Appendix O.1: Study Area Images – Homes, Nurseries and Public Facilities

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Overview

Figure 1 shows the location of eight mid- to large-scale nurseries and agricultural processing operations (shown in dark blue) and five prominent public facilities within the study area (shown in light blue).

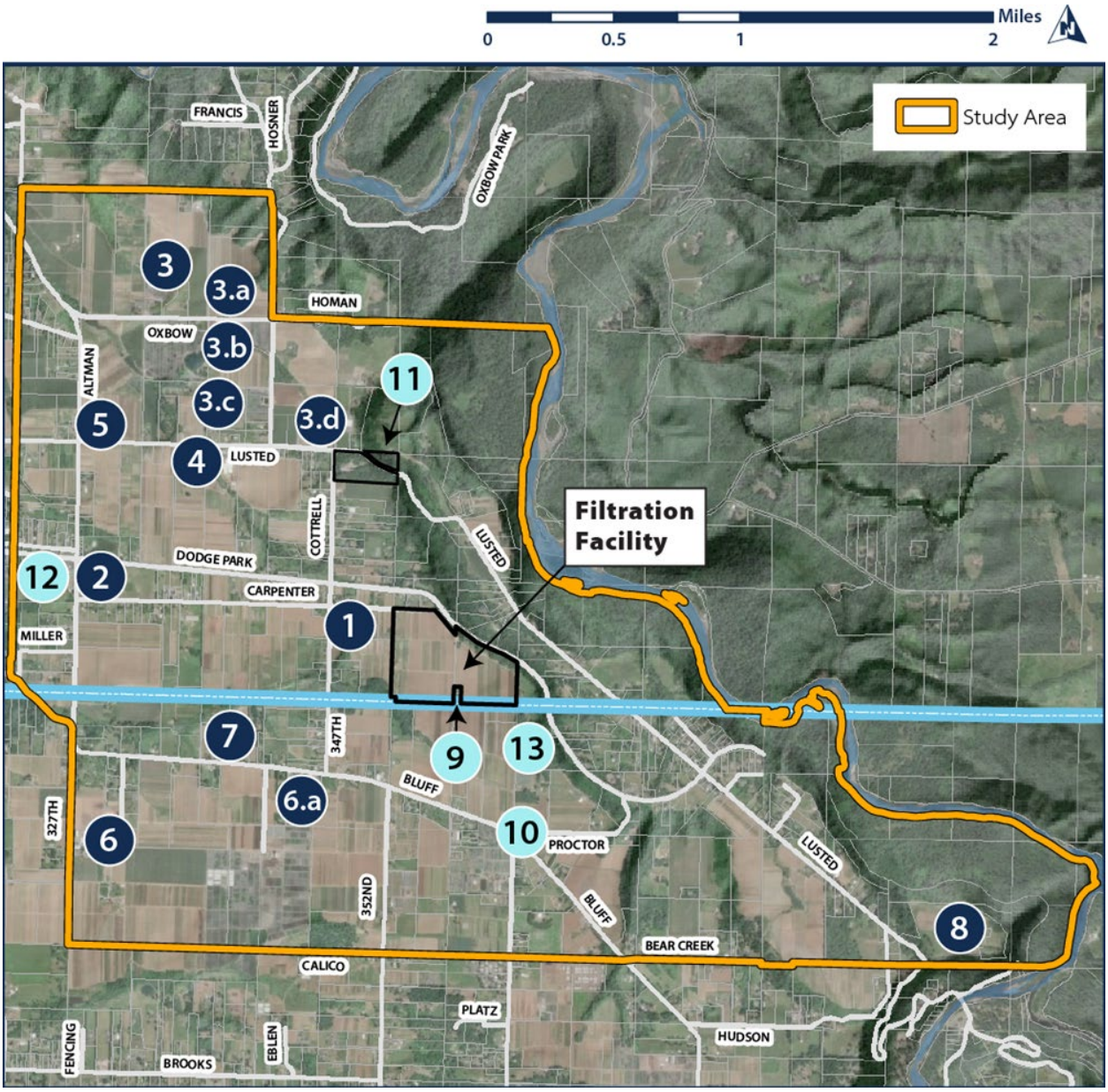

Figure 1. Locational Key for Nurseries and Public Facilities within Study Area

Table 1 provides the street address and estimated above-ground building coverage (building footprint) of each numbered facility.[1] Estimated above-ground building footprints range from just under 15,000 sq. ft. (R&H Nursery) to over 245,000 sq. ft. (J. Frank Schmidt & Son Co.).

Table 1. Nursery and Agricultural Processing Operations and Public Facilities in the Study Area

Mid- to Large-Scale Nursery or Agricultural Processing Operations			
Map #	**Nursery or Processing Name**	**Zoning**	**Estimated Building Footprint (sf)**
1.	R & H Nursery (34826 Carpenter Lane)	MUA-20	14,950 w/ 4 greenhouses
2.	Scenic Fruit Co. (7510 Altman Road)	MUA-20	54,200
3, 3a-d.	Sester Farms (5 locations - Oxbow, Hosner, and Lusted roads)[9]	EFU	143,650 w/ 28 greenhouses
4.	Surface Nursery (33740 Lusted Road)	MUA-20	89,700 w/ 5 greenhouses
5.	Glendale Farms (32801 Lusted Road)	EFU	24,900
6, 6a.	J. Frank Schmidt & Son Co. (2 locations – 327th Avenue and Bluff Road)[10]	EFU	245,550 w/ 94 greenhouses
7.	T.H. Belcher Nursery Inc. (33755 Bluff Road)	RRFF-5	21,150
8.	Stargazer Farm (39391 Lusted Road)	TBR	80,850
Total Nursery or Processing Building Coverage			674,950*
Public Facilities			
Map #	**Facility Name**	**Zoning**	**Estimated Building Footprint (sf)**
9.	Pleasant Home Water District Tanks (35524 Carpenter Lane)	MUA-20	2,000
10.	Oregon Trail Academy (36225 Proctor Road)	RRFF-5	46,000
11.	Lusted Hill Treatment Facility (6704 Cottrell Road)	CFU	4,100
12.	Electrical Substation (SW of intersection of Altman Road and Dodge Park Boulevard)	RR	Building sq. ft. N/A; above ground electrical facilities cover about 35,000 sf.
13.	Photovoltaic Solar Power Generation Facility (36461 Proctor Road)	EFU	12 acres of above ground solar modules

[1] Winterbrook used a combination of GIS and aerial analysis to estimate building footprints. Building footprints are one way to measure potential visual and transportation impacts from a nursery or public facility.

* Table 1 does not show low-profile or below-ground development, such as parking and loading areas, outdoor storage areas, or low-profile utilitarian structures such as storage tanks or basement facilities. Temporary and permanent greenhouses (131 separate structures) coverage estimates are not included in building footprint estimates.

Table 2 shows 2020 gross revenue and employee estimates in seven of the eight mid- to large-scale agricultural processing operations in the study area. The gross revenue for these seven operations comes to over $116 million, or an average revenue of about $16.7 million per business. In 2020, the seven operations ranged from six to 245 employees. The filtration facility has a footprint of about 89,000 sq. ft. (not including utilitarian structures such as water basins or chemical silos) and 26 employees. With a footprint of 89,600 sq. ft. (not including greenhouses) and 35 employees, Surface Nursery is most similar to the filtration facility.

Overall, Table 2 shows that the size and employee numbers of the filtration facility are consistent with the character of the area.

Table 2. Study Area Nursery and Fruit Processing Characteristics

Business Name	Gross Annual Revenue	Employees	Estimated Building Footprints (sf)	Estimated Existing[2] Greenhouse Footprints (sf)
R&H Nursery	$623,707	8	14,950	11,950
Scenic Fruit	$34,501,765	200	54,200	0
Sester Farms	$30,417,454	85	143,650	204,950
Surface Nursery	$1,681,663	35	89,700	24,450
Glendale Farms	$483,000	6	24,900	0
J. Frank Schmidt	$48,491,743	245	245,550	439,250
Belcher Nursery	$460,695	19	21,150	0
Stargazer Farm[3]	N/A	N/A	80,850	13,450
Total	$116,660,027	598	674,950	694,050
Average	$16,665,718	86	84,369	86,756

Source: Buzzfile4 and Winterbrook (2020 data)

[2] Existing greenhouse footprints are based on Google Earth imagery dated 7/24/2021. Greenhouses can be temporary. Estimates only consider those visible within the date as stated.

[3] Buzzfile data was not available for Stargazer Farm.

Per https://stargazerfarmsblog.wordpress.com: "We are a small-scale, diversified vegetable farm located in Sandy, OR. We grow using natural and biological methods and do not use any pesticides, fungicides, herbicides, or chemicals of any sort. We sell directly to restaurants in the greater Portland area." Stargazer farms also grows marijuana products.

[4] Winterbrook could not independently corroborate the data presented in Table 2. If any of the businesses listed above believe that this table is in error, Winterbrook would support amending the table based on a more reliable data source.

Mid- to Large-Scale Nurseries and Agricultural Processing Operations

The R&H Nursery operational center abuts the filtration facility site to the west. There are five farm outbuildings and four temporary greenhouses that share access from Carpenter Lane. Most of these outbuildings are painted white and have gable or shed roofs. The classic, gambrel-roof barn is roughly 27 feet tall. The nursery employs an estimated eight people and has no formal parking areas. The area between the farm buildings and the public ROW (roughly 65 feet) is used for truck and trailer parking and outdoor maneuvering between three loading docks. Semi-trailer trucks and buildings are visible from Carpenter Lane and nearby rural residences. Like other nurseries in the study area (as discussed in more detail below), R&H Nursery's accepting farming practices include the use of noisy farm equipment, unshielded outdoor lighting, and prudent application of chemicals according to label instructions.

Figure 2. R&H Nursery (34826 Carpenter Lane #1)

Figure 3. Scenic Fruit Co. (7510 Altman Road #2)

Packaging, shipping, and wholesale operations for Scenic Fruit Company occur at the four-way stop of Altman and Dodge Park Boulevard. There are five farm buildings with a combined footprint of 54,200 sq. ft. The largest building covers 37,000 sq. ft. The most visible building nearest the intersection is about 25-feet high, sided with off-white paneling, and has an off-white sheet-metal gabled roof. Other outbuildings are sided with either beige or blue metal with white gabled or shed roofs. The buildings are set back about 15 feet from Altman Road and 22 feet from Dodge Park Boulevard. There are 46 formal striped parking spaces for employees and visitors, with additional informal parking areas within the 15-foot setback area between the building and SE Altman Road.

Scenic Fruit contains loading docks, trailers, and outdoor storage areas screened from both Dodge Park Boulevard and Altman Road by chain link fencing with green privacy slats. There are some mature bushes and trees along both ROWs; however, the loading and maneuvering activities along Altman Road are unscreened.

Figure 4. Sester Farms Headquarters (33205 Oxbow Drive #3)

Sester Farms has five separate clusters of farm buildings in the study area, shown on Figures 4 through 8, 3.a through 3.d). Figure 4 shows the main office located at 33205 Oxbow Drive. The site includes a classic barn and a converted home that serves as the main office. Greenhouses occupy a few acres north of the headquarters, with roughly 76 informal parking spaces between the office and greenhouses.

Figure 5. Sester Farms (33943 Oxbow Drive #3.a)

This Sester Farms operation center has two farm buildings, nine greenhouses, and two residences. The two farm buildings cover 3,800 sq. ft. and have white metal siding. The second farm building is sided with beige metal. Both farm buildings are behind existing residences, with the nearest building roughly 160 feet from Oxbow Drive. There are no formal parking areas, loading docks, or outdoor storage areas. When traveling from either direction along Oxbow or Hosner roads, farm buildings, greenhouses, and outdoor operations are clearly visible. Like other nurseries in the study area, Sester Farms uses noisy farm equipment, has unshielded outdoor lighting, and applies chemicals to nursery crop fields according to label instructions.

Figure 6. Sester Farms (33840 Oxbow Drive #3.b)

The Sester Farms operation center shown in Figure 6 has less building coverage (at about 20,000 sq. ft) than the Sester Farms main facility on Lusted Road (at over 90,000 sf). The warehouse is about 28 feet tall and roughly 32 feet from Oxbow Drive. The utilitarian building has white metal siding with transparent plastic near the roofline for natural light. The eastern side of the building has six trailer loading docks and 12 formal striped spaces between the building and Oxbow Drive that appear to be used for outdoor storage and vehicle maneuvering. There is no screening between Lusted Road and the nursery structures. A chain-link fence topped with barbed wire defines the street frontage. There is an unshielded pole light in the upper-left portion of the lower left-hand image and an unshielded wall light near the center of the image.

Figure 7. Sester Farms (6015 Hosner Road #3.c)

Two farm buildings at this Sester location cover roughly 19,800 sq. ft. (a large building with a 19,615 sq. ft. footprint and a smaller building with a 159 sq. ft. footprint). The larger building stands 30 feet tall, has a white metal gabled roof, with white metal siding. Informal parking, loading, and storage areas near the buildings. Although located in the center of the site and partially screened by nursery stock, the large building is visible from Oxbow, Hosner, Altman, and Lusted roads.

Figure 8. Sester Farms Nursery Operations Center (34519 Lusted Road #3.d)

Figure 8 shows Google and field outing photos of Sester Farms' main production center, just north and west of the LHTF near the intersection of Cottrell and Lusted roads. The site is zoned EFU. The operational center includes nine warehouse and processing buildings, six greenhouses, a semi-trailer truck loading area, and approximately 109 onsite employee parking spaces. These buildings have a combined footprint of roughly 92,000 sq. ft. (not including greenhouses) and have white-metal gabled roofs and either beige or tan metal siding. This combined building footprint of the above-ground buildings (not including six large greenhouses) on the site is comparable to the footprint of the above-ground filtration facility buildings (not including low-profile utilitarian structures); however, the operational center provides (and likely requires based on the number of trips) considerably more employee and visitor parking than the filtration facility.

Figure 9. Surface Nursery (33740 Lusted Road #4)

Figure 9 shows Google images of Surface Nursery's operational center, which is located between the LHTF and the proposed finished water intertie on Lusted Road. The site is zoned MUA-20. The operational center has ten farm buildings and five greenhouses, loading and outdoor storage areas. The farm building footprints (excluding greenhouses) total about 90,000 sf, which is comparable to the square-footage of above-ground office and storage buildings at the filtration facility. The buildings have white metal gabled and shed roofs and have beige or brown metal siding. Employee parking is provided in the Lusted Road ROW. Buildings and parking areas are not screened from Lusted Road. As discussed in Section 1.A, Surface Nursery has 35 employees, which is comparable to the 26 employees at the filtration facility.

Figure 10. Glendale Farms (32801 Lusted Road #5)

Glendale farms is located at the corner of Altman and Lusted Roads. The farm processes wood mulch. The site has four farm buildings totaling a 24,900 sq. ft. The classic, gambrel-roofed white barn covers roughly 14,000 sq. ft. and is about 36 feet tall. Other farm structures are sided with a mixture of white vertical wood panel, unpainted grey cinder blocks, and unpainted metal/wood vertical panels, topped with green metal gable roofs. The buildings are setback about 30 feet from Lusted Road, with informal parking and outdoor equipment storage areas between the buildings and road.

Figure 11. J. Frank Schmidt & Son Co. (9500 327th Avenue #6)

J. Frank Schmidt & Son Co. is the largest nursery within not only the study area but in the larger unincorporated areas west of the Sandy River. Within the study area, they are the largest in terms of gross revenues, employees, and building footprint. There are two J. Frank Schmidt & Son Co. locations that are adjacent to one another but have separate access points and building clustering. Because of this, this analysis separates these operational centers into two discussions.

J. Frank Schmidt & Son Co.'s main operational center is located on the local road 327th Avenue in Clackamas County. There are an estimated 17 farm buildings and an additional 42 greenhouses clustered near the corner of 327th Avenue and Altman Road. The farm building footprints alone total 227,550 sq. ft. with the largest covering roughly 40,000 sq. ft. The buildings vary in height; the tallest are around 30 feet. The buildings are sided with mostly blue/beige metal, topped with white metal gabled and asymmetrical gabled roofs. Some buildings are topped with solar panels.

The nearest buildings are set back 54 feet from 327th Avenue. With the abundance of vehicle parking, loading, and maneuvering areas, parking estimates were limited to the areas around the main office buildings closest to 327th Avenue. There are 220 formal (spaced and lined) and unformal parking areas nearest these buildings. There are multiple loading docks and storage areas more internal to the site, and largely blocked from view from the right-of-way by buildings. There are some screening elements (trees and hedges) for the buildings closest to 327th Avenue, but the setbacks are mostly paved or gravel vehicle maneuvering areas.

Figure 12. J. Frank Schmidt & Son Co. (34500 & 34900 Bluff Road #6.a)

This J. Frank Schmidt & Son Co. location has access from Bluff Road and supports mostly greenhouses. There are five farm buildings that have a combined footprint of 18,000 sq. ft. and an additional 52 green houses. The tallest buildings are 26 feet. Dense mature hedges screen farm operations from Bluff Road. The only Schmidt building visible from Bluff Road is an older wood and metal sided barn with a gable metal roof. The other buildings more internal to the site appear to have white metal shed or gamble roofs with white metal siding. The farm buildings are over 100 feet from Bluff Road, with greenhouses as close as 20 feet from the road. Parking and loading areas are placed behind buildings and are not visible from Bluff Road.

Figure 13. T.H. Belcher Nursery Inc. (33755 Bluff Road #7)

Belcher Nursery has six nursery buildings at this location with a combined footprint of 21,000 sf. The tallest building is about 30-feet high. The buildings typically have painted metal siding and gabled metal roofs. Semi-trailer trucks regularly access the site to transport nursery products. There are 15 to 20 informal parking spaces, at least three loading bays, and outdoor storage on the site. The farm buildings and unshielded outdoor lighting are partially screened from Bluff Road by homes and dense landscaping. The use of plantings and copious setbacks in this secluded and relatively low-impact nursery operation are replicated in the filtration facility layout and design.

Figure 14. Stargazer Farm (39391 Lusted Road #8)

This farm, which processes vegetables for local restaurant and farmers market consumption, is tucked away from Lusted Road, towards the east and the Sandy River. The farm has an estimated 13 buildings covering approximately 80,850 sq. ft. The largest farm building has 32,000 sq. ft. and is roughly 35 feet high. Because of the large setback from the roadside – nearly 700 feet from Lusted Road – it is difficult to determine the siding and roof composition of the buildings. Aerial images show pitched and complex/composite roofing styles, most likely metal. There are multiple outdoor storage areas and some informal parking areas around the property.

Public Facilities

The Pleasant Home Water District has two 80- to 90-foot-tall water storage tanks on a separate parcel abutting the filtration facility site. The first tank was conditionally approved in 1975; the second larger tank was conditionally approved in 2013 (Appendix 0.3, Multnomah County case file T3-2013-2935) and was found to be consistent with the character of the area.

A chain link fence topped with barbed wire encloses the base of the tanks. The site is accessed from the east end of Carpenter Lane through the filtration facility site. A small gravel parking area is provided for maintenance vehicles. Both storage tanks were painted teal after construction of the second tank. The unscreened tanks are visible beyond the rural development core analysis area. The tanks do not appear to have significant noise, light, or air quality impacts.

Figure 15. PHWD Water Tanks (35524 Carpenter Lane #9)

Figure 16. Oregon Trail Academy (36225 Proctor Road #10)

The Oregon Trail Academy is located south of the filtration facility on Bluff Road and serves students from within and outside the study area. The K-8 school has roughly 350 students, 17 full-time teachers, and supporting administrative staff. There are ten buildings with a combined footprint of roughly 46,000 sq. ft. The school has two parking lots with 70 marked spaces. The school and parking areas have little or no landscape screening.

The Oregon Trail Academy – with its gable roofs, wood siding, and neutral color scheme – has made an effort to blend in with existing rural dwellings in the area, but the buildings and parking areas are not screened from public view. Outdoor pole lighting is not shielded. Noise impacts from outdoor activities and buses are audible beyond site boundaries.

Figure 17. Lusted Hill Water Facility (6704 Cottrell Road #11)

The Lusted Road Treatment Facility is located near the Sester Farms' main operational center, and just over a half-mile north of the proposed filtration facility. The bottom right Google image shows the LHTF entrance looking east from Cottrell Road. A surge tank at the entrance was constructed in the 1990s and painted dark green to blend with existing evergreen trees. LHTF structures are barely visible through the forested area along Cottrell Road.

The top and bottom left images (provided by the Water Bureau) show LHTF structures (approved by Multnomah County in 2017) looking northwest from the interior of the site. The LHTF has a small (4,800 sq. ft) operations building painted beige and green, two 50-foot-tall white soda ash silos, a communications tower, and seven employee parking spaces. These facilities are screened from both Cottrell and Lusted roads by forested land. The communications tower is screened by tall trees; as required by county code, the tower is painted dark green to match existing evergreen trees at the base, and silver to blend in with the sky above tree level.

Figure 18. Electrical Substation (SW Intersection of Altman Road and Dodge Park Boulevard #12)

There is an electrical distribution substation southwest of the intersection of Altman Road and Dodge Park Boulevard, directly west of the Scenic Fruit Co. The fenced substation compound covers approximately 35,000 sq. ft., and it is setback roughly 70 feet from the adjacent rights-of-way. The setbacks are grassed with partial screening directly adjacent to the compound fencing. Landscaping is generally low-profile, with some larger trees nearest the adjacent intersection.

As shown on Figure 19, a solar facility (technically a “photovoltaic solar power generation facility”) is located southeast of the filtration facility site and the PHWD water tanks, just north of the Oregon Trail Academy. The solar facility includes passive solar panel modules that occupy approximately 12 acres on the larger, 34-acre EFU property. The solar facility abuts two residential parcels.

Clackamas County approved this solar facility in 2018 (Appendix O.3, File no. Z0384-18-C) as a “commercial utility facility for the purpose of generating power for public use” per OAR 660-033-0130(38). The solar facility is visible from several homesites in the area. In approving this solar facility use, the Clackamas County hearings officer did not require screening from adjacent homesites, or from adjacent farm or forest land.

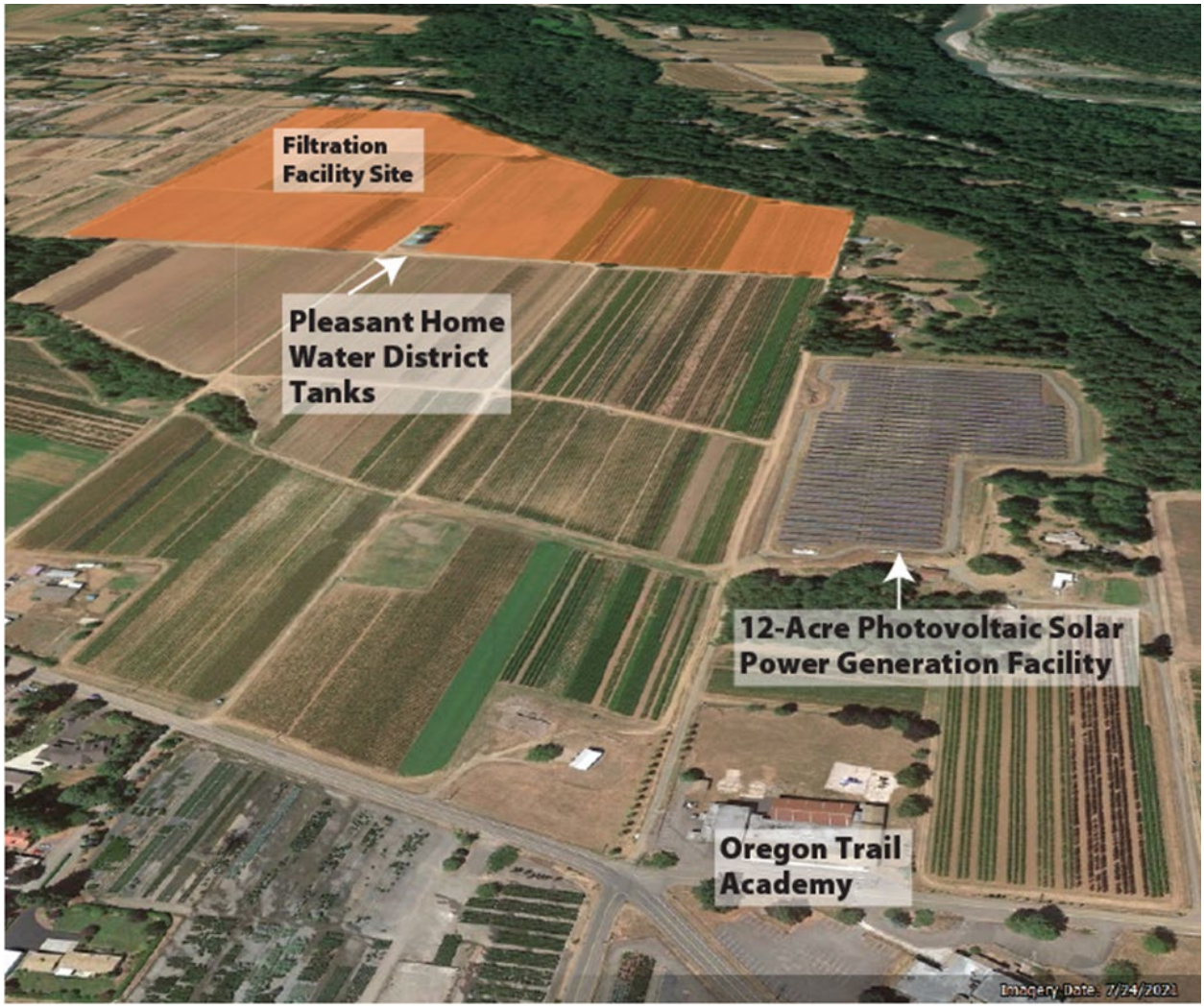

Figure 19. Photovoltaic Solar Power Generation Facility (36461 SE Proctor Road #13)

The solar modules are similar in height and scale to nursery greenhouse complexes found throughout the study area. Figure 20 compares the 12-acre solar facility with a nearby rotating greenhouses site served by Bluff Road within the study area.

Figure 20. Comparison of Solar Facility and Nursery site with Rotating Greenhouses

Rural Residences

Figure 21 shows a medium-sized ranch-style home (1,963 sq. ft.) was built in 1972. The home has an attached garage, with gabled roofs and is painted a neutral color that blends in with surrounding agricultural land. The homesite is zoned CFU.

Figure 21. Homesite at 35638 Lusted Road

Figure 22. Homesite at 35321 Carpenter Lane

The Figure 22 shows a two-story, 1,512 sq. ft. home with a gable roof and is painted gray or beige. The 2.57-acre parcel includes a construction business, a manufactured home, and a large, detached shop building. Outdoor storage areas for vehicles and construction materials are visible from the street. This homesite is located across Carpenter Lane near the proposed filtration facility entrance.

Figure 23. Homesite at 34116 SE Carpenter Ln

This 5,483-sq. ft. home has an attached garage and utility space. The home was built in 2004 and is surrounded by nursery fields. The two-story building has a series of hip-roofs and is painted a stone-gray color that blends in with the surrounding fields. The Multnomah County homesite is zoned MUA-20

Figure 24. Homesite at 6849 Cottrell Road

The 1,452-sq. ft. bungalow in Figure 24 was built in 1921. This home has gabled and shed roofs and is painted a teal color. The property includes an attached garage and an outbuilding in the rear. The Multnomah County homesite is zoned MUA-20.

Figure 25. Homesite at 6715 Cottrell Road

The 2,081 sq. ft. ranch-style home in Figure 25 was built in 1961. This home has an attached garage and is painted a beige color that blends in with surrounding residential area. A large, ecru metal outbuilding faces Cottrell Road and screens some of the stored vehicles and equipment from public view. The Multnomah County homesite is zoned MUA-20.

Figure 26. Homesite at 8545 347th Avenue

The 2,376 sq. ft. home in Figure 26 has an attached garage and detached accessory structures was built in 1970. The home has primarily gabled roofs and is painted a tan color. The outbuildings have a wood exterior and gable and shed roofs reminiscent of historic, northwest farm buildings. This Clackamas County homesite is zoned RRFF-5.

Figure 27. Homesite at 36800 Proctor Road

The 864 sq. ft. home in Figure 27 was built in 1940 and has several outbuildings. The home has a gable roof with a shed roof extension and is painted a fawn color that blends with the farm and forest landscape. Vehicles and equipment are stored outdoors and are visible from Proctor Road. The Clackamas County homesite is zoned RRFF-5.

Figure 28. Homesite at 36461 SE Proctor Road

This medium-sized home (1795 sq. ft.) was built in 1972. The home has gable roofs and is painted a neutral color that blends in with surrounding farm and forest land. The property also contains a 1,200 sq. ft. accessory dwelling unit built in 2014. The accessory dwelling unit is sided with metal panels, with a portion painted red. The unit has an industrial/modern feel a gable roof and stepped lean-to. The southern portion of the property is leased for nursery crops. The northern portion of the property is leased for solar arrays. The homesite is zoned EFU.

Figure 29. Homesite at 35780 SE Bluff Road

This smaller (1,699 sq. ft.) home was built in 1945 and has a gable roof with shed-roofed dormers. The home is painted a neutral color and has a detached garage with a gable roof. Vehicles are stored outdoors and are visible from the street. The homesite is zoned RRFF-5.

Figure 30. Homesite at 35840 Bluff Road

This relatively large (3,565 sq. ft.) home has steep-pitched gable rooves and a neutral color scheme. The home was built in 2007 and has a 2,400 sq. ft. accessory building that resembles many of the nursery buildings in the area in terms of its utilitarian design, white exterior and gable roofline. The homesite is zoned RRFF-5.

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Figure 31. Homesite at 3505 Bluff Road

This medium-sized (2,487 sq. ft.) ranch-style home was built in 1972. The home has a large, attached garage and workshop, and is painted white with a tan, gabled roof. The home is buffered from surrounding agricultural uses to the east, west, and north.

Figure 32. Homesite at 36658 Bluff Road

This large (4,2328 sq. ft.) traditional farmhouse was built in 1934 but appears to have additions. The home features gabled roofs and has a neutral-colored exterior. The homesite also has a classic, red barn gambrel roof with shed-roofed lean-to, a covered vehicle storage area, and a smaller shed-roofed outbuilding. The homesite is zoned RRFF-5.