RAVNIK & ASSOCIATES, INC.

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Burlington, WA 98233

Telephone (360) 707-2048
Fax (360) 707-2216
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LETTER OF TRANSMITTAL

TO: **Skagit County Planning & Permit Center**

Attn

DATE: **7-29-11** Job No. **09006**

FROM: **Heike Nelson**

PROJECT: **Wooding Comprehensive Plan Amendment**

RE:

COPIES	DATE	DESCRIPTION
1		Comprehensive Plan Amendment Package

☒ For review and approval
☐ For your records
☐ As requested
☐ For review and comment
☐ Preliminary Drawings
☐ _____

Copy to:
File
Bill Wooding

Signed by

PLANNING & DEVELOPMENT SERVICES

1800 Continental Place • Mount Vernon, WA 98273
Inspections 360.336.9306 • Office 360.336.9410 • Fax 360.336.9416

Comprehensive Plan Policy / Zoning Map Amendment Application Checklist

Notice: Applications to change a municipal urban growth area boundary must be submitted to Planning and Development Services by the last business day of March. The application will be forwarded to the appropriate City/Town Planning Department, which must return it to Planning and Development Services, with an official recommendation, by the last business day of July.

Applications for rural commercial/industrial designations will be accepted with the understanding that the County may not be able to process or approve those applications until the Countywide Planning Policies are amended to remove the cap on rural commercial/industrial acreage allocations. The County is proposing this change through the 2005 Growth Management Comprehensive Plan Update.

All Applicants Must Submit the Following:

☑ ☑ **Fact Sheet**
The fact sheet must be fully completed, signed, dated and submitted prior to the last business day of July.

☐ ☐ **Fees $** 5040.00 **SEPA $** _____
Note: For review that requires more than 80 hours of staff time, the applicant will be billed at the hourly rate as shown on the fee schedule.

☐ ☐ **SEPA Checklist**
Note: This application may be considered complete without payment of the SEPA fee. The SEPA fee and checklist, if required, are due within 20 days of approval for further consideration by the Board of County Commissioners.

☑ ☑ **Completed Questionnaire** (See pages 3 and 4)

Applicants for Map Amendments Must Also Submit the Following:

☑ ☑ **Full Scale Assessor's Map**
Please include a full scale (18" x 24") Assessor's section map. These can be purchased from the Assessor's Office. **Please identify the subject parcel.** Use **black or red** ink. Highlighters will not photocopy.

☑ ☑ **Land Use Map**
A map showing the subject property and property lines and the Comprehensive Plan/Zoning designations of all properties within 500 feet of the site.

☑ ☑ **Ownership Certificate**
A notarized ownership certificate is required.

☑ ☑ **Lot of Record Certification** (Not required for policy or area-wide map amendment requests)

Applicants for a Change to Commercial or Industrial Designations Must Also Submit the Following:

☐ ☐ **Commercial / Industrial Phasing Plan** (Optional - See SCC 14.16.900)

☐ ☐ **Site Plan**
A site plan drawn to scale of not less than 1" = 40' clearly showing dimensions of all property lines; location and dimensions of existing structures, proposed buildings and additions; access points; off street parking/ existing and proposed landscaping; location of sewer lines and connections, or septic tank an drain field including the distances from all structures (existing and proposed) from property lines and each other.
Black and white submittals on 8.5" x 11" paper preferred, 11" x 17" maximum. Color maps must be reproducible in black and white.

Date Received:

SKAGIT CO PERMIT CT
JUL 29 2011
RECEIVED

Accepted by

PL11-0250
Permit Number

Zoning / Setbacks

Flood Plain/Floodway

Shoreline

Notes:

INSTRUCTIONS

Please complete Sections 1 through 4 of this application packet. Attach other required forms or information as necessary. For information on general requirements, application review process, and frequently asked questions turn to Sections 5 & 6 of this packet.

SKAGIT CO. PERMIT CTR.
JUL 29 2011
RECEIVED

APPLICATION TYPE [Please check the appropriate box below]

☐ Policy Amendment [A change to one or more comprehensive plan policies]

☑ Map Amendment [A change to a comprehensive plan/zoning designation]

☐ Check this box if you are proposing to change your property to a commercial or industrial designation/zoning district. If the phasing option is chosen under SCC 14.16.900(3)(c)(iii)(a), a phasing plan must be submitted as part of this application.

☐ Rezone [A change from one zoning designation to another within the same Comprehensive Plan Designation – rezones are only available within a the UGA]

PERSONAL INFORMATION [Please Print]

Applicant/Contact Applicant: Lake Erie Trucking (Bill Wooding) Contact: Ravnik & Associates (John Ravnik

Mailing Address PO Box 361

City Burlington State WA Zip 98221 Email Address jravnik@ravnik.net

Phone (360)707-2048 Alt Phone _____ Fax (360)707-2216

Are you the owner of the subject property? ☑ Yes ☐ No [*if yes*, complete Section 4, Ownership Certification]

If no, please indicate your interest in the subject property [e.g. neighbor, community resident, interested citizen, etc.]

_____

Property Owner Lake Erie Trucking, Bill Wooding

Mailing Address 13540 Rosario Road

City Anacortes State WA Zip 98221 Email Address _____

Phone (360)293-3636 Alt Phone _____ Fax _____

PROPERTY INFORMATION [Site-specific proposals only]

Site Address [or General Property Description – Attach separate sheet if necessary]:
13835 Rosario Road

P-number(s) 19168 Assessor's Account # 340111-3-003-0023

Section 11 Township 34 Range 1 Acreage/Lot Dimensions 35 ac / 1300' N-S x 1200' E-W

Existing Zoning Designation RRc-NRL Requested Zoning Designation RRv [see Section 3]

By signing this form, the applicant agrees to pay all application fees in accordance with the approved fee schedule posted in the Planning and Development Services. If the application is approved for further consideration by the Board of County Commissioners, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist and related fees. Applicants are encouraged to consult with Department staff in advance of application submittal to review all submittal requirements. Payment of fees does not guarantee final approval. The applicant acknowledges that a completed application must be submitted by the close of business on the last business day of July of each year. Incomplete or late applications will be returned to the applicant.

APPLICANT SIGNATURE: William C. Wooding **DATE:** 7/27/11

P19168 Legal Description:

NW1/4 SW1/4 LY ELY ROSARIO RD EXC BAT SW COR OF SD NW1/4 SW1/4 TH S 89-11-16 E ALG S LN OF SD NW1/4 SW1/4 280FT TH N 0-13-00 W 601.12FT TH N 89-11-16 W 144.51FT TO INTERSECTION OF E LN OF ROSARIO RD TH S 31-52-40 W ALG E LN OF SD ROSARIO RD 254.98FT TO INTERSECTIN WITH W LN OF SD NW1/4 SW1/4 TH S 0-13-00 E 382.68FT TO POB. EXCEPT THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 89-11-16 EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, 1,430.21 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING; THENCE NORTH 2-00-38 EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, 110.02 FEET; THENCE NORTH 89-11-16 WEST, PARALLEL WITH AND 110.00 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION, 132.30 FEET, THENCE AT A RIGHT ANGLE, SOUTH 0-48-44 WEST, 110.00 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE SOUTH 89-11-16 EAST, ALONG SAID SOUTH LINE, 130.00 FEET TO THE TRUE POINT OF BEGINNING.

Section 3 Questionnaire

Prior to submittal, please answer all of the questions below that are applicable to your proposal. Provide your answers on separate attached sheets and reference the question numbers in your answer. Include maps, graphics and other information as necessary. Please be thorough. Incomplete or misleading information may cause unwarranted delays in processing and/or denial of the application. Answering these questions will require an understanding of the applicable provisions of the Skagit County Comprehensive Plan and Skagit County Code Title 14. Both are available at the Skagit County Planning & Development Services or online at www.skagitcounty.net.

All Applicants must answer the following:

1. **Please provide a detailed statement of what is proposed and why. Include suggested amendatory language to the Comprehensive Plan, if applicable. For proposed map amendments to a commercial or industrial designation, include additional information relating to the proposed commercial or industrial use.**

   Note: If you are requesting a change in a Comprehensive Plan / Zoning designation, also indicate which designation you are requesting to change from (your existing designation) and which designation you wish to change to (requested designation).

   This comprehensive plan amendment is proposed to redesignate an approximate 35-acre parcel, P19168, owned by Lake Erie Trucking (Bill Wooding) from its current comprehensive plan designation of Rural Resource-Natural Resource Land (RRc-NRL) to Rural Reserve (RRv). This parcel was originally designated Rural Resource by Skagit County due to the fact it is contiguous to Mr. Wooding's gravel surface-mining activities located on abutting parcels he owns to the north which have ongoing mining activities and a Mineral Resource Overlay (MRO). The subject parcel does not have any ongoing mining activities, nor does any portion of it contain the MRO designation. Therefore, mining activities would not be permitted except for a small amount as allowed by SCC 14.16.430(2)(k) which allows for extraction of gravel and rock for road construction and maintenance provided the material is used within a RRc-NRL zone or the same owner's property of 3 acres or less. With respect to any surface mining attributes, the subject parcel has no economic feasibility. Furthermore, this 35-acre parcel does not have productive characteristics or uses of agriculture or forest. Therefore, it is not an important parcel or an asset to the long term economic viability of the countywide, which is what the RRc-NRL designated lands are intended to be per the 2007 Skagit County Comprehensive Plan. Due to the fact the subject parcel does not meet the criteria for a Rural Resource Land per the Policies and Goals depicted in the County's Comprehensive Plan, it is requested herein to change the property's current designation to Rural Reserve. This provides better compatibility with the existing Rural Reserve and Rural Intermediate zoning designations located immediately east, south and west of the subject parcel.

2. **Has there been a change in circumstances pertaining to the Comprehensive Plan or public policy that would justify this proposal? Or, in the case of site-specific Comprehensive Plan/Zoning map amendments, has there been a change in circumstances pertaining to the subject property that is beyond the control of the landowner?**

Not other than the fact it appears the subject parcel was originally designated RRc-NRL by Skagit County based on the fact that Mr. Wooding also owned the adjoining property to the north which contains ongoing surface mining activities. The subject parcel however, does not contain any forestry production assets nor any mining potential which are criteria required in Skagit County's Comprehensive Plan for a RRc-NRL designation.

3. **For policy and map amendments, what do you anticipate will be the impacts resulting from the proposed change in policy or map amendment? What geographic areas may be affected? What other issues do you anticipate as a result of the proposal? (Note: If this application is approved for further consideration by the Board of County Commissioners, you may also be required to submit a State Environmental Policy Act (SEPA) checklist, which would require a more detailed analysis of the potential impacts, if any, of your proposal.)**

The general geographic area is currently residentially developed, with exception of the applicant's adjacent properties to the north which support existing gravel pit surface mining activities. Due to the adjacent shoreline and Burrow's Bay, properties to the west and southwest contain significantly more dense residential development than properties to the east and southeast. This is supported by the fact that the west and southwest properties are zoned Rural Intermediate (RI) which allows more dense residential development, while to the east and southeast properties are zoned RRv, which matches the comprehensive plan zoning abutting the ongoing mining activities on the parcels to the north. The proposed change to the comprehensive plan zoning of the subject parcel from RRc-NRL to RRv would provide for a low density residential area. This will function as a buffer and transitional area to the ongoing mining activities located to the north. Likely, future residential development upon the subject parcel would be configured in a cluster, away from the mining activities. This would allow for a large open space area to be created which would provide the necessary buffer area to the RRc-NRL lands to the north.

Within the subject parcel, none of the onsite soils are classified as being any type of "Prime Farmland" soil, nor are they supportive to a significant forestry use as seedlings have a high mortality rate based on the onsite soils depicted by the Soils Conservation Service (SCS). A small amount of clearing associated in supporting residential improvements would not be a significant impact to the geographic area. In addition, the parcel has direct access to Rosario Road which is a well developed County road serving the area and has the capacity to support future residential development in this area without any significant impacts. Existing onsite topography slopes generally downhill to the west towards, Rosario Road, at slopes that vary from approximately 10

to 15 percent per Skagit County iMap information. With respect to views and creating passive environments, these slopes are not seen as problematic for future residential development.

The subject parcel abuts Rosario Road which contains residential grade utilities such as power, telephone, and water. The site also has sufficient soils to provide residential grade septic systems and storm water drainage system which discharges to Biz Point.

4. For policy and/or comprehensive plan/zoning map amendments, please state why existing Comprehensive Plan policies or map designations should not continue to be in effect or why they no longer apply.

As previously noted, the RRc-NRL designation should not continue to be in effect for the subject property because the characteristics of the property do not meet the criteria established in the Goals and Policies established in the 2007 Comprehensive Plan. The Comprehensive Plan states that Rural Resource lands have land-use characteristics of long-term agricultural, forest or mineral lands. Policy 4C-1.1 within Rural Resource Lands Goal C-1, specifies Rural Resource Land Designation Criteria. This section states land in rural unincorporated Skagit County not designated as Agriculture, Industrial Forest or Secondary Forest are subject to Rural Resource lands designation according to the following criteria:

a) *All parcels approximately 40 acres or greater that contain one or both of "Prime upland farmland soils" or private forest land grades (PFLG) 1-3.*

b) *Lands meeting (a) that comprise contiguous areas of approximately 160 acres and larger....*

c) *Parcels meeting both (a) and (b) shall be further evaluated for inclusion or exclusion in Rural Resource Lands based upon additional factors listed as 4C-1.1(c)(i) –(iii).*

i) *Participation in a current-use tax assessment program*

ii) *Whether the area is currently in small-scale agriculture or forestry use for has been within the proceeding ten years, and minimal improvements or financial expenditures have been made to non-resource related uses in the area as a whole.*

iii) *Whether the area has limited availability of public services and facilities (although the area may be located within a public water district).*

The subject property does not contain 40 acres and the entire Wooding ownership contiguous with this parcel comprised only 83 acres which is well below the 160-acre

minimum area requirement. Additionally, the subject property does not contain soils considered as "Prime Alluvial Soils" (prime farmland soils) or "Prime Upland Soils" (prime forestry soils) as identified in Table 4.2 of the Natural Resource Lands Profile section of the Comprehensive Plan. The County Assessor's Tax statement identifies the Land Use as "Household SFR outside City". According to the Natural Resources Conservation Service, the westerly half of the site contains Douglas-fir trees with a rating of 109, which would categorize the west half of the site as a Private Land Forestry Grade (PLFG) III, while the PLFG class for the east side of the site is 82, which correlates to a PLFG IV. PLFG land grades are established based upon the timber species and the site index. The site index is the productive quality of forest land, determined by the total height reached by the dominant and codominant trees on a particular site at a given age. Refer to the Forest Productivity information attached with this application.

Even if the parcel did meet the criteria (a) and (b) above it does not meet the criteria of the further evaluation requirements listed in items (i)-(iii) as it (1) does not participate in a current-use tax assessment program, (2) is not nor in the past ten years has been used for agriculture or forestry, and (3) does not have limited availability of public services.

Furthermore, no portion of this parcel contains a Mineral Resource Overlay; therefore, use of this parcel for any type of mineral resource activity is not economically feasible. This 35-acre parcel is not an important component in the long-term economic viability of countywide natural resource lands. It is simply owned by the same person who owns adjoining lands to the north and does not meet the criteria for a Rural Resource Land.

This proposed amendment to change the subject property's designation from RRc-NRL to RRv is warranted as the subject property does not and cannot meet the criteria established by the current comprehensive plan for a RRc-NRL zoning. A RRv designation is in the public's best interest because the subject parcel will provide an allowance for residential development of an appropriate density in the area in which it is located.

5. How would the proposal comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? (The community vision statements are discussed in Chapter 1 of the Comprehensive Plan. Goals, objectives and policies are described in Chapter 2, and are found throughout the Comprehensive Plan.)

When working on the 2007 Comprehensive Plan for Skagit County, citizens across the county said they wanted to preserve the high quality of life, strive for government efficiency, support economic opportunities, increase housing choices, ensure that transportation facilities and services are available to serve development at time of occupancy and use (concurrency), provide for an efficient land-use pattern, preserve rural, resource and ecologically fragile areas for future generations, respect property rights and maintain opportunities for citizen participation and involvement throughout

Skagit County's planning processes. This Comprehensive plan amendment proposal to change the existing 35-acre parcel from RRc-NRL to RRv will increase housing choices in the area which will provide a high quality of life, at a location where existing transportation facilities and other services are in place to serve future residential development, will provide for a efficient land-use pattern, all while preserving the adjoining rural resource area to the north for future generations.

In addition, the proposed change in the comprehensive plan zoning of the subject parcel complies with the following Comprehensive plans vision statements:

- "Increase the housing choices for all residents: Skagit County unincorporated residents. It states that "this plan seeks to increase housing opportunities for all residents (families, individuals, seniors, and persons with special needs). The plan promotes more choices for both owners and renters alike, such as single family homes on smaller lots, creative opportunities for all types of home ownership, and high quality housing design that fits with surrounding neighborhoods and is located closer to jobs, in particular within UGAs."

The change in zoning on the subject property will provide for additional rural housing opportunities that conform to the surrounding neighborhood, and are smaller in size than what is currently allowed with the RRc-NRL zoning, which makes them more economically feasible for future homeowners. In addition, a RRv designation will provide protection in the form of buffers ad setbacks against potential future conflicts with the use of mineral resource lands located north of the subject parcel since all future land subdivisions within 500 feet of the natural resource lands to the north would contain a notice that the lots are near a designated mineral resource land where a variety of commercial activities may occur that are not necessarily compatible with residential development for certain periods of limited duration. The notice would inform future property owners that applications may be made for mining-related activities including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

East of the subject property, abutting parcels are zoned RRv which provide a residential transition area between RRc-NRL lands and more densely developed residential properties zoned RI. Redesignating the subject parcel to RRv creates this protective residential transition zone for existing RI-zoned parcels south and west.

- "Protect and retain rural lifestyles: This plan seeks to maintain the unique rural lifestyle for which Skagit County is widely known and cherished. Skagit County's rural communities and open spaces require protection and conservation from urban sprawl and suburban development patterns. Rural community character and open spaces are a valued part of Skagit County's diversity."

Changing the subject property's zoning to allow residential development at a one-lot per 10-acre density will provide for housing that maintains the unique rural lifestyle enjoyed in Skagit County. If the land were to be subdivided using the CaRD ordinance, residential

lots could be created, and even larger open space areas would be established. With the RRv zoning to the east and the Rural Intermediate zoning to the west, the rezoning of this property would not cause urban sprawl and would aid in providing the rural community character which is so valued in this community.

- Protect and conserve agriculture, forest and mineral resource lands: Natural resource lands, such as farms and timber lands, provide economic, social, cultural and environmental benefits. This plan ensures that these areas, including mineral resource lands, continue to be viable today and into the future.

As previously noted, there are surface soil conditions supporting the ongoing mining activities on parcels north of the subject property which provides a viable economic benefit. However, this 35-acre parcel does not contain any portion of the ongoing mining activities, nor does it contain any agriculture, forestry or mining attributes. Therefore, changing the zoning of this parcel will not impact a natural resource land, as the production of any natural resources on this parcel is not viable today, or in the future.

This proposed change of the comprehensive plan designation of the 35-acre subject parcel from RRc-NRL to RRv will ensure efficient use of land by minimizing the public costs and adverse impacts of growth; avoids incompatible rural and urban uses by reducing sprawl; has access to efficient and safe transportation networks; protects critical areas and environmentally sensitive lands; maintains the quality of adjoining land resources; does not pose a risk to public health and safety; and preserves the rural landscape, lifestyle, character, and features of the surrounding area.

The current zoning of this parcel does not fit the intent of the Natural resource lands as described in the Comprehensive plan which states the County will "through conservation and protection measures promote long-term, commercially significant agriculture, forest, and mineral resource uses." The Growth Management Act (GMA) establishes the primary goal for Natural Resource Lands is to "Maintain and enhance natural resource based industries, including productive timber, agricultural, and fisheries industries; encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses". As previously noted, the subject parcel has no history of, nor capacity to support, timber, agricultural, or mineral type industry. Per NRCS soils information, the onsite soils are not prime farming soils and the onsite soils are describe by the SCS manual as having a high woodland seedling mortality rate. Furthermore, (1) soils upon the subject property are classified as having "poor" gravel characteristics, therefore extraction of materials from the subject property is not economically productive, and (2) no portion of the subject parcel contains a Mineral Resource Overlay which would have implied Skagit County's long range goal of this property providing a natural resource.

Per the Final Draft of the South Fidalgo Island Subarea plan-Land Use, Policy Recommendations, there is actual support for residential density greater than what is

allowed by the RRv zoning requested herein. It is stated that "Since the development capacity is already limited by a number of factors such as critical areas, parcel configurations, and utility availability, changing the zoning map to "downzone" from Rural Intermediate to Rural Reserve was not viewed as appropriate. In addition, the discussion led to the CAC's recommendation that all of the currently zoned Rural Resource lands be up-zoned to Rural Intermediate, with further density increased associated with the CaRD subdivision approach would not be allowed in the Subarea. The Conclusions section of the subarea plan additionally states that "The purpose of the Rural Intermediate District is to provide and protect land for residential living in a rural atmosphere, taking priority over resource land uses..." is a true reflection of the community vision.

This project proposes a comprehensive plan zoning change for the subject property from its current zoning of RRc-NRL to a RRv designation. However if deemed desirable by County staff to better conform to the Draft South Fidalgo Island Subarea plan, the applicant would be agreeable to a Rural Intermediate (RI) zoning, without the ability to use a CaRD process.

6. How does this proposal comply with the results of any benchmarking and growth management indicators assessment completed by the County as described in Chapter 2 of the Comprehensive Plan?

The benchmark used by the County as a target for land use and population growth is to direct at least 80% of the County's new population growth to occur within Urban Growth Areas. Progress towards this benchmark was reviewed by the County as described in the Growth Management Indicators (GMI) program dated 2002. Per the GMI, building permit data was obtained and converted to net population growth to measure and track the distribution of population by location of UGA vs non-UGA. The data obtained by the County indicates that at least 80% of the County's new population growth Countywide occurred in designated urban growth areas from 1998-2001, and at the same time, the share of new growth in rural unincorporated areas outside of the UGAs in Skagit County was diminishing.

The benchmark established by the County within the GMI for Rural and Resource Land Development states "The majority of non-urban residential development will occur on rural lands rather than resource lands." The growth management indicator for this benchmark is the distribution of total non-UGA development (i.e., building permits) between rural versus resource lands. It is noted in the GMI that about 43% of Skagit County is designated resource lands, while only about 7% of the total land area is designated rural land. Approximately 47% of the County's land area is in Federal, State, or other public ownership and primarily used for open space. It is noted that the intent of resource lands is to protect their natural resource-related economic potential for agricultural, forestry, and mineral resources, rather than to accommodate residential growth. The subject property does not

have an economic potential for natural resource-related economic growth based on the criteria noted in the Comprehensive Plan. Furthermore, based on the Soils Conservation Service (SCS), (1) the onsite soils are not considered a highly-valued gravel structural fill, (2) the soils are not conducive to supporting the harvesting and replanting of valued timber stands, and (3) the soils do not even qualify as a low-level soil to conduct agricultural activities. With over 47% (476,020 acres) of the County already designated as a natural resource land, the change in designation for the 35-acre subject property would constitute less than 1/100 of one percent reduction in natural resource lands. However if a CaRD process is used to subdivide this parcel in the future, up to 28 acres of the total 35-acre parcel could be placed in a designated open space category. The GMI indicator used for residential building permits issued on rural and resource lands determined that almost 85% of the non-UGA building permits issued from 1995-2001 occurred in rural areas, with only 16% on resource lands. This indicator suggests that the County has been effective in meeting this benchmark.

In general, the GMI concludes that the County is effectively meeting the requirements of the Growth Management Act and Comprehensive Plan based on land use and population growth. However, the South Fidalgo Island area where the subject property is located is constricted due to various factors. The Draft South Fidalgo Subarea Plan specifically states that the development capacity in this area is already limited by a number of factors such as critical areas, parcel configurations, and utility availability, and actually recommends "upzoning" of land to support smaller lot sizes for residential development. This allowance of "upzoning" is contingent upon not sacrificing valuable natural resource lands to accommodate the residential development. For the subject property associated with this CPA, no valuable natural resource is being lost. In approximately 1995 when Skagit County was initially preparing the Comprehensive Plan, this property's RRc-NRL designation was predominantly applied to accommodate the applicant's adjacent ownership containing surface mining gravel pit activities. The RRc-NRL did not provide this parcel as a resource, but rather, more as a buffering transition area to adjacent residential areas. With this comprehensive plan amendment proposal to change the parcel's designation to RRv, a buffered transitioning area is still achieved by the residential density of 1 lot per 10 acres or the application of a CaRD.

7. How is this proposal supported by functional plans and Capital Improvement Plans? In other words, would the proposed policy, designation and/or land use be consistent with the capital improvement plans of the various service purveyors (water, roads, fire, parks, schools, etc.) and not adversely affect their ability to provide these services.

Water:
The subject property is located in the Del Mar water district, with the Del Mar water tanks located at the southeast corner of the subject property. Therefore there is direct access to the subject property from this water system.

Roads:

Within the Transportation Elements Goal A-13, Land Use and Development policy 8A-13.8 Land Use Compatibility states – "The planning, design, location and construction of new transportation projects and facilities shall consider and be compatible with adjacent land uses, as indicated in the Comprehensive Plan and development regulations, including natural resource activities and rural residential areas."

A road's level of service is established by the ratio of actual volume to design capacity. When a facility is operating at a lesser standard than the determined level of service (LOS) deemed appropriate, the County must prepare improvement plans and funding strategies for addressing these needs within a Six-Year Transportation Improvement Plan (TIP). Funding for the County's transportation system comes from a wide range of sources such as local property and fuel taxes, local tax revenues from the general fund, and various other sources. The subject property has direct access to the east side of Rosario Road which abuts the west side of the parcel, which is not identified on the County's current Capitol Facilities Plan (CFP). The current CFP also does not identify any roadway projects within the vicinity of this project within its six-year transportation plan. In addition, property taxes will continue to be generated from the subject property, along with various other taxes that will be paid to offset roadway costs countywide.

Fire:

The property is located within the boundary of Skagit County Fire District #11 which has a fire station located approximately one mile to the north. Fire level of service is established by average response time. Therefore, the subject property being located so close to the local fire station means response times would be short, thereby capable of providing a high level of service to the site. In addition, there are existing fire hydrants located along the west side of Rosario Road, which provide fire protection to the site.

If the land is residentially subdivided, each lot will be responsible for paying appropriate property taxes to provide for various Capital Improvements which include roads, fire and emergency service, parks, schools, and hospitals. Under the proposed RRv zoning, and even if use of the Conservation and Reserve Development (CaRD) subdivision were used, only a total of seven new residences could be created, which would not cause a significant increase in population that could reasonably adversely impact the ability of various service purveyor's ability to provide these services.

8. How would this proposal affect implementing land-use regulations found in Skagit County Code Titles 14 & 15? What changes would be necessary to bring the implementing land-use regulations into compliance with the Comprehensive Plan as proposed to be amended? (For example, a proposed new policy relating to historic preservation may require corresponding zoning code amendments to regulate the use and reuse of historic structures.)

This requested comprehensive plan amendment proposes to change the subject property's

designation from RRc-NRL to RRv. This change will not negatively effect the implementation of any land-use regulations found in Skagit County Code Titles 14 or 15. All onsite residential development will conform to current zoning codes and regulations in effect at the time new development is proposed.

9. What measures have you taken to solicit public review or inform the public of this proposal?

None

Applicants for Map Amendments must also answer the following:

10. Describe how the proposed map change complies with applicable land-use designation criteria in Chapter 4, the Land Use Element of the Comprehensive Plan.

In the specific case of the proposed map amendment proposed herein it is more appropriate to explain why the proposed map change does not comply with current RRc-NRL land-use designation criteria. Within the Rural Resource Lands section of Chapter 4, Natural Resource Lands Use Element, Goal C-1, Rural Resource Designation Criteria Policy states:

> "All lands in rural unincorporated Skagit County not designated as Agriculture, Industrial Forest or Secondary Forest are subject to Rural Resource lands designation according to the following criteria:
>
> a) All parcels approximately 40 acres or greater that contain one or both of "Prime upland farmland soils" as determined by USDA Soil Conservation Service (see Natural Resource Lands Profile), or Washington State Department of Revenue – private forest land grades (PFLG) 1 – 3.
>
> b) Lands meeting (a) above that comprise contiguous areas of approximately 160 acres and larger; provided that any parcel 40 acres or larger that is located contiguous to any land designated Agriculture, Industrial Forest or Secondary Forest generally may be designated Rural Resource regardless of whether it is contained within such a large area.
>
> c) Parcels meeting both (a) and (b) above shall be further evaluated

for inclusion or exclusion in Rural Resource Lands based upon the following additional factors:

i) Participation in a current-use tax assessment program. Such current-use tax assessment status is not, by itself, a determining factor for inclusion or exclusion, but is only part of the relevant characteristics to be considered;

ii) Whether the area is currently in small-scale agriculture or forestry use or has been in agricultural or forestry use within the preceding ten years, and minimal improvements or financial expenditures have been made to non- resource related uses in the area as a whole. Construction of a single-family residence on any parcel of land shall not be deemed a sufficient non-resource related expenditure for purposes of this subsection; and

iii) Whether the area has limited availability of public services and facilities (although the area may be located within a public water district).

d) Parcels that do not meet any of the criteria described above in (a), (b), or (c) may be designated as Rural Resource to provide logical boundaries to the Rural Resource lands designation and to avoid small "islands" or "peninsulas" of conflicting non-resource land uses in the midst of resource lands. Similarly, parcels that meet some or all of the criteria described above in (a), (b), or (c) may be excluded to provide logical boundaries to the Rural Resource lands designation and to avoid conflict with existing land uses.

Out of the criteria listed above the subject property only marginally conforms to (c)(ii); however, this is not applicable because the property does not conform to criteria listed in (a) or (b). According to the Natural Resources Conservation Service the westerly half of the site contains Douglas-fir trees with a rating of 109, which would categorize the west half of the site as a PLFG III, while the PLFG class for the east side of the site is 82, which would be a PLFG IV, though the onsite soils as described on the SCS Manual as having a severe woodland seedling mortality rate. This parcel simply does not meet the criteria established for a RRc-NRL designation. With the applicant's ownership of adjacent surface mining gravel pit activities to the north, it may have been a logical assumption in the past for this subject property to have a RRc-NRL designation. As clearly documented herein, the subject property does not contain any notable natural resource components.

A change of this property's designation to RRv will not create an "island" or "peninsula" of conflicting non-resource lands. The logical boundary of adjacent surface mining resources is already established by Rosario Road. Designating the subject property as RRv supports compatibility with adjacent RRv parcels to the east and southeast, and RI parcels to the west and southwest.

The Rural Element, Chapter 3 of the Comprehensive Plan establishes Countywide Planning Policies (CPPs) which provide more specific guidance for the Rural Element as follows:

> Rural development shall be allowed in areas outside of the urban growth boundaries having limited resource production values (e.g. agriculture, timber, and mineral) and having access to public services. Rural development shall have access through suitable county roads, have limited impact on agricultural, timber, mineral lands, critical areas, shorelands, historic landscapes or cultural resources and must address their drainage and ground water impacts. (CPP 2.3)

As previously noted, the 35-acre subject parcel does not meet the criteria established for a RRc-NRL designation by the Comprehensive plan as listed above, therefore the proposal herein to change the parcel's designation from RRc-NRL to RRv is appropriate and not conflictive with comprehensive plan criteria. The parcel has very limited resource production values for agriculture, timber, and minerals and has direct access to public services along Rosario Road. The proposed map amendment would provide the subject property with the proper land use designation which will provide the existing rural area with a variety of living environments at lower than urban densities which are compatible with farming, fishing, timber management, and the ongoing mining activities located to the north. The subject parcel is large enough to retain open spaces, protect designated natural resource lands, and will not impose substantial service demands or costs on county facilities. Storm drainage facilities and ground water impacts will be avoided by properly designing future improvements to meet current codes and minimize impacts.

11. Provide a detailed statement of how the proposal meets the detailed standards in SCC 14.16 applicable to the proposed zone.

*As noted in 14.16.320 Rural Reserve (RRv) "*The purpose of the Rural Reserve district is to allow low-density development and to preserve the open space character of those areas not designated as resource lands or as urban growth areas. Lands in this zoning district are transitional areas between resource lands and non-resource lands for those uses that require moderate acreage and provide residential and limited employment and service opportunities for rural residents. They establish long-term open spaces and critical area protection using CaRDs as the preferred residential development pattern."

The subject parcel is surrounded by low density development along its easterly and southeasterly sides, and resource lands to the north which contain ongoing mining activities. To the west and southwest there exist land zoned Rural Intermediate, which allows a higher density of residential development. This map amendment will provide not only a transitional area between currently used resource lands and non-resource lands, but will also provide a transitional zoning between lower and higher density land uses to the west. It also provides additional residential opportunities in the area for rural residents.

12. For Urban Growth Area Boundary changes, demonstrate how your proposal will be supported by and dependent on population forecasts and allocated urban population distributions, existing urban densities and infill opportunities, phasing and availability of adequate services, proximity to designated natural resource lands and the presence of critical areas.

No change is proposed to a Urban Growth Boundary

13. For Rural area and Natural Resource Land map designation changes, demonstrate how your proposal will be supported by and dependent on population forecasts and allocated non-urban population distributions, existing rural area and natural resource land densities and infill opportunities.

According to the South Whidbey Island Subarea Plan Draft dated January, 2006, the development pattern of the subarea has been heavily influenced by the Island's natural features including the dramatic shorelines, the interior rolling countryside, the vegetation, and the territorial views enabled by the topography. These natural features are constraints to development, in that drainage, slopes and soils result in foundation instability and limit water availability for wells and the use of on-site septic waste treatment. Several known active slide areas have endangered existing structures and roads, and complicate new construction near them.

The subarea plan indicates that approximately 900 new residents could result in 350-375 new homes over the next 20 years if the average household size of 2.5 remains constant. Another way of looking at the growth estimates would be to use the 1990-2000 development rate of 28 homes per year or the 1997-2004 rate of 38 homes per year. These would result in between 700 and 950 new homes by 2025 respectively.

The capacity of the remaining undeveloped area remaining within the South Fidalgo Island area is complicated by the critical area constraints described above as well as by utility availability and the restrictions on rural density mandated by the GMA. According the subarea plan "If the question is: Is there enough land capacity under current zoning to accommodate up to 950 new homes during the next 20 years? - the answer is:

Almost."

For the existing lots that meet the zoning minimum size standards, their legal status and CaRD regulations specific to Fidalgo Island, further development capacity could also vary greatly. There are just under 270 lots zoned Rural Intermediate or Rural Reserve that meet the zoning minimums. The theoretical capacity of these lots ranges from 266 dwellings up to 552 dwellings, depending upon the extent to which they can be developed as CaRDs.

Of these, 130 of the lots are of a size that is limited to support only one housing unit. The rest could accommodate at least two housing units under CaRD regulations. These conclusions could be interpreted in many ways, especially since public water is necessary for CaRD developments, and some of these parcels, especially those in the southwest section of Fidalgo Island are not currently served by public or group water systems. Another consideration is that in some cases, CaRDs do not require permanent open space, so additional future development could be possible if the underlying zoning were changed.

At complete maximum buildout of these Rural Reserve and Rural Intermediate parcels that are larger than their minimum zoning under CaRD regulations, there could potentially be more than 500 housing units built – although this number would most likely be smaller since many of these parcels may already have homes built on them and some of these parcels may not qualify without public water supply. Adding the estimated 150-250 potential new dwellings resulting from lot certification and the potential 500 dwelling resulting from CaRD developments, the theoretical capacity of the subarea is 650 to 750 units, or 1,600 to 2,000 new residents, which is more than the 350-375 homes needed based on the subarea plan, however less than the 750- 900 needed per growth estimates based on development rates from 1997-2004 and 1990-2000.

Based on the preceding analysis, the Citizens' Advisory Committee determined that future development on South Fidalgo Island under the current adopted zoning and subdivision policies and regulations would result in a pattern of growth that is not consistent with the community vision. Noting that the intent of the Rural Reserve zone stated in the comprehensive plan that states: "Lands in this zoning district are transitional areas between resource lands and non-resource lands for those uses that require moderate acreage. . ." is inappropriate in the context of South Fidalgo Island, while the "The purpose of the Rural Intermediate district is to provide and protect land for residential living in a rural atmosphere, taking priority over resource land uses . . ." is a true reflection of the community vision.

It is further stated that "under the current Rural Reserve zoning, without CaRD subdivisions, owners' abilities to create new homesites will be limited. This will increase land values and related taxes, and restrict family members from being able to afford building and living on South Fidalgo."

While the analysis and discussion examined growth and development under existing zoning and subdivision policies and regulations, the CAC also elected to consider changes to the existing regulatory framework. Most public opinion has been in favor of limiting or slowing growth, although concerns about the increasing conversion of the area to open space and the resulting loss of potential opportunities for "Fidalgo-style" rural development also emerged. Since the development capacity is already limited by a number of factors such as critical areas, parcel configurations, and utility availability, changing the zoning map to "downzone" from Rural Intermediate to Rural Reserve was not viewed as appropriate.

The owner of the subject property is proposing a RRv designation for the currently RRc-NRL designated property. If the County deems it reasonable to change the subject parcel to a RI designation to better fit the information provided within the South Fidalgo Island Subarea Plan, the applicant is agreeable to this also.

Applicants for a Commercial or Industrial Designation must also answer the following:

14. Please attach a proposed schedule of development, or a development phasing plan, as appropriate (see SCC 14.16.900).

This is not a Commercial or Industrial Designation request, therefore does not apply.

Section 4 Ownership Certification

I, William Wooding, hereby certify that I am the major property owner or officer of the corporation owning property described in the attached application, and I have familiarized myself with the rules and regulations of Skagit County with respect to filing this application, and that the statements, answers and information submitted present the argument on behalf of this application and are in all respects true and correct to the best of my knowledge and belief.

Address 13540 Rosario Road

City and State Anacortes, WA Phone (360) 293-3636

Signature William G. Wooding for PIT I LLC

(give corporation or company name)

ACKNOWLEDGMENT

State of Washington)
ss.)
County of Skagit)

On this day personally appeared before me BILL WOODING known to be the individual described in and who executed the within and foregoing instrument and acknowledged to me that HE signed the same as HIS free and voluntary act and deed for the uses and purposes therein mentioned.

Diane L. Logsdon

Notary Public in and for the State of Washington

Residing at MOUNT VERNON

Date: 7-14-2011

STATE OF WASHINGTON DIANE L LOGSDON NOTARY PUBLIC 11-01-2012

Other property owners in this application must be listed below:

Name _____

Address _____ City/State _____ Zip _____

Return Name & Address:

_____

_____

_____

UNRECORDED

COPY

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL____11-0210

Applicant Name: __William Wooding

Property Owner Name: __PIT I, LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): _19168; 340111-3-003-0023; within a Ptn of the NW ¼ of the SW ¼ in Sec. 11, Twp. 34, Rge 1.

Lot Size: _approximately 35 acres

1. CONVEYANCE

X ***IS***, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.

IS NOT, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

2. DEVELOPMENT

IS, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

X ***IS NOT***, the minimum lot size required for the _Rural Resource - Natural Resource Land zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(C) and therefore IS eligible to be considered for development permits.

Authorized Signature: Hoad Roeder Date: _7/26/2011

See attached map for Lot of Record boundaries.

P19168
LOT Cert
PL11-0210
P19168
P19162
P19161
P19165
P19164
P19129
P19127
P19111
P19130
P19113
P109154
S/P 13-80
P109155
LOT 5
P19117
P19140
P19115
P109021
P19191
P19184
P19181
P19140
REVISED
S/P 47-80
P19185
P19182
P19166
S/P 81-84
P19137
P19196
P19138
P19195
P19194
P19192
P19193
SEE SURVEY
AF 9808050048
V18 P144
P19139
P19167
P109020
P108998
P19188
P19190
P19209
SHARPE
ROAD
P19171
S/P 2-85
P19172
P19169
P19147
P19173
SURVEY
AF 200302140052
P19180
P19179
P19136
S/P 13-78
P19176
SURVEY
AF200402090100
P19135
P19174
P19175
P19203
P19202
S/P 88-039
B P19198
P19199
P19205
S/P 2-86
P113556
P19197
P19207
S/P 3-83
P19208
P19201
P64852
P64853
P64854
P64855
P64856
P64857
P64858
P64859
P64860
P64861
P64862
P64863
P64864
SURVEY
AF200201150099
DEPT. OF GAME
SURVEY
BK. 2 PG. 132
SURVEY
BK. 2 PG. 132
SURVEY
BK. 2 PG. 134
SURVEY
AF#200011200103
P68348
P68347
P68349
P68349
P68350
P68351
P19157
P19141
SAN JUAN PRESERVATION
P103156
P90026
P19160
P19131
1/3 INT
P68400
P68402
P68399
P68398
P68401
P68403
DEL MAR COMMUNITY
P68388
P68389
P68391
P68393
P102910
P118791
P19155
P19163
P19179
P19136
P19135
P19205
P19174
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P19190
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P19199
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SURVEY
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SAN JUAN PRESERVATION
1/3 INT
SURVEY
BK. 2 PG. 134
SURVEY
BK. 2 PG. 132
SURVEY
BK. 2 PG. 132
DEPT. OF GAME
LOT 5
SURVEY
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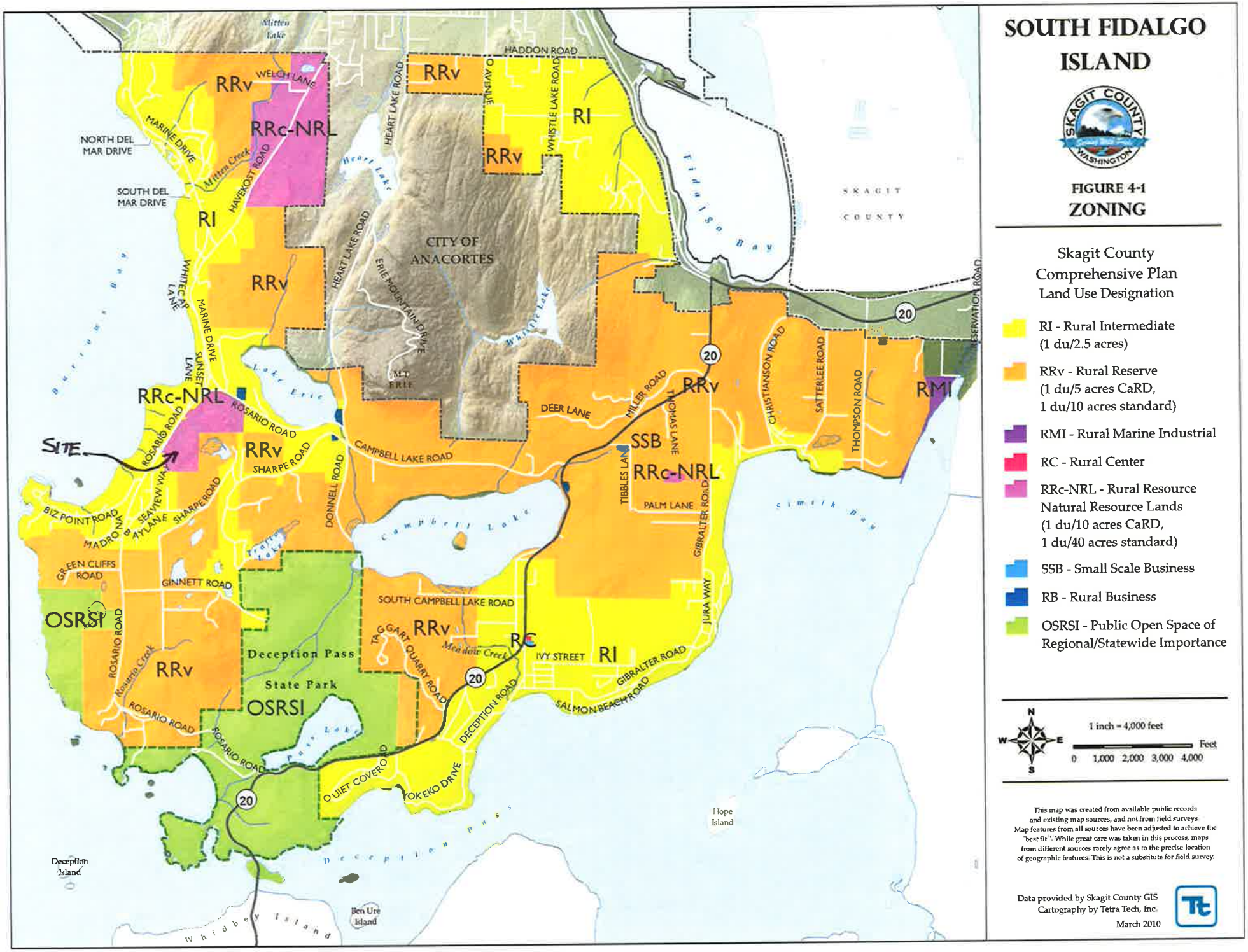
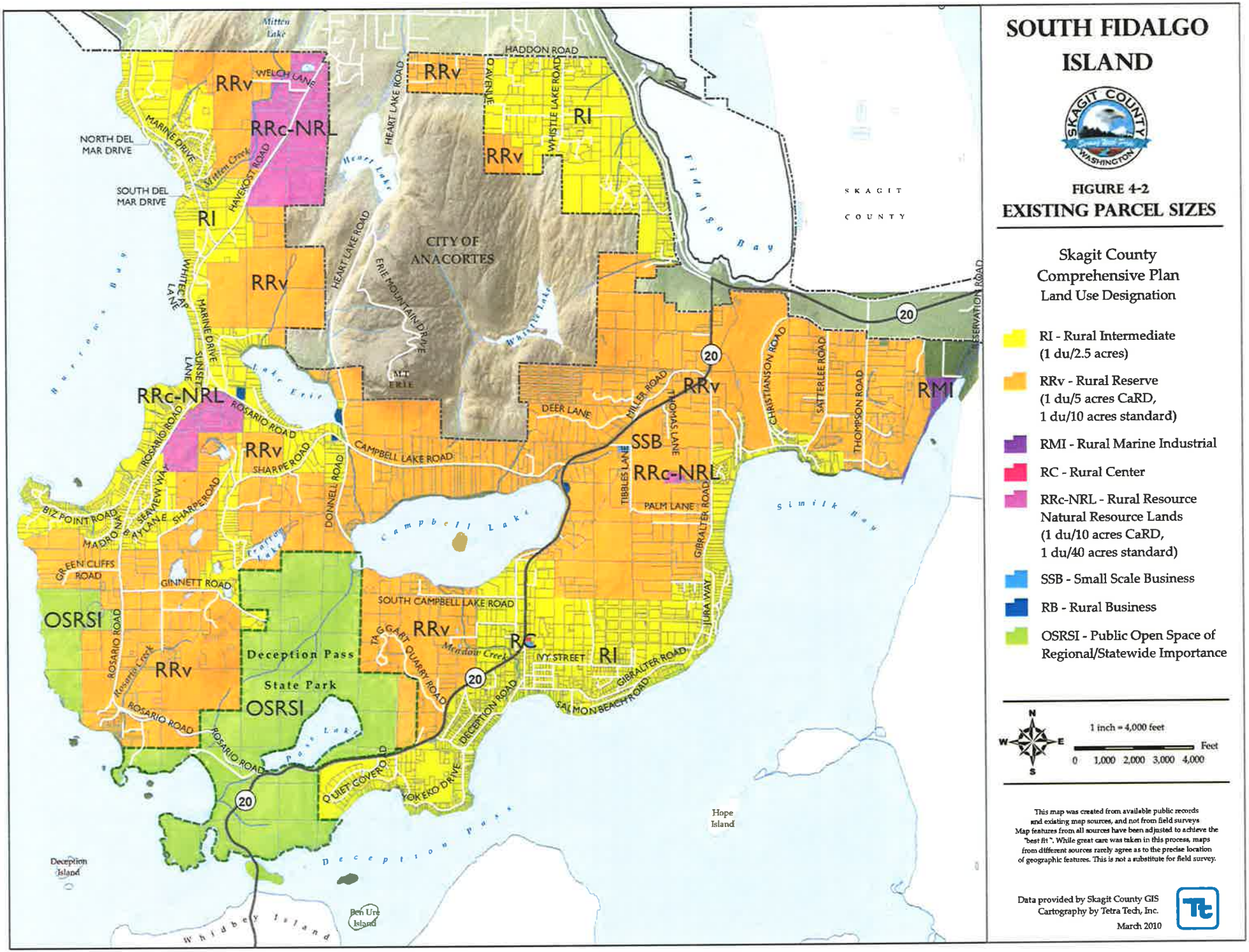
P64860
P64861
P64862
P64863
P64864
S/P 13-80
REVISED
S/P 47-80
S/P 81-84
SEE SURVEY
AF 9808050048
V18 P144
S/P 13-78
SURVEY
AF 200302140052
SURVEY
AF200402090100
S/P PLOS-0
S/P 88-039
B P19198
S/P 2-86
P113556
S/P 2-85
S/P 3-83
SHARPE
ROAD
ROSARIO
DEL MAR
SAN JUAN
RANCHO SAN JUAN
DEL MAR
ROAD
POINT
DR
TR B
TRACT 1
TR A
3375
11


SOUTH FIDALGO ISLAND
SKAGIT COUNTY WASHINGTON
FIGURE 4-1
ZONING
Skagit County Comprehensive Plan Land Use Designation
RI - Rural Intermediate (1 du/2.5 acres)
RRv - Rural Reserve (1 du/5 acres CaRD, 1 du/10 acres standard)
RMI - Rural Marine Industrial
RC - Rural Center
RRc-NRL - Rural Resource Natural Resource Lands (1 du/10 acres CaRD, 1 du/40 acres standard)
SSB - Small Scale Business
RB - Rural Business
OSRSI - Public Open Space of Regional/Statewide Importance
N
W
E
S
1 inch = 4,000 feet
Feet
0 1,000 2,000 3,000 4,000
This map was created from available public records and existing map sources, and not from field surveys. Map features from all sources have been adjusted to achieve the "best fit". While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. This is not a substitute for field survey.
Data provided by Skagit County GIS
Cartography by Tetra Tech, Inc.
March 2010
Tt
SITE
RRv
RRc-NRL
RI
OSRSI
RC
SSB
RB
RMI
CITY OF ANACORTES
Deception Pass State Park
Mitten Lake
Heart Lake
Whistle Lake
Lake Erie
Campbell Lake
Pass Lake
Tidal Bay
Simiahmoo Bay
Burrows Bay
Hope Island
Deception Island
Ben Ure Island
Whidbey Island
Deception Pass
SKAGIT COUNTY
HADDON ROAD
WELCH LANE
NORTH DEL MAR DRIVE
SOUTH DEL MAR DRIVE
MARINE DRIVE
HAVEKOST ROAD
HEART LAKE ROAD
O AVENUE
WHISTLE LAKE ROAD
WHITECAP LANE
SUNSET LANE
ERIE MOUNTAIN DRIVE
MT. ERIE
ROSARIO ROAD
SHARPE ROAD
CAMPBELL LAKE ROAD
DONNELL ROAD
DEER LANE
MILLER ROAD
THOMAS LANE
TIBBLES LANE
PALM LANE
GIBRALTER ROAD
CHRISTIANSON ROAD
SATTERLEE ROAD
THOMPSON ROAD
RESERVATION ROAD
BIZ POINT ROAD
SEAVIEW WAY
MADRONA LANE
GREEN CLIFFS ROAD
GINNETT ROAD
SOUTH CAMPBELL LAKE ROAD
TAGGART QUARRY ROAD
Meadow Creek
IVY STREET
JURA WAY
SALMON BEACH ROAD
DECEPTION ROAD
QUIET COVE ROAD
YOKEKO DRIVE
Rosario Creek
20


SOUTH FIDALGO ISLAND
SKAGIT COUNTY WASHINGTON
FIGURE 4-2
EXISTING PARCEL SIZES
Skagit County Comprehensive Plan Land Use Designation
RI - Rural Intermediate (1 du/2.5 acres)
RRv - Rural Reserve (1 du/5 acres CaRD, 1 du/10 acres standard)
RMI - Rural Marine Industrial
RC - Rural Center
RRc-NRL - Rural Resource Natural Resource Lands (1 du/10 acres CaRD, 1 du/40 acres standard)
SSB - Small Scale Business
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W
E
S
1 inch = 4,000 feet
Feet
0 1,000 2,000 3,000 4,000
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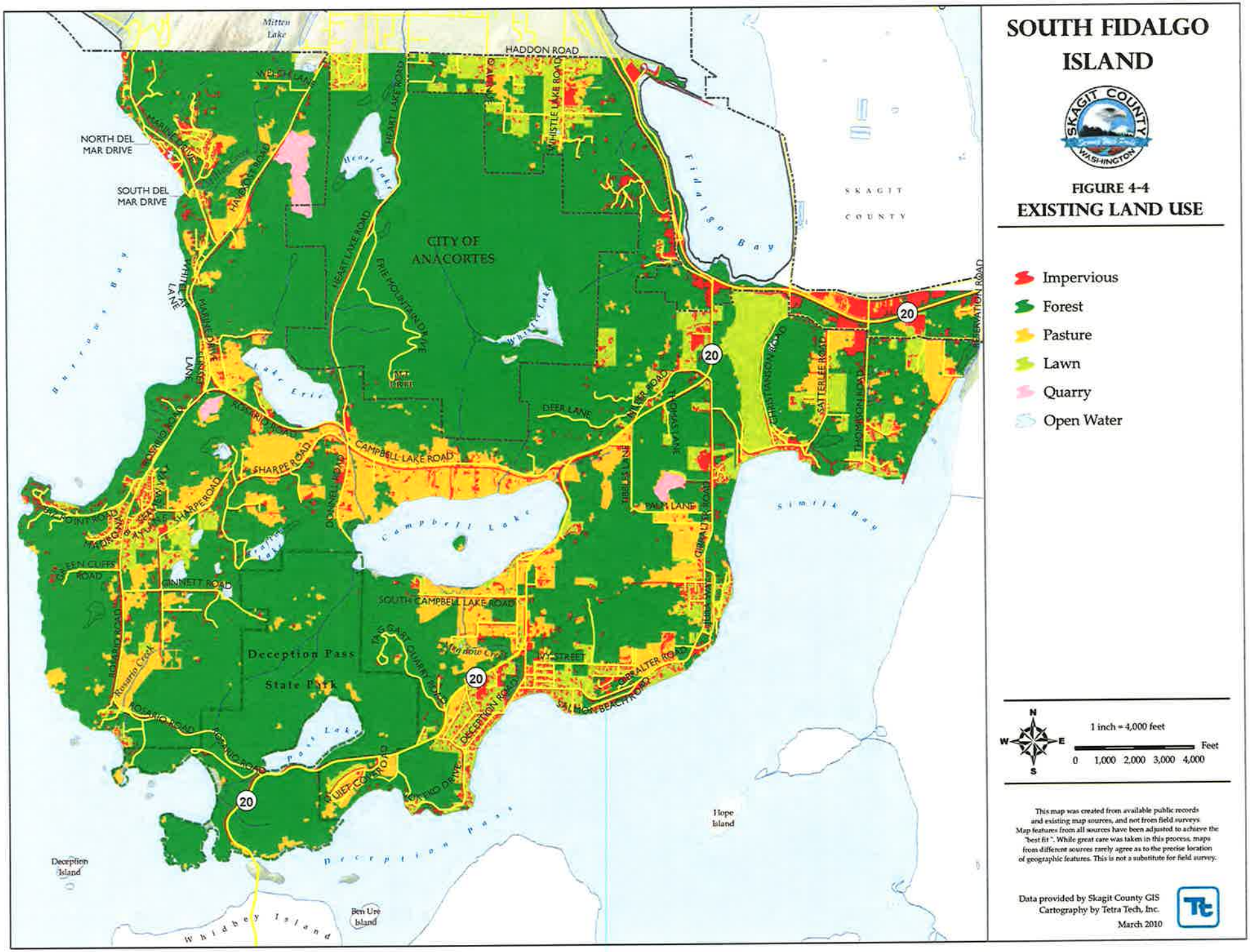
Data provided by Skagit County GIS
Cartography by Tetra Tech, Inc.
March 2010
Mitten Lake
HADDON ROAD
WELCH LANE
RRv
RRc-NRL
RI
NORTH DEL MAR DRIVE
SOUTH DEL MAR DRIVE
MARINE DRIVE
Mitten Creek
HAVEKOST ROAD
HEART LAKE ROAD
O AVENUE
WHISTLE LAKE ROAD
Heart Lake
Fidalgo Bay
SKAGIT COUNTY
CITY OF ANACORTES
WHITECAP LANE
SUNSET LANE
ERIE MOUNTAIN DRIVE
MT ERIE
Whistle Lake
Lake Erie
Padilla Bay
RESERVATION ROAD
20
RRc-NRL
ROSARIO ROAD
SHARPE ROAD
DEER LANE
MILLER ROAD
THOMAS LANE
CHRISTIANSON ROAD
SATTERLEE ROAD
THOMPSON ROAD
RMI
SSB
CAMPBELL LAKE ROAD
DONNELL ROAD
TIBBLES LANE
PALM LANE
GIBRALTER ROAD
Simiahmoo Bay
SEAVIEW WAY
BIZ POINT ROAD
MADRONA LANE
Campbell Lake
Erskine Lake
GREEN CLIFFS ROAD
GINNETT ROAD
SOUTH CAMPBELL LAKE ROAD
OSRSI
Deception Pass State Park
TAGGART QUARRY ROAD
Meadow Creek
IVY STREET
JURA WAY
SALMON BEACH ROAD
DECEPTION ROAD
Rosario Creek
Pass Lake
QUIET COVE ROAD
YOKEKO DRIVE
Hope Island
Deception Island
Deception Pass
Ben Ure Island
Whidbey Island


SOUTH FIDALGO ISLAND
SKAGIT COUNTY WASHINGTON
FIGURE 4-4
EXISTING LAND USE
Impervious
Forest
Pasture
Lawn
Quarry
Open Water
CITY OF ANACORTES
SKAGIT COUNTY
Deception Pass State Park
Fidalgo Bay
Burrows Bay
Similk Bay
Lake Erie
Campbell Lake
Heart Lake
Pass Lake
Whitney Lake
Mitten Lake
Rosario Strait
Deception Pass
Whidbey Island
Ben Ure Island
Hope Island
Deception Island
HADDON ROAD
NORTH DEL MAR DRIVE
SOUTH DEL MAR DRIVE
HEART LAKE ROAD
WHISTLE LAKE ROAD
ERIE MOUNTAIN DRIVE
CAMPBELL LAKE ROAD
SOUTH CAMPBELL LAKE ROAD
SHARPE ROAD
DEER LANE
ROSARIO ROAD
GINNETT ROAD
GREEN CLIFFS ROAD
DECEPTION ROAD
GIBRALTER ROAD
SATTERLEE ROAD
THOMPSON ROAD
ELEVATION ROAD
20
1 inch = 4,000 feet
Feet
0 1,000 2,000 3,000 4,000
N
S
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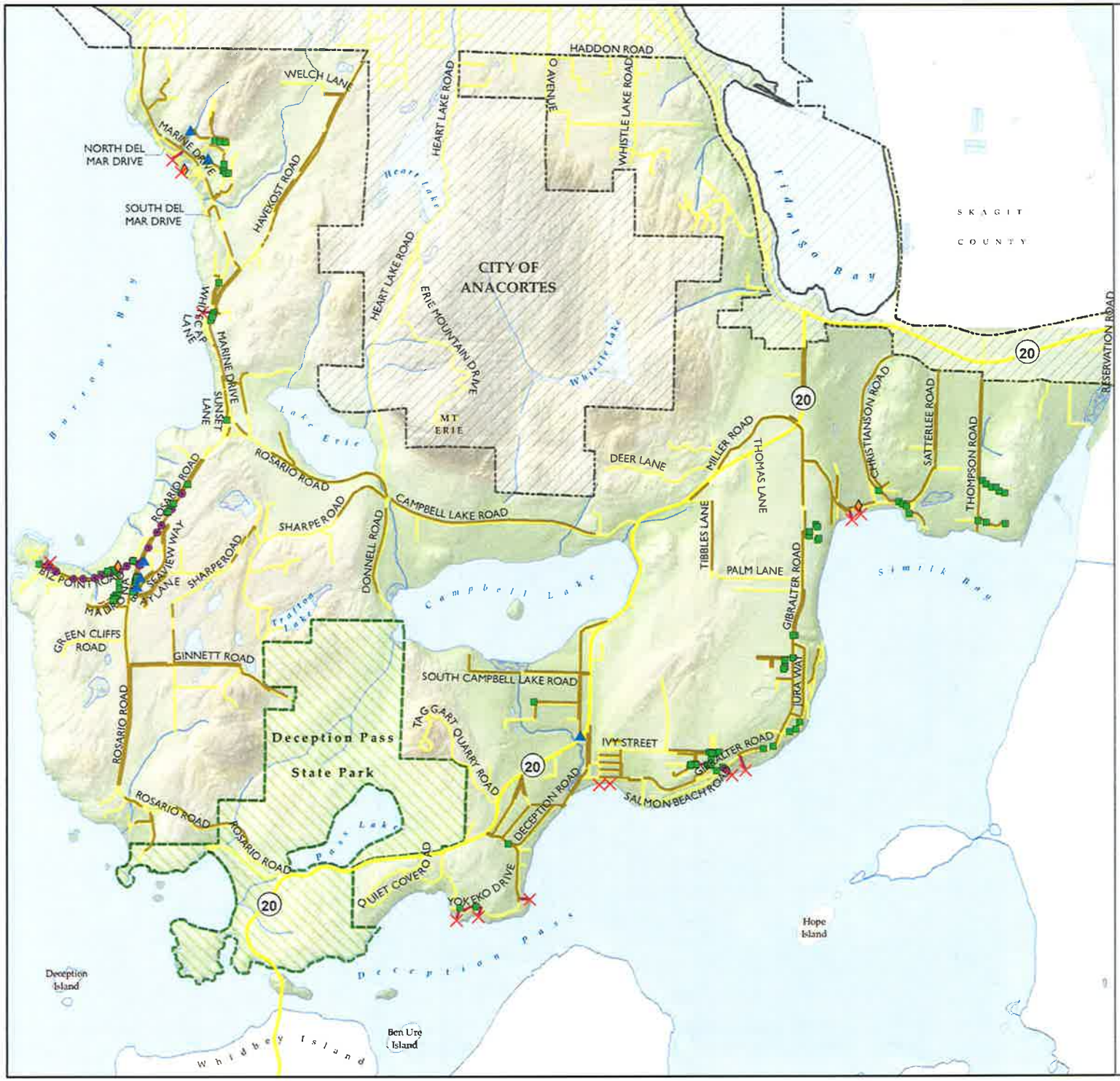
Data provided by Skagit County GIS
Cartography by Tetra Tech, Inc.
March 2010



SOUTH FIDALGO ISLAND

SKAGIT COUNTY WASHINGTON

FIGURE 4-5

STORMWATER INVENTORY

Drainage Structures

- Ponds
- CBs and Inlets
- Manholes
- Outfalls
- Pump Station
- Ditches
- Berms
- Pipes

N W E S

1 inch = 4,000 feet

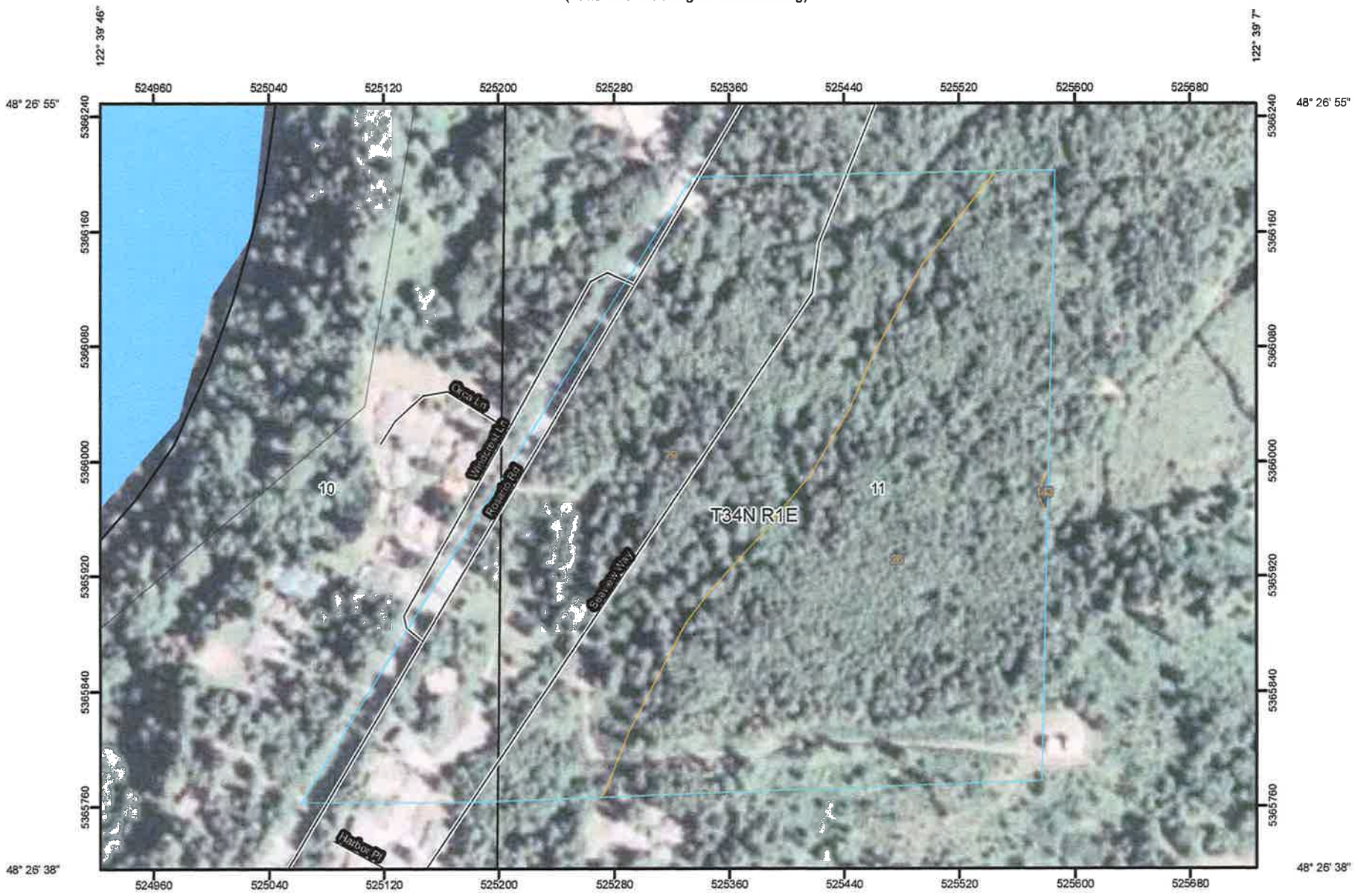
Feet

0 1,000 2,000 3,000 4,000

This map was created from available public records and existing map sources, and not from field surveys. Map features from all sources have been adjusted to achieve the "best fit". While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. This is not a substitute for field survey.

Data provided by Skagit County GIS
Cartography by Tetra Tech, Inc.
March 2010

Soil Map—Skagit County Area, Washington
(Lake Erie Trucking Pit-Bill Wooding)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features
- Gully
- Short Steep Slope
- Other

Political Features
- Cities
- PLSS Township and Range
- PLSS Section

Water Features
- Oceans
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:3,810 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Skagit County Area, Washington
Survey Area Data: Version 7, Mar 31, 2011

Date(s) aerial images were photographed: 7/21/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Skagit County Area, Washington (WA657)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
26	Catla gravelly fine sandy loam, 8 to 15 percent slopes	18.9	46.3%
79	Keystone loamy sand, 8 to 30 percent slopes	21.8	53.6%
143	Terric Medisaprists, 0 to 2 percent slopes	0.0	0.1%
Totals for Area of Interest		**40.7**	**100.0%**

Skagit County Area, Washington

26—Catla gravelly fine sandy loam, 8 to 15 percent slopes

Map Unit Setting

Elevation: 50 to 500 feet
Mean annual precipitation: 21 inches
Mean annual air temperature: 48 degrees F

Map Unit Composition

Catla and similar soils: 95 percent
Minor components: 5 percent

Description of Catla

Setting

Landform: Hillslopes
Parent material: Glacial drift

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 10 to 20 inches to dense material
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 6 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very low (about 1.4 inches)

Interpretive groups

Land capability (nonirrigated): 6w

Typical profile

0 to 6 inches: Gravelly fine sandy loam
6 to 11 inches: Gravelly fine sandy loam
11 to 17 inches: Very gravelly loam
17 to 60 inches: Gravelly fine sandy loam

Minor Components

Coveland

Percent of map unit: 5 percent
Landform: Alluvial cones

Data Source Information

Soil Survey Area: Skagit County Area, Washington
Survey Area Data: Version 7, Mar 31, 2011

Skagit County Area, Washington

79—Keystone loamy sand, 8 to 30 percent slopes

Map Unit Setting

Elevation: 0 to 300 feet
Mean annual precipitation: 23 inches
Mean annual air temperature: 50 degrees F
Frost-free period: 180 to 220 days

Map Unit Composition

Keystone and similar soils: 95 percent
Minor components: 5 percent

Description of Keystone

Setting

Landform: Moraines, kames
Parent material: Glacial outwash

Properties and qualities

Slope: 8 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.7 inches)

Interpretive groups

Land capability (nonirrigated): 4e

Typical profile

0 to 7 inches: Loamy sand
7 to 15 inches: Loamy sand
15 to 60 inches: Sand

Minor Components

Bow

Percent of map unit: 5 percent
Landform: Terraces

Data Source Information

Soil Survey Area: Skagit County Area, Washington
Survey Area Data: Version 7, Mar 31, 2011

Farmland Classification—Skagit County Area, Washington
(Wooding-Comprhensive Plan Amendment)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Soil Ratings
- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of local importance
- Farmland of unique importance
- Not rated or not available

Political Features
- Cities

Water Features
- Oceans
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:3,230 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Skagit County Area, Washington
Survey Area Data: Version 7, Mar 31, 2011

Date(s) aerial images were photographed: 7/21/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Farmland Classification— Summary by Map Unit — Skagit County Area, Washington				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
26	Catla gravelly fine sandy loam, 8 to 15 percent slopes	Not prime farmland	10.8	39.3%
79	Keystone loamy sand, 8 to 30 percent slopes	Not prime farmland	16.6	60.7%
Totals for Area of Interest			**27.4**	**100.0%**

Description

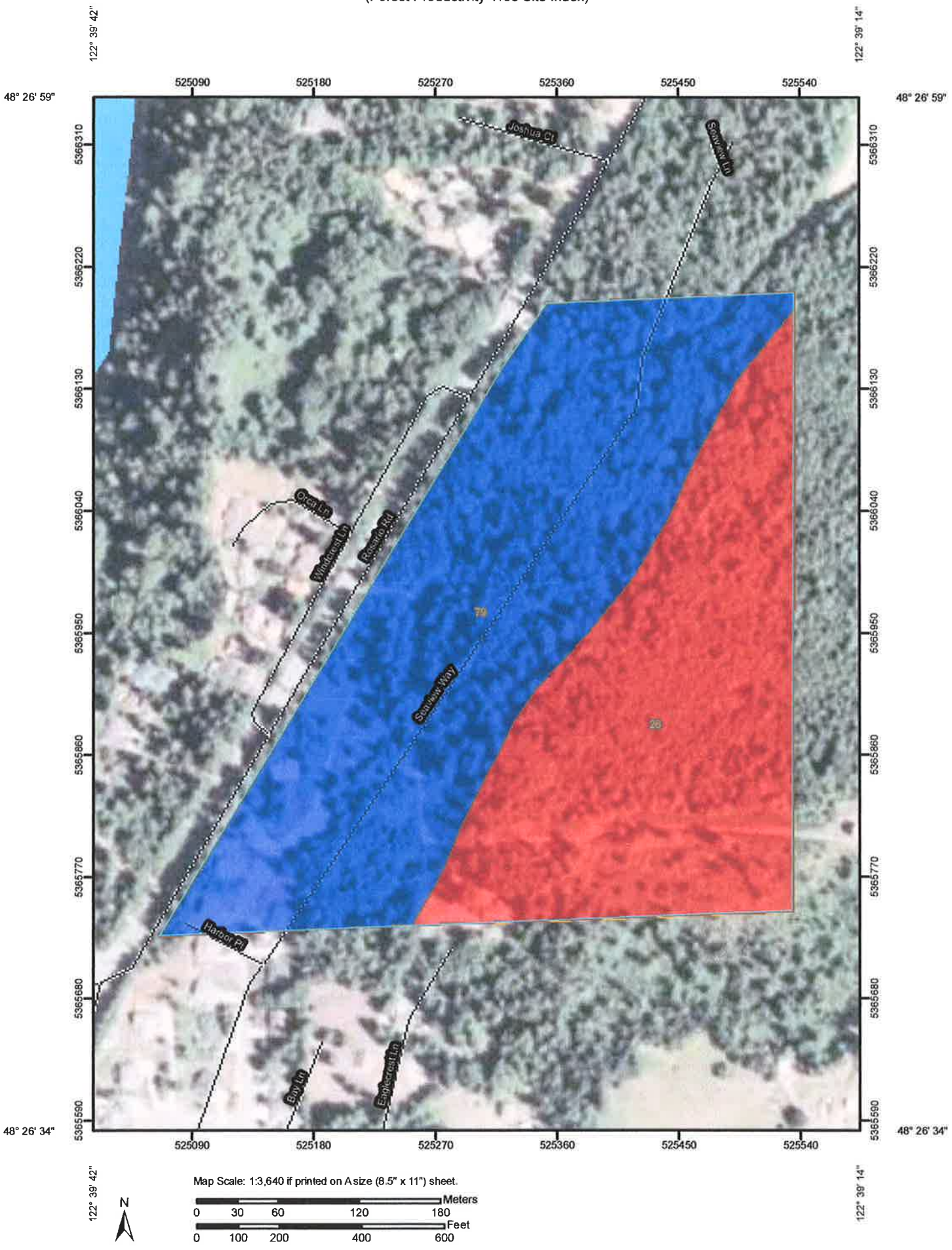
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))—Skagit County Area, Washington
(Forest Productivity-Tree Site Index)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Units

Soil Ratings

<= 82

> 82 AND <= 109

Not rated or not available

Political Features

Cities

Water Features

Oceans

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

MAP INFORMATION

Map Scale: 1:3,640 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Skagit County Area, Washington
Survey Area Data: Version 7, Mar 31, 2011

Date(s) aerial images were photographed: 7/21/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))

Forest Productivity (Tree Site Index): Douglas-fir (King 1966 (795))— Summary by Map Unit — Skagit County Area, Washington				
Map unit symbol	**Map unit name**	**Rating (feet)**	**Acres in AOI**	**Percent of AOI**
26	Catla gravelly fine sandy loam, 8 to 15 percent slopes	82	16.1	43.6%
79	Keystone loamy sand, 8 to 30 percent slopes	109	20.8	56.4%
Totals for Area of Interest			**36.9**	**100.0%**

Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: Douglas-fir

Site Index Base: King 1966 (795)

Aggregation Method: Dominant Component

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher

Interpret Nulls as Zero: No

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WAC 458-40-530
Property tax, forest land — Land grades — Operability classes.

(1) **Introduction.** RCW 84.33.130 requires that the department of revenue annually adjust and certify forest land values to be used by county assessors in preparing assessment rolls. These values are based upon land grades and operability classes. The assessors use maps that provide the land grades and operability classes for forest land in Washington.

This rule explains how the land grades and operability classes provided in the maps used by the assessors were established. The forest land values are annually updated in WAC 458-40-540. For the purposes of this rule and WAC 458-40-540, the term "forest land" is synonymous with timberland and means all land in any contiguous ownership of twenty or more acres which is primarily devoted to and used for growing and harvesting timber and means land only.

(2) **Land grades.** The land grades are established based upon timber species and site index. "Site index (plural site indices)" is the productive quality of forest land, determined by the total height reached by the dominant and codominant trees on a particular site at a given age.

WASHINGTON STATE PRIVATE FOREST LAND GRADES

SPECIES	SITE INDEX	LAND GRADE
WESTSIDE		
Douglas Fir	136 ft. and over	1
	118-135 ft.	2
	99-117 ft.	3
	84-98 ft.	4
	under 84 ft.	5
Western Hemlock	136 ft. and over	1
	116-135 ft.	2
	98-115 ft.	3
	83-97 ft.	4
	68-82 ft.	5
	under 68 ft.	6
Red Alder	117 ft. and over	6
	under 117 ft.	7

TABLE 6.--WOODLAND MANAGEMENT AND PRODUCTIVITY--Continued

Soil name and map symbol	Ordination symbol	Management concerns				Potential productivity		Trees to plant
		Equipment limitation	Seedling mortality	Windthrow hazard	Plant competition	Common trees	Site index	
15. Borohemists								
16, 17---------- Bow	9W	Severe	Moderate	Severe	Severe	Douglas fir--------- Red alder---------- Western redcedar---- Western hemlock-----	107 --- --- ---	Douglas fir, red alder.
18, 19---------- Bow	9W	Severe	Moderate	Severe	Severe	Douglas fir--------- Western redcedar---- Red alder---------- Grand fir---------- Western hemlock-----	94 --- --- --- ---	Douglas fir, red alder.
20*: Bow----------	9W	Severe	Moderate	Severe	Severe	Douglas fir--------- Western redcedar---- Red alder---------- Grand fir---------- Western hemlock-----	94 --- --- --- ---	Douglas fir, red alder.
Urban land.								
21---------- Briscot	11W	Moderate	Slight	Moderate	Severe	Douglas fir--------- Red alder---------- Western redcedar---- Western hemlock-----	115 --- --- ---	Douglas fir, red alder.
22, 23---------- Cathcart	13A	Moderate	Slight	Slight	Severe	Douglas fir--------- Western hemlock----- Western redcedar---- Red alder----------	130 --- --- ---	Douglas fir, red alder.
24---------- Cathcart	13R	Severe	Slight	Slight	Severe	Douglas fir--------- Western hemlock----- Western redcedar---- Red alder----------	130 --- --- ---	Douglas fir, red alder.
25, 26---------- Catla	6D	Moderate	Severe	Severe	Moderate	Douglas fir--------- Western hemlock----- Western redcedar---- Grand fir---------- Pacific madrone----- Red alder----------	82 --- --- --- --- ---	Douglas fir, red alder.
27---------- Chuckanut	13A	Moderate	Slight	Slight	Moderate	Douglas fir--------- Western hemlock----- Western redcedar---- Red alder----------	128 --- --- ---	Douglas fir, red alder.
28---------- Chuckanut	13R	Severe	Slight	Slight	Moderate	Douglas fir--------- Western hemlock----- Western redcedar---- Red alder----------	128 --- --- ---	Douglas fir, red alder.
29, 30---------- Clallam	9D	Moderate	Moderate	Moderate	Moderate	Douglas fir--------- Western hemlock----- Grand fir---------- Western redcedar---- Red alder---------- Pacific madrone-----	98 --- --- --- --- ---	Douglas fir, red alder.

See footnote at end of table.

TABLE 6.--WOODLAND MANAGEMENT AND PRODUCTIVITY--Continued

Soil name and map symbol	Ordination symbol	Management concerns				Potential productivity		Trees to plant
		Equipment limitation	Seedling mortality	Windthrow hazard	Plant competition	Common trees	Site index	
77---------- Jug	17F	Moderate	Moderate	Slight	Moderate	Western hemlock----- Douglas fir--------- Pacific silver fir-- Western redcedar---- Red alder----------	111 129 --- --- ---	Western hemlock, Douglas fir.
78, 79---------- Keystone	10S	Slight	Severe	Slight	Moderate	Douglas fir--------- Grand fir---------- Western redcedar----	109 --- ---	Douglas fir, grand fir.
80---------- Kindy	15D	Moderate	Slight	Moderate	Moderate	Western hemlock----- Pacific silver fir-- Western redcedar----	96 --- ---	Western hemlock, noble fir, Pacific silver fir.
81---------- Kindy	15R	Severe	Slight	Moderate	Moderate	Western hemlock----- Pacific silver fir-- Western redcedar----	96 --- ---	Western hemlock, noble fir, Pacific silver fir.
82---------- Klawatti	6R	Severe	Severe	Moderate	Slight	Western hemlock----- Pacific silver fir-- Alaska cedar-------- Mountain hemlock----	55 --- --- ---	
83*: Klawatti----------	6R	Severe	Severe	Moderate	Slight	Western hemlock----- Pacific silver fir-- Alaska cedar-------- Mountain hemlock----	55 --- --- ---	
Rock outcrop.								
84---------- Kline	8F	Slight	Severe	Slight	Moderate	Douglas fir--------- Western hemlock----- Western redcedar---- Red alder----------	105 --- --- ---	Douglas fir, red alder.
85, 86---------- Laconner	9D	Slight	Severe	Moderate	Moderate	Douglas fir--------- Grand fir---------- Western redcedar----	95 --- ---	Douglas fir, grand fir.
87---------- Larush	12W	Moderate	Slight	Slight	Severe	Douglas fir--------- Red alder---------- Western hemlock----- Western redcedar---- Bigleaf maple-------	131 --- --- --- ---	Douglas fir, red alder.
88---------- Larush	12W	Moderate	Slight	Slight	Severe	Douglas fir--------- Red alder---------- Western hemlock----- Western redcedar---- Bigleaf maple-------	131 --- --- --- ---	Douglas fir, red alder.
89---------- Larush Variant	12W	Moderate	Slight	Moderate	Severe	Douglas fir--------- Western hemlock----- Western redcedar---- Red alder----------	130 --- --- ---	Douglas fir, red alder.

See footnote at end of table.

TABLE 11.--CONSTRUCTION MATERIALS--Continued

Soil name and map symbol	Roadfill	Sand	Gravel	Topsoil
12---------- Birdsview	Good----------	Probable----------	Improbable: too sandy.	Poor: thin layer.
13---------- Birdsview	Poor: slope.	Probable----------	Improbable: too sandy.	Poor: thin layer, slope.
14---------- Blethen	Poor: slope.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, area reclaim, slope.
15---------- Borohemists	Poor: wetness.	Improbable: excess fines.	Improbable: excess fines.	Poor: excess humus, wetness.
16, 17, 18, 19-------- Bow	Poor: low strength, wetness.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, wetness.
20*: Bow----------	Poor: low strength, wetness.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, wetness.
Urban land.				
21---------- Briscot	Fair: wetness.	Improbable: excess fines.	Improbable: excess fines.	Poor: thin layer.
22---------- Cathcart	Good----------	Improbable: excess fines.	Improbable: excess fines.	Fair: small stones, slope.
23---------- Cathcart	Fair: slope.	Improbable: excess fines.	Improbable: excess fines.	Poor: slope.
24---------- Cathcart	Poor: slope.	Improbable: excess fines.	Improbable: excess fines.	Poor: slope.
25, 26---------- Catla	Poor: thin layer, wetness.	Improbable: excess fines.	Improbable: excess fines.	Poor: area reclaim, small stones, wetness.
27---------- Chuckanut	Fair: area reclaim, thin layer, slope.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, slope.
28---------- Chuckanut	Poor: slope.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, slope.
29, 30---------- Clallam	Poor: thin layer.	Improbable: thin layer.	Improbable: thin layer.	Poor: small stones.
31*: Clallam----------	Poor: thin layer.	Improbable: thin layer.	Improbable: thin layer.	Poor: small stones.

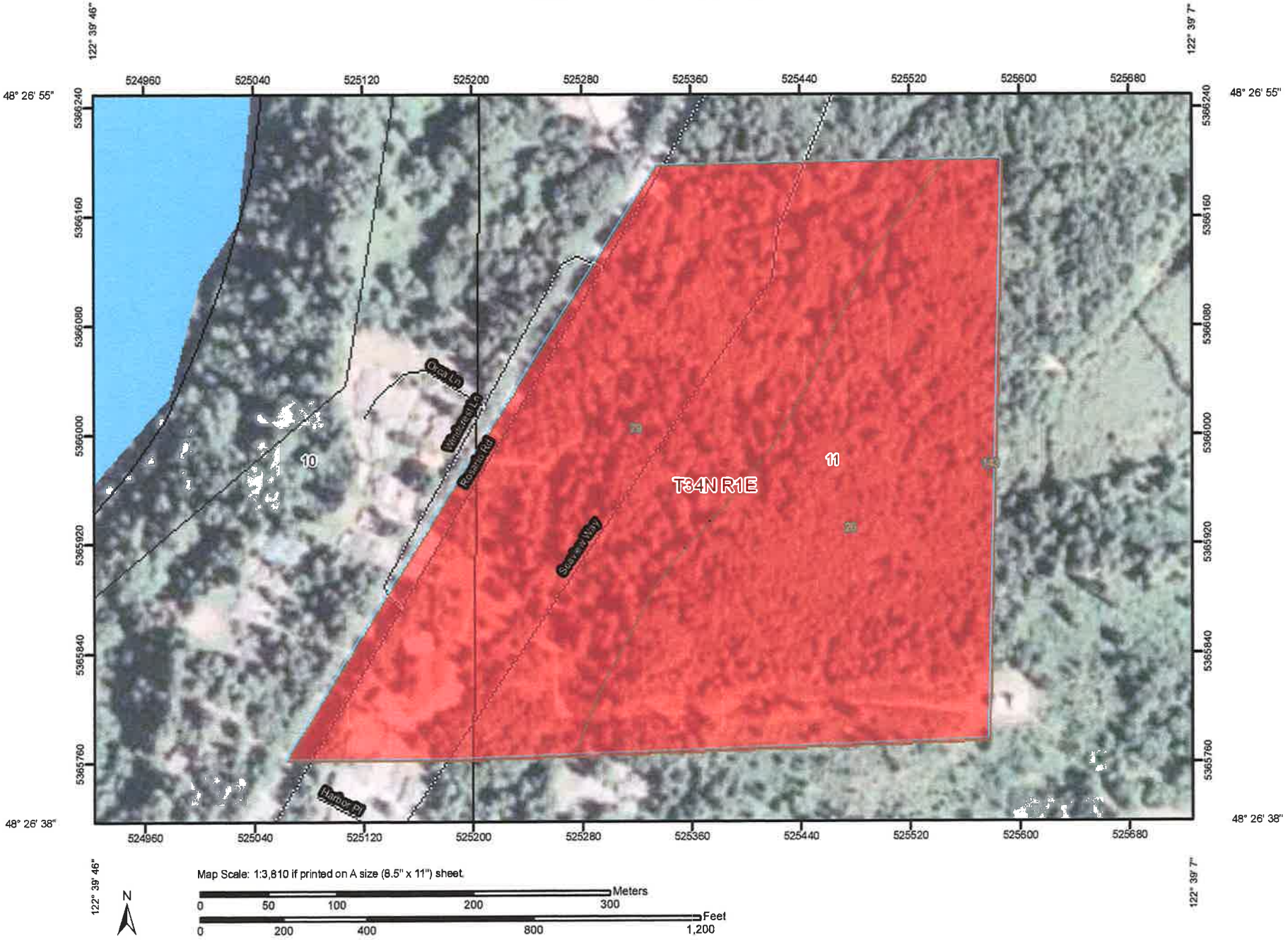
See footnote at end of table.

TABLE 11.--CONSTRUCTION MATERIALS--Continued

Soil name and map symbol	Roadfill	Sand	Gravel	Topsoil
70--Humskel	Poor: area reclaim.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, slope.
71--Humskel	Poor: area reclaim, slope.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, slope.
72--Hydraquents	Poor: wetness.	Improbable: excess fines.	Improbable: excess fines.	Poor: excess salt, wetness.
73--Illabot	Fair: thin layer, wetness, slope.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, slope.
74--Illabot	Poor: slope.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, slope.
75--Indianola	Good	Probable	Improbable: too sandy.	Fair: small stones.
76--Jackman	Poor: slope.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, area reclaim, slope.
77--Jug	Fair: large stones, slope.	Improbable: large stones.	Improbable: large stones.	Poor: small stones, area reclaim, slope.
78--Keystone	Good	Probable	Improbable: too sandy.	Poor: small stones.
79--Keystone	Fair: slope.	Probable	Improbable: too sandy.	Poor: small stones, slope.
80--Kindy	Fair: thin layer, wetness, slope.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, slope.
81--Kindy	Poor: slope.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, slope.
82--Klawatti	Poor: area reclaim, slope.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, slope.
83*: Klawatti	Poor: area reclaim, slope.	Improbable: excess fines.	Improbable: excess fines.	Poor: small stones, slope.
Rock outcrop.				

See footnote at end of table.

Gravel Source (WA)—Skagit County Area, Washington
(Lake Erie Trucking Pit-Bill Wooding)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Soil Ratings
- Poor
- Fair
- Good
- not rated or not available

Political Features
- Cities
- PLSS Township and Range
- PLSS Section

Water Features
- Oceans
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:3,810 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Skagit County Area, Washington
Survey Area Data: Version 7, Mar 31, 2011

Date(s) aerial images were photographed: 7/21/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Gravel Source (WA)

Gravel Source (WA)— Summary by Map Unit — Skagit County Area, Washington						
Map unit symbol	**Map unit name**	**Rating**	**Component name (percent)**	**Rating reasons (numeric values)**	**Acres in AOI**	**Percent of AOI**
26	Catla gravelly fine sandy loam, 8 to 15 percent slopes	Poor	Catla (95%)	Thickest layer (0.00)	18.9	46.3%
				Bottom layer (0.00)		
79	Keystone loamy sand, 8 to 30 percent slopes	Poor	Keystone (95%)	Bottom layer (0.00)	21.8	53.6%
				Thickest layer (0.00)		
143	Terric Medisaprists, 0 to 2 percent slopes	Poor	Terric Medisaprists (100%)	Bottom layer (0.00)	0.0	0.1%
				Thickest layer (0.00)		
Totals for Area of Interest					**40.7**	**100.0%**

Gravel Source (WA)— Summary by Rating Value		
Rating	**Acres in AOI**	**Percent of AOI**
Poor	40.7	100.0%
Totals for Area of Interest	**40.7**	**100.0%**

Description

Gravel consists of natural aggregates (2 to 75 millimeters in diameter) suitable for commercial use with a minimum of processing. It is used in many kinds of construction. Specifications for each use vary widely. Only the probability of finding material in suitable quantity is evaluated. The suitability of the material for specific purposes is not evaluated, nor are factors that affect excavation of the material.

The properties used to evaluate the soil as a source of gravel are gradation of grain sizes (as indicated by the Unified classification of the soil), the thickness of suitable material, and the content of rock fragments. If the bottom layer of the soil contains gravel, the soil is considered a likely source regardless of thickness. The assumption is that the gravel layer below the depth of observation exceeds the minimum thickness. The ratings are for the whole soil, from the surface to a depth of about 6 feet. Coarse fragments of soft bedrock, such as shale and siltstone, are not considered to be gravel.

The soils are rated "good," "fair," or "poor" as potential sources of gravel. A rating of "good" or "fair" means that the source material is likely to be in or below the soil. The bottom layer and the thickest layer of the soils are assigned numerical ratings. These ratings indicate the likelihood that the layer is a source of gravel. The number 0.00 indicates that the layer is a poor source. The number 1.00 indicates that the layer is a good source. A number between 0.00 and 1.00 indicates the degree to which the layer is a likely source.

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen, which is displayed on the report. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the Selected Soil Interpretations report with this interpretation included from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie.

The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: *None Specified*

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Lower

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.