

A. **BACKGROUND**

1. Name of proposed project (if applicable):
Birdsview Brewing Comprehensive Plan Amendment/Rezone Request
2. Name of applicant:
Wilfred Voigt
38302 State Route 20
Concrete, WA 98237
3. Address and phone number of applicant and contact person:
Applicant:
Wilfred Voigt
38302 State Route 20
Concrete, WA 98237
Contact:
Marianne Manville-Ailles
Skagit Surveyors & Engineers
806 Metcalf Street
Sedro-Woolley, WA 98284
Phone – 360-855-2121
4. Date checklist prepared:
May 11, 2015
5. Agency requesting checklist:
Skagit County PDS
6. Proposed project timing or schedule (including phasing, if applicable):
It is anticipated that the Planning Commission will hold hearings some time during summer or early fall of 2015 and that the County Commissioners will make the decision regarding the proposed change of designation prior to the end of the year or early 2016.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None known at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly, related to the proposal.
None known.
9. Do you know of pending applications for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known.
10. List any government approvals or permits that will be needed for your proposals, if known.
The Planning Commission will make a recommendation on the proposed change of designation and the County Commissioners will make a final decision.

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11. Give a complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The proposal is a non-project action to amend the comprehensive plan and zoning code. The existing designation is Rural Reserve (RRv) and the applicant is requesting that the designation be changed to Small Scale Recreation and Tourism (SRT). As an alternative the County could consider Small-Scale Business (SSB).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 38306 SR 20 Concrete, WA 98237. The Assessor has identified the parcel as P42797 and it is a portion of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, Township 35 N, Range 07E, W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a. General description of the site (underline one): flat, rolling, hilly steep, slope, mountainous, other.

- b. What is the steepest slope on the site (approximate % of slope)?
Not applicable.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Indianola sandy loam, 0 to 5 percent (see attached Soils Map Exhibit).

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no know indications of unstable soils in the vicinity of the proposal.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Does not apply.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Does not apply.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Does not apply.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Does not apply.

2. Air:

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities known.
Does not apply.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Does not apply.

- c. Proposed measures to reduce or control emissions or other impacts, if any?
Does not apply.

3. Water:

a. Surface:

- 1) Is there any surface water on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are none. See attached NWI Map.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Does not apply.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Does not apply.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is not within the 100-year flood plain. See attached FEMA Firmette map.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Does not apply.

b. Ground:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Does not apply.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural, etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Does not apply.

c. Water runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Does not apply.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Does not apply.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Does not apply

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Does not apply.

4. Plants:

- a. Check the types of vegetation found on the site: Does not apply.

Deciduous tree: alder, maple, aspen, other _____.

Evergreen tree: fir, cedar, pine, other _____.

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____.

Water plants: water lily, eelgrass, milfoil, other _____.

Other types of vegetation _____.

- b. What kind and amount of vegetation will be removed or altered?

Does not apply.

- c. List threatened or endangered species known to be on or near the site.

Not applicable.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable

- e. List all noxious weeds and invasive species known to be on or near the site.

Does not apply.

3. Animals:

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: Does not apply

Birds: hawk, heron, eagle, songbirds, other _____.

Mammals: deer, bear, elk, beaver, other _____.

Fish: bass, salmon, trout, herring, shellfish, other _____.

- b. List any threatened or endangered species known to be on or near the site.

Northern Spotted Owl are located within the Township. They are listed as Threatened federally and Endangered by the state and are a Priority Habitat Species. Elk are locate in the area. They are listed a Priority Habitat Species. See attached WDFW Priority Habitats and Species Report and map.

- c. Is the site part of a migration route? If so, explain.

Yes, Skagit County is part of the Pacific Flyway that encompasses the Gulf of California to the south, Hawaii and islands of the Pacific to the west, and the Inner Mountain Range to the crest of the Rockies to the east and terminates in the northern tundra regions of central Canada and Alaska.

- d. List proposed measures to preserve or enhance wildlife, if any:

Does not apply.

- e. List any invasive animal species known to be on or near the site.

None are known.

4. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed projects energy needs? Describe whether it will be used for heating, manufacturing, etc.

Does not apply.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Does not apply.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Does not apply.

5. Environmental Health

- a. Are there any environmental health hazards, exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that occur as a result of this proposal? If so describe.

Does not apply.

- 1) Describe any known or possible contamination at the site from present or past uses.

None are known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. Describe special emergency service that might be required.

None are known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project

None are known.

- 4) Describe special emergency services that might be required.

Does not apply.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None, does not apply.

b. Noise

- 1) What types of noise exist in the area that may affect your project (for example: traffic, equipment, operation, other)?

Does not apply.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Does not apply.

- 3) Proposed measures to reduce or control noise impacts, if any:

Does not apply.

6. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe:

The property is the site of the Birdsvew Brewing Company.

- b. Has the site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

A portion of the property is used to grow ingredients that are used in the beer brewing.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No changes to the agricultural uses will occur.

- c. Describe any structures on the site.

The property includes the brewery and a single family home and associated outbuildings.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?
The site is designated Rural Reserve and the proposal is to redesignate it to Small Scale Recreation and Tourism (SRT). As an alternative the County could consider Small-Scale Business (SSB).
- f. What is the current comprehensive plan designation of the site?
The site is designated Rural Reserve and the proposal is to redesignate it to Small Scale Recreation and Tourism (SRT). As an alternative the County could consider Small-Scale Business (SSB).
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
NO.
- i. Approximately how many people would reside or work in the completed project?
Does not apply.
- j. Approximately how many people would the completed project displace?
Does not apply.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None.
- l. Proposed measures to ensure that proposal is compatible with existing and projected land uses and plans, if any:
The purpose of the request is to make the use consistent with the County's land uses and plans.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
Does not apply.

7. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Does not apply.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income.
Does not apply.
- c. Proposed measures to reduce or control housing impacts, if any?
Does not apply.

8. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Does not apply.

- b. What views in the immediate vicinity would be altered or obstructed?

Does not apply.

- c. Proposed measures to reduce or control aesthetic impacts, if any?

Does not apply.

9. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Does not apply.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Does not apply.

- c. What existing off-site sources of light or glare may affect your proposal?

Does not apply.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Does not apply.

10. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Does not apply.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Does not apply.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Does not apply.

11. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

Review of the DAHP web site indicates two properties in the area that have been considered for listing and both were "determined not eligible" by the SHPO. See attached Historic Property Inventory Reports and map.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the

site? Please list any professional studies conducted at the site to identify such resources.

None are known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

DAHP was notified using their EZ form as were local tribes. No comments were received.

A records search on the Washington Information System for Architectural and Archaeological Records Database (WISAARD), hosted by the Washington State Department of Archaeology and Historic Preservation (DAHP), indicates there are no places or objects on or immediately adjacent to the Project area listed on national, state, or local preservation registers (DAHP, 2015). See attached map and reports.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None are proposed.

12. Transportation

- a. Identify public streets and highways serving the site or geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Does not apply.

- b. Is site currently or affected geographic area served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Does not apply.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No additional parking spaces are associated with the zoning change and none would be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Does not apply.

- e. Will the project use or occur in the immediate vicinity of water, rail, or air transportation? If so, generally describe.

Does not apply.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-

passenger vehicles). What data or transportation models were used to make these estimates?

The zoning change would generate no vehicle trips.

- g. Proposed measures to reduce or control transportation impacts, if any:
Does not apply.

13. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
Does not apply.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Does not apply.

14. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
Does not apply.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.
Does not apply.

C. SIGNATURE

The above answers are true to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Marianne Manville-Ailles

Name of signee: Marianne Manville-Ailles

Position and Agency/Organization: Skagit Surveyors & Engineers

Date Submitted: 5/11/15

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal that would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed change of designation is not expected to result in any increases in discharges to water; emissions to air; production, storage, or releases of toxic or hazardous substances; or noise.

- a. Proposed measures to avoid or reduce such increases are:

None are necessary or proposed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed change of designation is not expected to result in any effects to plants, animals, fish, or marine life.

- a. Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None are necessary or proposed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed change of designation will not deplete energy or natural resources.

- a. Proposed measures to protect or conserve energy and natural resources are:

None are necessary or proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural site, wetlands, floodplains, or prime farmlands?

The proposed change of designation will not affect environmentally sensitive areas or areas designated for governmental protection.

- a. Proposed measures to protect such resources or to avoid or reduce impacts are:

None are necessary or proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed changes change of designation is intended to make the use consistent with County land use plans.

- a. Proposed measures to avoid or reduce shoreline and land use impacts are:

Approval of the proposal would make the use consistent with County land use plans.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The change of designation will have no increased demand on transportation or public services or utilities.

- a. Proposed measures to reduce or respond to such demand(s) are:

None are necessary or proposed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

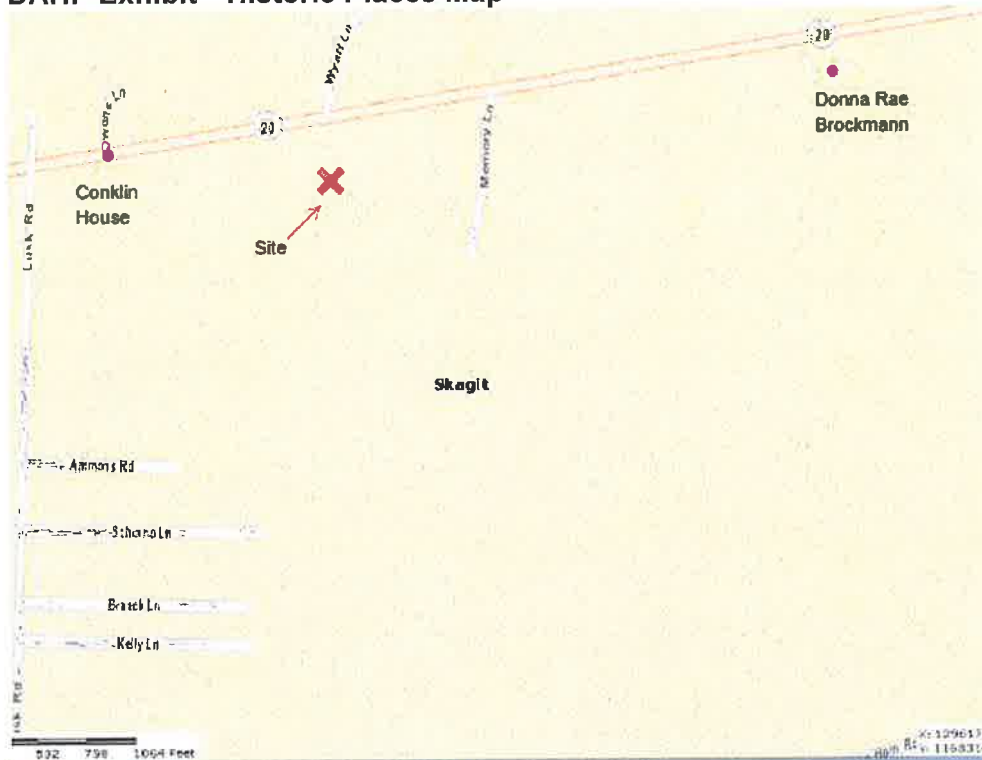
No conflicts with local, state, or federal laws or requirements for the protection of the environment are anticipated.

Soils Survey Map



<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx> 5-1-2015

DAHPP Exhibit—Historic Places Map



<https://fortress.wa.gov/dahp/wisaard/> 5-1-2015



NWI Map



LEGEND

Register Properties (Points)



Register Properties (Lines)



Register Properties (Polygons)



Heritage Barns



Register Districts



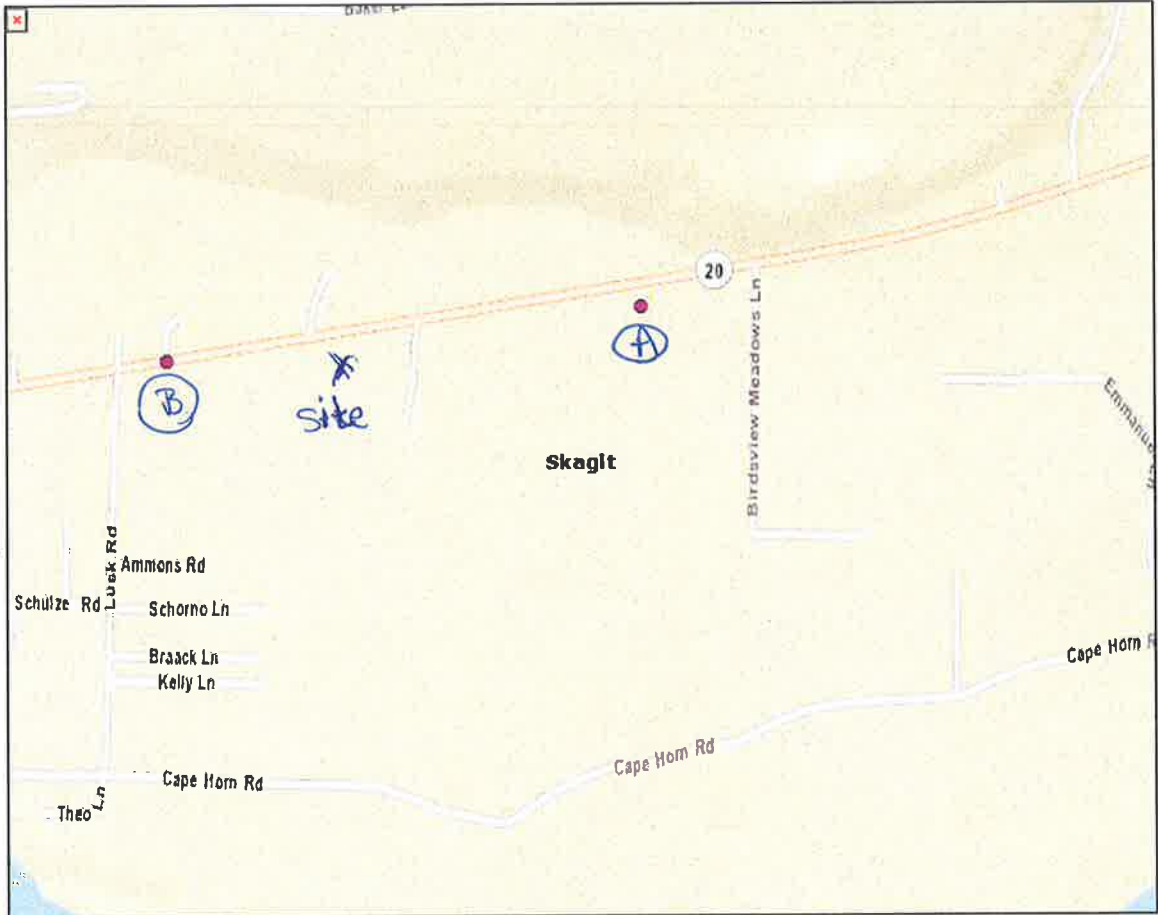
County Boundaries



World Street Map



HPI Locations



Title: Birdview

Description:



NAD83 State Plane Washington South (HARN)

DISCLAIMER: This map is for reference purposes only. All distances and locations are approximate.



A



Historic Property Inventory Report

Location

Field Site No. _____ **DAHP No.** _____

Historic Name:

Common Name: Donna Rae Brockmann

Property Address: 38834 Hwy 20, Concrete, WA 98237

Comments:

Tax No./Parcel No. P42769

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
T35R07E	16			Skagit	

Coordinate Reference

Easting: 1300684

Northing: 1168751

Projection: Washington State Plane South

Datum: HARN (feet)



Historic Property Inventory Report

Identification

Survey Name: 38834 SR20, Concrete

Date Recorded: 03/24/2015

Field Recorder: Sarah Huntington

Owner's Name: Donna Rae Brockmann

Owner Address: 38834 Hwy 20

City: Concrete

State: WA

Zip: 98237

Classification: Building

Resource Status:

Comments:

Within a District?

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Determined Not Eligible - SHPO

Determination Date: 4/2/2015

Determination Comments: 040215-10-HUD determined on 4/2/2015

Description

Historic Use:

Current Use: Domestic - Single Family House

Plan:

Stories:

Structural System:

Changes to Plan:

Changes to Interior:

Changes to Original Cladding:

Changes to Windows:

Changes to Other:

Other (specify):

Style:

Cladding:

Roof Type:

Roof Material:

Foundation:

Form/Type:

Narrative

Study Unit

Other

Date of Construction: 1956 Built Date

Builder:

Engineer:

Architect:

Property appears to meet criteria for the National Register of Historic Places:

Property is located in a potential historic district (National and/or local):

Property potentially contributes to a historic district (National and/or local):



Historic Property Inventory Report

**Statement of
Significance:**

**Description of
Physical
Appearance:**

**Major
Bibliographic
References:**



Historic Property Inventory Report

Photos



38834 SR 20, Concrete, WA 98237
2015



Historic Property Inventory Report

③

Location

Field Site No.

DAHP No.

Historic Name:

Common Name: Conklin house

Property Address: 510065 SR 20, Concrete

Comments:

Tax No./Parcel No.

Plat/Block/Lot

Acreage

Supplemental Map(s)

Township/Range/EW	Section	1/4 Sec	1/4 1/4 Sec	County	Quadrangle
				Skagit	

Coordinate Reference

Easting: 1296725

Northing: 1168314

Projection: Washington State Plane South

Datum: HARN (feet)



Historic Property Inventory Report

Identification

Survey Name: DAHP EZ-2 Review

Date Recorded: 04/28/2010

Field Recorder:

Owner's Name:

Owner Address:

City:

State:

Zip:

Classification:

Resource Status:

Comments:

Within a District?

Contributing?

National Register:

Local District:

National Register District/Thematic Nomination Name:

Eligibility Status: Determined Not Eligible - SHPO

Determination Date: 4/28/2010

Determination Comments: 042810-38-HUD determined on 4/28/2010

Description

Historic Use:

Current Use:

Plan:

Stories:

Structural System:

Changes to Plan:

Changes to Interior:

Changes to Original Cladding:

Changes to Windows:

Changes to Other:

Other (specify):

Style:

Cladding:

Roof Type:

Roof Material:

Foundation:

Form/Type:

Narrative

Study Unit

Other

Date of Construction:

Builder:

Engineer:

Architect:

Property appears to meet criteria for the National Register of Historic Places:

Property is located in a potential historic district (National and/or local):

Property potentially contributes to a historic district (National and/or local):

Statement of
Significance:



Historic Property Inventory Report

**Description of
Physical
Appearance:**
**Major
Bibliographic
References:**

Photos

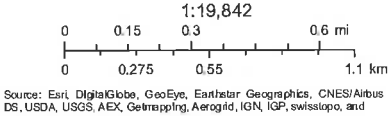


WDFW Test Map



May 11, 2015

- PHS Report Clip Area
- AS MAPPED
- TOWNSHIP
- PT
- SECTION
- LN
- QTR-TWP





WASHINGTON DEPARTMENT OF FISH AND WILDLIFE PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPplusPublic
REPORT DATE: 05/11/2015 10.25

Query ID: P150511102518

Common Name Scientific Name Notes	Site Name Source Dataset Source Record Source Date	Priority Area Occurrence Type More Information (URL) Mgmt Recommendations	Accuracy	Federal Status State Status PHS Listing Status	Sensitive Data Resolution	Source Entity Geometry Type
Elk <i>Cervus elaphus</i>	SKAGIT/SOUTH JOSEPHINE PHSREGION 900805	Regular Concentration Regular concentration http://wdfw.wa.gov/publications/pub.php?	1/4 mile (Quarter)	N/A N/A PHS LISTED	N AS MAPPED	WA Dept. of Fish and Wildlife Polygons
Northern Spotted Owl <i>Strix occidentalis</i>	WS_OccurPoint 95098 May 29, 1992	Breeding Area Nest http://wdfw.wa.gov/publications/pub.php?	Map 1:100,000 <=	Threatened Endangered PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Northern Spotted Owl <i>Strix occidentalis</i>	WS_OccurPoint 100025 July 18, 1991	Occurrence Biotic detection http://wdfw.wa.gov/publications/pub.php?	Map 1:100,000 <=	Threatened Endangered PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Northern Spotted Owl <i>Strix occidentalis</i>	WS_OccurPoint 101000 July 04, 1991	Occurrence Biotic detection http://wdfw.wa.gov/publications/pub.php?	Map 1:100,000 <=	Threatened Endangered PHS LISTED	Y TOWNSHIP	WA Dept. of Fish and Wildlife Points
Northern Spotted Owl <i>Strix occidentalis</i>	WS_OwlStatus_Buf	Management Buffer Management buffer http://wdfw.wa.gov/publications/pub.php?	NA	Threatened Endangered PHS Listed	Y TOWNSHIP	WA Dept. of Fish and Wildlife Polygons

DISCLAIMER: This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

SKAGIT COUNTY,
WASHINGTON
(UNINCORPORATED AREAS)

PANEL 280 OF 550
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
530151 0280 C

EFFECTIVE DATE:
JANUARY 3, 1985



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

