLELNH 1.8 4545. Despite being pumped, watewater enters the existing gravity system close to RSP5 and, therefore, has little impact on portion of system with available capacity.
Three Mile Lane West	Loading via bacit gravity service to local pump station at lowest point in study area "TML-E", north of the creek/distic, this concept requires a bridge to cross the river and connect in to existing inflastructure, pumped to existing gravity system at manhole $18-58$ ", Concept employs local gravity convegance to downstream proposed infrastructure and, utilimatiky, a regional pump station (TML-E).	The downstream system is pumped twice, through 3MILELW1 & RSPS. Despite being pumped, wastewater enters the existing gravity system close to RSPS and, therefore, has little impact on portion of system with available capacity
Norton Lane East	Loading via local gravity service to local pump station at lowest point in study area; pumped to existing gravity system at manhole "K-9-19"; Concept employs local gravity conveyance and a service area pump station that discharges to the existing gravity system.	The downstream system is pumped twice, through 3MILELN#1 & RSPS. Enters existing gravity system close to RSPS and, therefore, has little impact on portion of system with available capacity
Norton Lane West *	Loading via local gravity service to local pump station at lowest point in study area; pumped to existing gravity system at manhole "K-7-1"; Concept employs local gravity conveyance and a service area pump station that discharges to the existing gravity system.	The downstream system is pumped once, through RSPS. NA
	Loading via local gravity service to existing gracity system at manhole "T-11-1" for area south of creek (north-east corner of SW 06); Concept employs local gravity conveyance to existing gravity system.	The downstream system is pumped three times, through CO2INEACRES & CO2INE PS & RSPS. Downstream existing infrastructure passes through environmental corridor (e., creek). System requires capacity ougrades in the downstream interceptor. Atternate routes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.
SW - 06 SW-03 *		
SW-03 *	Loading via local gravity service to existing gravity system at the following manholes for sub-divided areas: SW II -1 (pgln north/south of creek) to manholes " 7 - 9 - 76 " (North) and 7-10-12" (South); SV II -2 to manhole " 7 - 9 - 6 "; SV II -3 to manhole " 7 - 9 "; Concept employies local gravity conveyance to existing gravity system, though SW II-1 is split by the creek.	[342-3542-1] - The downstream system is pumped three times, through KATHAN & CO2NE PS & RSPS. [3942_549-2;394-2;394-2;3] - The downstream system is pumped twice, through CO2NE PS & RSPS. Downstream existing infrastructure pause through environmental corridor (e.g., ceek), system equires capacity quegades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to accord particles of the actions may be considered for gravity interceptor improvements to accord particles of the actions may be considered for gravity interceptor improvements to accord particles of the environmental corridor.
W of Old Sheridan-1	Laading dis local gravity cervice to downstream local gravity service systems, as follow: [] Ihenth of cenes: WH-2.5 to W-0581, JP 04052, JD 0405	The downstream system is pumped three times, through CO2NEACRES & CO2NE PS & RSS. Downstream existing infrastructure passes through environmental corridor (PS & creek). System requires capacity organdes in the downstream interceptor. Atomate moutes may be considered for gravity interceptor improvements to avoid portions of the environmental corridor.
W of Old Sheridan-2	Loading via local gravity service to existing gravity system at the following manholes for sub-divided areas: W-OSR2_W-OSR1:T-12-1; W-OSR2_W-OSR2:T-10-107; V-OSR2_W-OSR2: Loading via local gravity service to downtrem local gravity gravity service to downtoream local gravity service in tuby create SW 06 and, ultimately, manhole T-11:1 in the estimating gravity system; Concepts employ local gravity conveyance to existing gravity system.	The downstream system is pumped three times, through CO2NEACRES & CO2NE PS & Res 20, Downstream existing infrastructure passes through environmental corridor (l.e., creek). System requires capacity aggindes in the downstream interceptor. Attendae routes may be considered by aggindes in the downstream interceptor. Attendae environmental corridor.

West Hills South utminustry, accurages to the exoning graviny system. environmental corridor. Loading via local gravity service to existing gravity system for the following subdivided areset: [1] WH2_WH-31 to mainle brave? [2] WH2_44 to mainle brave? (WH2_WH-1/WH2_WH-5] - The downstream system is pumped three times, through COZINECRESS & COZINE FS & RSFS_[UN2_VH-4/WD2_WH-7] to calgravity instructure of the following whole whole downstream system is pumped time, times, through COZINECRESS & COZINE FS & RSFS_[UN2_VH-4/WD2_WH-7]. VCGSR 10 W CSS2_ VMCSR-10 existing manhole "F-111"; (i) WH-2-10 WFSR-11" Isometer system is pumped time, through COZINE WCSR-11 W CSS2_VMCSR-11"; (i) WH-2-11 WFSR-12 VFCSR 10 W CSS2_ VMCSR-10 existing manhole "F-111"; (i) WH-2-10 WFSR-12 Isometer system is the downstream interesting infrastructure passes through more than (WFS-118) to cosing manhole "F-111"; (ii) WH-2-10 WFSR-12	Public Facilities	Wastewater Descriptive Score	
 Andreg A Leading with any serve to serve the constraints and party proves to serve the serve to constraints party converses to proposed downtream gravity settem dVL (1) proposed downtream gravity settem dVL (1) proposed gravity provide to the downtream interceptor pix converses to proposed downtream gravity settem dVL (1) proposed downtream gravity settem dVL (1) proposed gravity provide to the downtream interceptor pix converses to proposed downtream gravity settem dVL (1) proposed gravity provide to the downtream settem gravity settem dVL (1) proposed downtream gravity settem dVL (1)		Wastewater Descriptive Score	Wastewater Descriptive Score - Downstream Impacts
 Andreg A Leading with any serve to serve the constraints and party proves to serve the serve to constraints party converses to proposed downtream gravity settem dVL (1) proposed downtream gravity settem dVL (1) proposed gravity provide to the downtream interceptor pix converses to proposed downtream gravity settem dVL (1) proposed downtream gravity settem dVL (1) proposed gravity provide to the downtream interceptor pix converses to proposed downtream gravity settem dVL (1) proposed gravity provide to the downtream settem gravity settem dVL (1) proposed downtream gravity settem dVL (1)			
 bubbied exec (1) Win-2-31e member "D-47 (2) Win-2 4 ke member "D-46" Win-2 Win-2 Win-2 Win-2 Win-2 4 ke member "D-46" Win-2 Win-2 Win-2		OSR2_W-OSR-3" to existing gravity system at manhole "F-10-10"; Concept employs local gravity conveyance to proposed downstream gravity conveyance that,	RSPS. Downstream existing infrastructure passes through environmental corridor (i.e., creek). System requires capacity upgrades in the downstream interceptor. Alternate routes may be considered for gravity interceptor improvements to avoid portions of the
Isading visual paraly service to not of diady are by adapting standard In downstream mixpelm is pumped how, may compace CDUR PS & ESS. Downstream interceptor just not mit adjustifie to proposed downstream interceptor just not mit adjust	West Hills 2	subdivided areas: (1) WH-2-16 to manhole "D-8-9"; (2) WH-2-16 to manhole "D-8-6" but haves: cott with BM-2/3/4-6". Solary wite to proposed boal gravity infrastructure for the following subdivided areas: (2) WH-2-116 W-05R: W-05R-10 W-05R: 0.000 W-05R, 10 W-05R, 10 W-05R, 10 U-05R, 10	CONFLORE'S & COZHE 55 & RSPS_[VH12_VH12_VH12_VH12_VH12_VH12_VH12_VH12_
NM: Ex1 is Notify are -> NW:EX1 is >> ositing manhol F-5-23°; Concept employ local gravity convention to (1) existing gravity system) NW-EX1 wW EX1 wW EX1 (1) proposed in the downstream interceptor just north and parallel to NW:Ex1 is Notify and parallel to (1) existing gravity system) NW-EX1 wW EX1 -> WW EX1 w		downstream through long gravity extension to NW-EX-1; Concept employs local gravity conveyance to proposed downstream gravity system and, ultimately, a regional pump station (NW-EX-1 PS).	existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to
isoling visolacity privates to (1)NV-ED1, NV-ED1, NV-ED	NW-Ext 1a (Northern)	north of study area> NW-EX1-1 PS> existing manhole "F-5-28"; (2) NW- EX1a_NW-EX1-4 -> existing manhole "F-5-23"; Concepts employ local gravity conveyance to (1) existing gravity system (NW-EX1a_NW-EX1-4), and (2) proposed gravity downstream gravity system, ultimately discharging to regional pump station	existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to
supped to existing gravity system at mathole 75-53°, Concept employ local winking and service are gain you in activity are gain supped to existing gravity system at mathole 75-53°, Concept employ local winking and you gain supped to existing gravity system at mathole 73-47°, Concept employ local winking gravity system at mathole 73-47°, Concept employ local gravity to the local prove station at board prove station to be existing gravity system at mathole 73-47°, Concept employ local gravity to the local prove station to purp to the existing gravity mathom at discharges to be existing gravity to the local prove station to purp to the existing gravity to the local prove station to be existing gravity to the local prove station to purp to the existing gravity stretest at mathole 75-55°. The downstream system is purped force; through CO2NE F9 & FSFS, Downstream existing infrastructure passes through environmental corridors (i.e., creek), System at mathole 75-55°. Arrort Exist (Exist) Station of Biol Gravity serves at biol gravity stretest at mathole 75-55°. The downstream system is purped force; through CO2NE F9 & FSFS, Downstream existing infrastructure passes through environmental corridors (i.e., creek), System at mathole 75-55°.		Loading via local gravity service to: (1) NW-EXLB, NW-EXL-1 \rightarrow NW-EXLB NW-EXLB \rightarrow Switz, PMI-EXLB \rightarrow sexisting manhele T-5-287; (2) NW-EXLB, NW-EXLB \rightarrow sexisting manhele T-5-287; (2) NW-EXLB \rightarrow	existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to
Loading via load gravity service to load journy station at lowant point in study area, provide to existing prively system at mathele ^{+1,3,47} . Concept mining gravity interceptor, within the Fairground Basis, requires capacity upgrides. The domitsment pattern in gravity structure pasts in full-line study conveyance and service area pump station (161-19) that discharges to the study gravity interceptor, within the Fairground Basis, requires capacity upgrides. Grandbaver, A. Loading via load gravity service to includy gravity structure b statistic mining gravity system at mathele ^{+1,3,47} . Concept employs load gravity conveyance and a service area pump station (161-19) that structure pasts hourses to includy gravity service and a service area pump station (161-19) that structure pasts hourses to includy gravity conveyance and a service area pump station (161-19) that structure pasts hourses to includy gravity conveyance and a service area pump station (161-19) that structure pasts hourses to includy gravity conveyance and a service area pump station (161-19) that structure pasts hourses to includy gravity conveyance and a service area pump station (161-19) that structure pasts hourses to includy gravity conveyance and a service area pump station (161-19) that structure pasts hourses to includy gravity conveyance and a service area pump station (161-19) that structure pasts hourses to includy gravity structure pasts hourses to includy and gravity interceptor, within the staty area (161-19) that structure pasts hourses to includy gravity structure pasts hourses to includy that is an include the include to include the include to include the include that is an include the include to include the include the include to include to include the include to include the includ		pumped to existing gravity system at manhole "F-5-35"; Concept employs local gravity conveyance and a service area pump station (NW-EX 2) that discharges to the	existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to
isoling viscle gravity service to local pump station at lowest point in study area Ibe downstream system is pumped once, through RDPS. Downstream existing imfactione, dec context to existing gravity system at manhole "1-34"; Concept Grandware W Robinski dec direct to existing gravity system at manhole "1-34"; Concept Ibe downstream system is pumped once, through RDPS. Downstream existing imfactione, which me fairground Basics, the existing gravity system at manhole "1-34"; Concept Grandware W Robinski dec direct to existing gravity system at manhole "1-34"; Concept The downstream system is pumped once, through RDPS. Downstream existing gravity system at manhole "1-34"; Concept Argent East(A) Loading vis boal gravity to be low points which the study area located just studie to pump to the existing gravity system at manhole "1-34"; Concept The downstream system is pumped force, through RDPS. Downstream existing gravity system at manhole "1-34"; Concept week to pump to the existing gravity system at manhole "1-34"; Concept week to pump to the existing gravity system at manhole "1-34"; Concept week to pump to the existing gravity system at manhole "1-34"; Concept week to pump to the existing gravity system at manhole "1-34"; Concept week to pump to the existing gravity system at manhole "1-34"; Concept week to pump to the existing system at manhole "1-34"; Concept week to pump to the existing system at manhole "1-35"; North of Baker Creek Iber Concept week to pump to the existing system at manhole "1-34"; Concept week to pump to the existing system at manhole "1-34"; Concept week to pump to the existing system at manhole "1-34"; Concept week to pump to the existing system at manhole "1-34"; Concept week to pump to the		Loading via local gravity service to local pump station at lowest point in study area; pumped to existing gravity system at manhole "I-3-47"; Concept employs local gravity conveyance and a service area pump station (GH-E) that discharges to the	The downstream system is pumped once, through RSPS. Downstream existing infrastructure passes through at least three environmental corridors; Downstream
SECURISAIN RR, this concept requires a local pump data to to pump to the easily gravity system at manhole "N-10-2" on the south side of May 3. Perform test (RA) 3. P		pumped to existing gravity system at manhole "J-4-90" for minimal environmental implications, else connect to existing gravity system at manhole "J-3-4"; Concept employs local gravity conveyance and a service area pump station (GH-W) that	infrastructure passes through at least three environmental corridors; Downstream
Libring via clear parky serves to intersection with two Clear, Loading Val growth existing infrativature passes through micromometal condoos (i.e., creek). Setting infrativature pas	Airport East (EA)	SE Cruickshank Rd; this concept requires a local pump station to pump to the existing	The downstream system is pumped four times, through 3MILELN#3 & 3MILELN#2 & 3MILELN#1 & RSPS. Existing downstream capacity issues.
Sobistal		along NW Hill Rd (shared with BR) to the proposed NW-EX2 pump station, which	existing infrastructure passes through environmental corridors (i.e., creek). System requires capacity upgrades in the downstream interceptor just north and parallel to
Average Cost			
Low Cost			
Note::			
Exception Areas			
Booth Bend Road (BR) Betrahou Lane (Ru) Westskide Lane (VL) Nestavide Areas N of Di Stone SW 0.3 N of Fox Ridge- East	Notes:		
Beretatio Line (RL) Control (RL) Messiver And York Control (RL) Messiver And York Control (RL) Not Fore Ridge- East Control (RL)			
Wetside Lane (WL)			
Net Old Stone Not Old Stone Not Old Stone Not Old Stone Not For Ridge- East			
SN 03 SN 03 SN 04	Resource Areas		
N of Fox Ridge- East			
	SW-03 N of Fox Bidge- Fast		
4irport East (EA)			
North of Baker Creek			

Transportation Ratings												
Summary							T	ation Conital (
			L,	L, L				ation - Capital (Josts (Local)	1		
	Total Acres	Buildable Acres	DU Capacity	Net Density (Target 6.3)	Transportation Network	Cost Rating	^{Cost Variance}	Cost/DU	Cost/Buildable Area (\$/acre)	Cost Range	Transportation Descriptive Score	Downstream Transportation Impact
Study Area Exception Areas	1~	9	D	< 5	~			\$ 6,677.13				
Lawson Lane	18.1	7.5	32.3	4.3	1.0	1.0	10067.1	\$ 16,744.19	\$72,000	High	Requires upgrade to existing access roads, do not have multiple access for emergency services and downstream roadway network is at capacity and would need upgrades to serve the new trips	Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport
Old Sheridan Road	54.5	36.5	127.8	3.5	3.0	2.0	-677.1	\$ 6,000.00	\$21,000	Low	Requires local roads and connection to existing transportation network, multiple access for emergency services and connected to major roadway	Impacts traffic on the north-south Highway 18 through the town and SR 18 connecting to the Airport
N-Fox Ridge - West	116.3	58.0	249.0	4.3	1.0	1.0	8929.3	\$ 15,606.43	\$67,000	High	Requires connection with current transportation network at a longer distance, do not have multiple access for emergency services, have medium slopes and no planned transit service	Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport
Booth Bend Road (BR) *	40.2	18.0	63.0	3.5	2.0	2.0	322.9	\$ 7,000.00			Assumes average local improvement costs	
Brentano Lane (BL) *	91.8	83.6	359.0	4.3	2.0	2.0	322.9	\$ 7,000.00			Assumes average local improvement costs	
Westside Lane (WL) *	35.0	16.3	57.0	3.5	2.0	1.0	9522.9	\$ 16,200.00			Average local cost plus cost to widen bridge for pedestrian access	
<u>Resource Areas</u>									Local Total (\$million)	Local Cost/Dwelling Unit (\$/DU)		
N of Old Stone	279.0	274.9	1,716.1	6.2	3.0	3.0	-1710.4	\$ 4,966.75	\$31,000	Medium	Requires local roads and connection to existing transportation network, multiple access for emergency services and within 1/4 mile of transit network	Impacts traffic on the east-west corridor on Three Mile Lane to the town
NA-EV	40.2	39.9	248.5	6.2	3.0	3.0	-1693.7	\$ 4,983.39	\$31,000	Medium	Requires local roads and connection to existing transportation network, multiple access for emergency services and within 1/4 mile of transit network	Impacts traffic on the east-west corridor on Three Mile Lane to the town
Three Mile Lane East	201.7	186.4	1,127.9	6.1	3.0	3.0	-4198.7	\$ 2,478.40	\$15,000	Low	Requires new roadways to connect to existing network and do not have multiple access for emergency services; but have transit services within 1/4 mile	Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport
Three Mile Lane West	9.0	7.5	42.7	5.7	1.0	1.0	7718.1	\$ 14,395.26	\$82,000	High	Requires upgrade to existing access roads, do not have multiple access for emergency services and downstream roadway network is at capacity and would need upgrades to serve the new trips	Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport
Norton Lane East	81.5	71.6	436.7	6.1	3.0	3.0	-2576.3	\$ 4,100.86	\$25,000	Low	Requires connections to existing roads, do not have multiple access for emergency services and downstream roadway network is at capacity and would need upgrades to serve the new trips	Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport
Norton Lane West	61.4	-	-	-	3.0	2.0	-677.1	\$6,000	N/A	Low	Requires connection to existing roads, do not have multiple access for emergency services and downstream roadway network is at over-capacity would need upgrades to serve the new trips	Impacts traffic on Three Mile Lane connecting to the downtown and SR 18 to the Airport
SW I (SW 06)	158.0	137.3	845.4	6.2	3.0	3.0	-3429.4	\$ 3,247.76	\$20,000	Low	Requires local roads and connection to existing transportation network, multiple access for emergency services and connected to major roadway	Impacts traffic on Old Sheridian Road and Pacific Highway connecting to the downtown and SR 18 to the Airport
SW-03	41.9	30.7	188.0	6.1	3.0	3.0	-3406.6	\$ 3,270.57	\$20,000	Low	Requires local roads and connection to existing transportation network, multiple access for emergency services and connected to major roadway	Impacts traffic on Old Sheridian Road and Pacific Highway connecting to the downtown and SR 18 to the Airport
SW II	120.1	114.7	702.5	6.1	3.0	3.0	-3411.4	\$ 3,265.75	\$20,000	Low	Requires local roads and connection to existing transportation network, multiple access for emergency services and connected to major roadway	Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport

W of Old Sheridan-1	231.4	214.5	1,337.3	6.2	3.0	3.0	-4110.9	\$ 2,566.2	\$16,000	Low	Requires upgrade to existing access roads, do not have multiple access for emergency services and no planned transit service within 1 mile	Impacts traffic on Old Sheridian Road and Pacific Highway connecting to the downtown and SR 18 to the Airport
W of Old Sheridan-2	313.8	283.2	1,767.0	6.2	3.0	3.0	-4914.3	\$ 1,762.8	2 \$11,000	Low	Requires connection to existing roads, do not have multiple access for emergency services and no planned transit service within 1 mile	Impacts traffic on Old Sheridian Road and Pacific Highway connecting to the downtown and SR 18 to the Airport
West Hills-South	122.3	118.5	700.6	5.9	3.0	3.0	-3123.9	\$ 3,553.2	\$\$21,000	Low	Requires upgrade to existing access roads, do not have multiple access for emergency services and no planned transit service within 1 mile	Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport
West Hills-2	431.9	370.4	1,775.7	4.8	3.0	3.0	-3548.3	\$ 3,128.8	L \$15,000	Low	Requires connection with current transportation network at a longer distance, do not have multiple access for emergency services, have high slopes and no planned transit service within 1 mile	Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport
N of Fox Ridge-East	189.1	170.6	918.3	5.4	1.0	2.0	1403.9	\$ 8,081.0		High	Requires connection with current transportation network at a longer distance, do not have multiple access for emergency services, have medium slopes and no planned transit service	Impacts traffic downstream on the east-west SW 2nd St corridor through the town and the Three Mile Lane connecting to the Airport
NW-Ext 1a (Northern)	78.2	45.8	218.0	4.8	3.0	2.0	-164.3	\$ 6,512.8	\$31,000	Medium	Requires local roads and connection to existing transportation network, multiple access for emergency services, connected to major roadway and within 1/4 mile of transit network	Impacts traffic on NW Baker Creek Road to downtown and Three Mile Lane to the Airport
NW-Ext 1b (Southern)	72.5	67.3	402.3	6.0	3.0	2.0	-1156.2	\$ 5,520.9	1 \$33,000	Medium	Requires local roads and connection to existing transportation network, multiple access for emergency services and within 1/2 mile of transit network	Impacts traffic on NW Baker Creek Road to downtown and Three Mile Lane to the Airport
NW-Ext 2	15.5	14.9	88.8	5.9	1.0	3.0	2064.2	\$ 8,741.3	\$52,000	Medium	Requires local roads and connection to existing transportation network, multiple access for emergency services and within 1/4 mile of transit network	Impacts traffic on NW Baker Creek Road to downtown and Three Mile Lane to the Airport
Grandhaven-E	19.5	15.6	95.5	6.1	2.0	2.0	333.4	\$ 7,010.4	\$43,000	Medium	Requires upgrade to existing access roads, do not have multiple access for emergency services and no planned transit service within 1 mile	Impacts traffic on Pacific Highway to downtown and SR 18 to the Airport
Grandhaven-W	67.9	59.2	357.2	6.0	1.0	3.0	-2531.6	\$ 4,145.4	\$25,000	Low	Requires upgrade to existing access roads, do not have multiple access for emergency services and no planned transit service within 1 mile	Impacts traffic on Pacific Highway to downtown and SR 18 to the Airport
Airport East (EA) *	493.4	484.1	3,017.0	6.2	2.0	2.0	322.9	\$ 7,000.0)		Assumes average local improvement costs	
North of Baker Creek (NBC) *	118.7	76.6	457.0	6.0	2.0	2.0	322.9	\$ 7,000.0)		Assumes average local improvement costs	
Score - Area Weighted to Study	Area [high r Rating	rating = 3 = 1	very Good;	iow rating =	= 1 = Very P	oorj; Round	ded to neal	rest whole num	ber	1		
Poor Rating	1.0					>\$10000/E	DU		1	1		
Moderate	2.0					In Between	า					
High Rating	3.0					<\$5000/DU	J					
								+	+	+		
* - Areas not evaluated for trans	portation n	etwork inte	gration. Co	sts for all as	sumed to b	oe average.						
Westside Lane	\$539,000 t	o correct ac	cessibility f	or bike/ped	through the	e bridge are	a added.	1		1		

Urban Integration								1	
				Transit	Transit				
				Access &	Access &		Buildable	Overall	
		Buildable	Bike/Ped	Distance	Distance	Neighborhood	Lands	Rating	
Study Area	Total Acres	Acres	Suitability	(feet)	(feet)	Continuity	Continuity	(Method 1)	
Exception Areas	Total Acres	Acres	Juitability	(ieet)	(ieet)	continuity	continuity	(Wethour)	
Lawson Lane (LL)	18.1	7.5	1	3,264	2	1	1	1	
Old Sheridan Road (OSR)	54.5	36.5	1	4,951	2	1	1	1	
N-Fox Ridge - West (N-FR-W)	116.3	58.0	1	10.235	1	1	1	1	
Booth Bend Road (BR)	40.2	18.0	1	3,069	2	1	1	1	
Brentano Lane (BL)	91.8	83.6		3,009	2	1	2	1	
Westside Lane (WL)	35.0	16.3	1	2,008	3	1	1	1	
Subtotal	355.9	219.9		2,000	5	1			
Resource Areas	333.9	219.9							
N of Old Stone	279.0	274.9	1	2,846	2	1	3	2	
NA-EV-E	40.2	39.9	2	1,638	3	1	3	2	
Three Mile Lane East	201.7	186.4	2	1,038	3	2	3	3	
Three Mile Lane West	9.0	7.5		3,833	2	1	1	1	
Norton Lane East	9.0	7.5	3	2,700	2	2	3	3	
Norton Lane West	61.5	0.0		1,825	3	2	1	2	
SW - 06	158.0	137.3	3	3,326	2	2	3	3	
SW-03	41.9	30.7	2	5,320	1	2	3	2	
SW II	120.1	114.7	3	2,807	2	3	3	3	
W of Old Sheridan-1	231.4	214.5	1	8,524	1	1	3	1	
W of Old Sheridan-2	313.8	214.5	2	5,757	1	1	3	2	
W of Old Sheridan-2 West Hills-South	122.3	203.2	2	4,820	2	3	3	3	
West Hills-2	431.9	370.4	1	6,981	1	2	2	1	
N of Fox Ridge-East	189.1	170.6	1	6,567	1	1	2	1	
NW-Ext 1a (Northern)	78.2	45.8	2	1,282	3	2	1	2	
NW-Ext 1b (Southern)	70.2	67.3	2	1,202	3	3	3	3	
NW-Ext 10 (Southern)	15.5	14.9		687	3	1	3	2	
Grandhaven-E	19.5	14.3	2	3,847	2	1	1	1	
Grandhaven-W	67.9	59.2	3	3,865	2	3	3	3	
Airport East (EA)	493.4	484.1	1	5389	1	1	3	1	
North of Baker Creek (NBC)	118.7	76.6	1	2405	3	1	3	2	
Subtotal	3146.8	2783.9		2400	0	•	0	-	
	011010	2,00.0							
	Rating	Overall Ratin	g						
Low Suitability	1	4 to 6							
Average Suitability		7 to 9							
High Suitability	3	10 to 12							
	-								
Nhood Continuity	Street connec								
Buildable Lands Continuity	Pockets of Dis							L	
Bike/Ped	Prescence of	siopes, with n	nore slopes r	esulting in m	ore difficult	ped/bike accessi	bility. Compa	rison to Nhood	d Continuity and extension of street network/connectivity.
Notes:								-	
Exception Areas						I			
Lawson Lane (LL)	Transit measu	ured to Norton	l ane (High	way 18 not a	rcessible) D	isconnected from	other LICB	I areas across H	wy 18 and east down frontage road (Stratus Ave). Bike/Ped - flat but disconnected, and Hwy 18 still a barrier to the north.
									v area parcelized, so buildable land is not continuous.
Old Sheridan Road (OSR)	Transit meas	ured to Hwy 9	9 & Keck inte	ersection. Lin	ear extensio	n disconnected f	rom UGB, ex	cept that SW T	Taylor Drive stubbed out to edge of study are. Bike/Ped - flat but disconnected. Buildable Lands - Entire study area is existing ed, so buildable land is not continuous.
N-Fox Ridge - West (N-FR-W)	Transit meas	ured directly w	estbound to	Hill Road. Bi	ke/Ped - Slo	pes and disconne	ected. Buildal	ole Lands - En	ire study area is existing SFHs, with some vacant lots left in the subdivision. Study area parcelized, so partially vacant pan multiple lots, further limiting continuity of buildable acres.
Booth Bend Road (BR)									s primarily existing SFHs, so buildable areas are in partially vacant portions. Study area parcelized, so buildable land is not
Brentano Lane (BL)	Transit meas continuity of r	neighborhood	grid street pa	atterns. Bike/	Ped - mostly	flat but disconne	cted. Some a	areas of steep	by Baker Creek. Only connectivity would need to be by Hill Road North (north of Baker Creek Road), so still a barrier to slopes within study area in eastern portion of study area. Buildable Lands - Study area is primarily existing SFHs, so wever, most parcels are large with large amounts of vacant space, so infill development and land division more feasible.

Westside Lane (WL)	- mostly flat but disconnected. Some areas of steep slopes within study area in eastern portion of study area. Buildable Lands - Study area is primarily existing SFHs, so buildable areas are in partially vacant portions. Study area
	parcelized, so buildable land is not continuous. Long, narrow shape of some existing parcels may further limit infill development.
Resource Areas	
N of Old Stone	Transit measured to planned route ending at Olde Stone Village. Only street connectivity from Loop Road. Disconnect from other neighborhoods in UGB and 3ML corridor. Bike/Ped - Flat but disconnected. Buildable Land - Majority of study area is Vacant. Only two smaller parcels have SFHs, rest is vacant parcels.
NA-EV-E	Transit measured to planned route ending at Olde Stone Village. Measurement directly south to Hwy 18 is 556 feet. Adjacent to partial existing and planned frontage road. No neighborhood extensions adjacent. Bike/Ped - Flat, but little connectivity besides adjacency to frontage road. Buildable Lands - Majority of study area is Vacant.
Three Mile Lane East	Transit measured to planned route ending at south end of Norton Lane. Neighborhood continuity not existing, but high density residential sites to north and Norton Lane available for extension. Bike/Ped - flat, but somewhat disconnected. Some connectivity through opportunity for extension of Norton Lane, but Hwy 18 still a barrier to the north. Buildable Lands - About half of study area is in Vacant parcels. Others with SFH are large parcels with one dwelling, so continuity of buildable acres is high. Some constraints are unbuildable, but are along drainageway in floodplain and slopes adjacent to floodplain, as well as some slope along southern boundary. These constraint areas are generally on the edges of vacant land that could be built around.
Three Mile Lane West	Transit measured to planned route ending at south end of Norton Lane. Disconnected from other UGB areas across Hwy 18 and east down frontage road (Stratus Ave). Bike/Ped - flat but disconnected, and Hwy 18 still a barrier to the north. Buildable Land - Entire study area is existing SFHs, so buildable areas are in partially vacant portions. Study area parcelized into only three parcels, so buildable land is not continuous.
Norton Lane East	Transit measured to Hwy 18 & Norton intersection. Norton Lane available for extension to the north. Some neighborhood connectivity through stubbed out street (NE Haven Lane) to be extended to the north on the west side of Norton Lane. Bike/Ped - Flat, with opportunity for connection through extension of Norton Lane. Located north of Hwy 18 so crossing of highway not necessary to access downtown. Buildable Land - About half of study area is Vacant parcels. Others are SFHs on larger parcels, so partially vacant land areas available and continous. Areas of constraint only along edges of study area in slopes adjacent to floodplain.
Norton Lane West	ROW extending east of Oregon St. Opp for residential development in close proximity to downtown. Bike/Ped - Some slope at edges of study area, but adjacency to park with trails and proximity to surrounding UGB and downtown. Bike/Ped - Some slope at edges of study area, but adjacency to park with trails and proximity to surrounding UGB and downtown.
SW - 06	grid network within study area and between Hill Rd and Old Sheridan Rd. Opportunity for alignment with SW Mitchell Dr and Old Sheridan Road intersection for connectivity to Creekside Meadows/Cozine Woods subdivision. Bike/Ped- Flat. Limited direct connectivity due to floodplain separtaing study area and existing UGB, but adjacency to both Hill Road and Old Sheridan Road provide opportunities for connection to streets that connect to UGB in closer proximity
SW-03	Transit measured to Fellows & Cypress intersection. Study area on its own separated from existing UGB, and separated from study area to the north by Cozine Creek.
SW II	Transit measured to Hill & 2nd intersection. Multiple existing streets stubbed out adjacent to northern boundary of study area (Mt Jefferson St, Mt St Helens St, Westhills Dr). Opportunity for grid street alignment with existing street intersections along Hill Road frontage (Tamarack St, Fellows St, and Phyllis Drive). Bike/Ped - Primarily flat, with high nhood continuity. Many opportunities for grid street connectivity to reduce bike/ped travel times. Buildable Lands - Almost entirely Vacant, with some constraints along floodplain and some minor slopes on existing earthern mound.
W of Old Sheridan-1	Transit measured to Fellows & Cypress intersection. Disconnected from existing UGB. Only ROW frontage on Peavine Rd, Old Sheridan Rd, and Hwy 18, but not connected to any UGB street or nhood street grid network. Bike/Ped - Flat, but low nhood continuity score results in moderate bike/ped score. Buildable Land - Almost entirely Vacant parcels, with only unbuildable in constraint along floodplain. Constraint located along northern boundary of study area.
W of Old Sheridan-2	Road and disconnected from other existing neighborhoods. Opportunity for more continuity if SW 1 or SW 2 are also included in UGB. Bike/Ped - Flat, but low nhood continuity score. Small area of connectivity to Hill Road, with most of study area separated from Hill Road and existing UGB, increasing bike/ped travel times. Buildable Land - Almost entirely Vacant parcels, with only unbuildable in constraint along floodplain. Constraint located through center of study area, so does separate the vacant buildable lands.
West Hills-South	neighborhood developed south of Redmond Hill Road. More opportunity for further grid street connections to the east if SW 2 is included in UGB. Bike/Ped - Mostly flat, but some slope in the westernmost portions of study area at higher elevations leads to moderate bike/ped instead of high score, together with slopes. Buildable Lands - Study area is two parcels, one large Vacant and one Partially Vacant with one dwelling. Buildable land continuous. Constraints exist in limited areas.
West Hills-2	to west with two streets (E Street and G Street) stubbed out at west boundary of existing UGB adjacent to WH study area (but those connections are at least 2, or up to 6, phases out from existing platted subdivisions). Bike/Ped - Many slopes, along with low/moderate nhood continuity. Buildable Lands - Study area is primarily vacant land in both Vacant parcels and a few large SFH parcels (partially vacant). Slope constraints do exist in areas throughout study
N of Fox Ridge-East	Transit measured directly westbound to Hill Road. Only ROW adjacent is Hidden Hills Lane, but if that nhood not inlcuded in UGB there is no continuity with UGB nhoods. Bike/Ped - Slopes present, along with low nhood continuity score. Buildable Lands - Study area is almost entirely Vacant, with some limited constraints.
NW-Ext 1a (Northern)	Transit measured directly westbound to Hill Road. Completion of West Winds street network internal to study area would complete connectivity and network within that subdivision. Northern portions of study area have no connectivity to West Winds to the south - would require new access from Baker Creek Road or Hill Road without opportunity for alignment with any other local streets across from those potential access points. Bike/Ped - Flat, but moderate nhood continuity score and lack of grid street extension opportunities leads to moderate score. Buildable Lands - Study area is primarily existing SFHs, with some vacant lots left in the subdivision. Study area parcelized, so partially vacant buildable land is not continuous.
NW-Ext 1b (Southern)	Transit measured directly westbound to Hill Road. Adjacent to Hill Road, with opportunities for alignment with and extension of existing streets (Wallace Rd and Cottonwood Drive). Bike/Ped - Nhood continuity high and proximity to other improved streets (Hill Road, Wallace Road), but some slopes in western portions of study area lead to moderate bike/ped score. Buildable Lands - Study area is about half Vacant and half parcels with SFH. Partially vacant has large areas of vacant land that is continuous.
NW-Ext 2	street extensions to the west. Bike/Ped - mostly flat, with adjacency to Baker Creek Road. Low nhood continuity and lack of opportunities for grid street extensions lead to moderate bike/ped score. Buildable Lands - Study area almost entirely buildable, with some limited constraints along northern boundary adjacent to floodplain.
Grandhaven-E	results in moderate bike/ped score. Buildable Land - Study area is one Vacant parcel and two parcels with SFHs, so buildable areas are in partially vacant portions. Study area parcelized into only three parcels, so buildable land is not continuous.
Grandhaven-W	with high nhood continuity and opportunities for street extensions and grid street network to reduce bike/ped travel times. Buildable Lands - Study area is one parcel with SFH, so much continuous vacant land. Some limited constraints along northern boundary of study area adjacent to floodplain.
Airport East (EA)	Transit measured to planned route at Olde Stone Village entrance. Only street connectivity from Airport Road and Cruikshank Road, both are outside UGB and require crossing/connection to UGB from Highway 18. Disconnect from other neighborhoods in UGB and 3ML corridor. Bike/Ped - Flat but disconnected. Buildable Land - Majority of study area is Vacant. Small number of structures within a couple of parcels at north and south ends of study area.
North of Baker Creek (NBC)	neighborhood grid street patterns. Bike/Ped - mostly flat but disconnected. Some areas of moderate to steep slopes within study area in eastern portion of study area. Buildable Lands - Study area is primarily vacant, so buildable areas are fairly continuous. Two parcels have single family homes. One of those parcels is small and surrounded by a parcel that is vacant, and other parcel is larger with one single family home and rest of parcel vacant. Most parcels are large with large amounts of vacant space, so infill development and land division more feasible.

Commercial/Mixed Housing	- Suitability											
contraction white a mousing	Scalicasiity											
					Large Parcels		Transportation		Annexation		Combined	
Study Area	Total Acres	Buildable	<10% Slope	Rating	(>20 acres)	Rating	Connectivity	Rating	Feasibility	Rating		Comment
Exception Areas					, ,		,	0	,	0	Ű	
Lawson Lane (LL)	18.1	7.5	5.9	1	Few/None	1	Local	2	>200-ft	1	1	
Old Sheridan Road (OSR)	54.5	36.5	35.3	1	Few/None	1	Collector	3	Adjacent	3	2	
N-Fox Ridge - West (N-FR-W	116.3	58.0	3.4	1	Few/None	1	Private	1	>200-ft	1	1	
Booth Bend Road (BR)	40.2	18.0	16.3	1	Few/None	1	Local	2	<200-ft	2	2	
Brentano Lane (BL)	91.8	83.6	77.1	0	Few/None	1	Local	2	>200-ft	1	1	
Westside Lane (WL)	35.0	16.3	10.8	1	Few/None	1	Collector	3	>200-ft	1	2	
Subtotal	355.9	219.9	148.8									
Resource Areas												
N of Old Stone												Study area trimmed to remove low priority soil
	279.0	274.9	273.8	3	Many/All	3	Local	2	Adjacent	3	3	properties
NA-EV-E												Study area trimmed to remove low priority soil
	40.2	39.9	39.3	1	Few/None	1	Collector	3	Adjacent	3	2	properties
Three Mile Lane East	201.7	186.4	167.5	3	Many/All	3	Collector	3	Adjacent	3	3	
Three Mile Lane West	9.0	7.5	5.4	1	Few/None	1	Local	2	>200-ft	1	1	
Norton Lane East	81.5	71.6	66.0	2	~2-4	2	Local	2	Adjacent	3	2	
Norton Lane West	61.4	0.0	0.0	1	~2-4	2	Local	2	Adjacent	3	2	
SW - 06	158.0	137.3	130.8	3	Many/All	3	Collector	3	Adjacent	3	3	
SW-03	41.9	30.7	28.6	1	~2-4	2	Collector	3	>200-ft	1	2	
SW II	120.1	114.7	107.3	3	Many/All	3	Collector	3	>200-ft	1	3	
W of Old Sheridan-1												This area is in a high liquification zone and cannot be
												developed for commercial use. The City wil not annex
	231.4	214.5	212.8	3	Many/All	3	Local	2	>200-ft	1	1	land with this risk so it cannot urbanize.
W of Old Sheridan-2	313.8	283.2	281.7		Many/All	3	Local		Adjacent	3		
West Hills-South	122.3	118.5	97.9	3	Many/All	3	Local	2	Adjacent	3		
West Hills-2	431.9	370.4	93.9		Many/All	3	Local	2	>200-ft	1		
N of Fox Ridge-East	189.1	170.6	94.7	3	Many/All	3	Private	1	>200-ft	1	2	
NW-Ext 1a (Northern)												Study area trimmed to remove low priority soil
	78.2	45.8	40.3	1	Few/None	1	Collector	3	Adjacent	3	2	properties
NW-Ext 1b (Southern)	72.5	67.3	57.9	2	~2-4	2	Collector	3	Adjacent	3	3	
NW-Ext 2	15.5	14.9	12.6		. Few/None	1	Collector	3	Adjacent	3	2	
Grandhaven-E	19.5	15.6	14.6	1	Few/None	1	Local	2	Adjacent	3	2	
Grandhaven-W	67.9	59.2	52.6	2	Many/All	3	Local	2	>200-ft	1	2	
Airport East (EA)	493.4	484.1	480.1	3	Many/All	3	Local	2	>200-ft	1	2	
North of Baker Creek (NBC)	118.7	76.6	65.5	2	Many/All	3	Local	2	>200-ft	1	2	
Subtotal	3146.8	2783.9	2323.4									
	Rating											
Unsuitable	1		<50 acres		Few/None		Private		>200'			
Moderate Suitability	2		50 to 80 Acre	s	~2-4		Local		<200'			
Highly Suitable	3		>80 Acres		Many/All		Collector+		Adjacent			

Housing Capacity													
Study Area		Zoning Suit	ability		Zoning	Total Acres	Buildable	Bld Ac 0-	Bld Ac 10-	Res Density	Res	Affordable	Market Only
					Rating		Acres	10%	25%	0-10%	Density	Opportunity	Capacity
								Slope	Slope	Slope	10-25%	Capacity	DUs (10-
											Slope	DUs (0-10%	25% slope)
		-										Slope)	
Exception Areas	R-1/R-2	R-3	R-4	R-5									
Lawson Lane (LL)	Yes	No	No	No	1	18.1	7.5	5.9	1.6	4.3	4.3	25	5 7
Old Sheridan Road (OSR)	Yes	No	No	No	1	54.5	36.5	35.3	1.2	3.5	3.5	124	4
N-Fox Ridge - West (N-FR-W)	Yes	No	No	No	1	116.3	58.0	3.4	54.6	4.3	4.3	5 15	5 235
Booth Bend Road (BR)	Yes	No	No	No	1	40.2	18.0	16.3		4.3	4.3	70) 7
Brentano Lane (BL)	Yes	No	No	No	1	91.8	83.6			4.3	4.3	332	28
Westside Lane (WL)	Yes	No	No	No	1	35.0	16.3	10.8	5.5	4.3	4.3	46	6 24
Subtotal						355.9	219.9	148.8	71.1			612.1	305.0
Resource Areas													
N of Old Stone	Yes	TRUE	TRUE	TRUE	3	279.0	274.9	273.8	1.2	6.25	4.3	1,711	5
NA-EV-E	Yes	TRUE	TRUE	FALSE	2	40.2	39.9	39.3	0.6	6.25	4.3	246	-
Three Mile Lane East	Yes	TRUE	TRUE	TRUE	3	201.7	186.4	167.5	18.9	6.25	4.3	1,047	81
Three Mile Lane West	Yes	FALSE	FALSE	FALSE	2	9.0	7.5	5.4	2.1	6.25	4.3	34	. 9
Norton Lane East	Yes	TRUE	TRUE	TRUE	3	81.5	71.6	66.0	5.6	6.25	4.3	412	24
Norton Lane West	No	No	No	No	0	61.4	0.0	0.0	0.0	NA	NA	C	
SW - 06	Yes	TRUE	TRUE	TRUE	3	158.0	137.3	130.8	6.5	6.25	4.3	818	-
SW-03	Yes	TRUE	TRUE	FALSE	2	41.9	30.7	28.6	2.1	6.25	4.3	179	9
SW II	Yes	TRUE	TRUE	TRUE	3	120.1	114.7	107.3	7.4	6.25	4.3	671	32
W of Old Sheridan-1 *	Yes	FALSE	FALSE	FALSE	1	231.4	214.5			3.2	3.2	1,330) 7
W of Old Sheridan-2	Yes	TRUE	TRUE	TRUE	3	313.8	283.2	281.7	1	6.25	4.3	1,761	6
West Hills-South	Yes	TRUE	TRUE	TRUE	3	122.3	118.5	97.9	20.7	6.25	4.3	612	2 89
West Hills-2	Yes	TRUE	TRUE	TRUE	2	431.9	370.4			6.25	4.3	587	1,189
N of Fox Ridge-East	Yes	TRUE	TRUE	TRUE	3	189.1	170.6			6.25	4.3	592	326
	Ne -	TDUE	TOUE	FALCE	2	78.2	45.8	94.7	1		4.3		
NW-Ext 1a (Northern)	Yes	TRUE	TRUE	FALSE	2	78.2		40.0	1	6.25	-		2 40
NW-Ext 1b (Southern)	Yes	TRUE	TRUE	FALSE	2	12.5			9.4	6.25			
NW-Ext 2	Yes	FALSE	FALSE	FALSE		15.5	14.9	12.6	2.3		4.3	/9	
Grandhaven-E	Yes	FALSE	FALSE	FALSE	1	19.5	15.6	14.6	0.9	6.25	4.3	92	2 4

Housing Capacity													
Study Area		Zoning Suit	ability		Zoning	Total Acres	Buildable	Bld Ac 0-	Bld Ac 10-	Res Density	Res	Affordable	Market Only
					Rating		Acres	10%	25%	0-10%	Density	Opportunity	Capacity
								Slope	Slope	Slope	10-25%	Capacity	DUs (10-
											Slope	DUs (0-10%	25% slope)
												Slope)	
Grandhaven-W	Yes	TRUE	TRUE	FALSE	3	67.9	59.2	52.6	6.7	6.25	4.3	329	29
Airport East (EA)	Yes	TRUE	TRUE	TRUE	3	493.4	484.1	480.1	4.0	6.25	4.3	3,001	17
North of Baker Creek (NBC)	Yes	TRUE	TRUE	TRUE	3	118.7	76.6	65.5	11.1	6.25	4.3	409	48
Subtotal						3146.8	2783.9	2323.4	460.5			14269.0	1956.6
Housing Suitability Rating													
High	3.0	Suitable for a	ny type of h	nusing nee	d: meets urb	oan expansion	density tar	get of 6.3 c	lu/acre				
Average				-		able for 6.3 urb		-					
Low			-			0% or more of		-	low 6 3 urb	nan density ta	arget		
2000	1.0	Suitability mo			sing need, st						arget		
Notes:													
Location Factors:	4) Maximum e	efficiency at th	e urban frin	ge				5) Environ	ment, Ene	rgy, Economy	, Social Co	nsequences	
Exception Areas													
N-Fox Ridge - West								Substantial portion of N and E sides are high landslide susceptil				eptibility,	
	Dev, parceliza	tion, slopes lin	nit efficiency	/				multiple access rotues limited between hazard areas					
<u>Resource Areas</u>													
Three Mile Lane	Good. Flat, or			of variety									
	of housing, ea							Good: Op	portunity to	o collocate ne	eighborhoo	od commercia	al
SW 06	Good. Flat, op	oportunity for	efficient mix	of variety									
	of housing							Good: Op	portunity to	collocate ne	eighborhoo	od commercial	
W of Old Sheridan	Good. Flat and			ired,								6	
	together w/O	SR would wrap	ag land)									quefaction su	
N of Fox Ridge- East	Mad and the								nunin nigh	landslide susc	epublility and		
	Mod. and stee					<u> </u>	faction sus	1 /		d			
NW-Ext 2	Good. Flat, ur	•				Good: Opportunity to collocate neighborhood commercial							
Grandhaven	Parcelziation and isolation of GH-E limits							GH-E. Poor: isolated from public facilities and services by surroundir				urrounding	
	efficiency	fficiency						conservation easement					

Housing Capacity									
	Х			х					
Study Area	SUM	Acheivable Density	Variance from Target	Density Rating	Average Density Gross	Average Density Buildable	Variance	Rating	Composite Rating
Exception Areas			5.7						
Lawson Lane (LL)	32	4.3	(1.4)	1.0	1.8	4.3	(2.5)	1	1
Old Sheridan Road (OSR)	128	3.5	(2.2)	1.0	2.3	3.5	(1.2)	1	1
N-Fox Ridge - West (N-FR-W)	249	4.3	(1.4)	1.0	2.1	4.3	(2.2)	1	1
Booth Bend Road (BR)	77	4.3	(1.4)	1.0	1.9	4.3	(2.4)	1	1
Brentano Lane (BL)	359	4.3	(1.4)	1.0	3.9	4.3	(0.4)	1	1
Westside Lane (WL)	70	4.3	(1.4)	1.0	2.0	4.3	(2.3)	1	1
Subtotal	916.1								
Resource Areas									
N of Old Stone	1,716	6.2	0.5	3	6.2	6.2	(0.1)	3	
NA-EV-E	248	6.2	0.5	3	6.2	6.2	(0.0)	3	
Three Mile Lane East	1,128	6.1	0.4	3	5.6	6.1	(0.5)	3	3
Three Mile Lane West	43	5.7	(0.0)	2	4.8	5.7	(0.9)	2	2
Norton Lane East	437	6.1	0.4	3	5.4	6.1	(0.7)	2	3
Norton Lane West	0	-							-
SW - 06	845	6.2	0.5	3	5.4	6.2	(0.8)	2	
SW-03	188	6.1	0.4	3	4.5	6.1	(1.6)	1	2
SW II	702	6.1	0.4	3	5.9	6.1	(0.3)	3	3
W of Old Sheridan-1 *	1,337	6.2	0.5	3	5.8	6.2	(0.5)	3	1
W of Old Sheridan-2	1,767	6.2	0.5	3	5.6	6.2	(0.6)	2	3
West Hills-South	701	5.9	0.2	2	5.7	5.9	(0.2)	3	3
West Hills-2	1,776	4.8	(0.9)	1	4.1	4.8	(0.7)	2	2
N of Fox Ridge-East	918	5.4	(0.3)	2	4.9	5.4	(0.5)	3	3
NW-Ext 1a (Northern)	218	4.8	(0.9)	1	2.8	4.8	(2.0)	1	1
NW-Ext 1b (Southern)	402	6.0	0.3	3	5.6	6.0	(0.4)	3	
NW-Ext 2	89	5.9	0.2	2	5.7	5.9	(0.2)	3	2
Grandhaven-E	96	6.1	0.4	3	4.9	6.1	(1.2)	1	2

Housing Capacity									
	Х			Х					
Study Area	SUM	Acheivable Density	Variance from Target	Density Rating	Average Density Gross	Average Density Buildable	Variance	Rating	Composite Rating
Grandhaven-W	357	6.0	0.3	3	5.3	6.0	(0.8)	2	3
Airport East (EA)	3,018	6.2	0.5	3	5.3	6.0	(0.8)	2	
North of Baker Creek (NBC)	457	6.0	0.3	2	5.3	6.0	(0.8)	2	2
Subtotal	16443.6								
Housing Suitability Rating									
High		above 5.9		>0.2					
Average		5.4 - 5.9		(0.3) to 0.2					
Low		below 5.4		<(0.3)					
Notes:									
Location Factors:									
Exception Areas									
N-Fox Ridge - West									
Resource Areas									
Three Mile Lane									
SW 06									
W of Old Sheridan									
N of Fox Ridge- East									
NW-Ext 2									
Grandhaven									

Housing Capacity	
Study Area	Comments
Exception Areas	
Lawson Lane (LL)	Parcelization and slope constraints limit capacity; Not favorable unless combined with areas east and west.
Old Sheridan Road (OSR)	Separation from the urban area, limited capacity, and proximity to agricultural and Goal 5 resources makes this area undesirable for urban expansion.
N-Fox Ridge - West (N-FR-W)	Parcelization and slope constraints limit capacity; not favorable to include unless integrated with areas east and south
Booth Bend Road (BR)	
Brentano Lane (BL)	
Westside Lane (WL)	
Subtotal	
Resource Areas	
N of Old Stone	Separation from other residential and proximity to museum makes this area unsuitable for residential uses.
NA-EV-E	Separation from other residential and proximity to museum makes this area unsuitable for residential uses.
Three Mile Lane East	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
Three Mile Lane West	Small size and isolation makes the area unsuitable for MFR. May not achieve 6.3 urban density. Best use may be as a neighborhood park.
Norton Lane East	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
Norton Lane West	Land owned by City
SW - 06	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
SW-03	
SW II	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre. Separation from the urban area means there may not be a to urbanizing this area. Liquifaction risk is significant.
W of Old Sheridan-1 *	This area is in a high liquification zone and cannot be developed at high density. The City wil not annex land with this risk so it cannot urbanize.
W of Old Sheridan-2	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
West Hills-South	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
West Hills-2	Moderate to steep slopes produce a fragmented development pattern and make achieving urban density difficult, especially for MFR dwellings that are needed to raise development densities.
N of Fox Ridge-East	Moderate to steep slopes produce a fragmented development pattern and make achieving urban density difficult, especially for MFR dwellings that are needed to raise development densities.Landslide hazards add complexity.
NW-Ext 1a (Northern)	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
NW-Ext 1b (Southern)	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
NW-Ext 2	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre. The size of this area could limit the diversity of housing developed.
Grandhaven-E	Parcelization and access constraints limit capacity; surrounded by conservation lands and cut off from the rest of the urban area.

Housing Capacity	T
nousing capacity	
Chudu Aree	Commonte
Study Area	Comments
Grandhaven-W	Suitable for all housing types; able to meet planned urban density of 6.3 du/acre
Airport East (EA)	
North of Baker Creek (NBC)	
Subtotal	
Housing Suitability Rating	
High	
Average	
Low	
N - +	
Notes:	
Location Factors:	
Exception Areas	
N-Fox Ridge - West	
Recourse Areas	
Resource Areas	
Three Mile Lane	
SW 06	
300 00	
W of Old Sheridan	
N of Fox Ridge- East	
Norrox Muge East	
NW-Ext 2	
Grandhaven	

Development Capacity										
		Buildable			Buildable	Site Cost	High Landslide	High Shake/	Hazard	Total
Studv Area	Total Acres	Acres	0 to 10%	10% - 24%	% >10%	Rating	Constraints	Liquifaction	Rating	Rating
Exception Areas			0 10 10/0	10/0 21/0	/0.1 20/0	1101018				
Lawson Lane (LL)	18.1	7.5	5.9	1.6	21.05%	3	3	3	3	3
Old Sheridan Road (OSR)	54.5		35.3	1.2	3.36%	3	3	3		
N-Fox Ridge - West (N-FR-W			3.4	54.6	94.14%	1	1	3		
Booth Bend Road (BR)	40.2		16.3	1.7	9.44%	3	2	3		
Brentano Lane (BL)	91.8		77.1	6.5	7.78%	3	3	3		
Westside Lane (WL)	35.0		10.8	5.5	33.74%	2	2	3	-	-
Subtotal	355.9	219.9	148.8	71.1						
Resource Areas										
N of Old Stone	279.0	274.9	273.8	1.2	0.44%	3	3	3	3	3
NA-EV-E	40.2	39.9	39.3	0.6	1.50%	3	3	3	3	3
Three Mile Lane East	201.7	186.4	167.5	18.9	10.14%	3	3	3	3	3
Three Mile Lane West	9.0	7.5	5.4	2.1	28.39%	2	3	3	3	2
Norton Lane East	81.5	71.6	66.0	5.6	7.88%	3	3	3	3	3
Norton Lane West	61.4	4.0	0.0	0.0	0.00%	3	2	3	2.5	NA
SW - 06	158.0	137.3	130.8	6.5	4.71%	3	3	3	3	3
SW-03	41.9	30.7	28.6	2.1	6.92%	3	3	3	3	3
SW II	120.1	114.7	107.3	7.4	6.45%	3	3	3	3	3
W of Old Sheridan-1	231.4	214.5	212.8	1.7	0.77%	3	3	1	2	
W of Old Sheridan-2	313.8	283.2	281.7	1.5	0.51%	3	3	3	3	3
West Hills-South	122.3	118.5	97.9	20.7	17.43%	3	3	3	3	3
West Hills-2	431.9	370.4	93.9	276.5	74.66%	1	3	3	3	2
N of Fox Ridge-East	189.1	170.6	94.7	75.9	44.46%	2	2	2	2	2
NW-Ext 1a (Northern)	78.2	45.8	40.3	5.5	11.98%	3	3	3	3	-
NW-Ext 1b (Southern)	72.5	67.3	57.9	9.4	13.99%	3	2	3	2.5	
NW-Ext 2	15.5	14.9	12.6	2.3	15.45%	3	3	3	3	
Grandhaven-E	19.5	15.6	14.6	0.9	5.97%	3	2	3	2.5	
Grandhaven-W	67.9	59.2	52.6	6.7	11.25%	3	2	3	2.5	
Airport East (EA)	493.4	484.1	480.1	4.0	0%	3	3	3	3	3
North of Baker Creek (NBC)	118.7	76.6	65.5	11.1	0%	3	3	3	3	3
Subtotal	3146.8	2787.9	2323.4	460.5						
	Rating									
High Cost	1				>50%					
Average Cost	2				25% to 499	%				
Low Cost	3				<25%80%					

Distance to Services												
		0/ of Area	0/ of Area	Tueneit	Tropoit	Trensit	Tueneit	0/ of Area	0/ of Area	Comico	Comico	Comico
		% of Area		Transit	Transit	Transit	Transit	% of Area		Service	Service	Service
Church Anna a	Tatal Assas	w/in 1/4	w/in 1/2	Score	Score	Score	Score	w/in 1/4	w/in 1/2	Node	Node	Node
Study Area	Total Acres	mile of	mile of	Method 1	Method 2	Method 3	Method 3	mile of	mile of	Score	Score	Score
Exception Areas	18.1	68.8%	100.0%		2	3,264		0.0%	0.0%	1	4	3,540
Lawson Lane (LL) Old Sheridan Road (OSR)	18.1 54.5	0.0%	0.0%	3		3,264 4,951	2		0.0%	1	1	3,540
				-						•		
N-Fox Ridge - West (N-FR-W)	116.3	0.0%	0.0%	1	1	10,235	1	0.0%	0.0%	1	1	10,426
	40.0					0.000	0					F 700
Booth Bend Road (BR)	40.2					3,069	2					5,790
Brentano Lane (BL)	91.8					3,378	2					3,378
Westside Lane (WL) Subtotal	35.0 355.9					2,008	3					4,758
Resource Areas	300.9											
N of Old Stone	279.0	0.0%	39.8%	1	2	2,846	2	0.0%	0.0%	1	1	8,300
NA-EV-E	40.2	99.6%	100.0%	3	3	1,638	3	0.0%	0.0%	1	1	6,209
Three Mile Lane East	201.7	43.3%	97.7%	2	3	1,047	3	0.83%	49.4%	2*	3	2,113
Three Mile Lane West	9.0	30.9%	100.0%	2	3	3,833	2	0.0%	0.0%	1	1	4,129
Norton Lane East	81.5	0.0%	49.6%	2*	2	2,700	2	0.0%	45.7%	1	2	2,719
Norton Lane West	61.4	18.8%	67.1%	2	3	1,825	3	0.0%	0.0%	1	1	4,928
SW - 06	158.0	0.0%	15.8%	1	2	3,326	2	0.0%	4.2%	1	2	3,941
SW-03	41.9					5,351	1					5,047
SW II	120.1	0.0%	34.4%	1	2	2,807	2	0.0%	34.5%	1	2	2,801
W of Old Sheridan-1	231.4	0.0%	0.0%	1	1	8,524	1	0.0%	0.0%	1	1	8,982
W of Old Sheridan-2	313.8	0.0%	0.0%	1	1	5,757	1	0.0%	0.0%	1	1	6,402
West Hills-South	122.3	0.0%	0.0%	1	1	4,820	2	0.0%	0.0%	1	1	4,830
West Hills-2	431.9	0.0%	0.0%	1	1	6,981	1	0.0%	0.0%	1	1	6,985
N of Fox Ridge-East	189.1	0.0%	0.0%	1	1	6,567	1	0.0%	0.0%	1	1	6,753
NW-Ext 1a (Northern)	78.2	54.5%	98.0%	3	3	1,282	3	40.3%	92.4%	3	3	1,524
NW-Ext 1b (Southern)	72.5	66.6%	95.9%	3	3	1,208	3	0.0%	37.9%	1	2	2,811
NW-Ext 2	15.5	100.0%	100.0%	3	3	687	3	99.94%	100.0%	3	3	684
Grandhaven-E	19.5	0.0%	0.0%	1	1	3,847	2	0.0%	0.0%	1	1	4,169

	0/ - 5 1	0/ - 5 1	Turnelt	Turnett	Turanait	Tasasit	0/ - 5 4	0(- 5 A	Camiaa	Camilaa	Consider
											Service
											Node
Total Acres	mile of	mile of	Method 1	Method 2	Method 3	Method 3	mile of	mile of	Score	Score	Score
67.9	0.0%	3.3%	1	2	3,865	2	0.0%	0.0%	1	1	5,901
493.4					5389	1					11,521
118.7					2405	3					2,536
3146.8											
istance											
easy biking											
	Method 1				Method 2						Method 3
50% of Study Area within 1/4 mile			3		Study Area w	vithin 1/4 mi	le (Y/N)		3		Centroid
50% of Study Area within 1/2 mile									2		Centroid
Less than 50)% within 1/	2 mile	1						1		Over 1 mi
50% of Study	/ Area with	in 1/4 mile	3		Study Area w	vithin 1/4 mi	le (Y/N)		3		Centroid
									-		Centroid
		,	1						1		Over 1 mi
Controid with	in 1 milo <i>(F</i>	290')	2								
		,	-								
		3 (1 520)	1								
•									-		
						III, HIII/Baker	Creek Rd,	Old Sherida	an Rd/Hwy	99W, 2nd/	Adams, Ev
											1.147
Distance fro	m Study Ar	ea centroid	to neares	t Planned T	ransit Routes	(Figure 5-23	and Pages	964-965 in	COA Recor	a Documei	nt 8d). All i
	493.4 118.7 3146.8 istance easy biking 50% of Study 50% of Study 50% of Study Less than 50 50% of Study Less than 50 Centroid with Centroid with Over 1.5 mile Intersections Distance from	w/in 1/4 mile of 67.9 0.0% 493.4 118.7 3146.8 istance easy biking easy biking easy biking casy biking 50% of Study Area with 50% of Study Area with 50% of Study Area with Less than 50% within 1/ 50% of Study Area with 50% of Study Area with 50% of Study Area with 50% of Study Area with 1/ 50% of Study Area with 50% of Study Area with 50% of Study Area with 50% of Study Area with 1/ Centroid within 1 mile (5 Centroid within 1 mile (5 Centroid within 1 mile (5 Centroid within 1.5 mile 0/ver 1.5 miles Intersections of arterial Distance from study area	Total Acresmile ofmile of67.90.0%3.3%493.43.3%118.73146.83146.8istanceistance1, easy biking167.90.0%Method 150% of Study Area within 1/4 mile50% of Study Area within 1/2 mileCentroid within 1 mile (5280')Centroid within 1.5 miles (7920')Over 1.5 milesIntersections of arterial streets withDistance from study area centroidDistance from study area centroid	w/in 1/4w/in 1/2ScoreTotal Acresmile ofmile ofMethod 1 67.9 0.0% 3.3% 1 493.4	w/in 1/4 w/in 1/2 Score Score Total Acres mile of mile of Method 1 Method 2 67.9 0.0% 3.3% 1 2 493.4	w/in 1/4 mile ofw/in 1/2 mile ofScore Method 1Score Method 2Score Method 367.90.0%3.3%123,865493.45389118.724053146.82405istanceeasy biking	w/in 1/2 Total Acresw/in 1/2 mile ofScore Method 1Score Method 2Score Method 3Score Method 367.90.0%3.3%123,8652493.453891118.7240533146.8 </td <td>w/in 1/4 mile of mile of 67.9 w/in 1/4 mile of 0.0% Score Method 1 Score Method 2 Score Method 3 Score Method 3 w/in 1/4 mile of 0 493.4 0.0% 3.3% 1 2 3,865 2 0.0% 493.4 0.0% 3.3% 1 2 3,865 2 0.0% 493.4 0.0% 3.3% 1 2 3,865 2 0.0% 493.4 0.0% 3.3% 1 2 3,865 3 0.0% 493.4 0.0 0.0 2405 3 0.0% 0.0% 0.0% 3146.8 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 easy biking 0.0<</td> <td>w/in 1/4 mile ofw/in 1/2 mile ofScore Method 1Score Method 2Score Method 3Score Method 3w/in 1/2 mile of67.90.0%3.3%123,86520.0%0.0%493.4</td> <td>w/in 1/4 mile of w/in 1/2 mile of Score mile of Score Method 1 Score Method 2 Score Method 3 w/in 1/4 mile of w/in 1/2 mile of Node Score 67.9 0.0% 3.3% 1 2 3,865 2 0.0% 0.0% 1 493.4 </td> <td>w/in 1/4 mile of w/in 1/2 mile of Score Method 1 Score Method 2 Score Method 3 Score mile of w/in 1/2 mile of Node Score Node Score 67.9 0.0% 3.3% 1 2 3,865 2 0.0% 0.0% 1 1 493.4 5389 1 1 1 493.4 2405 3 1 1 493.4 2405 3</td>	w/in 1/4 mile of mile of 67.9 w/in 1/4 mile of 0.0% Score Method 1 Score Method 2 Score Method 3 Score Method 3 w/in 1/4 mile of 0 493.4 0.0% 3.3% 1 2 3,865 2 0.0% 493.4 0.0% 3.3% 1 2 3,865 2 0.0% 493.4 0.0% 3.3% 1 2 3,865 2 0.0% 493.4 0.0% 3.3% 1 2 3,865 3 0.0% 493.4 0.0 0.0 2405 3 0.0% 0.0% 0.0% 3146.8 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 easy biking 0.0<	w/in 1/4 mile ofw/in 1/2 mile ofScore Method 1Score Method 2Score Method 3Score Method 3w/in 1/2 mile of67.90.0%3.3%123,86520.0%0.0%493.4	w/in 1/4 mile of w/in 1/2 mile of Score mile of Score Method 1 Score Method 2 Score Method 3 w/in 1/4 mile of w/in 1/2 mile of Node Score 67.9 0.0% 3.3% 1 2 3,865 2 0.0% 0.0% 1 493.4	w/in 1/4 mile of w/in 1/2 mile of Score Method 1 Score Method 2 Score Method 3 Score mile of w/in 1/2 mile of Node Score Node Score 67.9 0.0% 3.3% 1 2 3,865 2 0.0% 0.0% 1 1 493.4 5389 1 1 1 493.4 2405 3 1 1 493.4 2405 3

Distance to Services						
	Service	Grocery	Grocery	Rating	Rating	Rating
	Node	Store	Store	Both	Both	Both
Study Area	Score	Distance	Score	Method	Method	Method
Exception Areas						
Lawson Lane (LL)	2	6,251	2	2	2	2
Old Sheridan Road (OSR)	1	6,827	2	1	1	2
N-Fox Ridge - West (N-FR-W)	1	17,404	1	1	1	1
Booth Bend Road (BR)	1	4,535	3			2
Brentano Lane (BL)	2	9,526	1			2
Westside Lane (WL)	2	4,604	3			3
Subtotal		,	-			
<u>Resource Areas</u>						
N of Old Stone	1	10,838	1	1	1	1
NA-EV-E	1	11,675	1	2	2	2
Three Mile Lane East	3	8,707	1	2	2	2
Three Mile Lane West	2	5,754	2	2	2	2
Norton Lane East	2	6,815	2	2	2	2
Norton Lane West	2	4,622	3	2	2	3
SW - 06	2	4,518	3	2	2	2
SW-03	2	5,891	2	2	2	2
SW II	2	6,925	2	1	2	2
W of Old Sheridan-1	1	10,069	1	1	1	1
W of Old Sheridan-2	1	7,596	2	1	1	1
West Hills-South	2	9,633	1	1	1	2
West Hills-2	1	13,198	1	1	1	1
N of Fox Ridge-East	1	15,082	1	1	1	1
NW-Ext 1a (Northern)	3	9,864	1	2	2	2
NW-Ext 1b (Southern)	2	9,726	1	2	2	2
NW-Ext 2	3	9,145	1	2	2	2
Grandhaven-E	2	3,219	3	2	2	2

Distance to Services										
	Service	Grocery	Grocery	Rating	Rating	Rating				
	Node	Store	Store	Both	Both	Both				
Study Area	Score	Distance	Score	Method	Method	Method				
Grandhaven-W	1	4,949	3	2		2				
		.,010								
Airport East (EA)	1	18,446	1			1				
North of Baker Creek (NBC)	3	8,378	2			3				
Subtotal										
Transit Route/Service Node D)									
1/4 mile is walkable distance										
1/2 mile sometimes walkable	,									
						Overall R				
Transit	ithin 1/2 mi	. ,	3			3 to 4				
	ithin 1 mile	(5280')	2			5 to 7				
	е		1			8 to 9				
Service Node	ithin 1/2 mi	ile (2640')	3							
	ithin 1 mile	(5280')	2							
	е		1							
Grocery Store										
Service Nodes	ans/Hwy 99	W Lafavet	te/Hwv 99\	N Norton/I	Hwy 18)					
Service Node Distance										
Grocery Store Distance	Co)									
Transit Distance	ansit measurements based on the transit figure in the									
					1					

Distance to Services		
Study Area	Comments	
Exception Areas		
Lawson Lane (LL)	Norton/Hwy 18. Harvest Fresh	
Old Sheridan Road (OSR)	Old Sheridan/Hwy 99W. Roths	
N-Fox Ridge - West (N-FR-W)	Hill/BCR. Roths	
Booth Bend Road (BR)	Transit to Davis/Linfield. Service Norton/Hwy 18 (Note - disconnected. Old Sheridan Rd & Hwy 99W is 6,065' but more realistic in terms of connectivity). Albertsons	
Brentano Lane (BL)	Transit Hill/BCR. Service Node Hill/BCR. Grocery Outlet	
Westside Lane (WL)	Transit to Evans/Burnett. Service Node Evans/Hwy 99W. Grocery Outlet	
Subtotal		
<u>Resource Areas</u>		
N of Old Stone	Norton/Hwy 18. Safeway - note that connectivity is much less (Yamhill River creating barrier)	
NA-EV-E	Norton/Hwy 18. Safeway - note that connectivity is much less (Yamhill River creating barrier)	
Three Mile Lane East	Norton/Hwy 18. Harvest Fresh	
Three Mile Lane West	Norton/Hwy 18. Albertsons	
Norton Lane East	Norton/Hwy 18. Safeway - note that connectivity is much less (Yamhill River creating barrier)	
Norton Lane West	Norton/Hwy 18. Harvest Fresh	
SW - 06	Old Sheridan/Hwy 99W. Roths	
SW-03		
SW II	2nd/Hill. Roths	
W of Old Sheridan-1	2nd/Hill. Roths	
W of Old Sheridan-2	2nd/Hill. Roths	
West Hills-South	2nd/Hill. Roths	
West Hills-2	2nd/Hill. Roths	
N of Fox Ridge-East	Hill/BCR. Harvest Fresh	
NW-Ext 1a (Northern)	Hill/BCR. Grocery Outlet	
NW-Ext 1b (Southern)	Hill/BCR. Harvest Fresh	
NW-Ext 2	Hill/BCR. Grocery Outlet	
Grandhaven-E	Lafayette/Hwy 99W. WinCo	

Distance to Services		
Study Area	Comments	
Grandhaven-W	Lafayette/Hwy 99W. WinCo	
Airport East (EA)	Transit to Olde Stone Village entrance. Service Norton/Hwy 18. Safeway - note that connectivity is much less (Yamhill River creating barrier)	
North of Baker Creek (NBC)	Transit direct south to BCR. Service Hill/BCR.	
Subtotal		
Transit Route/Service Node D		
1/4 mile is walkable distance		
1/2 mile sometimes walkable		
	ting	
Transit	1	
	2	
	3	
Service Node		
Grocery Store		
Service Nodes		
Service Node Distance		
Grocery Store Distance		
Transit Distance		

Social Justice												
Study Area	Total Acres	Buildable	Bld Ac 0-	Affordable	Rating	Pu	b-Facility	Rating	Site Cost	Variety of	Service	Rating
		Acres	10% Slope	Suitability		Co	ost/ Unit		Rating	Housing	Distance	
				(Percentage		H2	0, Sewer,			Types	now	
				<10% Slope			Trans					
Exception Areas												
Lawson Lane (LL)	18.1	7.5	5.9	79.0%	2	\$	49,896	1	3	1	3,540	2
Old Sheridan Road (OSR)	54.5	36.5	35.3	96.6%	3	\$	24,759	2	3	1	5,863	1
N-Fox Ridge - West (N-FR-W)	116.3	58.0	3.4	5.9%	1	\$	41,048	1	1	1	10,426	1
Booth Bend Road (BR)	40.2	18.0	18.0	100.0%	3	\$	27,715	1	3	1	5,790	1
Brentano Lane (BL)	91.8	83.6	83.6	100.0%	3	\$	25,065	2	3	1	3,378	2
Westside Lane (WL)	35.0	16.3	10.8	66.3%	2	\$	85,583	1	2	1	4,758	1
Subtotal	355.9	219.9	157.0									
Resource Areas												
N of Old Stone	279.0	274.9	273.8	99.6%	3	\$	22,928	2	3	3	8,300	1
NA-EV-E	40.2	39.9	39.3	98.5%	3	\$	22,944		3	2	6,209	1
Three Mile Lane East	201.7	186.4	167.5	89.9%	3	\$	12,488	3	3	3	2,113	3
Three Mile Lane West	9.0	7.5	5.4	71.6%	2	\$	30,751	1	2	2	4,129	1
Norton Lane East	81.5	71.6	66.0	92.1%	3	\$	16,651	3	3	3	2,719	2
Norton Lane West	61.4	-	0.0		1				3	0	4,928	1
SW - 06	158.0	137.3	130.8	95.3%	3	\$	13,608	3	3	3	3,941	2
SW-03	41.9	30.7	28.6	93.1%	3	\$	13,631	3	3	2	5,047	1
SW II	120.1	114.7	107.3	93.5%	3	\$	16,844	3	3	3	2,801	2
W of Old Sheridan-1	231.4	214.5	212.8	99.2%	3	\$	16,278	3	3	1	8,982	1
W of Old Sheridan-2	313.8	283.2	281.7	99.5%	3	Ŧ	13,792	3	3	3	- , -	1
West Hills-South	122.3	118.5	00	82.6%	3	Ŧ	15,446	3	3	3	.,	1
West Hills-2	431.9	370.4	93.9	25.3%	1	Ψ	28,097	1	1	2		1
N of Fox Ridge-East	189.1	170.6	94.7	55.5%	2	\$	21,671	2	2	3	6,753	1
NW-Ext 1a (Northern)	78.2	45.8		88.0%	3	\$	23,964	2	3	2	1,524	3
NW-Ext 1b (Southern)	72.5	67.3	57.9	86.0%	3	\$	19,891	2	3	2	2,811	2
NW-Ext 2	15.5	14.9		84.6%	3	\$	22,787	2	3	1	684	3
Grandhaven-E	19.5	15.6	14.6	94.0%	3	\$	29,451	1	3	1	4,169	1
Grandhaven-W	67.9	59.2	52.6	88.8%	3	\$	20,367	2	3	3	5,901	1

Social Justice												
Study Area	Total Acres	Buildable Acres	Bld Ac 0- 10% Slope	Affordable Suitability (Percentage <10% Slope		С	ub-Facility Cost/ Unit 20, Sewer, Trans	Rating	Site Cost Rating	Variety of Housing Types	Service Distance now	Rating
Airport East (EA)	493.4	484.1	484.1	100.0%		3 \$	21,689	2	3	3	11,521	1
North of Baker Creek (NBC)	118.7	76.6	76.6			3 \$		2	3	3	2,536	1
Subtotal	3146.8	2783.9	2338.5									
					Median	\$	19,891					
Housing Suitability Rating					Mean	\$	24,311					
High				>80% Suitable				<17000		All zones		
Average				>50% Suitable				17 - 27K		R2 - R4		
Low				<50% Suitat	ole			>27000		SFR only		

Social Justice					
Study Area	NAC Suitability	Service Distance Rating	Parks and Schools	Composite Rating	Comments
Exception Areas					
Lawson Lane (LL)	No	2	1	1.7	
Old Sheridan Road (OSR)	No	1	1	1.8	
N-Fox Ridge - West (N-FR-W)	No	1	1	1.0	
Booth Bend Road (BR)	No	1	1	1.7	
Brentano Lane (BL)	No	2	2	2.2	
Westside Lane (WL)	No	1	1	1.3	
Subtotal					
<u>Resource Areas</u>					
N of Old Stone	No	1	2	2.3	
NA-EV-E	No	1	2	1.8	
Three Mile Lane East	Yes	3	3	3.0	
Three Mile Lane West	No	1	1	1.5	
Norton Lane East	No	2	3	2.8	
Norton Lane West	No	1	2		
SW - 06	Yes	3	3	3.0	
SW-03	No	1	3	2.5	
SW II	Yes	3	3	3.0	
W of Old Sheridan-1	No	1	1	1.0	This area is in a high liquefaction risk zone and cannot be developed at urban density. The City will not annex land with this risk so it cannot urbanize.
W of Old Sheridan-2	No	1	3	2.7	
West Hills-South	No	1	3	2.7	
West Hills-2	No	1	1	1.2	
N of Fox Ridge-East	No	1	1	1.8	This area contains high landslide areas that cannot be developed at urban density. The City will not annex land with this risk.
NW-Ext 1a (Northern)	No	3	3	2.7	
NW-Ext 1b (Southern)	No	2	3	2.5	
NW-Ext 2	No	3	3	2.5	
Grandhaven-E	No	1	3	2.0	
Grandhaven-W	No	1	3	2.5	

Social Justice					
Study Area	NAC Suitability	Service Distance Rating	Parks and Schools	Composite Rating	Comments
Airport East (EA)	No	1	3	2.5	
North of Baker Creek (NBC)	No	1	3	2.5	
Subtotal					
Housing Suitability Rating High					
Average					
Low					

Hazard Risk		· · · · · · · · · · · · · · · · · · ·											,	
						N/L	oderate Cor	nstraints o	n Buildable La	nd				
	Total Acres	Flood	>25%	Unbuildable	Rating	High		Rating	High	inu	Rating	Composite		
	TOTAL ACTES	FIOOU		Ulibuliuable	nating	Landslide		Kating	Liquefaction		Rating	Rating		1
Chudu Aree			slope									Rating		1
Study Area				0/		Risk	0/		Risk	0/				
Exception Areas	10.1			%	-	Acres	%		Acres	%		0.00		
Lawson Lane (LL)	18.1	0.2	0.1	1.6%	3		0.0%	3		0.0%	3			
Old Sheridan Road (OSR)	54.5	0.2	0.1	0.6%	3		0.0%	3		0.0%	3			
N-Fox Ridge - West (N-FR	116.3	0.0	23.3	20.0%	2		46.6%	1		3.1%	3			
Booth Bend Road (BR)	40.2	10.0	5.1	37.5%	2		15.9%	2		0.0%	3			
Brentano Lane (BL)	91.8	0.0	0.2	0.2%	3			3			3			
Westside Lane (WL)	35.4	8.3	5.7	39.6%	2		17.2%	2		0.0%	3	2.33		
Subtotal	356.3	18.7	34.5			66.7			3.6					ļ
Resource Areas														ļ
N of Old Stone	279.0	0.0	0.0	0.0%	3		0.0%	3		0.0%	3			
NA-EV	40.2	0.0	0.2	0.6%	3		0.0%	3		0.0%	3			
Three Mile Lane East	201.7	3.5	7.7	5.6%	3		5.6%	3		0.0%	3			
Three Mile Lane West	9.0		0.0	0.4%	3			3		0.0%	3			ļ
Norton Lane East	81.5	0.0	6.8	8.4%	3		9.8%	3		0.0%	3			ļ
Norton Lane West	61.4	35.9	7.7	71.1%	1	9.7	15.8%	2	0.0	0.0%	3			L
SW - 06	158.0	16.7	0.8	11.1%	2		0.0%	3		0.0%	3			L
SW-03	41.9		0.6	10.5%	3			3	0.0	0.0%	3			L
SW II	120.1	3.6	1.7	4.4%	3	8.5	7.1%	3	0.0	0.0%	3	3.00		
W of Old Sheridan-1	231.4	16.7	1.7	7.9%	3	0.2	0.1%	3	205.4	88.8%	1	1.00		
W of Old Sheridan-2	313.8	27.3	1.2	9.1%	3	0.0	0.0%	3	0.0	0.0%	3	3.00		
West Hills-South	122.3	0.0	3.7	3.1%	3	0.5	0.4%	3	0.0	0.0%	3	3.00		
West Hills-2	431.9	3.8	44.4	11.2%	2	24.4	5.6%	3	0.0	0.0%	3	2.67		
N of Fox Ridge-East	189.1	0.0	17.5	9.2%	3	48.2	25.5%	2	22.4	11.8%	2	1.00		
NW-Ext 1a (Northern)	78.2	0.0	1.6	2.1%	3	0.7	0.9%	3	0.0	0.0%	3	3.00		
NW-Ext 1b (Southern)	72.5	0.0	1.4	2.0%	3	15.1	20.8%	2	0.0	0.0%	3	2.67		
NW-Ext 2	15.5	0.0	0.4	2.7%	3	0.4	2.6%	3	0.0	0.0%	3	3.00		
Grandhaven-E	19.5	0.0	1.9	9.7%	3	2.5	12.8%	2	0.0	0.0%	3	2.67		
Grandhaven-W	67.9	0.0	7.6	11.3%	2	8.6	12.7%	2	0.0	0.0%	3	2.33		
Airport East (EA)	493.4	0.0	0.5	0.1%	3	0.0	0.0%	3	0.0	0.0%	3	3.00		
North of Baker Creek (NB	118.7	39.2	4.3	36.7%	2	1.7	1.4%	3	0.0	0.0%	3	2.67		
Subtotal	3146.8	150.5	112.1			139.8			227.8					
	Rating													
High Risk		>40%												
Medium Risk		10-40%												
Low Risk		<10%												
Composite Rating	-	g unless high ha	azard prese	nt over 50% of s	study area.	then comp	osite = 1							
,	<u> </u>				,,									
Unbuildable:	Flood Hazard	Area												
	Slopes > 25%								1					
Constrained:		seismic hazard v	with anothe	r risk factor					1					
		sity developme							1					
		vsis required fo		gs					1					
		ation may be re		0-										
Notes:														
						1	1	1	1	1				

Hazard Risk						1	1							1	
Hazard KISK						N4	a darata Car	atuainta a	l on Buildable La	un al					
	Tabal Assas	Class d	. 250/	the baseline bala	Detine		oderate Cor			ina	Detine	Commentitie			
	Total Acres	Flood	>25%	Unbuildable	Rating	High		Rating	High		Rating	Composite			
			slope			Landslide			Liquefaction			Rating			
Study Area						Risk		<i></i>	Risk	<i>.</i> .					
	5) Environme	nt, Energy, Ecc	onomy, Soci	al Consequence	es		4) Maximum efficience at the urban fringe								
Exception Areas															
Lawson Lane			•	djacent South			~		low to moder		,				
Old Sheridan Road	Minimal Haza	adjacent	0		low to moder										
N-Fox Ridge - West	Moderate to	high landslide a	ind slope ha	azards on major	ity of SA.	1	Small band	of low ha	zard area pre	sent betwee	en adjacent	t Baker Creek	floodplain a	and	
<u>Resource Areas</u>															
N of Old Stone	Minimal haza						0		low to moder		,				
NA-EV	Minimal hazard conflicts							Contiguous areas of low to moderate hazards adjacent to UGB							
Three Mile Lane East				l along adjacent					low to moder						
Three Mile Lane West	Moderate landslide & slope hazards concentrated along adjacent South							eas of low	hazards divid	ed by band (of moderat	e hazards			
Norton Lane East	High Hazards	concentrated a	along South	Yamhill River b	ank around	l perimeter	Contiguous	s areas of	low to moder	ate hazards	adjacent to	o UGB			
Norton Lane West	High Hazards	concentrated a	along South	Yamhill River b	ank and ad	jacent to	Low contin	uity of lov	v hazard area	s outside of	floodplain.				
SW 06				lain and creek		ent	Contiguous areas of low to moderate hazards adjacent to UGB								
SW 2	Localized area	as of high to mo	oderate lan	dslide and slope	hazards.		Contiguous areas of low to moderate hazards adjacent to UGB								
W of Old Sheridan-1	High liquefact	ion hazard in n	najority of S	itudy Area			Smaller contiguous area of low hazards at north end of SA, not adjacent to UGB or other							or other	
W of Old Sheridan-2	Minimal haza	rd conflicts. Hi	gh to mode	rate hazards as	sociated wi	th	Contiguous areas of low to moderate hazards adjacent to UGB								
West Hills-South	Small isolated	pockets of hig	h landslide	& slope hazard.			Contiguous areas of low to moderate hazards adjacent to UGB								
West Hills-1	Moderate to	high landslide a	ind slope ha	azards throught	SA.		Contiguous	s areas of	moderate haz	ards genera	ally located	west of conti	gous high s	lope and	
West Hills-2	Bands of high	slope hazard a	nd isolated	pockets of high	landslide h	nazard	Contiguous	s areas of	moderate haz	ards adjace	nt to UGB				
N of Fox Ridge- East1	High landsclid	e hazards pres	ent on majo	ority of SA.			Isolated po	ckets of lo	ow hazards be	tween adja	cent floodp	plain and mod	erate to hig	gh hazard	
N of Fox Ridge- East2	Bands of high	slope hazard a	nd isolated	pockets of high	landslide h	nazard	Isolated po	cket of lo	w hazards bet	ween adjac	ent floodpl	ain and mode	rate to high	n hazard	
NW-Ext 1a (Northern)	Moderate to	High hazards co	oncentrated	l along adjacent	Baker Cree	ek	Contiguous areas of low to moderate hazards adjacent to UGB								
NW-Ext 1b (Southern)	Areas of high	to moderate la	ndslide haz	ard and high to	moderate	slope	Contiguous areas of low to moderate hazards adjacent to UGB								
NW-Ext 2	Moderate to High hazards concentrated along adjacent Baker Creek						Contiguous	s areas of	low to moder	ate hazards	adjacent to	o UGB			
Grandhaven-C	High hazards concentrated along Yamhill River bank						Contiguous areas of low to moderate hazards adjacent to UGB								
Grandhaven-East	High hazards concentrated along Yamhill River bank						Contiguous areas of low to moderate hazards adjacent to UGB								
Grandhaven-West	High hazards	concentrated a	long Yamhi	ll River bank			Contiguous	s areas of	low to moder	ate hazards	adjacent to	o UGB			

Parks-Quasi-Public Suitability							
	Existing or planned			Suitable for	Suitable for	Suitable for Trail	Suitable for Elem.
Study Area	Open Space		Existing or Planned Trail		Community Park	Extension	School
Exception Areas	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No	Yes/No
Lawson Lane (LL)	No	No	No	No	No	no	no
Old Sheridan Road (OSR)	No	No	No	No	No	no	no
N-Fox Ridge - West (N-FR-W)	No	No	No	No	No	no	no
Booth Bend Road (BR)	No	No	No	No	No	No	No
Brentano Lane (BL)	No	No	No	Yes	Yes	No	Yes
Westside Lane (WL)	No	No	No	No	No	No	No
<u>Resource Areas</u>							
N of Old Stone	No	No	No	Yes	Yes	No	Yes
NA-EV	No	No	No	Yes	Yes	No	Yes
Three Mile Lane East	No	No	No	Yes	Yes	Yes	Yes
Three Mile Lane West	No	No	No	No	No	Yes	No
Norton Lane East	No	No	No	Yes	Yes	No	Yes
Norton Lane West	No	No	No	Yes	Yes	No	Yes
SW - 06	No	No	No	Yes	Yes	No	Yes
SW-03	No	No	No	Yes	No	Yes	Yes
SW II	No	No	No	Yes	Yes	Yes	Yes
W of Old Sheridan-1	No	No	No	No	Yes	No	No
W of Old Sheridan-2	No	Yes	Yes	Yes	Yes	Yes	Yes
West Hills-South	No	No	No	Yes	Yes	No	Yes
West Hills-2	No	Νο	No	No	Yes	No	No
N of Fox Ridge-East	No	No	No	No	Yes	No	No
NW-Ext 1a (Northern)	No	No	No	Yes	Yes	No	Yes
NW-Ext 1b (Southern)	No	Yes	No	Yes	Yes	No	Yes
NW-Ext 2	No	No	No	Yes	Yes	No	Yes
Grandhaven-E	No	No	Yes	Yes	Yes	Yes	Yes
Grandhaven-W	No	No	Yes	Yes	Yes	Yes	Yes
Airport East (EA)	No	No	No	Yes	Yes	No	Yes
North of Baker Creek (NBC)	No	No	Yes	Yes	Yes	Yes	Yes
	Pating						
Low Suitability	Rating	1 Less suitable for parks					
Low Suitability			 				
Average Suitability		2 Somewhat suitable for pa	arks				
High Suitability		3 Highly suitable for parks					
Ex/Planned Open Space	Protected areas prese	ent					
Ex/Planned Park	Present or planned (P	Parks MP)					
Ex/Planned Trail	Present or planned (P	Parks MP)					

Parks-Quasi-Public Suitability							
	Existing or planned			Suitable for	Suitable for		Suitable for Elem
Study Area	Open Space	Existing or Planned Park		neighborhood park	Community Park	Extension	School
Suitable for Trail Ext.		oximity to existing trail sys	tem				
Suitable for Neigh. Park	Site requirements: >5						
Suitable for Comm. Park	Site requirements: >12	2 acres					
Notes:							
Goal 14 Location Factors:	4) Maximum efficience	e at the urban fringe		5) EESE - Environmental	Social Consequence	2S	
Exception Areas							
Lawson Lane	Parks would serve exis	sting low density residentia	al development within	Lot consoildation for Pa	rks could displace ex	isting housing.	
Old Sheridan Road	Parks would serve exis	sting low density residentia	al development within	Lot consoildation for Pa	rks could displace ex	isting housing.	
N-Fox Ridge - West	Parks would serve exis	sting low density residentia	al development within	Lot consoildation for Pa	rks could displace ex	isting housing.	
Ĩ					·		
Resource Areas							
N of Old Stone	Limited residential are	ea within 1/2 mile of study	area.Highway 18 is a				
NA-EV	Limited residential are	ea within 1/2 mile of study	area. Highway 18 is a				
Three Mile Lane East							
Three Mile Lane West				Lot consoildation for Pa	rks could displace ex	isting housing.	
Norton Lane East							
Norton Lane West							
SW 06							
SW 2							
W of Old Sheridan-1							
W of Old Sheridan-2							
West Hills-South							
West Hills-1							
West Hills-2							
N of Fox Ridge- East1							
N of Fox Ridge- East2							
NW-Ext 1a (Northern)				Adjacent to McMinnville	e School District prop	perty,	
NW-Ext 1b (Southern)				Adjacent to McMinnville	e School District prop	perty,	
NW-Ext 2					· · ·		
Grandhaven-C				Close proximity to Gran	dhaven Elem. School	& MSD property	
Grandhaven-East				Close proximity to Gran	dhaven Elem. School	& MSD property	
Grandhaven-West				Close proximity to Gran	dhaven Elem. School	& MSD property	

Parks-Quasi-Public Suitability		
Study Area	Rating	Comment
Exception Areas		
Lawson Lane (LL)	1	Parcelized, low density.
Old Sheridan Road (OSR)	-	Parcelized, low density.
N-Fox Ridge - West (N-FR-W)		Parcelized, low density.
Booth Bend Road (BR)	1	
Brentano Lane (BL)	2	
Westside Lane (WL)	1	
Resource Areas		
N of Old Stone	2	Large, relatively flat parcels; relatively isolated
NA-EV		Large, relatively flat parcels; relatively isolated
Three Mile Lane East		Large, relatively flat parcels; adjacent to proposed trail in Parks MP
Three Mile Lane West		Parcels less than minimum park size; adjacent to proposed trail in Parks MP
Norton Lane East		Large, relatively flat parcels
Norton Lane West		Large, moderately sloped parcel; barriers to accces/development
SW - 06		Large, relatively flat parcels, adjacent to existing park land
SW-03		Parcels are relatively flat and large enough for neighborhho park or school
SW II		Large, relatively flat parcels
W of Old Sheridan-1		Large, relatively flat parcels; barriers to access/development
W of Old Sheridan-2		Proposed neighborhood park/trail in Parks Master Plan
West Hills-South		Large, relatively flat parcels, adjacent to existing park
West Hills-2		Large, moderate to steeply sloped parcels; barriers to access/development
N of Fox Ridge-East		Large, moderate to steeply sloped parcels; barriers to access/development
NW-Ext 1a (Northern)		Parcelized, 1 large flat parcel
NW-Ext 1b (Southern)		Large, moderately sloped parcels. Proposed neighborhood Park in Parks M.I
NW-Ext 2		Large, flat parcel
Grandhaven-E	3	Large, relatively flat parcels; Proposed trail in Parks MP
Grandhaven-W	-	Large, relatively flat parcels; Proposed trail in Parks MP
Airport East (EA)	3	
North of Baker Creek (NBC)	3	
Low Suitability		
Average Suitability		
High Suitability		
· ·		
Ex/Planned Open Space		
Ex/Planned Park		
Ex/Planned Trail		

Parks-Quasi-Public Suitability		
Study Area	Rating	Comment
Suitable for Trail Ext.		
Suitable for Neigh. Park		
Suitable for Comm. Park		
Notes:		
Goal 14 Location Factors:		
Exception Areas		
Lawson Lane		
Old Sheridan Road		
N-Fox Ridge - West		
Resource Areas		
N of Old Stone		
NA-EV		
Three Mile Lane East		
Three Mile Lane West		
Norton Lane East		
Norton Lane West		
SW 06		
SW 2		
W of Old Sheridan-1		
W of Old Sheridan-2		
West Hills-South		
West Hills-1		
West Hills-2		
N of Fox Ridge- East1		
N of Fox Ridge- East2		
NW-Ext 1a (Northern)		
NW-Ext 1b (Southern)		
NW-Ext 2		
Grandhaven-C		
Grandhaven-East		
Grandhaven-West		

Natural Resources and Goal	5 Conflicts								
					1				
Study Areas	Natural Resource Present	Mitigation Remedy	Species of Concern	Critical Wildlife Habitat	Urban Compatibililty	Other Goal 5 Resources	Resource Type	Rating	Comment
Exception Areas									
Lawson Lane (LL)	No	N/A	No	No	Yes	Possible	Historic	3	Adjacent to agricultural uses; some avian habitat to the east.
Old Sheridan Road (OSR)	No	N/A	No	No	Yes	Possible	Historic	3	Surrounded by agricultural uses; some avian habitat to the northwest.
N-Fox Ridge - West (N-FR-W)	Yes	Partial	Yes	Yes	Partial	Possible	Historic	1	Adjacent to Baker Creek flood plain; White breasted nuthatch, yellow breasted chat, Olive-sided flycatcher, western Bluebird, and oak savannah habitat
Booth Bend Road (BR)	Yes	Partial	Yes	Yes	Partial	Possible	Historic	2	Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant settlement disturbance.
Brentano Lane (BL)	Yes	Partial	Yes	Yes	Partial	Yes	Historic	2	Century Farm designation for the historic Brentano Farm.
Westside Lane (WL)	Yes	Partial	Yes	Yes	No	Possible	Historic	1	Adjacent to Baker Creek flood plain; White breasted nuthatch, yellow breasted chat, Olive-sided flycatcher, western Bluebird. Significant riparian habitat
Resource Areas									
	No	No	No	No	Yes	No	N/A	3	No conflicts
	No	No	No	No	Yes	No	N/A	3	No conflicts
Three Mile Lane East	Yes	Partial	Yes	No	Yes	No	N/A	3	Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant agricultural disturbance.
Three Mile Lane West	Yes	Yes	Yes	Yes	Yes	No	N/A	3	Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant agricultural disturbance.
Norton Lane East	Yes	Partial	Yes	Yes	Partial	No	N/A	2	Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher
Norton Lane West	Yes	Yes	Yes	Yes	Yes	Yes	Park	3	Adjacent to Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher. Municipal park site.
SW - 06	Yes	Partial	Yes	Yes	Yes	No	N/A	3	Cozine Creek riparian with flood plain protection for part of the corridor; salmonid, Western Bluebird, White-breasted Nuthatch, Olive-sided flycatcher, and painted turtle habitat. Significant agricultural
SW-03	Yes	Partial	Yes	Yes	Yes	No	N/A	3	Peavine Creek riparian with flood plain protection for part of the corridor; Western Bluebird, White-breasted Nuthatch, Olive-sided flycatcher, and painted turtle habitat. Significant agricultural

Natural Resources and Goal	5 Conflicts								
Study Areas	Natural Resource Present	Mitigation Remedy	Species of Concern	Critical Wildlife Habitat	Urban Compatibililty	Other Goal 5 Resources	Resource Type	Rating	Comment
SW II	No	No	No	Yes	Yes	Possible	Rock Outcrop	3	Upper Cozine Creek riparian; limited habitat; possible cultural site. Significant agricultural disturbance.
W of Old Sheridan-1	No	No	Yes	Yes	Yes	No	N/A	2	Peavine Creek riparian corridor. Limited White-breasted Nuthatch habitat in orchard areas. Significant agricultural disturbance.
W of Old Sheridan-2	Yes	Yes	No	Yes	Yes	No	N/A	3	White-breasted Nuthatch Significant agricultural disturbance.
West Hills-South	Yes	No	Yes	No	Partial	No	N/A	2	Oak savannah upland habitat. White breasted nuthatch, Olive-sided flycatcher, Western Bluebird present in uplands. Some agricultural disturbance but critical habitat present throughout. Steep slopes provid
West Hills-2	Yes	Partial	Yes	Yes	Partial	Possible	Historic	1	Oak savannah critical upland habitat for White breasted nuthatch, Olive- sided flycatcher, Western Bluebird, which are present in uplands. Some agricultural disturbance but critical habitat present throughout. Steep slopes provide development partial protection.
N of Fox Ridge-East	Yes	Partial	Yes	Yes	Partial	No	N/A	1	Adjacent to Baker Creek flood plain. Anadromous fish, turtles and Yellov Brested Chat present in the flood plain. Oak savannah upland habitat. White breasted nuthatch, Olive-sided flycatcher, Western Bluebird present in uplands. Some agricultural disturbance but critical habitat present throughout. Steep slopes provide development partial protection in the southern part of the study area.
NW-Ext 1a (Northern)	Yes	Partial	Yes	Yes	Partial	No	N/A	2	Adjacent to Baker Creek flood plain; salmonid and painted turtle habitat White breasted nuthatch, Yellow-breasted Chat, Olive-sided Flycatcher, Western Bluebird. Significant agricultural disturbance.
NW-Ext 1b (Southern)	Yes	No	Yes	No	Yes	No	N/A	3	White-breasted nuthatch, Western Bluebird. Significant agricultural disturbance.
NW-Ext 2	Yes	Partial	Yes	Yes	Yes	No	N/A	3	Adjacent to Baker Creek flood plain; wetlands; salmonid, Painted Turtle, White breasted nuthatch, Yellow-breasted Chat, Olive-sided Flycatcher habitat: Significant agricultural disturbance.
Grandhaven-E	Yes	Partial	Yes	Yes	No	Possible	Historic	1	Adjacent to North Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Some agricultural disturbance.
Grandhaven-W	Yes	Partial	Yes	Yes	Partial	No	N/A	2	Adjacent to Baker Creek and N. Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant agricultural disturbance.
Airport East (EA)	No	No	No	No	Yes	No	N/A	3	
North of Baker Creek (NBC)	Yes	Partial	Yes	Yes	Partial	No	N/A	2	Adjacent to Baker Creek and N. Yamhill River flood plain; salmonid and painted turtle habitat; Olive-sided flycatcher, White-breasted Nuthatch, and Western Bluebird habitat. Significant agricultural disturbance.

Natural Resources and G	oal 5 Conflicts								
Study Areas	Natural Mitigation Resource Remedy Present	Species of Concern	Critical Wildlife Habitat	Urban Compatibililty	Other Goal 5 Resources	Resource Type	Rating	Comment	
	Rating								
High Conflict	1								
Moderate Conflict	2								
Low Conflict	3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1								
Notes:	5) Environm	ent Energy	Economy Soc	ial Consequences					
	57 EIIVIIOIIII	ent, Energy,	Leonomy, soc						
Exception Areas									
Lawson Lane	Flood plain o	development	restrictions a	nd limited # of pa	rcels adjacent to	o the flood p	lain effective	ly buffer environmental resources.	
Old Sheridan Road	Flood plain o	development	restrictions a	nd limited # of pa	rces adjacent to	Cozine Cree	k effectively	buffer wildlife and riparian habitat resources.	
N-Fox Ridge - West				ffectively buffer a l also include map				pland areas are shown in a high-value ODFW Yamhill Oaks habitat	
Resource Areas									
N of Old Stone	Minimal env	vironmental o	conflicts. The ι	pland areais inter	nsively farmed a	ind provides	limited wildl	ife habitat. The area contains no inventoried Goal 5 resources.	
MA-EV	Minimal env	vironmental o	onflicts. Land	provides limited v	wildlife habitat,	no inventori	ed Goal 5 res	ource conflicts.	
Three Mile Lane	Minimal env	vironmental o	conflicts. The ι	ipland areas are ii	ntensively farme	ed and provi	de limited wi	dlife habitat. The area contains no inventoried Goal 5 resources.	
Norton Lane West				ffectively buffer a t also include map				pland areas are shown in a high-value ODFW Yamhill Oaks habitat	
Norton Lane East	Minimal env	vironmental o	conflicts. The u	pland areais inter	nsively farmed a	ind provides	limited wildl	ife habitat. The area contains no inventoried Goal 5 resources.	
SW I				l plain developme ea contains no inv			iffer adjacent	riparian habitat resources. The upland areas are intensively farmed and	
SW II			•	and provides limit in a rock outcrop				inventoried Goal 5 resources. There is a possibility that significant s to be surveyed.	
W of Old Sheridan				ffectively buffer tl ied Goal 5 resour		tat resources	s that bisect t	he study area. The uplands include potential habitat for avian species of	
West Hills-South		Minimal environmental conflicts. The uplands include habitat for avian species of concern and potential opportunity for Oak Savanah habitat restoration. There are no inventoried Goal 5 resource conflicts.							
West Hills	The upland a	areas are incl	uded in high-v	value ODFW Yamh	nill Oaks habitat	enhanceme	nt opportunii	ty hexigons and also include mapped habitat for avian species of concern	

Natural Resources and Goal	latural Resources and Goal 5 Conflicts									
Study Areas	Natural	Mitigation	Species of	Critical	Urban	Other Goal 5	Resource	Rating	Comment	
	Resource	Remedy	Concern	Wildlife	Compatibililty	Resources	Туре			
	Present			Habitat						
N of Fox Ridge- East		Flood plain development restrictions effectively buffe radjacent riparian habitat resources. The upland areas are shown in a high-value ODFW Yamhill Oaks habitat								
		enhancemer	nt opportunit	y hexigon that	also include map	ped habitat for	avian specie	es of concern.		
NW-Ext 1		Flood plain c	levelopment	restrictions ef	fectively bufferth	e parcels that a	re adjacent t	o riparian ha	bitat resources. There are minimal upland habitat conflicts with no	
NW-Ext 2		Flood plain c	levelopment	restrictions ef	fectively buffer th	ne few parcels tl	nat border ri	parian habita	t resources. There are minimal upland habitat conflicts with no	
Grandhaven	haven Flood plain development restrictions would buffer adjacent riparian habitat from future urban development. The upland area is mostly a protected conservatioin area tha									

Soil Priority Conflict			Acr				Percent					
Church Anna a	Total Acres	Class I	Class II		Class IV+	Class I	Class II	age Class III	Class IV+		Constitution	Datian
Study Area Exception Areas	TOLATACIES	Class I		CIdSS III		Class I	Class II	Class III		CHECK 70	Continuity	Rating
Lawson Lane (LL)	18.1	4.5	12.5	1.1	0.0	24.7%	69.2%	6.1%	0.0%	100.0%	Moderate	1
	54.5	0.0	50.9	3.6	0.0	0.0%	93.4%	6.6%	0.0%	100.0%	High	
Old Sheridan Road (O					49.0						Moderate	1
N-Fox Ridge - West (N	116.3		1.9	65.4		0.0%	1.7%	56.2%	42.2%	100.0%	Noderate	2
Booth Bend Road (BR)	40.2	0.0	33.6	1.3	5.2	0.0%	83.5%	3.3%	13.0%	99.9%	Moderate	1
Brentano Lane (BL)	91.8	19.1	48.5	17.2	7.0	20.8%	52.8%	18.7%	7.6%	100.0%	Low	1
Westside Lane (WL)	35.0	19.7	6.0	1.7	7.6	56.3%	17.1%	4.9%	21.6%	99.9%	Low	1
Subtotal	355.9	43.3	153.4	90.3	68.8							
Resource Areas												
N of Old Stone	279.0	0.0	199.6	79.3	0.1	0.0%	71.5%	28.4%	0.0%	100.0%	Low	1
NA-EV-E	40.2	0.0	16.1	24.1	0.0	0.0%	40.0%	60.0%	0.0%	100.0%	Low	2
Three Mile Lane East	201.7	9.8	170.1	0.0	21.8	4.9%	84.3%	0.0%	10.8%	100.0%	High	1
Three Mile Lane West	9.0		6.7	2.1	0.0	1.7%	74.8%	23.5%	0.0%	100.0%	Moderate	1
	81.5		50.7	0.8	9.0	25.8%	62.2%	0.9%	11.1%	100.0%	High	1
Norton Lane East	61.5	21.0	50.7	0.6	9.0	20.0%	02.2%	0.9%	11.1%	100.0%	nign	1
Norton Lane West	61.4	0.0	27.0	23.2	11.2	0.0%	44.0%	37.7%	18.2%	100.0%	Low	2
SW - 06	158.0	0.0	124.8	21.1	12.0	0.0%	79.0%	13.4%	7.6%	100.0%	Moderate	1
SW-03	41.9		35.6	6.4	0.0	0.0%	84.9%	15.1%	0.0%	100.0%	Low	1
SW II	120.1	0.0	89.2	28.1	2.7	0.0%	74.3%	23.4%	2.2%	100.0%	Moderate	1
W of Old Sheridan-1	231.4		104.3	127.1	0.0	0.0%	45.1%	54.9%	0.0%	100.0%	Moderate	2
W of Old Sheridan-2	313.8	0.0	168.3	121.8	23.7	0.0%	53.6%	38.8%	7.6%	100.0%	Moderate	1
West Hills-South	122.3	0.0	7.8	98.7	15.8	0.0%	6.3%	80.8%	12.9%	100.0%	High	2
West Hills-2	431.9	0.0	4.8	310.4	116.7	0.0%	1.1%	71.9%	27.0%	100.0%	High	2
N of Fox Ridge-East	189.1	3.0	21.4	104.8	60.0	1.6%	11.3%	55.4%	31.7%	100.0%	Moderate	2
NW-Ext 1a (Northern)	78.2	45.9	16.4	8.8	7.0	58.7%	21.0%	11.3%	9.0%	100.0%	Low	1
NW-Ext 1b (Southern)	72.5	16.6	18.8	34.4	2.8	22.9%	25.9%	47.4%	3.8%	100.0%	Low	2
NW-Ext 2	15.5	11.2	0.0	1.3	3.0	71.9%	0.0%	8.6%	19.5%	100.0%	High	1
Grandhaven-E	19.5		17.6	0.0	2.0	0.0%	89.9%	0.0%	10.1%	100.0%	High	1
Grandhaven-W	67.9	0.0	53.7	1.6	12.6	0.0%	79.1%	2.3%	18.6%	100.0%	High	1
Airport East (EA)	493.4	0.0	278.7	2.9	211.8	0.0%	56.5%	0.6%	42.9%	100.0%	Low	1
North of Baker Creek	118.7		0.0	48.5	23.8	39.1%	0.0%	40.9%	20.0%	100.0%	Low	2
Subtotal	3146.8			1045.6	535.9							-
Class IV+ - Describe th												
Continuity		Rating										
High	> 50% Class I-II	1										
Moderate	>50% Class III	2										
Low	>50% Class IV+	3										

Soil Priority Conflict												
			Ac	res	•		Percen	tage				
Study Area	Total Acres	Class I	Class II	Class III	Class IV+	Class I	Class II	Class III	Class IV+	CHECK %	Continuity	Rating
Continuity	Relative uniform	nity aids sea	gragation	between	lower and	higher prio	rity soils.					
CHUCK'S NOTE:	Continuity level a	assigned he	ere not re	ative to w	hat class	of soil is pres	sent (i.e. a stu	dy area co	uld have Hi	gh continuit	y because i	t is almost
	entirely Class II	soils)										
	6) AG. Land Rete	ention by S	oil Produ	tivity Clas	SS							
Exception Areas												
Lawson Lane	Study area is alm	nost entire	ly Class I/	II (about S	94%). Class	s II is on nort	h and south,	with band	of Class I in	the center		
	Study area is alm											
N-Fox Ridge - West	Study area is alm	tudy area is almost entirely Class III/IV+ (98.4%). Areas of Class IV+ are along entry road to subdivision, and southeastern portion of										
	study area (whic	h would no	ot be adia	cent to o	ther UGB (unless WH1	and NFFR-E1	are include	ed in UGB).			
Resource Areas												
N of Old Stone	Study area has C	-					•	•	ermixed wi	th Class II v	hich would	l have
	impacts to some											
MA-EV	Class III soils pre					/illage, in a s	omewhat spe	eckled patt	ern and int	ermixed wit	th Class II so	o there
	would be some i		0									
Three Mile Lane East				• • •			-					
	are on the south											
Three Mile Lane West			s (23.4%),	but in a s	small study	y area and th	nat Class III so	il is a smal	l portion in	the center	with Class I	to the
	north and south					<i>c</i>						
Norton Lane West	Class III and IV+			ow bands	along edg	es of study a	rea. Areas of	Class II stil	l present in	areas, so lo	w overall c	ontinuity of
	soil types throug	,										
Norton Lane East	Study area is predominately Class I/II (87.9%), and makes up the major central portions of the study area. Class IV+ is only present in											
	narrow bands along perimeter of study area near the floodplain, so access to those Class IV+ soils would require impacts to higher value											
	soils.						<u> </u>					
SW I (SW 06)	Narrow bands of			ar the exis	sting UGB,	seeming to	follow existin	g drainage	way. Most	of central p	ortion of st	udy area is
0.47.11	Class II (79% of s								6			
SW II	Some pockets of						o most of cent	tral portion	h of study a	rea. Small a	mount of C	lass IV+
W of Old Sheridan	appears to be th						C · · ·		<u></u>		6.01	1.0.4
w of Old Sheridan	Class II soils adjacent to current UGB and along southeastern boundary of study area. But a fairly continuous band of Class III and IV+											
	(accounting for 46.3% of the studay area) through center of study area. Would need to be accessed through some Class II soil areas adjacent to Hill Road and in order to be contiguous with current UGB.											
					, ,							
	Predominately C						-		e western e	edge of stud	iy area. Clas	SS III SOIIS
	are adjacent to e	0	,				<u> </u>	- /			*** 1.11.	
west mills	Studay area is al	mostentin	ely Class I	11/10+ (98.	.9%). Class	ill is aujacei	IL LO UGB, SO	could be a	iccessed will	in no impac	t to nigher	priority
N of Fox Ridge- East	soils. Predominately C	lace III and	1/1 (97.0	0/) with t	hoco coilc	hoing adiag	ont to curront		(area)			
IN OF FOX RIUge- East		.1655 111 6110	107.07.3	70), WILII L	.11058 50115	Deilig aujaci			alea).			
NW-Ext 1a (northern)	Prodominately	lace 1/11 /70) 7%) and		ny non-co	ntinuous nat	torn of soil ty	nos Whor	o thoro aro	Class III or		ov are in
	narrow bands su							•			ciass i v+, ti	iey are in
NW-Ext 1b (southern)							1 0 0			vest of High	School site	has mostly
	Class III and IV+.			-						-		
		Sinai ano		155 11 11 11 11	eulately at			i be inipac		55 Class III a		areas.
NW-Ext 2	Brodominately C	lace (730/) with th		aaking	main control	nortion of st	udu araa a	diacontto	Pakor Creak	Pood Only	nortions
INVV-EXLZ	Predominately Class I (72%), with the Class I making up main central portion of study area adjacent to Baker Creek Road. Only portions											
	of Class III/IV+ are along northern boundary of studay area adjacent to Baker Creek floodplain, which would need to be accessed through											
	Class I soil areas. Predominately C		10/)	the Class	Il makina	un maiorit :	of main contr	al area of	tudy area	Areas of C	acc 111/11/1 -	nly along
Granullavell	riedominately C	.iass II (80.4		the Class adiacent i	-		or main centr	ai dred OT S	scutty area.	Areas of CI	ass 111/1V+ 0	niy along

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SW - 06 Areas of Class III and Class IV+ are speckled, but majority of study area Class II. SW-03 SW II Areas of Class III and Class IV+ are speckled, but majority of study area Class II. W of Old Sheridan-1 Large area of Class III in northern portion of study area, adjacent to area of Class III and Class IV+ in adjacent study area (W-OSH2). Pockets of Class II in northwest corner and southern half of study area. W of Old Sheridan-2 Large area of Class III and Class IV+ in band through middle of study area, but Class II on both sides adjacent to study area boundaries. West Hills-South Most of study area Class III, with small bands of Class II. Class IV+ in a couple small bands at westernmost portion of study area. West Hills-2 Most of study area Class III, with small areas of Class IV+ along existing UGB boundary before transition to continous Class III. Nof Fox Ridge-East Class III and Class IV+ in majority of study area, with small pockets of Class II along the center o study area and band of Class I along northern boundary. NW-Ext 1a (Northern) Mostly Class I, with range of all other soil classes spread throughout study area. NW-Ext 1b (Southern) Distribution dicht meet >50% groupings. Over 50% is in Class III+, so assigned a rating of 2. Range of soil classes throughout. Most continuous portion is area between High School and FRR, which is mostly Class II. NW-Ext 2 Mostly Class I on southern portion of study area adjacent to Baker Creek Road. Grandhaven-E	Norton Lane West	Distribution didn't meet >50% groupings. Over 50% is in Class III+, so assigned a rating of 2. Low continuity, with bands of Class II running through length of study area. Class III and Class
SW-03 Areas of Class III and Class IV+ are speckled, but majority of study area Class II. SW II Areas of Class III and Class IV+ are speckled, but majority of study area Class II. W of Old Sheridan-1 Large area of Class III in northern portion of study area, adjacent to area of Class III and Class IV+ in adjacent study area. W of Old Sheridan-2 Large area of Class III and Class IV+ in band through middle of study area, but Class II on both sides adjacent to study area class III, with small bands of Class II. Class IV+ in a couple small bands at westernmost portion of study area. West Hills-South Most of study area Class III, with small areas of Class IV+ along existing UGB boundary before transition to continous Class III. N of Fox Ridge-East Class III and Class IV+ in majority of study area, with small pockets of Class II along the center o study area and band of Class I along northern boundary. NW-Ext 1a (Northern) Most of study area is Class III. Most continuous portion is area between High School and FRR, which is mostly Class II. Most continuous portion is area between High School and FRR, which is mostly Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. MW-Ext 2 Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Grandhaven-E Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Morth of Ba	SWL OC	
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Note This 1 transition to continous Class III. N of Fox Ridge-East Class III and Class IV+ in majority of study area, with small pockets of Class II along the center of study area and band of Class I along northern boundary. NW-Ext 1a (Northern) Mostly Class I, with range of all other soil classes spread throughout study area. NW-Ext 1b (Southern) Distribution didn't meet >50% groupings. Over 50% is in Class III+, so assigned a rating of 2. Range of soil classes throughout. Most continuous portion is area between High School and FRR, which is mostly Class III. NW-Ext 2 Mostly Class I on southern portion of study area adjacent to Baker Creek Road. Grandhaven-E Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Grandhaven-W Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Airport East (EA) North of Baker Creek Subtotal Class IV+ - Describe tf Continuity III High Moderate	West Hills-South	westernmost portion of study area.
Study area and band of Class I along northern boundary. Study area and band of Class I along northern boundary. NW-Ext 1a (Northern) Mostly Class I, with range of all other soil classes spread throughout study area. NW-Ext 1b (Southern) Distribution didn't meet >50% groupings. Over 50% is in Class III+, so assigned a rating of 2. Range of soil classes throughout. Most continuous portion is area between High School and FRR, which is mostly Class II. NW-Ext 2 Mostly Class I on southern portion of study area adjacent to Baker Creek Road. Grandhaven-E Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Grandhaven-W Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Airport East (EA) North of Baker Creek Subtotal Class IV+ - Describe tt Continuity High High Moderate	West Hills-2	transition to continous Class III.
NW-Ext 1b (Southern) Distribution didn't meet >50% groupings. Over 50% is in Class III+, so assigned a rating of 2. Range of soil classes throughout. Most continuous portion is area between High School and FRR, which is mostly Class III. NW-Ext 2 Mostly Class I on southern portion of study area adjacent to Baker Creek Road. Grandhaven-E Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Grandhaven-W Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Airport East (EA) North of Baker Creek Subtotal Class IV+ - Describe tf Continuity High Moderate Moderate	N of Fox Ridge-East	
Range of soil classes throughout. Most continuous portion is area between High School and FRR, which is mostly Class III. NW-Ext 2 Mostly Class I on southern portion of study area adjacent to Baker Creek Road. Grandhaven-E Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Grandhaven-W Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Airport East (EA) North of Baker Creek Subtotal Class IV+ - Describe tf Continuity High Moderate Moderate	NW-Ext 1a (Northern)	
Grandhaven-E Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Grandhaven-W Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Airport East (EA) Most of Baker Creek Subtotal Class IV+ - Describe tt Continuity I High I Moderate I	NW-Ext 1b (Southern)	Range of soil classes throughout. Most continuous portion is area between High School and
Grandhaven-E Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Grandhaven-W Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area. Airport East (EA) Most of Baker Creek Subtotal Class IV+ - Describe tt Continuity I High I Moderate I	NW-Ext 2	Mostly Class I on southern portion of study area adjacent to Baker Creek Road.
from existing UGB by large Class II soil area. Airport East (EA) North of Baker Creek Subtotal Class IV+ - Describe tf Continuity High High Moderate	Grandhaven-E	Most of study area is Class II. Areas of Class IV+ along northern boundary along river, separated from existing UGB by large Class II soil area.
North of Baker Creek Subtotal Class IV+ - Describe t Continuity High Moderate	Grandhaven-W	
Subtotal Class IV+ - Describe t Continuity High Moderate	Airport East (EA)	
Class IV+ - Describe tt Continuity High Moderate	North of Baker Creek	
Continuity High Moderate	Subtotal	
High Moderate	Class IV+ - Describe t	ł
High Moderate		
Moderate	Continuity	
	High	
Low	Moderate	
	Low	

Soil Priority Conflict	
Study Area	Comments
Continuity	
CHUCK'S NOTE:	
Exception Areas	
Lawson Lane	
Old Sheridan Road	
N-Fox Ridge - West	
Resource Areas	
N of Old Stone	
MA-EV	
Three Mile Lane East	
Three Mile Lane West	
Norton Lane West	
Norton Lane East	
SW I (SW 06)	
SW II	
W of Old Sheridan	
West Hills-South	
West Hills	
N of Fox Ridge- East	
NW-Ext 1a (northern)	
NW-Ext 1b (southern)	
NW-Ext 2	
Grandhaven	

Agricultural Adjacency & Co	nflicts			
	Perimeter	Total	Percentage	Overall
	Length	Perimeter	of study	Rating
	adjacent to		area	Ū.
Study Area	Farm		boundary	
Exception Areas				
Lawson Lane (LL)	3,673	4,651	79.0%	2
Old Sheridan Road (OSR)	5,720	9,148	62.5%	2
N-Fox Ridge - West (N-FR-W)	7,840	11,075	70.8%	2
Booth Bend Road (BR)	4,826	6,875	70.2%	2
Brentano Lane (BL)	8,895	8,895	100.0%	1
Westside Lane (WL)	2,953	6,258	47.2%	3
Subtotal				
<u>Resource Areas</u>				
N of Old Stone	9,689	13,770	70.4%	2
NA-EV-E	607	9,490	6.4%	3
Three Mile Lane East	6,662	17,759	37.5%	3
Three Mile Lane West	985	2,973	33.1%	3
Norton Lane East	6,331	8,489	74.6%	2
Norton Lane West	2,389	9,759	24.5%	3
SW - 06	4,424	11,125	39.8%	3
SW-03	4,802	5,698	84.3%	1
SW II	4,333	9,234	46.9%	3
W of Old Sheridan-1	20,052	20,052	100.0%	1
W of Old Sheridan-2	16,284	16,962	96.0%	1
West Hills-South	6,720	12,084	55.6%	2
West Hills-2	21,611	32,455	66.6%	2
	,1	52,.55	00.070	-
N of Fox Ridge-East	10,961	14,660	74.8%	2
NW-Ext 1a (Northern)	7,465	12,699	58.8%	2
NW-Ext 1b (Southern)	3,540	10,427	34.0%	3
NW-Ext 2	2,489	3,598	69.2%	2

Agricultural Adjacency & Co	nflicts				
	Perimeter		Total	Percentage	Overall
	Length	F	Perimeter	of study	Rating
	adjacent to	,		area	
Study Area	Farm			boundary	
Grandhaven-E	2,932		4,505	65.1%	2
Grandhaven-W	9,307	,	11,112	83.8%	1
Airport East (EA)	21,953	-	28,107	78.1%	2
North of Baker Creek (NBC)	7,622	2	16,244	46.9%	3
Subtotal					
		Ra	ating		
High Conflict	>80%		1		
Moderate Conflict	51% - 79%		2		
Low Conflict	50% or <		3		
Buffer		1			
Adjacency			% of	Study Area	۱ [
Perimeter to Farm Zones			Adjacent	t to Farm Z	one
Total Perimeter		Scatter			
% of Perimeter					_
		1.2			
Perimeter to BL Ratio		1			
High Value Farmland				••	•
Soils Classification		0.8	••••		
		0.6	•	•••	•
		0.4		•	
		0.4	•	•	-
		0.2			
		0	•		
			0 1	0 20	30

Agricultural Adjacency &	<u>Co</u>
	Comments
Study Area	
Exception Areas	
Lawson Lane (LL)	
Old Sheridan Road (OSR)	Hwy 18 provides some buffer from ag uses to the east.
	W)Adjacent on west and south to F-80 county zoned land.
Booth Bend Road (BR)	Adjacent to EF-80, besides UGB across Highway 18.
Brentano Lane (BL)	Disconnected from UGB, so surrounded by EF zoned land. Active ag uses surround study area.
Westside Lane (WL)	Adjacent on south to VLDR-2.5 zone. East is UGB. West is EF-80. North is EF-20.
Subto	tal
Resource Areas	
N of Old Stone	Well established ag use in close proximity to the north. Forest Glen Oaks dairy farm, with many buildings and improvements, so well established.
NA-EV-E	Only adjacent ag use is vineyard to the west. Physical buffers include Hwy 18 (south), Evergreen campus (north), and Olde Stone Village (east).
Three Mile Lane East	Only adjacent ag use would be remaining fields in floodplain. Other existing ag uses are in UGB, but just not yet developed (large parcels along Three Mile Lane).
Three Mile Lane West	Only adjacent ag use would be remaining fields in floodplain. Adjacent to Lawson Lane rural residential zoning and Hwy 18 as buffers.
Norton Lane East	Yamhill River a physical buffer to east. West is river and then Joe Dancer Park. South is UGB. Only adjacent ag use would be remaining fields to the north in floodplain.
	Not adjacent to active ag uses. Existing UGB surrounds most of study area, with Yamhill River on the east as a physical buffer.
Norton Lane West	Technically north part of Joe Dancer Park is outside UGB and EF-80 zoning, so perimeter length measured along that portion.
SW - 06	Cozine Creek corridor provides small buffer to the south.
SW-03	Perimeter adjacent to farm zones would reduce to 2,962 if study area to the north (SW-06-R2) were included in UGB.
SW II	
W of Old Sheridan-1	Surrounded by existing ag uses.
W of Old Sheridan-2	Surrounded by existing ag uses, with the exception of small adjacency to existing UGB at northeast corner. If other study areas were included (SW1 and SW2), would have more adjacency to UGB.
West Hills-South	
West Hills-2	Adjacent to F-80 zone to the north and west, adjacent to ag field to south.
N of Fox Ridge-East	Remnant ag uses adjacent to east (existing ag uses in NW Ext 1b study area) and north in fields in floodplain. More established ag uses (recent orchard installation) further north across Baker Creek. Separated by Baker Creek and floodplain (but floodplain areas would be farmed fields).
NW-Ext 1a (Northern)	Adjacent to UGB on south and east. Only adjacent ag use would be remaining fields to the north in floodplain. Draper Farms is located within this study area (active ag use).
NW-Ext 1b (Southern)	Adjacent to ag use and farm zoning to west (NFRR-E study area). UGB is to south (FRR and High School) and east, and West Winds residential use to the north.
NW-Ext 2	Adjacent to Draper Farms to the south, and remaining fields to the north in floodplain. Larger ag use and zoned areas to the north across Baker Creek. Baker Creek provides phyiscal buffer further to the north, and Baker Creek Road provides some buffer to the south.

Agricultural Adjacency & Co	4
	Comments
Study Area	
	Adjacent to UGB to the south, but also to ag uses in Chegwyn conservation easement along entire west and north study area boundary that create physical and legal buffer to size of study area. Other ag uses are across Yamhill River, with river providing physical buffer.
	Adjacent to UGB to the south, but also to ag uses in Chegwyn conservation easement along entire east study area boundary. Other ag uses are across Yamhill River, with river providing physical buffer.
	Adjacent to UGB and airport on west, but all other boundaries are EF-80.
	Adjacent to UGB on south, but across Baker Creek. Adjacent to ag uses to east, north, and west. Some areas to north are in Exception area, but are actively farmed.
Subtotal	
High Conflict	
Moderate Conflict	
Low Conflict	
Buffer	
Adjacency	
Perimeter to Farm Zones	
Total Perimeter	
% of Perimeter	
Perimeter to BL Ratio	
High Value Farmland	
Soils Classification	

Type of Adjacent Agricultural Uses

	Туре	Overall
Study Area		Rating
Exception Areas		_
Lawson Lane (LL)	Class 2	2
Old Sheridan Road (OSR)	Class 2	2
N-Fox Ridge - West (N-FR-W)	Class 3	3
Booth Bend Road (BR)	Class 2	2
Brentano Lane (BL)	Class 2	2
Westside Lane (WL)	Class 2	2
Subtotal		
<u>Resource Areas</u>		
N of Old Stone	Class 1	1
NA-EV-E	Class 2	2
Three Mile Lane East	Class 2	2
Three Mile Lane West	Class 2	2
Norton Lane East	Class 2	2
Norton Lane West	N/A	0
SW - 06	Class 2	2
SW-03	Class 2	2
SW II	Class 2	2
W of Old Sheridan-1	Class 2	2
W of Old Sheridan-2	Class 2	2
West Hills-South	Class 2	2
West Hills-2	Class 3	3
N of Fox Ridge-East	Class 2	2
NW-Ext 1a (Northern)	Class 2	2
NW-Ext 1b (Southern)	Class 3	3
NW-Ext 2	Class 2	2
Grandhaven-E	Class 2	2
Grandhaven-W	Class 2	2
Airport East (EA)	Class 2	2
North of Baker Creek (NBC)	Class 2	2
Subtotal		

Class of Ag Resource	Conflict	Rating	
Class 1	High		1
Class 2	Moderate		2
Class 3	Low		3

High Value Resource Land C	Conflicts									
			Percent		Percent ORS	Commercial	High			
		Class 1/2	Class 1/2	ORS 215.710	215.710	Forest	Value			
Study Area	Total Acres	Soils	Soils	Soils	Soils	Zoning	Resource	Rank	Rating	Comments
Exception Areas	Acres	Acres		Acres		Acres	%			
Lawson Lane (LL)	18.1	17.0	93.9%	1.0	5.6%	0.0	99.5%	High	1	
Old Sheridan Road (OSR)	54.5	50.9	93.4%	3.5	6.4%	25.2	99.8%	High	1	All commercial forest zones are also Class II soils, so Commercial Forest zones not double counted in calculation.
N-Fox Ridge - West (N-FR-W			1.7%			3.1	78.5%	Moderate	2	
Booth Bend Road (BR)	40.2	33.6	83.5%		3.3%	0.0	86.9%	High	1	
Brentano Lane (BL)	91.8	67.6	73.7%	16.5	18.0%	0.0	91.6%	High	1	All of study area is zoned AF-10, but is classified as an Exception area in County Zoning data.
Westside Lane (WL)	35.0	25.7	73.4%	0.0	0.0%	0.0	73.4%	Moderate	2	
Subtotal	355.9	196.7		108.6		28.3				
<u>Resource Areas</u>										
N of Old Stone	279.0		71.5%			0.0			1	
NA-EV-E	40.2		40.0%	24.1		0.0			1	
Three Mile Lane East	201.7	179.9	89.2%	0.0		0.0			1	
Three Mile Lane West	9.0		76.5%						1	
Norton Lane East	81.5	71.6	88.0%	0.0		0.0			1	
Norton Lane West	61.4	27.0	44.0%					Moderate	2	
SW - 06	158.0		79.0%	17.3		0.0			1	
SW-03	41.9		84.9%	1.8		0.0			1	
SW II	120.1	89.2	74.3%						1	
W of Old Sheridan-1	231.4	104.3	45.1%	127.1		0.0			1	
W of Old Sheridan-2	313.8		53.6%						1	
West Hills-South	122.3	7.8	6.3%			0.0			1	
West Hills-2	431.9		1.1%	344.1	79.7%	63.7	95.5%	U U	1	
N of Fox Ridge-East	189.1	24.4	12.9%	104.2		0.0		Moderate	2	
NW-Ext 1a (Northern)	78.2	62.3	79.7%	2.0		0.0			1	
NW-Ext 1b (Southern)	72.5		48.7%	37.2		0.0			1	
NW-Ext 2	15.5		71.9%	0.0		0.0		Moderate	2	
Grandhaven-E	19.5		89.9%	0.0		0.0			1	
Grandhaven-W	67.9		79.1%			0.0			1	
Airport East (EA)	493.4	278.7	56.5%	214.7		0.0			1	
North of Baker Creek (NBC)	118.7	46.4	39.1%	0		0.0	39.1%	LOW	3	
Subtotal	3146.8	1565.4		1240.7		63.7				
ORS 215.710 include Class	III and Class	IV with soil ty	pes describe	d in ORS 215.7	10. Only one	from base dat	a layer tha	t needed to	be remove	ed was Wapato sub-types
Rating										
High Conflict	> 80%									
Moderate Conflict	50-80%									
Low Conflict	<50%									

Notes:	Commercial Forest Zoning includes Yamhill County F-80, AF-10, AF-20, AF-40, and AF-80 Zones.	