

**PATHWAY ANALYSIS - COMPREHENSIVE PLAN**

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		Def./Quant.	Direct	Barriers											
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		Cond/Q.	Indirect	Contaminants											
		Cond/NQ	Indirect	Impervious Surfaces											
0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
1	CCP	Art. 3 - Land Use Guidelines	3.2.1	General Land Use	3.2.1 The desired land use pattern within the Corvallis Urban Growth Boundary will emphasize preservation of significant open space and natural features.	1 - Natural features include surface waters, riparian areas, wetlands and drainageways. Open space and natural features act as buffers that filter contaminants and reduce streambank erosion. Preservation of open space and natural features also will reduce sources of contaminants and impervious surfaces within the watershed.  10(a) - Positive: Preserving vegetation helps maintain the water cycle in an urbanized setting. 11(b) - City: The policy applies to all land division. 12(c) - Chronic: Preservation of natural features will persist for years. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Direct	Contaminants	POS	3	3	1	7	7
2	CCP	Art. 3 - Land Use Guidelines	3.2.7	General Land Use	All special developments, lot development options, intensifications, changes or modifications of nonconforming uses, Comprehensive Plan changes, and district changes shall be reviewed to assure compatibility with less intensive uses and potential uses on surrounding lands. Impacts of the following factors shall be considered: A. basic site design (i.e., the organization of uses on a site and its relationship to neighboring properties); B. visual elements (i.e., scale, structural design and form, materials, etc.); C. noise attenuation; D. odors and emissions; E. lighting; F. signage; G. landscaping for buffering and screening; H. transportation facilities; and I. traffic and offsite parking impacts.	1 - No mention of impact on water quality or stream habitat.  10(a) - Neutral: No mention of impact on water quality or stream habitat. 11(b) - City: The policy applies throughout the City. 12(c) - NA 13(d) - NA	D/N	Indirect	NA	NTRL	0	0	0	0	0
3	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.2.2	General Natural Features, Land, and Water Resources	Natural features and areas determined to be significant shall be preserved, or have their losses mitigated, and/or be reclaimed. The City may use conditions placed upon development of such lands, private nonprofit efforts, and City, state, and federal government programs to achieve this objective.	1 - This policy statement signifies the City's intent to protect or mitigate loss of natural features that contribute to PFC.  10(a) - Positive: Policy's purpose is to protect or maintain natural features. 11(b) - City: The policy applies City-wide. 12(c) - Chronic: The policy statement is a long-term goal. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	NA	POS	3	3	1	7	7

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4	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.3.1	Agricultural and Forestry Resource Lands	Preserves high-quality agricultural and forest land near the City and outside the Urban Growth Boundary.	1 - No mention is made of impact on water quality or stream habitat.  10(a) - Neutral: No mention is made of impact on water quality or stream habitat. 11(b) - City: The policy applies to throughout the City. 12(c) - NA 13(d) - NA	D/N	Indirect	NA	NTRL	0	0	0	0	0
5	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.3.2	Agricultural and Forestry Resource Lands	Protects agricultural land abutting the Urban Growth Boundary until need for urban land arises.	FRINGE	NA	Indirect	NA	POS	0	0	0	0	0
6	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.3.3	Agricultural and Forestry Resource Lands	Protects forestlands abutting the Urban Growth Boundary until need for urban land arises.	FRINGE	NA	Indirect	NA	POS	0	0	0	0	0
7	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.3.4	Agricultural and Forestry Resource Lands	The ecosystems services and open space values of agricultural and forest lands shall be a strong consideration before approving a change in land use designation.	FRINGE	NA	Indirect	NA	POS	0	0	0	0	0
8	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.3.5	Agricultural and Forestry Resource Lands	A buffer between urban development and resource land shall be provided to protect Open Space - Agriculture and Open Space - Conservation lands.  For forest and agricultural uses that currently exist on non-open-space designated lands, transitional buffering shall be provided to address compatibility concerns.	FRINGE	NA	Indirect	Impervious Surfaces	POS	0	0	0	0	0
9	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.4.1	Aggregate, Gas, and Oil Resources	The City...supports reasonable efforts of Benton and Linn counties in ensuring the availability of rock mineral resources. The relationship between the demand for the resource and the amount of land planned and zoned for sand and gravel extraction and processing should be closely monitored.	1 - Policy states an intent to monitor demand for mineral resources.  10(a) - Neutral: No mention is made of impact on water quality or stream habitat. 11(b) - NA 12(c) - NA 13(d) - NA	C/N	Indirect	Contaminants	NTRL	0	0	0	0	0

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10	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.4.2	Aggregate, Gas, and Oil Resources	Except for existing mining operations, mineral extraction within the Urban Growth Boundary shall be prohibited.	1 - This policy statement prohibits new mining within the City. Mining activity results in contamination of surface waters and/or runoff that comes in contact with mine tailings and other mining byproducts. Contaminated waters affect stream habitat.  10(a) - Positive: The policy prohibits new mining. 11(b) - City: The policy applies City-wide. 12(c) - Chronic: The policy is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	D/Q	Indirect	Contaminants	POS	3	3	1	7	7
11	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.4.3	Aggregate, Gas, and Oil Resources	For land in the Urban Growth Boundary but under County jurisdiction, the City shall review any application for mining operations to ensure that negative environmental impacts are minimized.	FRINGE	NA	Direct	Contaminants	POS	0	0	0	0	0
12	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.4.4	Aggregate, Gas, and Oil Resources	Natural gas extraction should not be a permitted use within the Urban Growth Boundary.	1 - This policy statement prohibits natural gas extraction within the City. Such activity may result in contamination of runoff and surface waters from equipment used to drill for natural gas. Contaminated water affects stream habitat.  10(a) - Positive: The policy prohibits natural gas extraction. 11(b) - City: The policy applies City-wide. 12(c) - Chronic: The policy is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	D/Q	Indirect	Contaminants	POS	3	3	1	7	7
13	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.5.1	Density Transfer and Transfer of Development Rights	The City shall encourage the use of density transfers as a means of preventing the development of significant resource sites and potentially hazardous locations, of mitigating the potential negative effects of hillside development, and/or of maximizing the availability of open space.	1 - This statement helps protect sensitive natural areas by allowing development rights to be transferred. Protecting sensitive lands from development can reduce erosion and sedimentation of surface water and stream habitat caused by clearing and construction. By protecting hillsides, the potential for landslides also is diminished.  10(a) - Positive: The policy protects sensitive lands. 11(b) - Reach: The policy applies to significant resource sites. 12(c) - Chronic: The transfer of development rights is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Contaminants	POS	2	3	1	6	6
14	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.6.2	Hillsides	Development on hillsides shall not endanger life and property nor land and aquatic resources determined to be environmentally significant.	1 - This policy restricts hillside development to protect natural resources. Protecting hillsides from development can reduce erosion and sedimentation of surface water and stream habitat caused by clearing and construction. By protecting hillsides, the potential for landslides <b>also</b> is diminished.  10(a) - Positive: The policy protects hillsides from development. 11(b) - Reach: The policy applies to hillsides. 12(c) - Chronic: Protection is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Contaminants	POS	2	3	1	6	6

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15	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.6.3	Hillsides	Tree-covered hillsides within the City Limits shall retain a tree-covered appearance prior to development review. Selective logging could be permitted with a City-approved plan that assures hillsides within the City Limits retain a tree-covered appearance. On these hillsides, clear-cuts and other significant tree removal should not be permitted prior to development.	1 - This policy restricts tree removal on hillsides. Protecting hillsides from tree removal reduces erosion and sedimentation of surface water and stream habitat caused by tree removal. By protecting hillsides, the potential for landslides also is diminished.  10(a) - Positive: The policy protects hillsides from excessive tree removal. 11(b) - Reach: The policy applies to hillsides. 12(c) - Chronic: Protection is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Contaminants	POS	2	3	1	6	6
16	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.6.5	Hillsides	On tree-covered hillsides, development shall be designed to preserve as many trees as possible; tree removal shall be consistent with the approved development plan.	1 - This policy restricts hillside development in order to protect natural resources. Protecting hillsides from development can reduce erosion and sedimentation of surface water and stream habitat caused by clearing and construction. By protecting hillsides, the potential for landslides also is diminished.  10(a) - Positive: The policy protects hillsides from development. 11(b) - Reach: The policy applies to hillsides. 12(c) - Chronic: Protection is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Contaminants	POS	2	3	1	6	6
17	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.6.6	Hillsides	On tree-covered hills, the design of dwellings and their placement shall be planned to retain a sufficient number of trees to preserve a green, tree-covered hillside appearance.  If a proposed development pattern would result in the loss of a tree-covered hillside appearance, assuming the development plan has been designed to minimize the loss of existing trees to the extent that it is safe and practicable, the development may proceed, provided the following provisions are met: (1) the loss of trees is further minimized by development techniques such as clustering; and (2) a sufficient number of new trees are planted to recreate (at maturity) a green, tree-covered hillside appearance.	1 - This policy restricts hillside development to protect natural resources. Protecting hillsides from development can reduce erosion and sedimentation of surface water and stream habitat caused by clearing and construction. By protecting hillsides, the potential for landslides also is diminished.  10(a) - Positive: The policy protects hillsides from development. 11(b) - Reach: The policy applies to hillsides. 12(c) - Chronic: Protection is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Contaminants	POS	2	3	1	6	6

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18	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.6.9	Hillsides	Where development of hillsides occurs, removal of vegetation will be minimized to control erosion. Vegetation disturbed during development shall be replaced or enhanced through landscaping.	1 - This policy minimizes the removal of vegetation on hillsides and require developers to reestablish vegetation on disturbed lands. Protecting hillsides from development can reduce erosion and sedimentation of surface water and stream habitat caused by clearing and construction. By protecting hillsides, the potential for landslides also is diminished.  10(a) - Positive: The policy protects hillsides from development. 11(b) - Reach: The policy applies to hillsides. 12(c) - Chronic: Protection is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Contaminants	POS	2	3	1	6	6
19	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.6.13	Hillsides	The City shall encourage the use of density transfer to retain the open space character of that part of Locke Cemetery Hill that has been determined to be significant. If density transfer is not used, development shall retain sufficient vegetation to maintain tree canopy on the hillside.	1 - This policy identifies significant hillside areas and restricts removal of the tree canopy. Protecting hillsides from development can reduce erosion and sedimentation of surface water and stream habitat caused by clearing and construction. By protecting hillsides, the potential for landslides also is diminished.  10(a) - Positive: The policy protects hillsides from development. 11(b) - Reach: The policy applies to hillsides. 12(c) - Chronic: Protection is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Contaminants	POS	2	3	1	6	6
20	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.6.14	Hillsides	The maximum residential density for the area between Chip Ross Park and Jackson Creek shall be two units per acre. The City shall encourage density transfer on existing large lots on the east and south slopes of IV Hill that have been designated for residential development to areas below the identified hillside open space resource area.	1 - This policy establishes a maximum development density within a specific area to protect open space resources. Protecting open space from development can reduce erosion and sedimentation of surface water and stream habitat caused by clearing and construction.  10(a) - Positive: The policy protects open space from development. 11(b) - Reach: The policy applies to a specific area. 12(c) - Chronic: Protection is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	D/N	Indirect	Contaminants	POS	2	3	1	6	6
21	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.6.15	Hillsides	Tree canopy sufficient to maintain the visual appearance of a tree-covered hill shall be preserved on Timberhill Ridge.	1 - This policy identifies significant hillside areas and restricts removal of the tree canopy. Protecting hillsides from development can reduce erosion and sedimentation of surface water and stream habitat caused by clearing and construction. By protecting hillsides, the potential for landslides also is diminished.  10(a) - Positive: The policy protects hillsides from development. 11(b) - Reach: The policy applies to hillsides. 12(c) - Chronic: Protection is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Contaminants	POS	2	3	1	6	6
22	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.6.16	Hillsides	Areas with slopes greater than 20% on the west side of Witham Hill, as identified in the Open Space - Hillside Report (November 1983), shall be retained in Open Space - Conservation uses.	1 - This policy identifies significant hillside areas for protection. Protecting hillsides from development can reduce erosion and sedimentation of surface water and stream habitat caused by clearing and construction. By protecting hillsides, the potential for landslides also is diminished.  10(a) - Positive: The policy protects hillsides from development. 11(b) - Reach: The policy applies to hillsides. 12(c) - Chronic: Protection is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	D/Q	Indirect	Contaminants	POS	2	3	1	6	6

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23	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.6.18	Hillsides	Development on Double Hill shall maintain a sufficient number of trees to preserve the existing tree canopy.	1 - This policy identifies significant hillside areas and restricts removal of the tree canopy. Protecting hillsides from development can reduce erosion and sedimentation of surface water and stream habitat caused by clearing and construction. By protecting hillsides, the potential for landslides also is diminished.  10(a) - Positive: The policy protects hillsides from development. 11(b) - Reach: The policy applies to hillsides. 12(c) - Chronic: Protection is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Contaminants	POS	2	3	1	6	6
24	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.6.19	Hillsides	While development of the Philomath - Corvallis Hill is permitted, development shall maintain a sufficient number of trees to preserve the existing tree canopy.	1 - This policy identifies significant hillside areas and restricts removal of the tree canopy. Protecting hillsides from development can reduce erosion and sedimentation of surface water and stream habitat caused by clearing and construction. By protecting hillsides, the potential for landslides also is diminished.  10(a) - Positive: The policy protects hillsides from development. 11(b) - Reach: The policy applies to hillsides. 12(c) - Chronic: Protection is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Contaminants	POS	2	3	1	6	6
25	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.7.3	Natural Hazards	When natural hazards are identified, the City shall require that special design considerations and construction measures be taken to offset the soil and geologic constraints present to protect life and property, and to protect environmentally hazardous areas.	1 - This policy requires special design and construction techniques to offset soil and geologic constraints. Design and development techniques can reduce erosion and sedimentation of surface water and stream habitat caused by clearing and construction. These techniques also help reduce the potential for landslides.  10(a) - Positive: The policy reduces erosion, sedimentation, and landslide potential. 11(b) - Reach: The policy applies to constrained soils and geology. 12(c) - Chronic: The techniques are long-term. 13(d) - Low: Construction techniques are costly and are implemented as a last resort.	C/N	Indirect	Contaminants	POS	2	3	1	6	6
26	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.7.6	Natural Hazards	Benton County, the Oregon Department of Forestry, and the City of Corvallis shall work to identify Wildfire Hazard Zones within the Urban Growth Boundary and implement appropriate development standards.	1 - This policy establishes a mechanism to implement development standards to mitigate wildfire hazards. Development standards are not identified, so the impacts on stream habitat are unknown.  10(a) - Neutral: The impacts on stream habitat are unknown. 11(b) - NA 12(c) - NA 13(d) - NA	C/N	Indirect	Contaminants	NTRL	0	0	0	0	0

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27	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.8.1	Floodplains and Flood Hazards	Development in the floodway fringe shall be controlled by local regulations to minimize potential damage (onsite, upstream, and downstream) to life and property; to allow for transport of flood waters; and to protect the economic, environmental, and open space qualities of the land and adjacent water bodies.	1 - This policy minimizes damage to the environmental qualities of the land and waters of the floodway fringe. Such protection minimizes direct impacts on stream habitat and water quality by essentially acting as a protective buffer. Contaminants, channelization, barriers, and impervious surfaces might all be reduced by this section. Minimizing development impact on the floodway fringe also may help protect fish habitat by maintaining shade along fish-bearing waters, which helps maintain suitable water temperatures.  10(a) - Positive: The policy minimizes direct impacts of development within the floodway. 11(b) - Reach: The policy applies to only to the floodway fringe. 12(c) - Chronic: The policy is long-term. 13(d) - High: Without such restrictions, impact on habitat might be severe.	C/N	Direct	Multiple	POS	2	3	3	8	8
28	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.8.3	Floodplains and Flood Hazards	Development shall be prohibited within the floodway, except bridges, public utilities, and seasonal and other temporary water-related uses that do not significantly alter the patterns of floodwater flows.	1 - This policy prohibits most development within the floodway. Such protection minimizes direct impacts on stream habitat and water quality by essentially acting as a protective buffer. Contaminants, channelization, barriers, and impervious surfaces might all be reduced by this section. Minimizing development impact on the floodway fringe also may help protect fish habitat by maintaining shade along fish-bearing waters, which helps maintain suitable water temperatures.  10(a) - Positive: The policy minimizes direct impacts of development within the floodway. 11(b) - Reach: The policy applies only to the floodway. 12(c) - Chronic: The policy is long-term. 13(d) - High: Without such restrictions, impact on habitat might be severe.	C/N	Direct	Multiple	POS	2	3	3	8	8
29	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.9.1	Water Resources	Significant watercourses, lakes, and wetlands shall be preserved or have their losses mitigated in order to maintain clean water, support natural vegetation, protect the aquatic habitat, retain existing significant public vistas, and provide wildlife habitat and recreation sites. Site-specific buffering and setback requirements may be required, as necessary, to achieve protection.	1 - This policy requires preservation or mitigation of watercourses, lakes, and wetlands and provides for the use of buffers or setbacks to achieve water resource protection. Such protection minimizes direct impacts on stream habitat and water quality. Contaminants, channelization, barriers, and impervious surfaces might all be reduced or avoided by this section. Minimizing development impact on such water resources also may help shade fish-bearing waters, which helps maintain water temperatures suitable for fish habitat.  10(a) - Positive: The policy minimizes direct impacts of development on water resources. 11(b) - Reach: The policy applies only to watercourses, lakes, and wetlands. 12(c) - Chronic: The policy is long-term. 13(d) - High: Without such restrictions, impact on habitat might be severe.	C/N	Direct	Buffers	POS	2	3	3	8	8
30	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.10.3	Urban Streams and Other Drainageways	Significant drainageways shall be kept in a natural state to protect tree lines, maintain their natural functions, and enhance native plant species to the maximum extent practicable.	1 - This policy protects drainageways to maintain their natural functions. Such protection minimizes impacts on surface waters and water quality. Minimizing impact on such water resources also may help maintain water temperatures suitable for fish habitat.  10(a) - Positive: The policy minimizes the impact of development on water resources. 11(b) - Reach: The policy applies only to drainageways. 12(c) - Chronic: The policy is long-term. 13(d) - Medium: Without such restrictions, habitat would be affected.	C/N	Direct	Buffers	POS	2	3	2	7	7

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		Def./Quant.	Direct	Barriers											
		Def./NonQ	Direct	Buffers											
		Cond/Q.	Indirect	Contaminants											
		Cond/NQ	Indirect	Impervious Surfaces											
0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
31	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.10.4	Urban Streams and Other Drainageways	Within the Urban Growth Boundary, drainageway dedications adequate for flood protection, conveyance of stormwater, channel access, maintenance protection of riparian environment, and channel migration shall be secured along all open drainageways needed for public conveyance of stormwater prior to or at the time of development. In already developed areas where dedications may not be possible, an easement may be pursued in lieu of a dedication.	1 - This policy protects drainageways to maintain their natural functions. Such protection minimizes impacts on surface waters and water quality. Minimizing impact on such water resources also may help maintain water temperatures suitable for fish habitat.  10(a) - Positive: The policy minimizes impact of development on water resources. 11(b) - Reach: The policy applies only to drainageways. 12(c) - Chronic: The policy is long-term. 13(d) - Medium: Without such restrictions, habitat would be affected.	C/N	Direct	Buffers	POS	2	3	2	7	7
32	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.10.5	Urban Streams and Other Drainageways	To minimize the negative impacts of development, stormwater runoff after development should be managed to produce no significantly greater peak flow rates than prior to development unless more appropriate provisions are identified in adopted comprehensive stormwater management plans.	1 - This policy sets a "no greater impact" development standard for stormwater quantity. Such a policy will help limit "flash" effects such as channel and streambank erosion and sedimentation often caused by impervious surfaces.  10(a) - Positive: The policy minimizes impact of development on water resources. 11(b) - Reach: The policy applies only to drainageways. 12(c) - Chronic: The policy is long-term. 13(d) - Medium: Without such restrictions, habitat would be affected.	C/N	Direct	Impervious Surfaces	POS	2	3	2	7	7
33	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.10.6	Urban Streams and Other Drainageways	To minimize the negative impacts of development, stormwater runoff after development should be managed to produce no significant reduction of water quality than prior to development unless more appropriate provisions are identified in adopted comprehensive stormwater management plans.	1 - This policy sets a "no greater impact" development standard for stormwater quality. Such a policy will help limit contamination of surface water caused by land uses and activities, and erosion and sedimentation caused by construction and development.  10(a) - Positive: The policy minimizes the impact of development on water resources. 11(b) - Reach: The policy applies only to drainageways. 12(c) - Chronic: The policy is long-term. 13(d) - Medium: Without such restrictions, habitat would be affected.	C/N	Direct	Contaminants	POS	2	3	2	7	7
34	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.10.7	Urban Streams and Other Drainageways	Grading and filling in drainageways shall be regulated to prevent negative impact on the channel, floodway and floodplain, riparian habitat, wetlands, and other properties. Where drainageways are disturbed through development, the developer shall return the drainageway to its natural state, to the extent practicable.	1 - This policy restricts drainageways from grading and filling. The policy will help limit contamination of surface water caused by development and related activities. The policy should prevent sedimentation from harming stream habitat.  10(a) - Positive: The policy protects riparian habitat from grading and filling. 11(b) - Reach: The policy applies only to drainageways. 12(c) - Chronic: The policy is long-term. 13(d) - Medium: Without such restrictions, habitat would be affected.	C/N	Direct	Multiple	POS	2	3	2	7	7

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							Def./Quant.	Barriers							
							Def./NonQ	Buffers							
							Cond/Q.	Contaminants							
							Cond/NQ	Impervious Surfaces							
0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
35	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.10.8	Urban Streams and Other Drainageways	Negative impacts on habitat and migration corridors for birds, wildlife, aquatic life, and on open space and the recreation qualities of significant drainageways shall be minimized.	1 - This policy protects drainageways from grading and filling. The policy will help limit contamination of surface water caused by development and related activities. The policy should prevent sedimentation from harming stream habitat.  10(a) - Positive: Protects riparian habitat from grading and filling. 11(b) - Reach: The policy applies only to drainageways. 12(c) - Chronic: The policy is long-term. 13(d) - Medium: Without such restrictions, habitat would be affected.	C/N	Direct	Buffers	POS	2	3	2	7	7
36	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.10.9	Urban Streams and Other Drainageways	Drainageways can be used as trail corridors but trails must be designed and constructed to minimize impacts on the natural drainageway, to the maximum extent practicable.	1 - This policy permits trail corridors to be constructed along drainageways, if impacts are minimized. The policy allows impacts of a use, trail corridors, along drainageways.  10(a) - Negative: Permits negative impacts of trail corridors. 11(b) - Reach: The policy applies only to drainageways and trail corridors. 12(c) - Chronic: The policy is long-term. 13(d) - Low: The policy allows only minimal impacts from trail corridors.	C/N	Direct	Buffers	NEG	2	3	1	6	6
37	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.10.10	Urban Streams and Other Drainageways	The City shall work with Benton County to adopt a cooperative program that implements standards for management of vegetation, such as removal of detrimental vegetation and preservation of beneficial vegetation along significant drainageways within the City Limits and Urban Growth Boundary.	1 - The policy allows management of beneficial and detrimental vegetation along drainageways, which protects them from erosion. It allows direct habitat management to provide instream structures that provide fish refuge. Vegetation management can potentially provide shade to surface water that helps maintain suitable water temperatures.  10(a) - Positive: The policy permits vegetation management. 11(b) - Reach: The policy applies only to drainageways. 12(c) - Chronic: The policy is long-term. 13(d) - Medium: Vegetation management can yield habitat benefits.	C/N	Direct	Buffers	POS	2	3	2	7	7
38	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.10.11	Urban Streams and Other Drainageways	If streams within the Urban Growth Boundary are declared water-quality limited by the Oregon Department of Environmental Quality, appropriate mitigation measures will be adopted.	1 - The policy commits the City to water-quality mitigation. Improved water quality results in better fish habitat.  10(a) - Positive: The policy effectively establishes a low limit on water quality. 11(b) - Reach: Water-quality standards and mitigation are applied by reach. 12(c) - Chronic: The policy is long-term. 13(d) - Low: If waters are declared "water-quality limited," mitigation efforts may improve water quality but are not likely to result in suitable fish habitat.	D/N	Direct	Contaminants	POS	2	3	1	6	6
39	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.10.12	Urban Streams and Other Drainageways	The City shall develop a program to minimize the conveyance of detrimental sediments and pollutants from public streets into streams and drainageways.	1 - The policy commits the City to minimize the negative impacts of City streets on water-quality mitigation. Improved water quality results in better fish habitat.  10(a) - Positive: The policy may result in significant improvements to water quality. 11(b) - City: Street system is City-wide. 12(c) - Chronic: The policy is long-term. 13(d) - High: The policy should result in a major reduction in contaminants that reach riparian habitat.	C/N	Direct	Contaminants	POS	3	3	3	9	9

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		Def./Quant.	Direct	Barriers											
		Def./NonQ	Direct	Buffers											
		Cond/Q.	Indirect	Contaminants											
		Cond/NQ	Indirect	Impervious Surfaces											
0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
40	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.11.1	Wetlands	Consistent with state and federal policy, the City adopts the goal of no net loss of significant wetlands in terms of both acreage and function. The City shall comply with at least the minimum protection requirements of applicable state and federal wetland laws as interpreted by the state and federal agencies charged with enforcing those laws.	1 - The policy commits the City to comply with federal and state wetland regulations. Protecting wetlands improves water quality, resulting in better fish habitat.  10(a) - Positive: The policy will lead to improvements in water quality. 11(b) - Reach: The policy applies to wetlands. 12(c) - Chronic: The policy is long-term. 13(d) - Medium: The policy should result in improvements to water quality.	C/N	Direct	Buffers	POS	2	3	2	7	7
41	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.11.2	Wetlands	During the City's inventory process of evaluating Statewide Planning Goal 5 wetland resources, the City may wish to adopt additional standards for wetland protection such as, but not limited to, protection of fish and wildlife habitat; maintenance of water quality; hydrological control; contribution to open space; connectivity of hydrologic systems; and protection of significant plant and animal species (e.g., state laws regulate cuts and fills but not vegetation removal).	1 - This section enables the City to adopt standards in addition to Wetland Goal 5 standards, for example standards to protect water quality and fish and wildlife habitat. No tangible connection to fish habitat is made, but this section establishes authority to act and demonstrates intent to protect habitat resources.  10(a) - Neutral: The policy makes no tangible connection to fish habitat. 11(b) - Reach: The policy applies to wetlands. 12(c) - Chronic: The policy is long-term. 13(d) - Medium: The policy should result in improvements to water quality.	C/N	Direct	Buffers	NTRL	0	0	0	0	0
42	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.11.8	Wetlands	City wetland management plans for significant wetlands, as defined by the state through the statewide Planning Goal 5 process or by a formally adopted plan, shall require protection of those lands consistent with state provisions.	1 - The policy commits the City to enforce Goal 5 wetland protection by implementing the City wetlands management plans. Protected wetlands improve water quality and results in better fish habitat.  10(a) - Positive: The policy may result in significant improvements to water quality. 11(b) - Reach: The policy applies to wetlands. 12(c) - Chronic: Wetland protection is long-term. 13(d) - Medium: The policy should result in a reduction in contaminants that reach riparian habitat.	D/N	Direct	Buffers	POS	2	3	2	7	7

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		Def./Quant.	Direct	Barriers											
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		Cond/Q.	Indirect	Contaminants											
		Cond/NQ	Indirect	Impervious Surfaces											
0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
43	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.11.9	Wetlands	To determine which wetland sites are significant, the City maintains the option to use either the statewide Planning Goal 5 "ESEE" methodology or the state's "safe harbor" methodology or a combination of both. The safe harbor approach utilizes criteria in the Oregon Freshwater Wetland Assessment Methodology Handbook to determine which wetlands are significant. Upon completion of this analysis and acceptance by the state, the City shall then protect those lands consistent with State Administrative Rules.	1 - The policy commits the City to protect significant wetlands consistent with State Administrative Rules. Protected wetlands improve water quality and result in better fish habitat.  10(a) - Positive: The policy may result in significant improvements to water quality. 11(b) - Reach: The policy applies to wetlands. 12(c) - Chronic: Wetland protection is long-term. 13(d) - Medium: The policy should result in a reduction in contaminants that reach riparian habitat.	C/N	Direct	Buffers	POS	2	3	2	7	7
44	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.11.10	Wetlands	City wetland management plans shall identify areas suitable for wetland restoration and possible use for offsite mitigation. The geographic area for mitigation may extend beyond the Urban Growth Boundary within the same drainage basin.	1 - Allows wetland mitigation outside the Urban Growth Boundary. The statement implies that wetlands lost within the City can be mitigated outside the Urban Growth Boundary. No tangible connection to riparian habitat can be inferred.  10(a) - Neutral: The affects of the policy are unknown. 11(b) - Reach: The policy applies to wetlands. 12(c) - Chronic: Wetland protection is long-term. 13(d) - Medium: The policy should result in a reduction in contaminants that reach riparian habitat.	C/N	Direct	Buffers	NTRL	0	0	0	0	0
45	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.11.11	Wetlands	Regarding significant wetlands downstream of development sites, the cumulative unavoidable losses of significant wetland acreage and function attributable to upstream development should be mitigated by the City. Such mitigation can be achieved, in part, through dedication of open space, drainageways, and related natural infrastructure.	1 - The policy protects wetlands from upstream development by mitigation. Protected wetlands improve water quality and result in better fish habitat.  10(a) - Neutral: The affects of the policy are unknown. 11(b) - Reach: The policy applies to wetlands. 12(c) - Chronic: Wetland protection is long-term. 13(d) - Medium: The policy should result in a reduction in contaminants that reach riparian habitat.	C/N	Direct	Buffers	POS	0	0	0	0	0
46	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.11.12	Wetlands	Development upslope of wetlands shall minimize interference with water patterns discharging to wetlands and shall minimize detrimental changes in water quality for waters discharging to wetlands.	1 - Protects natural functions of wetlands. Protected wetlands improve water quality and result in better fish habitat.  10(a) - Positive: The policy maintains natural functions of wetlands. 11(b) - Reach: The policy applies to wetlands. 12(c) - Chronic: Wetland protection is long-term. 13(d) - Medium: The policy should result in a reduction in contaminants that reach riparian habitat.	C/N	Direct	Buffers	POS	2	3	2	7	7

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							Def./Quant.	Direct	Barriers							
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							Cond/Q.	Indirect	Contaminants							
							Cond/NQ	Indirect	Impervious Surfaces							
0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.	
47	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.11.13	Wetlands	Consistent with state and federal law, the City shall provide builders and developers notice of possible state and federal permit requirements when development review indicates that their site may have hydric soils or the site appears to be land identified on a state or federal wetland inventory.	1 - The policy protects wetlands from inadvertent destruction. Protected wetlands improve water quality and result in better fish habitat.  10(a) - Positive: The policy protects wetlands. 11(b) - Reach: The policy applies to wetlands. 12(c) - Chronic: Wetland protection is long-term. 13(d) - Medium: The policy should result in a reduction in contaminants that reach riparian habitat.	D/N	Direct	Buffers	POS	2	3	2	7	7	
48	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.11.14	Wetlands	To resolve wetland issues as early as possible in the development application process on land with hydric soils, land with wetland vegetation, and/or land identified on a state or national wetland inventory, the City shall require a developer to submit, at the time of application, a wetland determination or delineation from a qualified consultant. This professional analysis shall be submitted concurrently to the City and to the Division of State Lands. The City shall request comment from the Division of State Lands on land development applications requiring a public hearing.	1 - This policy protects wetlands from inadvertent destruction. Protected wetlands improve water quality and result in better fish habitat.  10(a) - Positive: The policy protects wetlands. 11(b) - Reach: The policy applies to wetlands. 12(c) - Chronic: Wetland protection is long-term. 13(d) - Medium: The policy should result in a reduction in contaminants that reach riparian habitat.	D/N	Direct	Buffers	POS	2	3	2	7	7	
49	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.12.1	Groundwater	The City shall attempt to protect groundwater resources from pollution and damage through education, regulation, and example.	1 - This is a statement of intent to protect groundwater. It has no tangible connection to protection of habitat.  10(a) - Neutral: This statement of intent has no tangible connection to habitat. 11(b) - City: The policy applies City-wide. 12(c) - Chronic: Groundwater protection is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	NA	NTRL	0	0	0	0	0	
50	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.12.6	Groundwater	The City and County shall work together to minimize adverse impacts on the quality and quantity of the area's groundwater.	1 - This is a statement of intent to protect groundwater. It has no tangible connection to protection of habitat.  10(a) - Neutral: The statement of intent has no tangible connection to habitat. 11(b) - City: The statement of intent applies City-wide. 12(c) - Chronic: Groundwater protection is long-term. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	NA	NTRL	0	0	0	0	0	
51	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.13.2	Plant, Wildlife, and Fishery Resources	Development on land identified with significant plant communities, or significant fish and wildlife habitats, shall be planned to minimize the impact on the significant resources.	1 - Statement of intent to minimize impacts from development on significant natural plant communities and fish and wildlife habitat. This policy includes stream habitat.  10(a) - Positive: The statement of intent is to protect stream habitat. 11(b) - Reach: The statement of intent applies to significant habitat. 12(c) - Chronic: The policy will persist until it is amended. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Direct	Multiple	POS	2	3	1	6	6	

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0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
52	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.13.3	Plant, Wildlife, and Fishery Resources	During the evaluation of City requirements for a drainageway dedication, the City shall pursue inclusion of an adequate amount of land adjacent to riparian zones to allow the area to continue to support a diversity of habitat.	1 - City intends to pursue drainageway dedications wide enough to support diverse habitat. Such dedications effectively buffer impacts on surface waters and water quality. Riparian buffers also help maintain water temperatures suitable for fish habitat.  10(a) - Positive: The policy protects stream habitat. 11(b) - Reach: The policy applies to significant habitat. 12(c) - Chronic: The policy will persist until it is amended. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Direct	Buffers	POS	2	3	1	6	6
53	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.13.4	Plant, Wildlife, and Fishery Resources	The City shall encourage the retention of large, varied habitat areas on private and public lands including inventoried plant communities.	1 - By encouraging the protection of large, varied habitat, the City protects naturally functioning systems. Naturally functioning systems help improve water quality and protect stream habitat.  10(a) - Positive: The City encourages the protection of significant habitat. 11(b) - Reach: The policy applies to significant habitat. 12(c) - Chronic: The policy will persist until it is amended. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Buffers	POS	2	3	1	6	6
54	CCP	Art. 4 - Natural Features, Land, and Water Resources	4.13.6	Plant, Wildlife, and Fishery Resources	The City shall consider mechanisms such as density transfer and reduced densities as a means to protect significant plant, wildlife, and fish resources.	1 - The City encourages the transfer of development rights to minimize impacts from development to significant natural plant communities and fish and wildlife habitat. This policy includes stream habitat.  10(a) - Positive: The transfer of development rights can be used to protect stream habitat. 11(b) - Reach: The policy applies to significant habitat. 12(c) - Chronic: The policy will persist until it is amended. 13(d) - Medium: Transfer of development rights can be used to protect significant habitat.	C/N	Indirect	Contaminants	POS	2	3	2	7	7
55	CCP	Urban Amenities	5.2	Community Character	Both public and private properties located along entrance corridors to the City of Corvallis shall be attractively landscaped, left as open space, or maintained as active agricultural or forest lands.	1 - Property along entry corridors is to be left as open land. This policy reduces the amount of impervious surface allowed along entry corridors. Impervious surfaces increase the rate of runoff, increase the temperature of stream waters, concentrate pollutants, and interfere with groundwater recharge.  10(a) - Positive: The policy reduces impervious surfaces. 11(b) - Reach: The policy applies only to entry corridors. 12(c) - Chronic: The policy will persist until it is amended. 13(d) - Low: Overall reduction of impervious surfaces based on policy is slight.	C/N	Indirect	Impervious Surfaces	POS	2	3	1	6	6
56	CCP	Urban Amenities	5.3.2	Urban Trees	The community shall establish and maintain a tree planting program, particularly along street rights-of-way, parks, and parkways, in the downtown and other areas where buffers, separation, and beautification are appropriate and desirable. This program should provide for the planning, planting, and maintenance of trees.	1 - This tree planting policy will help prevent soil erosion and allow for aquifer recharge. Soil and vegetation filter some contaminants from surface water and groundwater, improving water quality and stream habitat.  10(a) - Positive: Tree plantings reduce harmful impacts on stream habitat. 11(b) - City: Tree plantings apply throughout the City. 12(c) - Chronic: Trees and shrubs persist for years to come. 13(d) - Medium: Protecting vegetative cover and landscaped areas helps protect stream habitat.	C/N	Indirect	Impervious Surfaces	POS	3	3	2	8	8

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		Def./Quant.	Direct	Barriers											
		Def./NonQ	Direct	Buffers											
		Cond/Q.	Indirect	Contaminants											
		Cond/NQ	Indirect	Impervious Surfaces											
0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
57	CCP	Urban Amenities	5.5.4	Open Space	Appropriate trails, creeks, drainageways, and other natural constraints shall have an Open Space - Conservation designation to ensure their protection and utilization for multiple uses.	1 - This open space conservation policy conserves porous surfaces, helps prevent soil erosion and sedimentation, and allows for aquifer recharge. Soil and vegetation filter some contaminants from surface and groundwater, improving water quality and stream habitat.  10(a) - Positive: The open space designation protects habitat. 11(b) - Reach: The policy applies only to designated areas. 12(c) - Chronic: The open space designation should persist for years. 13(d) - Medium: Open space conservation helps protect stream habitat.	C/N	Indirect	Impervious Surfaces	POS	2	3	2	7	7
58	CCP	Urban Amenities	5.5.15	Open Space	The City shall establish vegetation management practices for open space that mitigate the uncontrolled spread of wildfire yet minimize the impacts on the natural habitat.	1 - Impact on habitat is minimized. Vegetation practices are not specified, so no tangible connection to riparian habitat can be established.  10(a) - Neutral: No tangible connection to riparian habitat is established. 11(b) - NA 12(c) - NA 13(d) - NA	C/N	Indirect	Contaminants	NTRL	0	0	0	0	0
59	CCP	Urban Amenities	5.6.12	Parks and Recreation	The Willamette riverfront is an important community asset and should be developed to protect its significant environmental features, allow for public access, park amenities, and places for recreational activities and events.	1 - This policy encourages the development of the Willamette riverfront as a significant environmental feature for public uses. Impact of this policy on habitat is unclear or ambiguous.  10(a) - Neutral: The impact on habitat is unclear. 11(b) - Reach: The policy applies only to Willamette riverfront. 12(c) - Chronic: The policy will persist until amended. 13(d) - Unknown: The impact of the policy is unknown.	C/N	Direct	Buffers	NTRL	0	0	0	0	0
60	CCP	Urban Amenities	5.6.14	Parks and Recreation	When developing plans for parks, the City's goal is to design plans that meet the recreational needs of the community and protect the significant natural features of the park.	1 - This policy protects significant natural features of park land. Protecting natural features generally reduces impervious surfaces and maintains the functions of natural systems. Natural systems generally enhance stream habitat.  10(a) - Positive: Natural features help protect stream habitat. 11(b) - Reach: The policy applies only to significant natural features on park land. 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: The impact of the policy is limited in scope.	C/N	Indirect	Impervious Surfaces	POS	2	3	1	6	6
61	CCP	Willamette River Greenway	6.2.1	Willamette River Greenway	The City and County shall balance the diverse and potentially conflicting uses of the Greenway by protecting, enhancing, and maintaining the natural, hydrological, scenic, historical, archaeological, agricultural, economic, and recreational qualities of lands along the river.	1 - The impact of this policy is unclear or ambiguous.  10(a) - Neutral: The impact of the policy on habitat is unclear. 11(b) - Reach: The policy applies only to areas in the Greenway. 12(c) - Chronic: The policy will persist until amended. 13(d) - Unknown: The impact of the policy is unknown.	D/N	Direct	NA	NTRL	0	0	0	0	0

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62	CCP	Willamette River Greenway	6.2.7	Willamette River Greenway	The City shall identify hazardous bank areas and suitable, environmentally sensitive mechanisms for riverbank stabilization.	1 - This policy minimizes impacts from bank stabilization. Bank stabilization minimizes soil erosion and helps protect water quality.  10(a) - Positive: The policy stabilizes streambanks and protects water quality and habitat. 11(b) - Reach: The policy only applies to the Greenway. 12(c) - Chronic: The policy will persist until amended. 13(d) - Medium: Stream stabilization protects habitat.	D/N	Direct	Channelization	POS	2	3	2	7	7
63	CCP	Willamette River Greenway	6.2.8	Willamette River Greenway	The City shall protect and enhance the natural features and floodplain functions of City lands within the Willamette River Greenway on the east side of the river.	1 - This policy protects significant natural features of the Greenway. Protecting natural features generally reduces impervious surfaces and maintains the functions of natural systems. Maintaining natural systems generally protects stream habitat.  10(a) - Positive: Natural features help protect stream habitat. 11(b) - Reach: The policy applies only to significant natural features of the Greenway. 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: The impact of the policy is limited in scope.	D/N	Direct	Impervious Surfaces	POS	2	3	1	6	6
64	CCP	Environmental Quality	7.2.5	Environmental Quality Policies	The City shall encourage the use of the most appropriate technology in all new developments and existing businesses and industries to comply with or exceed state and federal environmental standards.	1 - This policy encourages the use of new technologies to meet federal and state standards. Federal and state standards include stream habitat and water quality.  10(a) - Positive: Environmental standards help protect stream habitat. 11(b) - City: Policy applies City-wide 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: The impact of the policy is limited in scope.	C/N	Indirect	None	POS	3	3	1	7	7
65	CCP	Environmental Quality	7.2.6	Environmental Quality Policies	The City will encourage new development to be sensitive to the environment by having the development avoid significant negative impacts on air and water quality, noise or light pollution, and the hazards related to some types of waste materials.	1 - This policy encourages development to avoid significant impact on water quality and hazards related to waste material. It has the potential to reduce impacts from construction, such as soil erosion and sedimentation, and from contaminants such as hazardous waste.  10(a) - Positive: The policy helps protect stream habitat. 11(b) - City: The policy applies City-wide. 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: The impact of the policy is limited in scope.	C/N	Indirect	None	POS	3	3	1	7	7

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0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
66	CCP	Environmental Quality	7.5.3	Environmental Quality Policies	To improve water quality and quantity in the Corvallis area, the City will continue to develop regulations or programs to manage both point and non-point pollutants by increasing public awareness of techniques and practices private individuals can employ to help correct water quality and quantity problems; improving management of industrial, commercial, and agricultural operations to reduce negative water quality and quantity impacts; regulating site planning for new development and construction to better control drainage and erosion and to manage storm runoff; increasing storage and retention of storm runoff to lower and delay peak storm flows as appropriate; reducing street-related water quality and quantity problems; and increasing public awareness, minimizing the use and encouraging the appropriate disposal of polluting substances that affect surface and groundwater resources.	1 - This policy states that the City will develop broad-based efforts to prevent point and non-point pollution. Pollution prevention will improve water quality and, in so doing, improve stream habitat.  10(a) - Positive: The policy will improve water quality and habitat. 11(b) - City: The policy applies City-wide 12(c) - Chronic: The policy will persist until amended. 13(d) - Medium: The policy is broad in scope.	C/N	Indirect	Multiple	POS	3	3	2	8	8
67	CCP	Environmental Quality	7.5.5	Environmental Quality Policies	The City shall attempt to limit unnecessary increases in the percentage of Corvallis' impervious surfaces.	1 - This policy states the City's intent to limit unnecessary increases in impervious surfaces. Impervious surfaces increase the rate of runoff, increase the temperature of stream waters, concentrate pollutants, and interfere with groundwater recharge. As worded, this policy is likely to yield little benefit to stream habitat.  10(a) - Neutral: This policy, though an affirmative statement, has no tangible effect. 11(b) - City: The policy applies City-wide 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Impervious Surfaces	NTRL	0	0	0	0	0
68	CCP	Environmental Quality	7.6.3	Environmental Quality - Solid and Hazardous Waste	The City shall promote the appropriate forms of agricultural reuse of sludge produced by the City's wastewater treatment program.	1 - Appropriate forms of agricultural use of sludge include land application as fertilizer. Runoff from sludge and other agricultural fertilizers adds excessive amounts of nutrients to surface waters and is harmful to water quality and fish habitat of streams.  10(a) - Negative: Agricultural runoff is harmful to water quality. 11(b) - City: The policy applies City-wide 12(c) - Chronic: The policy will persist until amended. 13(d) - Medium: Water quality is directly related to habitat quality.	C/N	Indirect	Contaminants	NEG	3	3	2	8	8

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		Def./NonQ	Direct	Buffers											
		Cond/Q.	Indirect	Contaminants											
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0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
69	CCP	Environmental Quality	7.6.4	Environmental Quality - Solid and Hazardous Waste	The City shall ensure that special precautions or limitations are taken for the storage of hazardous substances, particularly in the 100-year floodplain.	1 - Hazardous substances can cause catastrophic damage to stream habitat if they are released on land or into surface waters, or if they contaminate groundwater. This policy is intended to prevent such releases.  10(a) - Positive: This policy is intended to prevent contamination. 11(b) - City: The policy applies City-wide 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: Policy alone is a weak tool to achieve results.	D/N	Direct	Contaminants	POS	3	3	1	7	7
70	CCP	Economy	8.10.3	Economy - Policies	All areas with commercial Comprehensive Plan Map designations other than Central Business District and Professional Office shall be redesignated as Mixed Use Commercial. (See Policy 8.10.7 for direction on Land Development Code standards to be developed to address the community's commercial needs.)	1 - This policy permits mixed use commercial development within all commercial designations on the Comprehensive Plan. This policy typically will result in greater density or a more intensive development pattern than the underlying base commercial zone. However, the policy is unlikely to result in greater contaminants resulting from land use.  10(a) - Neutral: The impact of the policy is unclear. 11(b) - Reach: The policy applies to all commercial zones. 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Contaminants	NTRL	0	0	0	0	0
71	CCP	Housing	9.6.3	Downtown Residential Neighborhood	The City shall amend the Land Development Code to encourage the following in the Downtown Residential Neighborhood: a. building to the higher end of the allowed density range through intensive site utilization; b. reducing onsite parking requirements; and c. maintaining historic character.  (CODE DIRECTION)	1 - This policy allows more intensive site utilization and a reduction of onsite parking requirements for downtown residential. More intensive site utilization will increase the amount of impervious surfaces for downtown residential projects. Reduction of onsite parking will decrease impervious parking areas. Impervious surfaces increase the rate of runoff, increase the temperature of stream waters, concentrate pollutants, and interfere with groundwater recharge. Little or no change can be expected in the amount of impervious surfaces generated by downtown residential projects.  10(a) - Neutral: This policy has offsetting effects on impervious surfaces. 11(b) - Reach: The policy applies to downtown residential zones. 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: Policy alone is a weak tool to achieve results.	D/N	Indirect	Impervious Surfaces	NTRL	0	0	0	0	0
72	CCP	Public Utilities, Facilities, and Services	10.3.5	Water, Wastewater, and Stormwater	The City shall increase its efforts to improve the drainage system through stormwater master plan efforts, the Capital Improvement Program, and the development process, consistent with EPA and DEQ directives.	1 - This policy states that the City will improve the drainage system consistent with EPA and DEQ directives. The policy is likely to result in improved water quality and stormwater management. These results will benefit stream habitat.  10(a) - Positive: The policy will improve water quality and habitat. 11(b) - City: The policy applies City-wide 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Direct	NA	POS	3	3	1	7	7

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							Def./NonQ	Direct							Buffers
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0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
73	CCP	Public Utilities, Facilities and Services	10.3.6	Water, Wastewater, and Stormwater	The City shall take steps to minimize the effects of development on downstream drainage systems through the use of appropriate strategies as identified in the Stormwater Master Plan.	1 - This policy states that the City will minimize effects of development on downstream drainage systems. The policy is likely to result in improved water quality and stormwater management. These results will benefit stream habitat.  10(a) - Positive: The policy will improve water quality and habitat. 11(b) - City: The policy applies City-wide 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Direct	NA	POS	3	3	1	7	7
74	CCP	Public Utilities, Facilities, and Services	10.4.3	Franchise Utilities	Private-franchise utility distribution facilities shall be located underground in newly-developed areas. To the extent practicable, the City shall encourage the underground relocation of existing above-ground private utility distribution facilities as part of modifications to existing systems.	1 - This policy states that utilities will be located underground. Trenching can contribute to soil erosion and interrupt the flow of surface water. Excessive sedimentation caused by trenching can damage stream habitat. Trenching may impact stream habitat by altering or diverting surface hydrology.  10(a) - Negative: Trenching disturbs soil and surface water flow. 11(b) - City: The requirements apply throughout the City. 12(c) - Episodic: Duration may vary on a case-by-case basis according to site conditions. 13(d) - Low: Impact on habitat is mitigated by erosion control and properly compacting backfill.	C/N	Indirect	Contaminants	NEG	3	2	1	6	6
75	CCP	Public Utilities, Facilities, and Services	10.7.6	Fire and Emergency Public Services - Policies	The Fire Department shall procure equipment over time, compatible with narrow streets and pedestrian friendly environments.	1 - This policy will allow the City to reduce right-of-way and pavement widths of City and private streets. It will help minimize impervious surfaces. Impervious surfaces increase the rate of runoff, increase the temperature of stream waters, concentrate pollutants, and interfere with groundwater recharge.  10(a) - Positive: Minimizing impervious surfaces benefits stream habitat. 11(b) - City: The policy applies to all Fire Department equipment. 12(c) - Chronic: This is a long-term policy with long-term benefits. 13(d) - Low: The policy will allow narrower pavement widths only for new or redeveloped roadways.	D/N	Indirect	Impervious Surfaces	POS	3	3	1	7	7
76	CCP	Transportation	11.4.3	Auto Parking	All traffic generators shall provide adequate parking.	1 - Parking requirements increase impervious surfaces. Impervious surfaces increase the rate of runoff, increase the temperature of stream waters, concentrate pollutants, and interfere with groundwater recharge.  10(a) - Negative: Increasing impervious surfaces will be harmful to stream habitat. 11(b) - City: The policy applies City-wide. 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: The policy will require pavement for parking.	D/N	Indirect	Impervious Surfaces	NEG	3	3	1	7	7
77	CCP	Transportation	11.4.4	Auto Parking	Multiple-level parking facilities near major traffic generators should be encouraged where practical.	1 - Structured or multi-level parking limits the amount of impervious surfaces needed to provide parking. Impervious surfaces increase the rate of runoff, increase the temperature of stream waters, concentrate pollutants, and interfere with groundwater recharge.  10(a) - Positive: Reducing impervious surfaces will benefit stream habitat. 11(b) - Reach: The policy applies to traffic generators. 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: The policy will require less pavement for parking.	C/N	Indirect	Impervious Surfaces	POS	2	3	1	6	6

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78	CCP	Transportation	11.5.7	Auto Parking - policies	All new collector and arterial streets shall be designed to accommodate bicycle facilities.	1 - Designing streets to accommodate bicycles and pedestrians will increase impervious surfaces. Impervious surfaces increase the rate of runoff, increase the temperature of stream waters, concentrate pollutants, and interfere with groundwater recharge.  10(a) - Negative: Increasing impervious surfaces will be harmful to stream habitat. 11(b) - City: The policy applies city-wide. 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: The policy will require marginal increases in pavement widths.	D/N	Indirect	Impervious Surfaces	NEG	3	3	1	7	7
79	CCP	Transportation	11.5.11	Auto Parking - policies	Where bicycle and pedestrian facilities are combined, adequate width for the combined uses shall be provided.	1 - Designing streets to accommodate bicycles and pedestrians will increase impervious surfaces. Impervious surfaces increase the rate of runoff, increase the temperature of stream waters, concentrate pollutants, and interfere with groundwater recharge.  10(a) - Negative: Increasing impervious surfaces will be harmful to stream habitat. 11(b) - City: The policy applies City-wide. 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: The policy will require marginal increases in pavement widths.	C/N	Indirect	Impervious Surfaces	NEG	3	3	1	7	7
80	CCP	Transportation	11.10.1	Water - Policies	The Mary's and Willamette rivers should be considered as potential resources in future transportation planning.	1 - This policy considers future use of rivers as transportation resources. Increasing marine traffic on rivers will directly impact fish habitat by introducing contaminants associated with watercraft such as oils and fuels.  10(a) - Negative: Increase contaminants to river habitat. 11(b) - Reach: The policy applies to Mary's and Willamette rivers. 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: The policy would probably result in marginal increases in contaminants.	C/N	Direct	Contaminants	NEG	2	3	1	6	6
81	CCP	Special Areas of Concern	13.4.5	Oregon State University Open Space and Resource Lands - Policies	The City shall adopt land use policies, such as maintaining adequate buffers, to protect University agricultural and forest land from the negative impacts of urban development and protect urban development from the negative impacts of agricultural practices and forest uses.	1 - The policy adopts land use policies that will buffer incompatible uses. It is uncertain if these buffers consist of open land or other uses. Therefore, the impact on stream habitat is unclear.  10(a) - Neutral: The impact on habitat is unknown. 11(b) - Reach: The policy applies to University open lands. 12(c) - Chronic: The policy is long-term. 13(d) - Low: The impact of the policy is unknown.	C/N	Indirect	Buffers	NTRL	0	0	0	0	0
82	CCP	Special Areas of Concern	13.4.6	Oregon State University Open Space and Resource Lands - Policies	OSU shall continue to prevent harmful agricultural runoff from entering local streams and avoid agricultural activities that ecologically impair the Oak Creek and Squaw Creek systems.	1 - Runoff from agricultural lands can carry fertilizers, pesticides, and herbicides into surface waters and harm stream habitat.  10(a) - Positive: This policy is beneficial to water quality. 11(b) - Reach: The policy applies only to Oak and Squaw creeks. 12(c) - Chronic: The policy will persist until amended. 13(d) - Medium: Water quality is directly related to habitat quality.	D/N	Direct	Contaminants	POS	2	3	2	7	7

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0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
83	CCP	Special Areas of Concern	13.12.7	West Corvallis Area	Medium density residential uses are an essential feature of neighborhood villages. To meet the demand for single family housing while reducing land costs, the City shall review the Land Development Code to do the following: a. require a minimum average residential density of nine dwellings per net residential acre, including pocket parks but excluding areas set aside for commercial and employment uses, public facilities, and neighborhood parks greater than four acres; b. require at least one-third of a neighborhood village's dwelling units to be either multi-family or attached single family; and c. require that the majority of a neighborhood village's residential land be set aside for medium-density single family housing, either detached or attached.	1 - The requirements effectively increase the density of residential development within the specified area. This will result in an increase in impervious surfaces. Impervious surfaces increase the rate of runoff, increase the temperature of stream waters, concentrate pollutants, and interfere with groundwater recharge.  10(a) - Negative: Increasing impervious surfaces will be harmful to stream habitat. 11(b) - Reach: The policy applies to the West Corvallis area. 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: The policy will require marginal increases in pavements.	C/N	Indirect	Contaminants	NEG	2	3	1	6	6