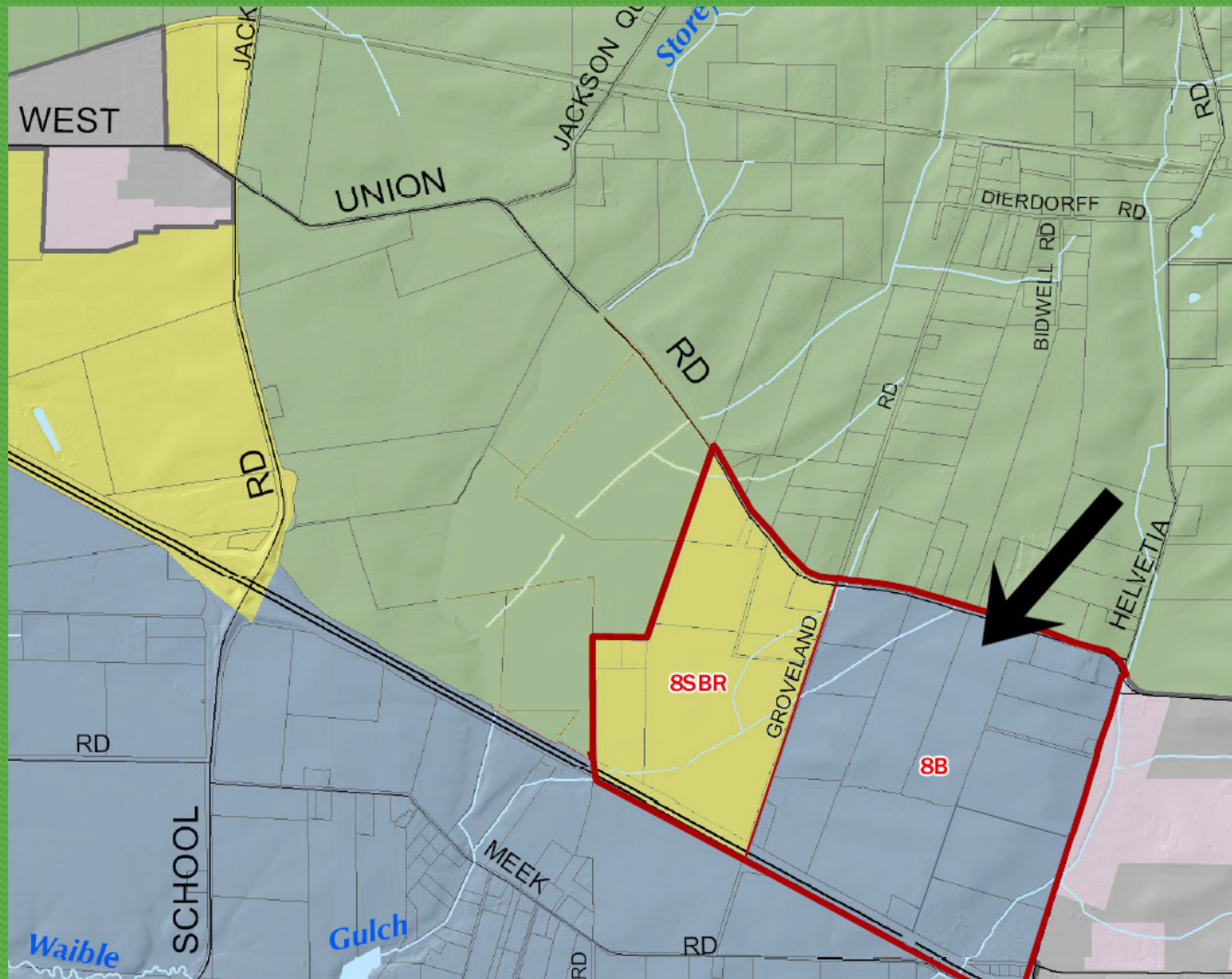
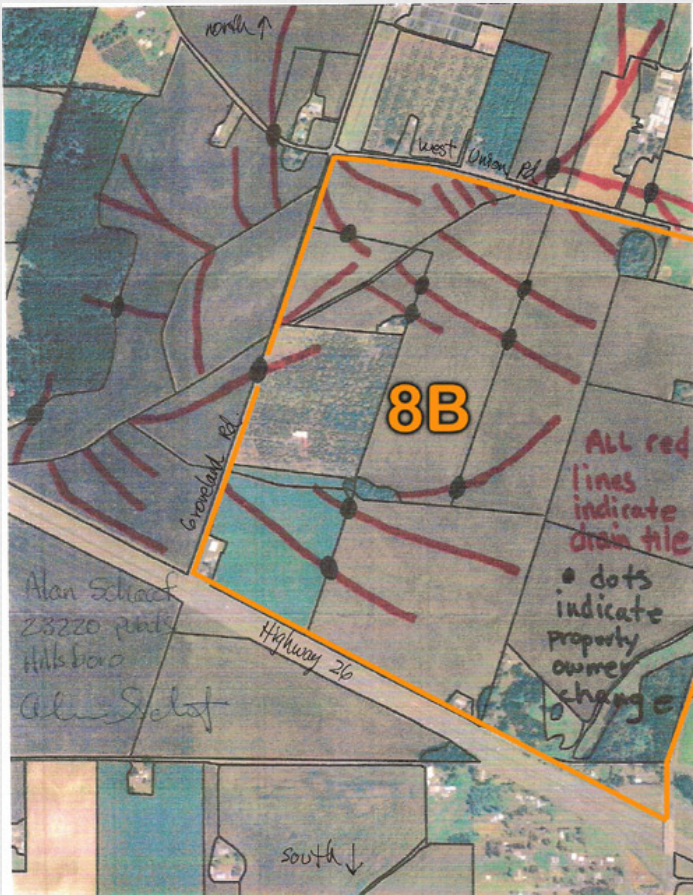


Helvetia Area 8B Tiling



Save Helvetia • August 18, 2011

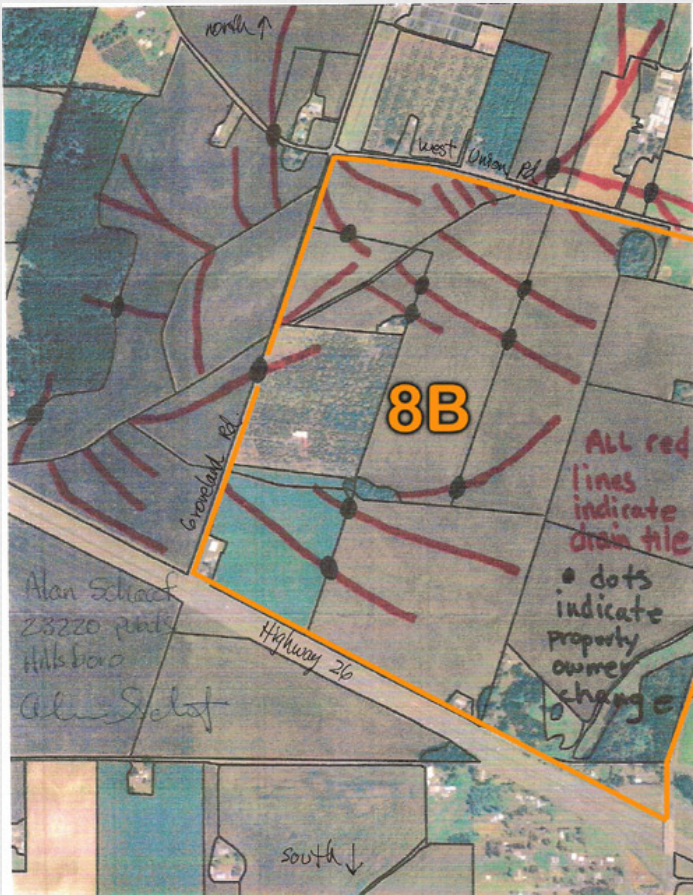
Area 8B: Field Tiling System



- Map shows partial tiling system in Area 8B urban reserves (east of Groveland Road) and Area 8-SBR undesignated (west of Groveland Road)
- Red lines show drain tile
- Black dots show change of ownership
- Tiles cross Groveland and West Union Roads
- Only the main tiling lines shown – many more arterial lines exist and are not shown
- For example, 12 properties share main tiling lines

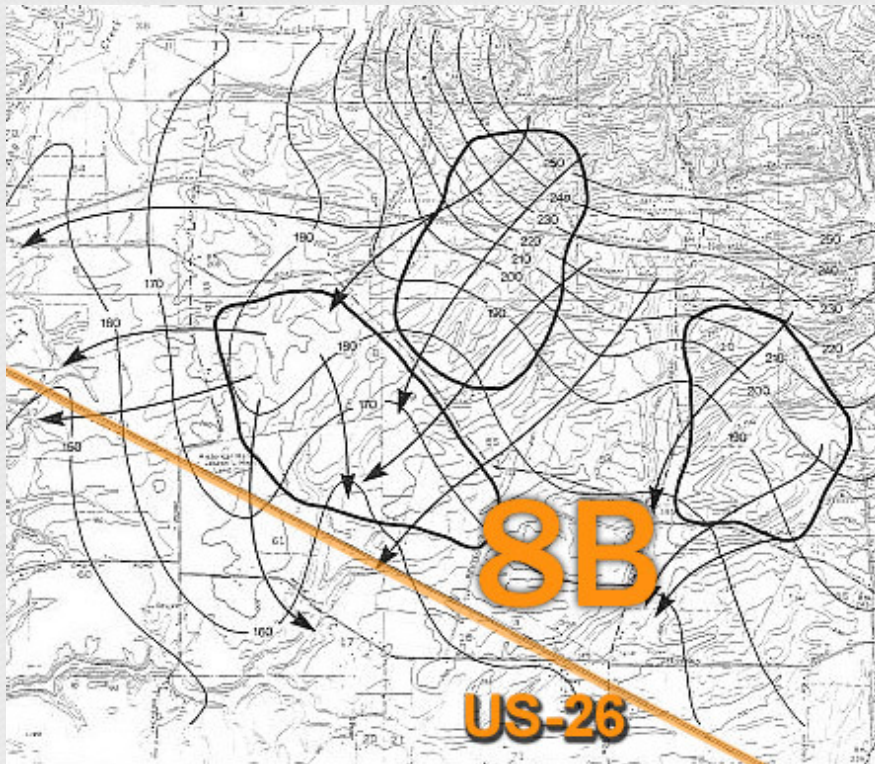
Note: Extensive tile patterns are on file at NRCS.

Area 8B: Field Tiling Infrastructure



- Sub-surface drainage system
- Permanently installed agricultural infrastructure
- Installed over past 80 years
- Significant capital investment by farmers
- Historically wood slats or clay tubes – now ABS perforated plastic drain pipe
- Installed at 50-foot intervals
- Costs at least \$1,000 per acre to install
- \$500,000 capital investment in Area 8B

Area 8B: Field Tiling Benefits



- Effective way to drain thousands of upland acres
- Interdependent and interconnected system
- Crosses parcels and property owners
- Allows Helvetia's farmers to keep fields productive
- Reduces “wet feet” for crops
- Sustainable, creative soil management
- Optimizes crop production

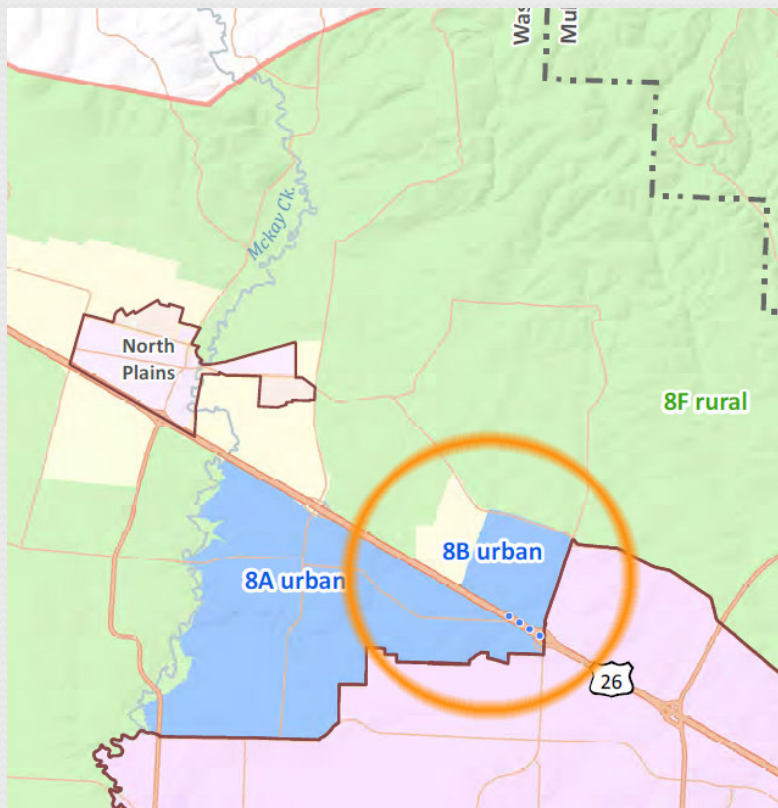
WaCo failed to evaluate for Urban Reserve Factor 8 (harm to nearby farms)

Area 8B: Disruption of Field Tiling - Example



- Location: inside UGB, south of West Union Road
- Tiling crosses 27 different properties
- Tiling severed on Intel property during initial development
- Development stopped
- Broken tiles resulted in “permanent development-induced wetland”
- Causes flooding on farmland north of West Union Road

Helvetia Area 8B: Conclusion



- PROTRUDING Urban development on north side of US-26 will disrupt Helvetia's water drainage system and adversely affect surrounding farms
- Compromises farmers' ag infrastructure investment

US-26 is a HARD EDGE that protects a large block of Foundation Agricultural Land on the north side