

DELTA COUNTY PLANNING COMMISSION MEETING

**Administration Building
560 Dodge Street – Board Room
Delta Co 81416
Wednesday
January 27, 2021
@ 5:30 p.m.**

Instructions for Public Participation:

The public can join the meeting remotely by registering in advance of the meeting at:

<https://us02web.zoom.us/meeting/register/tZlud-ytqDkjG9WaBNoYjAPBxy5drSs6dSHL>

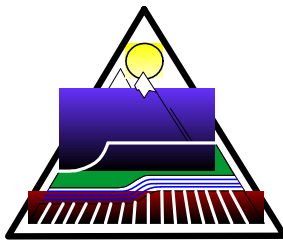
After registering, you will receive a confirmation email containing information about joining the meeting.

REGULAR AGENDA

- Item #1: Approve Meeting Minutes for December 9, 2020**
- Item #2: SUB20-029 Lorimor Subdivision
Property Owners: Nicholas R. Lorimor & Dale T. Weaver**
- Item #3: SUB20-030 Bean Ridge Subidivision
Property Owners: Julia Chosvig & Sheldon Ware**
- Item #4: Adjournment**

CERTIFICATION OF POSTING

On 1/22/2021 at 9:30 AM, Kate Kelly did post the above AGENDA as public notice of the 1/27/2021 meeting. The official notice is placed on the front entrance of the Delta County Courthouse located at 501 Palmer, Delta, Colorado and a courtesy copy is sent to the Delta County website at www.deltacounty.com.



**REGULAR PLANNING COMMISSION MEETING MINUTES
DELTA COUNTY
560 DODGE ST, DELTA, CO 81416
DECEMBER 9, 2020**

Planning Commission Members in Attendance:

Eli Wolcott (ZOOM)
Layne Brones
Steve Schrock
Jacob Gray (ZOOM)

Dick Gilmore
Tom Kay
Kate Darlington (ZOOM)
Steve Shea

Absent Members:

Tate Locke

Planning Staff in Attendance:

Delta County Planner, Kelly Yeager
Delta County Community & Economic Technician II, Kate Kelly

Chairman Tom Kay called the meeting to order at 5:30 p.m. in the Administration Building Commissioner's Meeting Room.

Item #1: Approve Meeting Minutes for November 18, 2020

Motion/Second: Steve Shea moves to approve the meeting minutes. Dick Gilmore seconds.
Motion carried unanimously.

Item #2: SUB20-024 Scenic Vista Subdivision
Owner(s): Dixie & Dion Luke
Location: 30571 & 30575 J Road, Hotchkiss 81419
Proposal: To create two (2) lots

The Delta County Planner, Kelly Yeager, presented the Staff Report for SUB20-024 Scenic Vista Subdivision. Applicants Sister, Mary Jacobs, and Applicant Dixie Luke were present.

Items discussed were as follows:

- Underground utilities
 - o Done to prevent damage to County ROW
- Septic installation
- Waste water ditch
- No drainage issues
- Field is used for cutting hay

PC Discussion

- Natural division of property between irrigated land and proposed parcel
- No disruption to natural contour of the land
- Clarification of mobile home that was purged with the lot
- Small dog business; is there a separate application?
 - o Applicant will be breeding Aussiedoodles; will have no more than 4 breeding females
 - o Robbie confirms that if there was more than 6 female breeding dogs then it would have to go through another process
 - Does not meet the threshold of a kennel
- Water taps: are there indeed two taps, one for each lot?

- o Applicant confirms that there are two water taps, one they have never used; it is in their name they just need a meter
 - o Applicant will apply tap they own to Mary and will be transferred to her
- Right-of-Way dedication to the County
- Rich and Vicky Cook are present
 - o They are here to support the Luke's and think they do a good job of keeping things cleaned up and they support their subdivision fully

Motion/Second: **Dick Gilmore moves to approve SUB20-024 Scenic Vista Subdivision with remarks from planning staff and send it on to the BoCC. Steve Schrock seconds the motion. Motion carried unanimously.**

To BoCC: **January 5, 2020 @ 10:00 AM**

Point of Order

- Questions about next meeting date of January 13, 2021
- Kelly Yeager reads letter from Greg Peterson that he is withdrawing his Solonda Subdivision and will not be pursuing it further as they have settled on doing a boundary adjustment instead.

Meeting adjourned at 5:56 p.m.

Respectfully submitted by:
Community & Economic Development Technician II, Kate Kelly



DELTA COUNTY PLANNING DEPARTMENT

STAFF REPORT

**Delta County Planning Commission Meeting
Administration Building
560 Dodge Street, Delta, CO 81416
Wednesday, January 27, 2021
@ 5:30 p.m.**

SKETCH PLAN

SUB20-029 Lorimor Subdivision

**Property Owners: Nicholas R. Lorimor &
Dale T. Weaver**

Address or Physical Location: 13216 Trap Club Road, Eckert 81418

Section 10 & 11, Township 14S, Range 95W 6thPM.

This Report has been prepared for the Area Planning Committees, the Planning Commission, Citizens of Delta County and the Board of County Commissioners. This Staff Report may be amended at any time prior to the next scheduled public hearing during the Subdivision process.

Date of Report: January 19, 2010

Prepared by: Kelly Yeager

Proposal: The Applicants are applying for a family split creating two lots. Lot 1 is 27.6 acres with a single story frame house with all utilities to be used for residential and agriculture.

Lot 2 is 18 acres to be used for proposed residential and agriculture. A new home is going to be constructed on Lot 2.

The source of domestic water is from Orchard City Domestic Waterline CO. The tap for Lot 1 is installed. The tap for Lot 2 is also from Orchard City Domestic and

will be installed upon approval of the proposed subdivision.

The 30 foot shared access from Trap Club Road is located on the property line between Lot 1 and Lot 2.

Both lots have irrigation water described as 1/3 interest in Fork Tongue Ditch and priority #5 less 2.2% also conveyed through the Fork Tongue/ Holman Ditch Co. owns 1.433 cfs represented by 20.47 shares of Holman Ditch Company and water rights it holds.

Proposed division of irrigation water is Lot 1 – 12.49 shares and Lot 2- 7.98 shares.

Lot 1 has an existing septic and leach field. A new onsite waste water treatment system is proposed for Lot 2.

Compliance with Density Standard

- The Density Standard for this subdivision is waived by 2020-R-07
- The maximum number of lots within this subdivision is 2

Impacts on adjacent property, service providers, and County Roads

- Studies or reports that will be required for this subdivision (none)

Assessment of the viability and feasibility of the concept of the proposed development:

Staff Findings

- Utilities issues
 - Domestic water- 1 Orchard City Domestic water tap for Lot 2
 - Irrigation plan – irrigation Plan prepared for final plat
 - Septics- One existing for Lot 1 and new one for Lot 2
- Access issues
 - County road standards- Trap Club Road – access for Lot 1 and 2
 - Access ... how many? One
 - New roads N/A
 - Public –N/A
 - Maintained N/A
 - CDOT N/A
- Traffic Issues- N/A
- Maps ... issues from the maps...wild life fire etc.
- Design issues
 - Building envelopes- N/A
 - Lot configuration-N/A
 - Density-Waived
- Subdivision Standards
 - Phasing-N/A
 - setbacks- 25 feet front, sides and Rear from existing structures
 - fencings- N/A
 - building height- N/A

Planning Staff Recommendation:

Staff finds that the Sketch Plan for SUB20-029 Lorimor Subdivision is feasible and

recommends the concept of the feasibility of the application be approved by BoCC with the direction given for Final Plat with the findings, conditions/issues as presented those elements of the attached check list.

Conditions or Issues to be addressed:

- Fire Mitigation Fee is \$500/lot for a total of \$1,000.

Attached material: list, in order as attached

- Sketch Plan
- Comments
- Maps...subdivision maps, vicinity maps...and only those maps having an impact on the property

DELTA COUNTY PLANNING ...Check list for final plat

Mandatory Requirements:

Staff Applicant

- X Payment of Final Fees- Some or all of the following may apply:
- Final Plat review fee - \$350 + \$50 per lot
 - Open Space fee - \$300 per lot
 - County Surveyor review fee - \$40 per lot/\$120 minimum
 - Subdivision Road Inspection fees - \$250 per Inspection
 - Subdivision Improvement Agreement fee - \$100
 - Fire Mitigation Fee - \$500 per lot
 - Recording fees – Will be determined at document submittal
 - Note – Fee amounts will be determined by your assigned Planner
- — A copy of the approved preliminary plat

Final Plat Requirements:

- X Three (3) paper copies 24" x 36" of final plat map that contains the following:

Staff Applicant

- — All of the requirements for the preliminary plat map
- X A description of all monuments, both found and set, which mark the boundaries of the property
- X A statement by the surveyor explaining how the bearings were determined
- X All easements, apparent and of record
- X All utility easements as required for domestic water, electricity, telephone, and gas service
- X The name of the domestic water provider and tap or certificate number on each lot and/or the location of the domestic well and spring
- — All three (3) lots have designated building envelopes
- X The following signature blocks:
- Dedication
 - Notarial
 - Mortgagees Approval
 - Delta County Surveyor's Approval
 - Delta County Planning Department Approval

- Board of County Commissioner Approval
- Certificate of Taxes Paid
- Delta County Clerk and Recorder's Acceptance
- Note – see Article II Section 4.4 for language to be used

— X All of the Standard Plat notes in Article II Section 4.4 (I) plus the following if applicable:

Additional Documents:

Staff Applicant

- X Copies of any agreements with notarized signatures (access, road maintenance, ditch company, domestic water, subdivision improvements, etc.)
- X Current copy of owners deed for the property being subdivided
- X Current title insurance commitment dated within two (2) weeks of final plat submittal or an updated copy of the title commitment submitted with the sketch plan
- X The deed or deeds for the new lots with notarized signatures.
- X Any final reports, studies, or plans as required from sketch plan approval

Additional items to be submitted with the Final Plat:

Staff Applicant

- X Proof of the extension of utilities and other required improvements to each lot line –
- Compliance with the recommendations of the Division of Wildlife on impacts to wildlife
- Provide a fire mitigation plan that is acceptable to the Colorado State Forest Service and/or the individual fire districts and how it will be
- Proof of the source of domestic water for all lots including
- Dependability, quantity, and quality implemented
- X An irrigation plan recorded with the final plat
- X A noxious weed mitigation and implementation plan

TaxPIN	GIS_Cal_Acreage	Owner_Name	Adjusted Acreage
323710100001	85.9	BUREAU OF LAND MANAGEMENT	35.00
323711200023	61.7	MAIN DIANE J	35.00
323715100003	42.0	BUREAU OF LAND MANAGEMENT	35.00
323710100001	114.5	BUREAU OF LAND MANAGEMENT	35.00
323710400003	46.4	DELTA COUNTY OF (4-H SHOOT CLUB)	35.00
323711300007	15.7	KAISER WANDA ANNETTE	15.70
323710400004	48.1	LORIMOR NICHOLAS R	35.00
323714200025	160.7	KEH-LAND, LLC	35.00
323714200024	45.6	KEH-LAND, LLC	35.00
323711200022	170.8	GEYER BETTY R	35.00
323710100002	60.7	LORIMOR BERNIE D TRUST THE	35.00
Total Acreage			365.70
# of Parcels			11.00
Density (Total Acreage / # of Parcels)			33.25
R020135 acreage			48.02
R020135 acreage / Density			1.44



DELTA COUNTY, COLORADO

Engineering Department

Delta County Administration Building
295 West 6th Street,
Delta, Colorado 81416
Phone: 970-874-2035 or 874-5914

Memo

To: Planning Department
From: Tim McCracken
CC: File
Date: January 19, 2021
Re: Review of SUB20-029 Lorimor Subdivision – Sketch Plan

In my review of this subdivision I noted the following:

1. A site visit was made by the Delta County Engineering Department on 1/15/21 by Tim McCracken, County Engineer.
2. North Road is classified as a Minor Arterial Road with a 100' right-of-way width.
3. Trap Club Road is classified as a Minor Arterial Road with a 100' right-of-way width.
4. Remove both '50 feet To Be Deeded To Delta County' notes.
5. Hatch and Label Acreage to be deeded to Delta County for Right-of-way.
6. Show existing utilities along North Road and Trap Club Road along with any existing easements on the Final Plat.
7. Change 'Single story frame house' note to 'Mobile home' note, on the Final Plat.
8. Show all existing accesses on the Final Plat.
9. Show all existing buildings on the Final Plat.
10. Check the acreage on the Sketch Plan.
11. Show a Scale on the Final Plat.
12. Show addresses and Account Numbers on all adjacent property owners.
13. Show cropland and irrigated lands on the Final Plat.
14. Show the west line of Section 10 or remove the Bearing and Distance labels.
15. This Subdivision appears to be feasible with the items above being addressed and is approved by the Delta County Engineering Department.
16. This sketch plan report is not meant to be fully comprehensive and additional requirements may arise at further reviews.

If you have any questions, please contact me.

OFFICE OF THE COUNTY ENGINEER

LORIMOR SUBDIVISION

WITHIN SECTION 10 AND SECTION 11, T.14S., R.95W. OF THE 6TH P.M.

DELTA COUNTY, COLORADO

(SUBJECT TO EASEMENT FOR COUNTY R.O.W.)

§ NORTH ROAD

LORIMOR BERNIE D TRUST
19681 OAK CREEK RD
Account #: R018743

Main Diane J
20045 North Rd
Eckert, CO 81418
Acct. No. R021443

60' ROAD PETITION
PER BOOK C PAGE 70

40' ROAD PETITION
PER BOOK C, PAGE 128

Eckert, CO 81418

FD. 1 1/2" BRASS CAP

TOTAL ACRES
48.00 ACRES
Check
Acreage

Irrigated / cropland / Pasture?

DELTA COUNTY OF (H SHOOT CLUB)
13255 TRAP CLUB RD
Account #: R020134
501 Palmer St
Delta, CO 81418

LOT 1
27.6 Acres

Scale

S 88°01'05" E

1350.55'

Existing Access

SINGLE STORY
FRAME HOUSE
Mobile Home

20' COMMON ACCESS
EASEMENT

S 88°43'47" E

270.55'

25'

50' UTILITY EASEMENT
FOR DMEA

50' TO BE DEEDED TO DELTA COUNTY
TRAP CLUB ROAD

50' TO BE DEEDED TO DELTA COUNTY

50' TO BE DEEDED TO DELTA COUNTY

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50' TO BE DEEDED TO DELTA COUNTY

WILMORE & COMPANY
PROFESSIONAL LAND SURVEYING, INC.

406 Grand Avenue 970.527-4200 PHONE
P.O. Box 1652 970.527-4202 FAX
Paonia, Colorado 81428 www.wilmorelandsurveying.com

EMAIL: wilmoreandcompany@tlds.net

21 SEPT 2020



Defining Boundaries
J20185

LOT 2
18.0 Acres

Irrigated / cropland / pasture?

TIE TO POWER LINE 437.06'
(655.14')
1/4" BRASS CAP,
OF LAND MANAGEMENT

W.C. 30.00'
W.C. 40.00'
4' +/-
678.83'
(694.83')
N 88°04'48" W 1349.96'
KEH-LAND, LLC
TRAP CLUB RD
Account #: R015362

12753 Running Deer Rd Eckert, CO 81418



Vivian Archuleta <varchuleta@deltacounty.com>

SUB20 - 029 Lorimor Subdivision Case Summary & Sketch Plan

Cedaredge Fire <cedaredgefire@gmail.com>
To: Vivian Archuleta <varchuleta@deltacounty.com>

Mon, Dec 21, 2020 at 8:25 AM

Cedaredge Fire has no issues with the proposed subdivision plan. Steve Hanson

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

SUB20-029 LORIMOR Subdivision

NAME OF SUBDIVISION

Delta County Planning Department

NOTICE OF SUBDIVISION

This property is owned by: Nicholas LORIMOR
Dale Weaver

contains 48% acres and is proposed

to be subdivided into 2 lots.

Lot sizes vary from 18 acres to 27.6 acres

A public meeting is scheduled for:

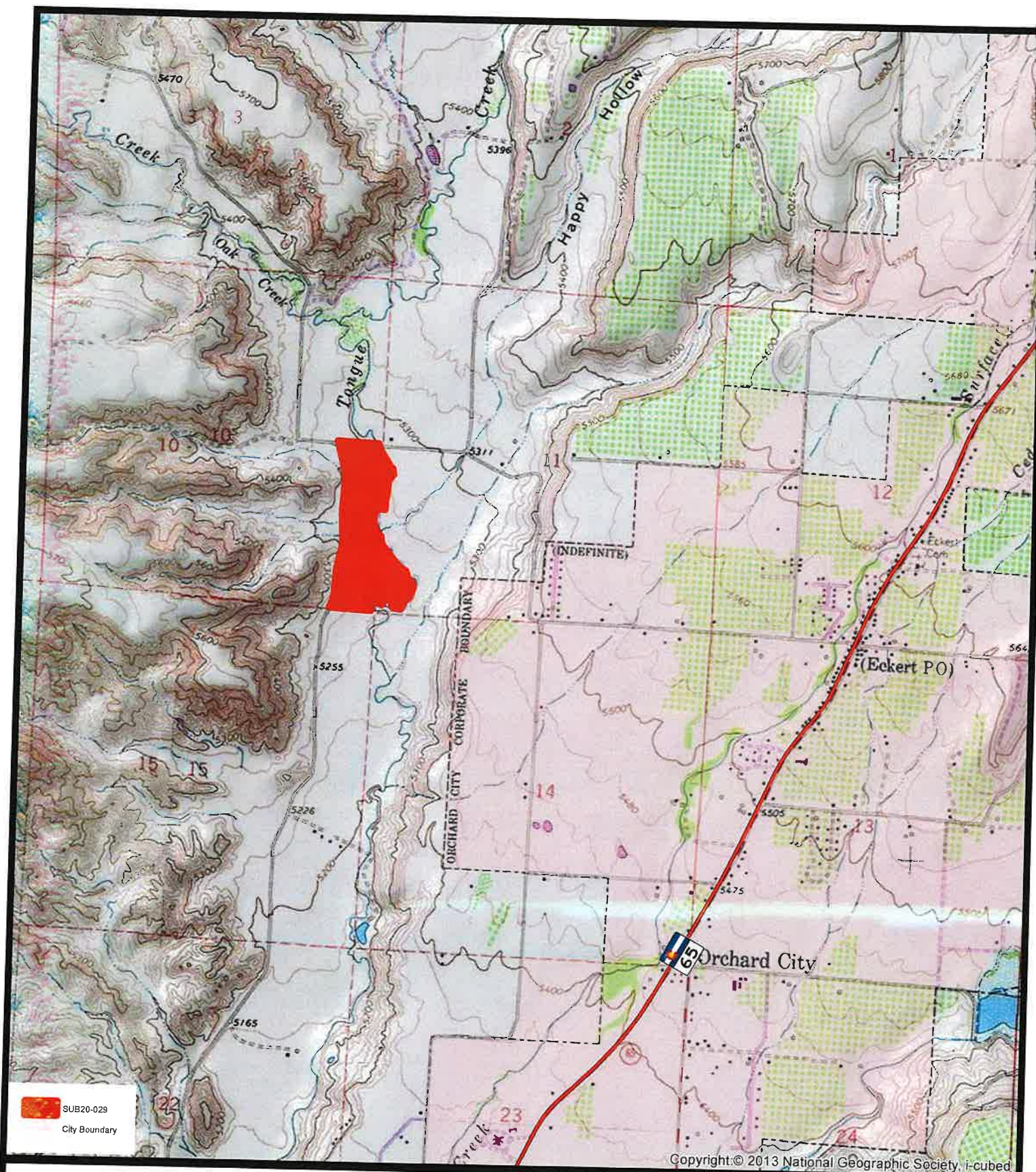
JANUARY 27, 2021 at 5:30 pm

Location: 560 Dodge Street Delta 81416
Board Room

Delta County Planning Department

County Planner: Kelly Yeager 970-874-3226

"Invite Your Neighbors, Everyone Welcome"



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Vicinity Subdivision 20-029 Lorimor Subdivision

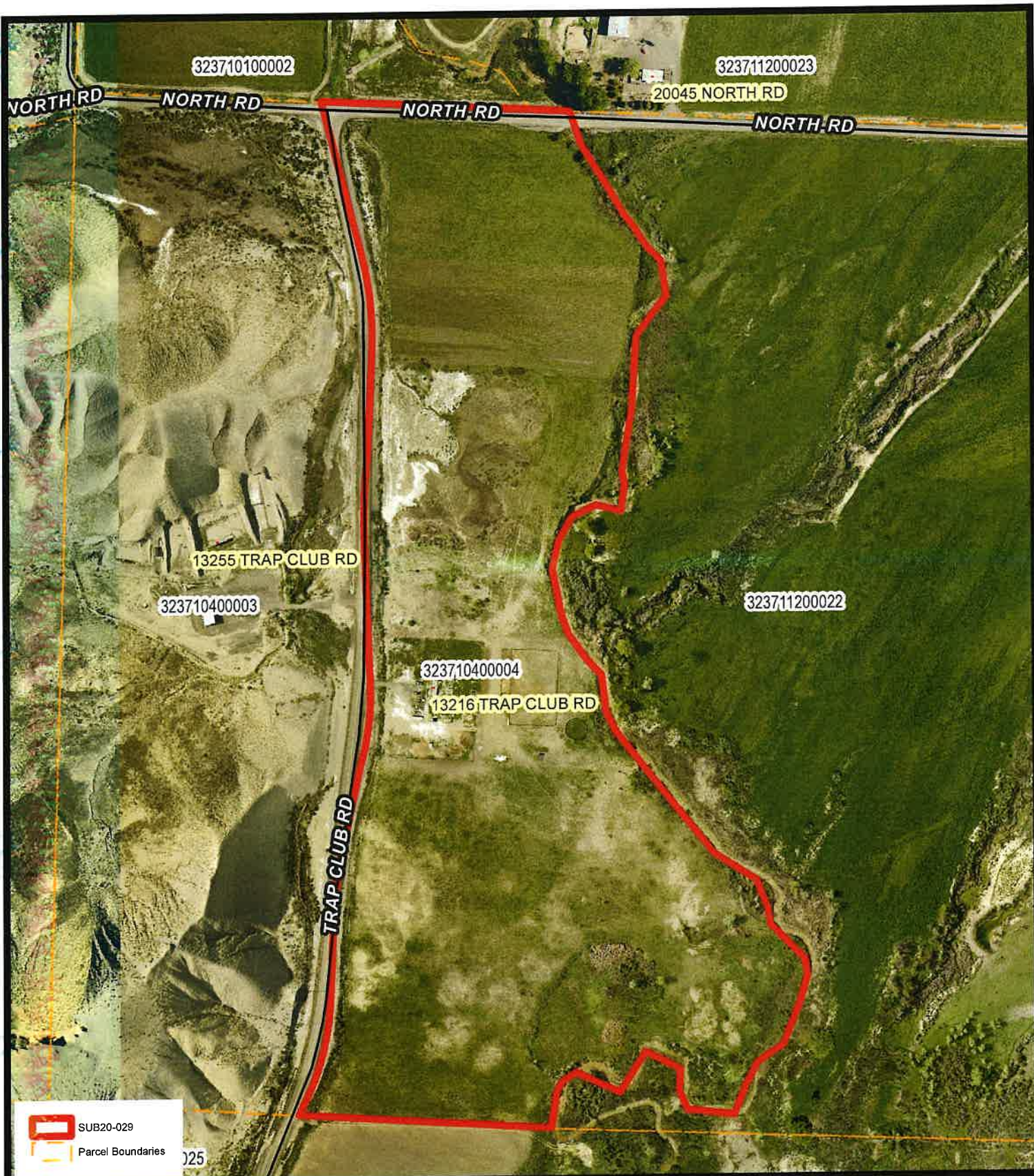
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0 1,600 3,200 6,400 Feet



Delta County GIS; C. Derco 12/2020

1:24,000



Aerial Subdivision 20-029 Lorimor Subdivision

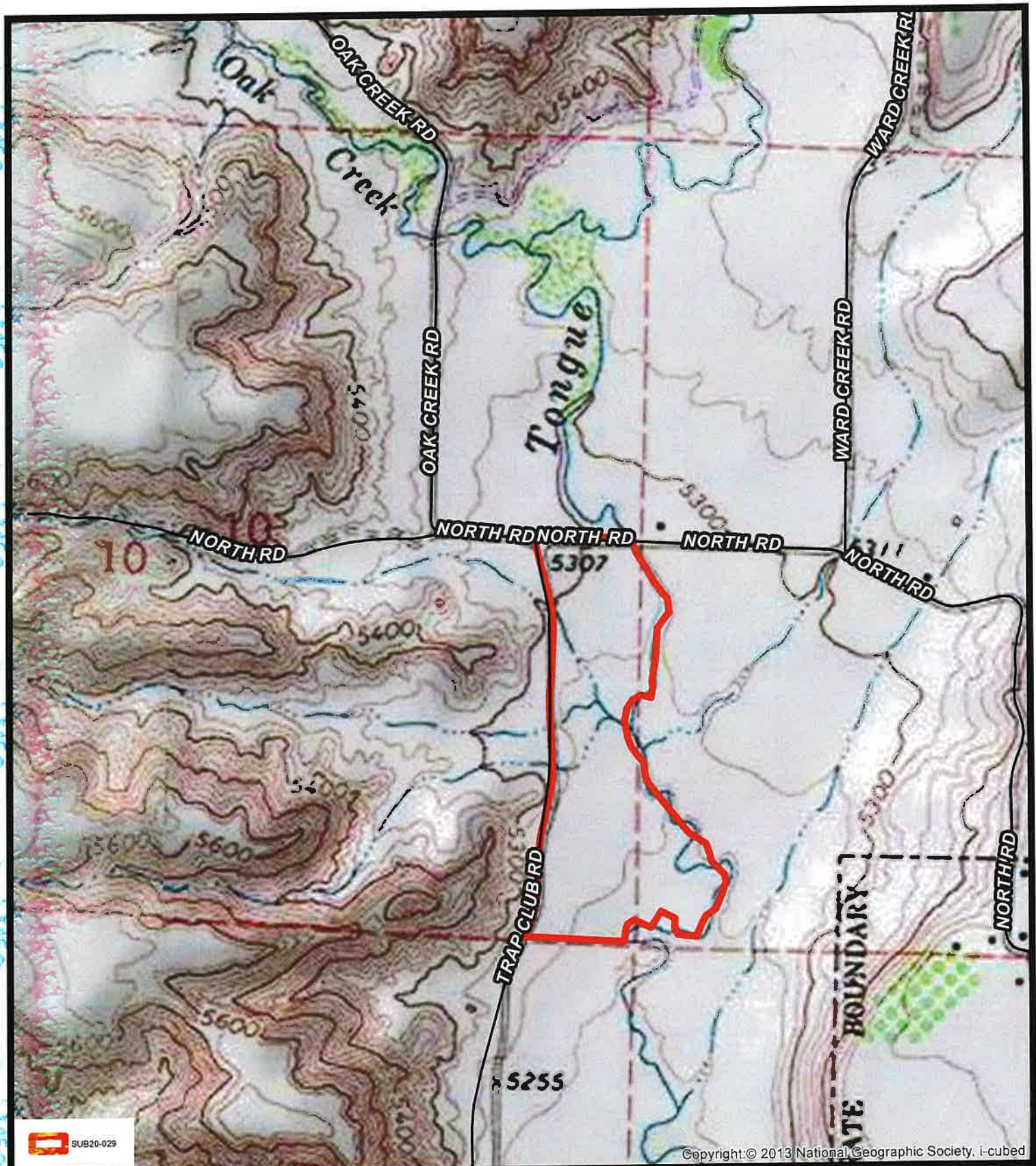
GIS Disclaimer:

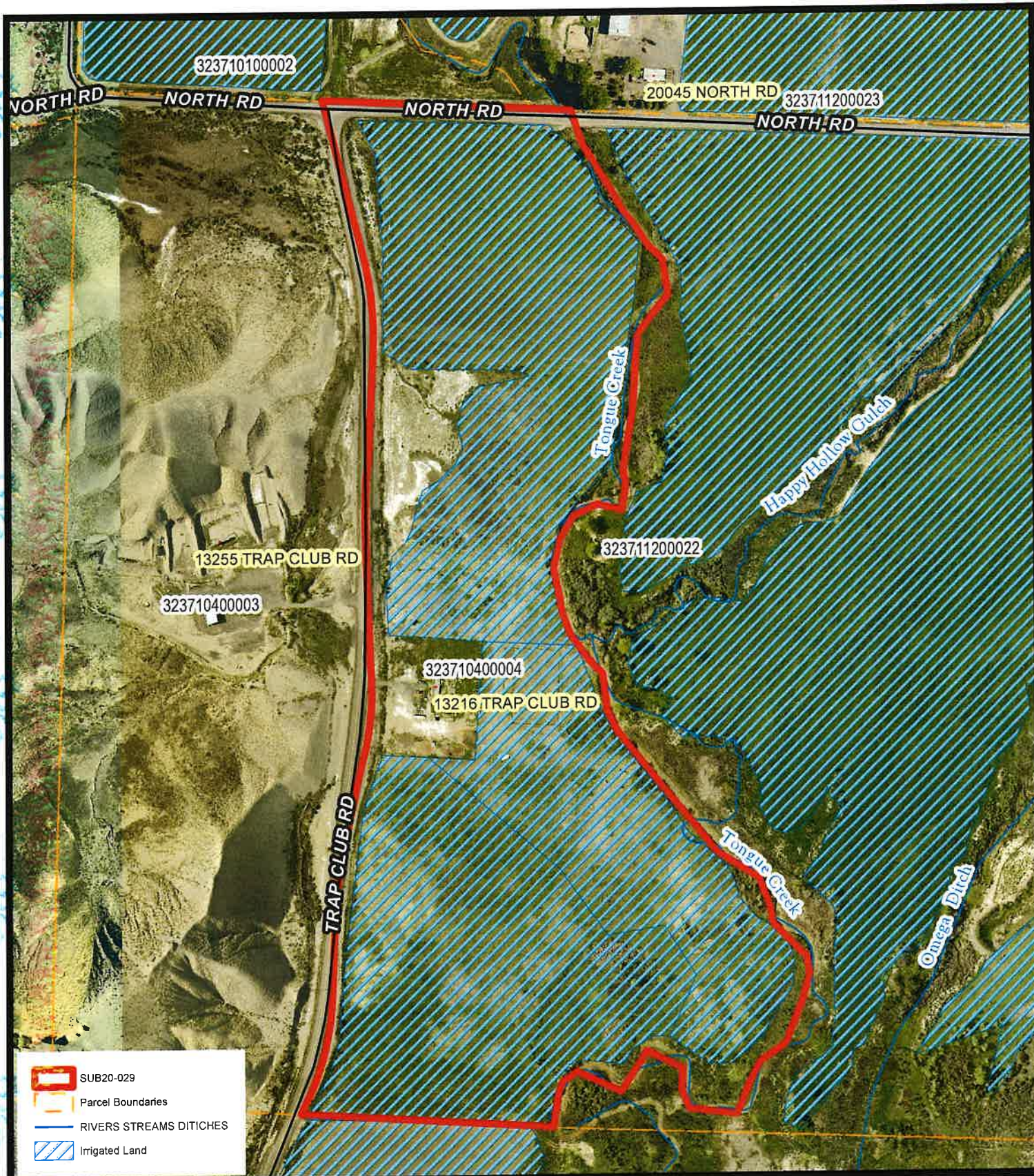
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0 265 530 1,060 Feet



1:4,000





Irrigated Lands Subdivision 20-029 Lorimor Subdivision

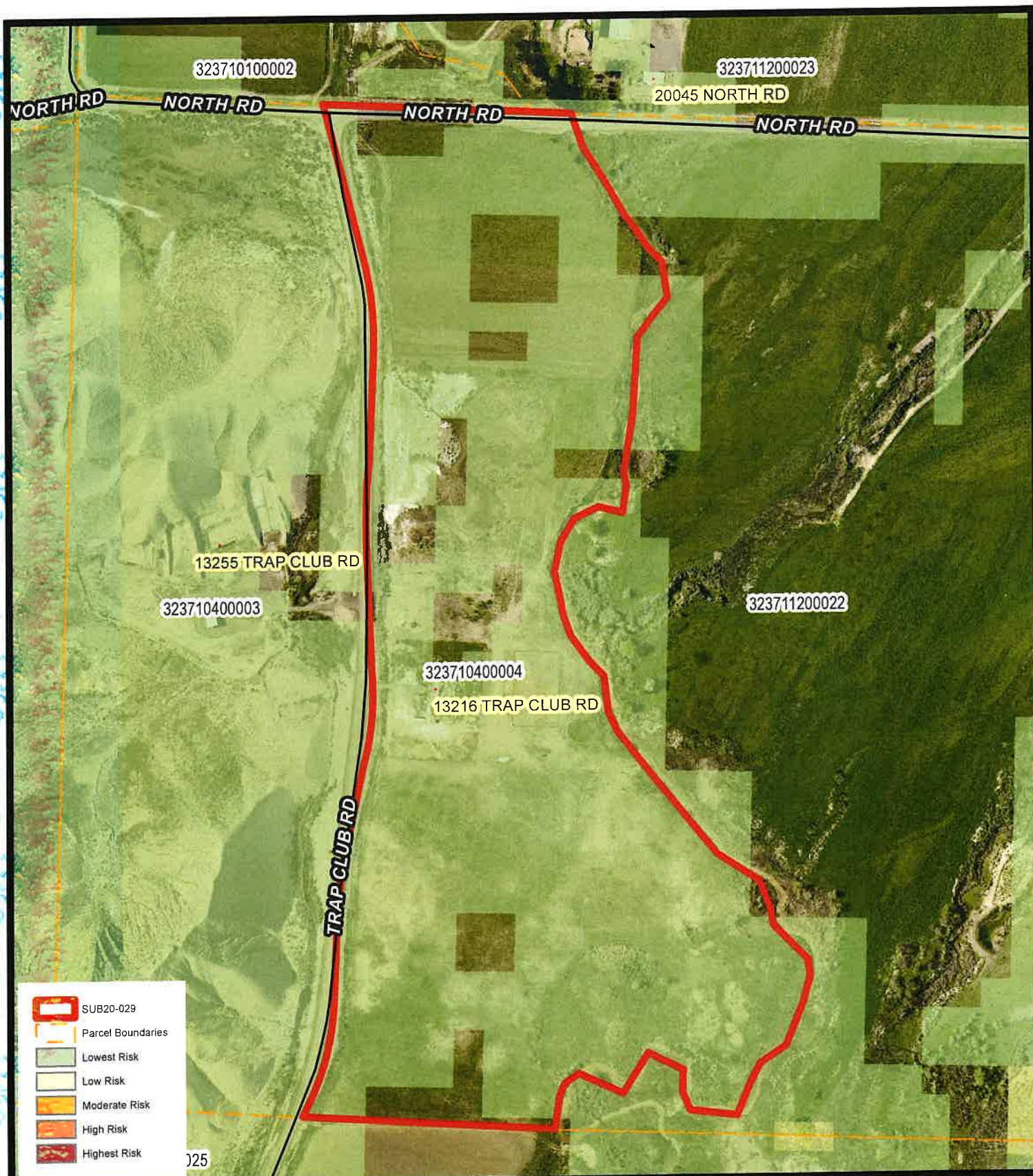
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0 265 530 1,060 Feet



1:4,000

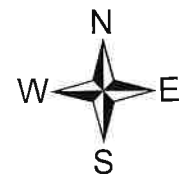


Wildfire Risk Subdivision 20-029 Lorimor Subdivision

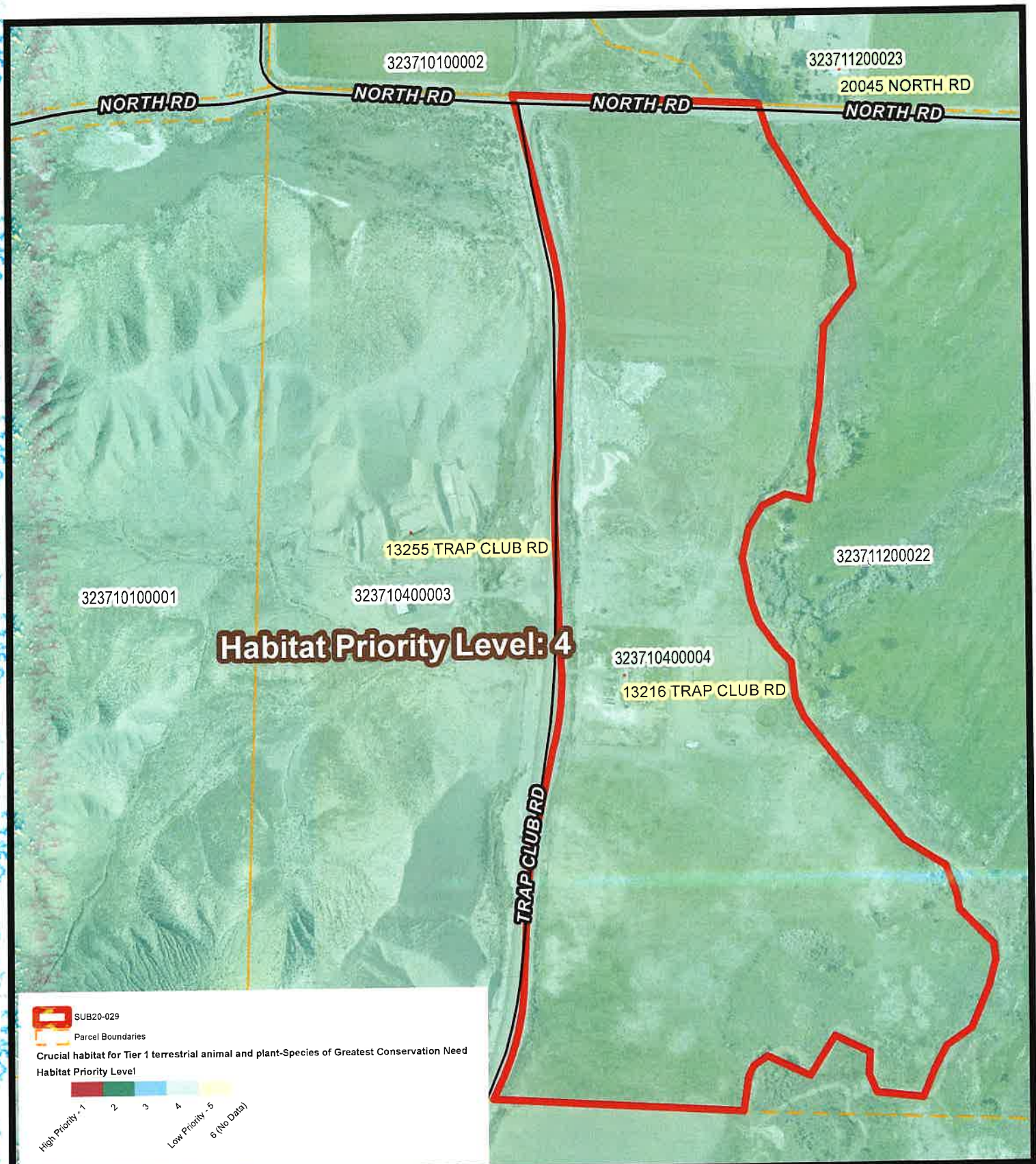
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0 265 530 1,060 Feet



1:4,000



Wildlife Impact Subdivision 20-029 Lorimor Subdivision

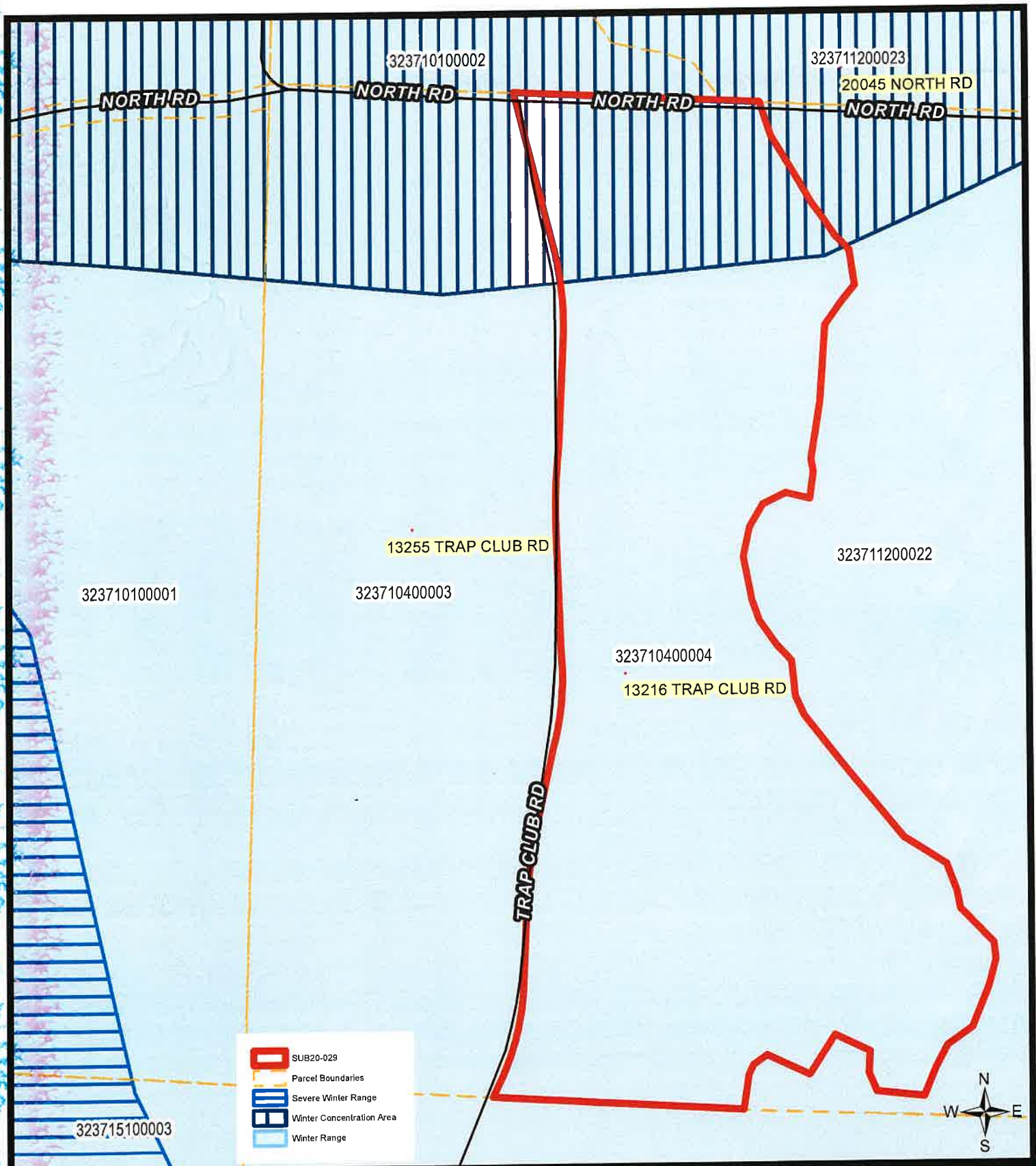
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0 265 530 1,060 Feet



1:4,000



Elk Habitat within Subdivision 20-029 Lorimor Subdivision

GIS Disclaimer:

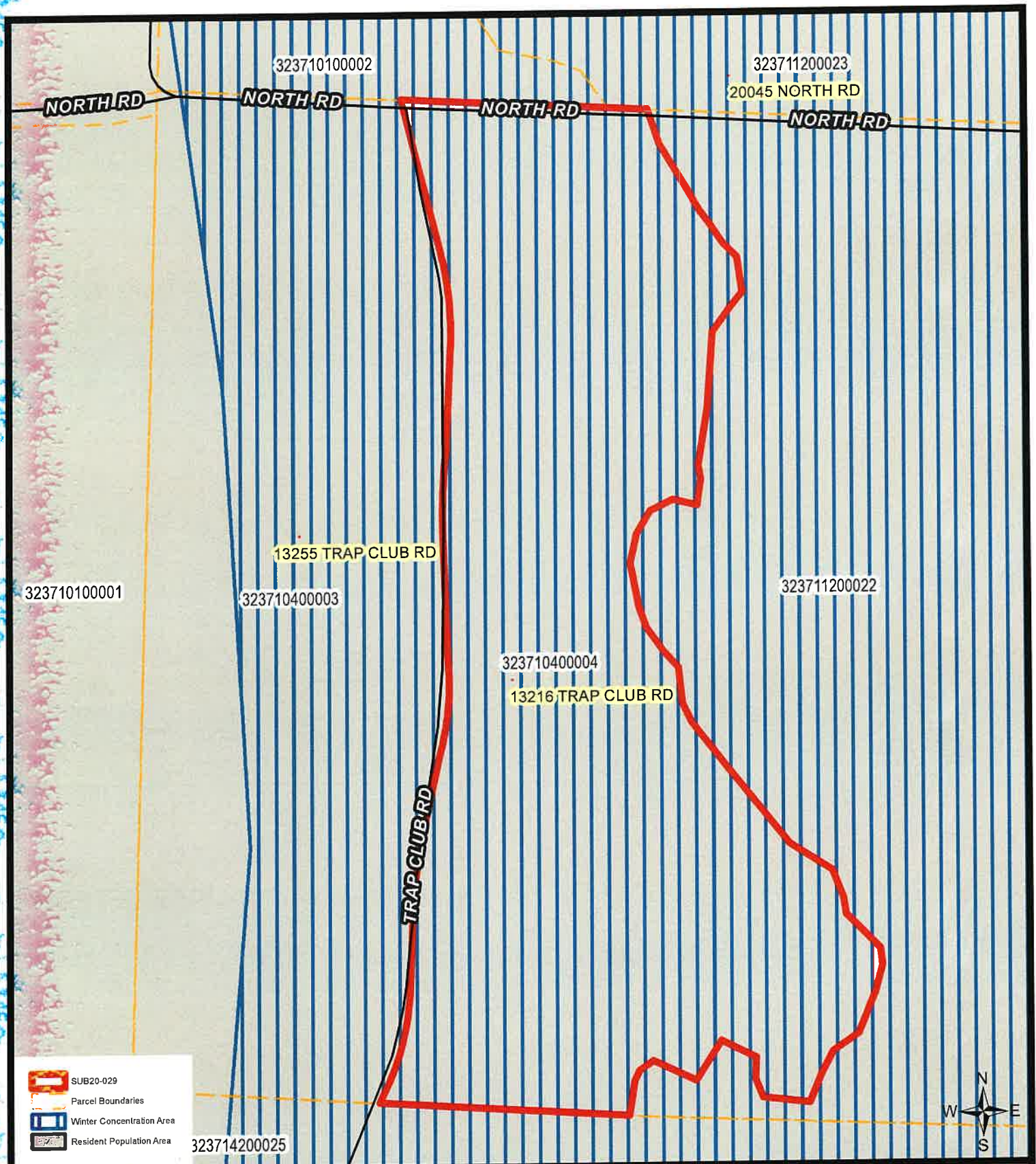
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0 265 530 1,060 Feet

1:4,000

Delta County GIS; C. Derco 12/2020





Mule Deer Habitat within Subdivision 20-029 Lorimor Subdivision

GIS Disclaimer:

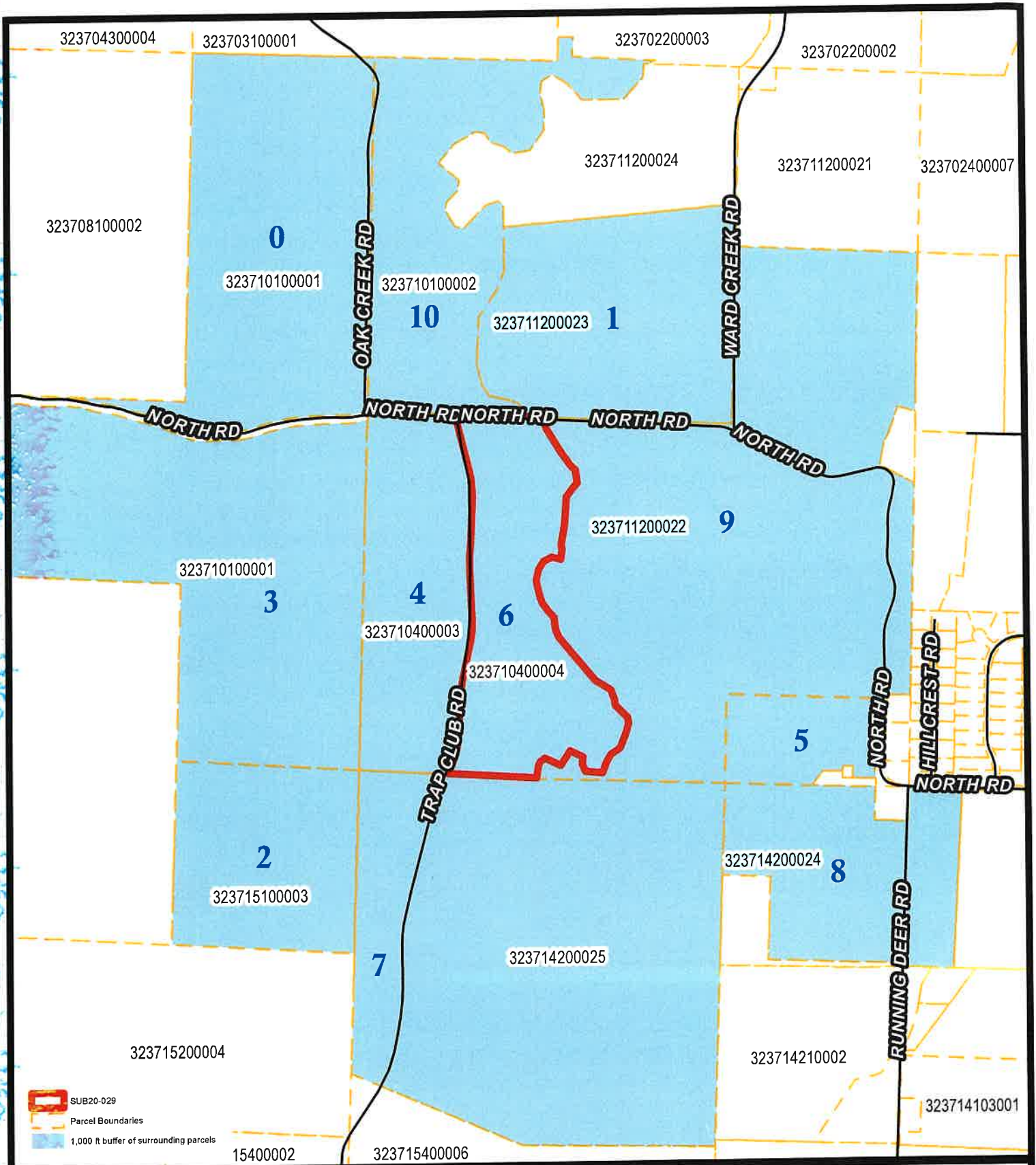
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0 265 530 1,060 Feet

Delta County GIS; C. Derco 12/2020

1:4,000





Parcels within 1,000 ft Subdivision 20-029 Lorimor Subdivision

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0 700 1,400 2,800 Feet



Properties within a 1,000 ft of Sub20-029

Map ID	Owner_Name	TaxPIN	Account Number
0	BUREAU OF LAND MANAGEMENT	323710100001	R004820
1	MAIN DIANE J	323711200023	R021443
2	BUREAU OF LAND MANAGEMENT	323713100003	R005386
3	BUREAU OF LAND MANAGEMENT	323710100001	R004820
4	DELTA COUNTY OF (4-H SHOOT CLUB)	323710400003	R020134
5	KAISER WANDA ANNETTE	323711300007	R004829
6	LORIMOR NICHOLAS R	323710400004	R020135
7	KEH-LAND, LLC	323714200025	R005362
8	KEH-LAND, LLC	323714200024	R005361
9	GEYER BETTY R	323711200022	R020950
10	LORIMOR BERNIE D TRUST THE	323710100002	R018743



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties

SUB20-029



December 10, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
Special Point Features	 Blowout	 Other
	 Borrow Pit	 Special Line Features
	 Clay Spot	 Streams and Canals
	 Closed Depression	 Transportation
	 Gravel Pit	 Rails
	 Gravelly Spot	 Interstate Highways
	 Landfill	 US Routes
	 Lava Flow	 Major Roads
	 Marsh or swamp	 Local Roads
	 Mine or Quarry	 Background
	 Miscellaneous Water	 Aerial Photography
	 Perennial Water	
	 Rock Outcrop	
	 Saline Spot	
	 Sandy Spot	
	 Severely Eroded Spot	
	 Sinkhole	
	 Slide or Slip	
	 Sodic Spot	

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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

Soil Survey Area: Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties
Survey Area Data: Version 13, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Jul 29, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Billings silty clay loam, 3 to 6 percent slopes	35.0	72.6%
35	Fluvaquents, flooded	13.2	27.4%
Totals for Area of Interest		48.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

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onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties

15—Billings silty clay loam, 3 to 6 percent slopes

Map Unit Setting

National map unit symbol: jnr1

Elevation: 4,500 to 6,500 feet

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Billings and similar soils: 85 percent

Minor components: 2 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Billings

Setting

Landform: Flood plains, fans

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Silty alluvium

Typical profile

H1 - 0 to 4 inches: silty clay loam

H2 - 4 to 16 inches: silty clay loam

H3 - 16 to 60 inches: stratified clay loam to silty clay loam

Properties and qualities

Slope: 3 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: RareNone

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Gypsum, maximum content: 3 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: High (about 11.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 7c

Hydrologic Soil Group: C

Ecological site: R048AY261CO - Salt Flats

Hydric soil rating: No

Minor Components

Aquic natrargids

Percent of map unit: 2 percent

Landform: Depressions

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Hydric soil rating: Yes

Gullied land

Percent of map unit:

Hydric soil rating: No

Chipeta

Percent of map unit:

Hydric soil rating: No

Persayo

Percent of map unit:

Hydric soil rating: No

Killpack

Percent of map unit:

Hydric soil rating: No

35—Fluvaquents, flooded

Map Unit Setting

National map unit symbol: jnrr

Elevation: 4,800 to 6,100 feet

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 90 to 150 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Fluvaquents, flooded, and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fluvaquents, Flooded

Setting

Landform: Alluvial flats, valleys, flood plains, playas

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Clay loam sandy

Typical profile

H1 - 0 to 10 inches: variable

H2 - 10 to 60 inches: stratified very gravelly sand to clay loam

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Low

*Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)*

Depth to water table: About 6 to 48 inches

Frequency of flooding: NoneOccasional

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Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to moderately saline (0.0 to 8.0 mmhos/cm)

Available water capacity: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6w

Hydrologic Soil Group: B/D

Hydric soil rating: Yes

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Land Classifications

This folder contains a collection of tabular reports that present a variety of soil groupings. The reports (tables) include all selected map units and components for each map unit. Land classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Prime and other Important Farmlands (SUB20-029)

This table lists the map units in the survey area that are considered important farmlands. Important farmlands consist of prime farmland, unique farmland, and farmland of statewide or local importance. This list does not constitute a recommendation for a particular land use.

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply.

Prime farmland is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

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Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service.

For some of the soils identified in the table as prime farmland, measures that overcome a hazard or limitation, such as flooding, wetness, and droughtiness, are needed. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.

Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be *farmland of statewide importance* for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.

In some areas that are not identified as having national or statewide importance, land is considered to be *farmland of local importance* for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

Report—Prime and other Important Farmlands (SUB20-029)

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Prime and other Important Farmlands—Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties		
Map Symbol	Map Unit Name	Farmland Classification
15	Billings silty clay loam, 3 to 6 percent slopes	Prime farmland if irrigated
35	Fluvaquents, flooded	Farmland of statewide importance

Land Capability Classification (SUB20-029)

The land capability classification of map units in the survey area is shown in this table. This classification shows, in a general way, the suitability of soils for most kinds of field crops (United States Department of Agriculture, Soil Conservation Service, 1961). Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations designed to show suitability and limitations of groups of soils for rangeland, for forestland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels: capability class, subclass, and unit.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

- Class 1 soils have slight limitations that restrict their use.
- Class 2 soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
- Class 3 soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.
- Class 4 soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.
- Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
- Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
- Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.
- Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Capability subclasses are soil groups within one class. They are designated by adding a small letter, e, w, s, or c, to the class numeral, for example, 2e. The letter e shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; w shows that water in or on the soil interferes with plant growth or

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cultivation (in some soils the wetness can be partly corrected by artificial drainage); s shows that the soil is limited mainly because it is shallow, droughty, or stony; and c, used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

In class 1 there are no subclasses because the soils of this class have few limitations. Class 5 contains only the subclasses indicated by w, s, or c because the soils in class 5 are subject to little or no erosion.

Report—Land Capability Classification (SUB20-029)

Land Capability Classification—Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties				
Map unit symbol and name	Pct. of map unit	Component name	Land Capability Subclass	
			Nonirrigated	Irrigated
15—Billings silty clay loam, 3 to 6 percent slopes				
	85	Billings	7c	3e
35—Fluvaquents, flooded				
	100	Fluvaquents, flooded	6w	—

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WITHIN SECTION 10 AND SECTION 11, T.14S., R.95W., OF THE 6TH P.M.,

LORIMOR BERNIE D TRUST
19681 OAK CREEK RD
Account # R018743

19081 OAK CREEK RD
Account #: R018743

Account #: R018743

30'
60' ROAD PETITION
PER BOOK C PAGE 70

TOTAL ACRES
48.00 ACRES

20' EASEMENT FOR EXISTING
UNDERGROUND IRRIGATION PIPELINE

Account #: R02154
13255 TRAP CLUB RD
44 SHOOT CLUB RD
DELTA COUNTY OF (

50' TO BE DEEDED TO DELTA COUNTY
2.37 Acres
TRAP CLUB ROAD

LOT 1
27.6 Acres

S 88°01'05" E

10/11/11

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21 SEPT 2020



Defining Boundaries

J20185

TIE TO POWER LINE 437.06'

655.14')

4" BRASS CAP,
OF LAND MANAGEMENT



DELTA COUNTY PLANNING DEPARTMENT

STAFF REPORT

**Delta County Planning Commission Meeting
Administration Building
560 Dodge Street, Delta, CO 81416
Wednesday,
January 27, 2021 @ 5:30 p.m.**

SKETCH PLAN

SUB20-030 Bean Ridge Subdivision
Property Owners: Julia Chosvig & Sheldon Ware

Address or Physical Location: 15718 & 15574 2900 Road, Hotchkiss 81419

Section 32, Township 13S, Range 93W 6thPM.

This Report has been prepared for the Area Planning Committees, the Planning Commission, Citizens of Delta County and the Board of County Commissioners. This Staff Report may be amended at any time prior to the next scheduled public hearing during the Subdivision process.

Date of Report: January 20, 2021

Prepared by: Kelly Yeager

Proposal: The purpose of the subdivision is to create a Gift. The owners of the property want to give Lot 1 containing 2.5 acres to a family member. A private single family manufactured home and out building is located on Lot 1. An Upper Surface Creek Domestic Water tap, an onsite waste water treatment system, and Lot 1 will not receive any irrigation water and will not be farmed. Classified as a private residence on the application.

Lot 2 has 40.7 acres farmed with irrigation water, a single family dwelling with all utilities, Upper Surface Creek Domestic Water Tap, and an onsite waste water treatment system. The Applicants classified the 40.7 acre Lot 2 as a private residence and agriculture.

Lot 2 has Reclamation water from Redland Mesa Water Users Inc. and 90 shares of Overland Ditch and Reservoir Company irrigation water. An irrigation plan will be required for final plat.

Compliance with Density Standard

- The Density Standard for this subdivision is 1.93 waived 2020-R-07
- The maximum number of lots within this subdivision is two (2)

Impacts on adjacent property, service providers, and County Roads

- Studies or reports that will be required for this subdivision - None
-

Assessment of the viability and feasibility of the concept of the proposed development:

Staff Findings

- Utilities issues
 - Domestic water-2 Upper Surface Creek Domestic Water taps.
 - Irrigation plan – Irrigation plan is required for final plat.
 - Septics-. Each Lot has an existing onsite waste water Treatment system.
 - Access issues
 - County road standards – County Road 2900 serves the subdivision.
 - Access ... how many? Access from 2900
 - New roads-N/A
 - Public – N/A
 - Maintained – 2900 is a maintained by County.
 - CDOT-N/A
 - Traffic Issues- N/A
 - Maps ... issues from the maps...wild life fire etc.
 - Design issues
 - Building envelopes N/A
 - Lot configuration-N/A
 - Density_ Density was waived
 - Subdivision Standards
 - Phasing- N/A
 - setbacks- Existing for the single family dwellings
 - fencings- N/A
 - building height –N/A
-

Planning Staff Recommendation:

Staff finds that the Sketch Plan for Bean Ridge SUB20-030 is feasible and recommends the concept of the feasibility of the application be approved by BoCC with the directions

given for Final Plat with the findings, conditions /issues as presented and those elements of the attached check list.

Conditions or Issues to be addressed:

- Fire Mitigation Fee is \$500 per lot for a total of \$1,000

Attached material: list, in order as attached

- Sketch Plan
- Comments
- Maps...subdivision maps, vicinity maps...and only those maps having an impact on the property
-

DELTA COUNTY PLANNING ...Check list for final plat

Mandatory Requirements:

Staff Applicant

- X Payment of Final Fees- Some or all of the following may apply:
- Final Plat review fee - \$350 + \$50 per lot
 - Open Space fee - \$300 per lot
 - County Surveyor review fee - \$40 per lot/\$120 minimum
 - Subdivision Road Inspection fees - \$250 per Inspection
 - Subdivision Improvement Agreement fee - \$100
 - Fire Mitigation Fee - \$500 per lot
 - Recording fees – Will be determined at document submittal
 - Note – Fee amounts will be determined by your assigned Planner
- — A copy of the approved preliminary plat

Final Plat Requirements:

- X Three (3) paper copies 24" x 36" of final plat map that contains the following:

Staff Applicant

- — All of the requirements for the preliminary plat map
- X A description of all monuments, both found and set, which mark the boundaries of the property
- X A statement by the surveyor explaining how the bearings were determined
- X All easements, apparent and of record
- X All utility easements as required for domestic water, electricity, telephone, and gas service
- X The name of the domestic water provider and tap or certificate number on each lot and/or the location of the domestic well and spring
- — All three (3) lots have designated building envelopes
- X The following signature blocks:
- Dedication
 - Notarial
 - Mortgagees Approval
 - Delta County Surveyor's Approval

- Delta County Planning Department Approval
- Board of County Commissioner Approval
- Certificate of Taxes Paid
- Delta County Clerk and Recorder's Acceptance
- Note – see Article II Section 4.4 for language to be used

— X All of the Standard Plat notes in Article II Section 4.4 (l) plus the following if applicable:

Additional Documents:

Staff Applicant

- X Copies of any agreements with notarized signatures (access, road maintenance, ditch company, domestic water, subdivision improvements, etc.)
- X Current copy of owners deed for the property being subdivided
- X Current title insurance commitment dated within two (2) weeks of final plat submittal or an updated copy of the title commitment submitted with the sketch plan
- X The deed or deeds for the new lots with notarized signatures.
- X Any final reports, studies, or plans as required from sketch plan approval

Additional items to be submitted with the Final Plat:

Staff Applicant

- X Proof of the extension of utilities and other required improvements to each lot line –
- Compliance with the recommendations of the Division of Wildlife on impacts to wildlife
- X Provide a fire mitigation plan that is acceptable to the Colorado State Forest Service and/or the individual fire districts and how it will be implemented
- Proof of the source of domestic water for all lots including dependability, quantity, and quality
- X An irrigation plan for all lots
- X A noxious weed mitigation and implementation plan

TaxPIN	GIS Cal Acreage	Owner Name	Adjusted Acreage
319132100021	38.0	MARCHUN JOSEPH W	35.00
319132200014	0.3	UPPER SURFACE CREEK DOMESTIC	1.00
319129300004	20.5	ANDERSON MELVIN R	20.52
319129300005	20.3	DOLAN NANCY ANN	20.33
319131100010	13.0	WELSH MARK	13.01
319131100009	26.9	HORN NANCY R	26.90
319132300008	0.2	UPPER SURFACE CREEK DOMESTIC	1.00
319131400020	10.0	TRAVIS MARGARET I	10.01
319131400019	15.1	CAZER JAMES R	15.07
319129300003	39.3	HURLA CECILIA	35.00
319132300009	28.2	SITTON DENNIS	28.18
319132300010	10.3	HILL GERALD E	10.29
319130401002	18.8	BENTON ADA KATHLEEN	18.82
319131100004	1.8	BURIAL GROUNDS	1.79
319131100006	41.4	KING THOMAS A	35.00
319131400018	18.0	LANGSTON DANIEL A	18.01
319131400016	2.1	SCHOBER SCHUYLER M	2.07
319132300018	37.0	KING FAMILY TRUST	35.00
319130400010	39.1	TWO BROS DIRT RANCH, LLC	35.00
319130401001	21.8	SAMUELSON JOEL	21.76
319132200005	44.0	WARE SHELDON E	35.00
319131100024	68.6	BENJAMIN JOHN B	35.00
319129300002	39.2	WARE RAYMOND ANDREW JR	35.00
324106100020	41.8	CRAWFORD DENNIS A	35.00
319130100001	280.5	BUREAU OF LAND MANAGEMENT	35.00
319131100002	0.5	WHITE MICHELLE E	1.00
319131400022	40.1	KENNEDY DONALD G	35.00
319132201002	39.5	JENSEN JOHN R	35.00
319131400023	38.4	KING THOMAS A	35.00
319131100008	2.7	NEUROCK MICHAEL J	2.72
319132201001	0.9	MICHELS SUZANNE M	1.00
319131100001	0.4	WHITE MICHELLE E	1.00
319131401002	9.1	SCHOBER SCHUYLER M	9.13
319132100001	37.8	PEPPER DONALD B	35.00
319132400022	73.7	POLLOCK CARL A	35.00
319132300017	39.8	KING FAMILY TRUST	35.00
319132300014	44.1	BLUE LUNA TRUST	35.00

TaxPIN	GIS_Cal_Acreage	Owner_Name	Adjusted Acreage
319131100007	4.3	HAAC LAWRENCE	4.32
319132200003	40.8	JENSEN JOHN R	35.00
319129100001	507.1	BUREAU OF LAND MANAGEMENT	35.00
319132100024	87.8	WOODARD KENT	35.00
319132400020	34.9	SCHMIDT PHILLIP G TRUST (1/2 INT)	34.91
319131400021	17.7	MCNAIR ROBERT C	17.75
324105200005	50.8	CRAGG STEPHEN B	35.00
319132200012	29.9	SOMYK JAMES	29.92
319132200013	4.3	SOMYK JAMES	4.31
Total Acreage			1049.82
# of Parcels			46.00
Density (Total Acreage / # of Parcels)			22.82
R001639 acreage			44.00
R001639 acreage / Density			1.93

Delta County Community & Economic Development
295 W 6th Street, Delta, Colorado 81416
Phone 970-874-2110 Fax 970-874-2500
E-mail: planning@deltacounty.com website: www.deltacounty.com

CASE SUMMARY COMMENT FORM

(Please return to the Planning Department)

SUB20-030 Bean Ridge Subdivision

► COMMENTS ARE ACCEPTED AT ANYTIME, BUT TO BE INCLUDED WITH THE PLANNING STAFF REPORTS, THEY MUST BE RECEIVED BY:

January 20, 2021

REVIEW AGENCIES: Please Submit Comments, as well as, NO COMMENTS.

UTILITY PROVIDERS: Please mark the easements you need or want on the sketch and give written comments explaining the easements.

No Comment, except
for requirement of Subdivision
Lot fee for Fire District 4

By <i>Doug Fritz</i>	Date <i>12/23/2020</i>
Title <i>Fire Chief</i>	Agency <i>Hatchers Fire District</i>

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UTILITY PROVIDERS: Please mark the easements you need or want on the sketch and give written comments explaining the easements.

NO COMMENTS

By <u>LARRY WILKENING</u>	Date <u>12-23-2020</u>
Title <u>MAYOR</u>	Agency <u>TOWN OF HOTCHKISS</u>

Delta County Community & Economic Development
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REVIEW AGENCIES: Please Submit Comments, as well as, NO COMMENTS.

UTILITY PROVIDERS: Please mark the easements you need or want on the sketch and give written comments explaining the easements.

Please clarify:

Is this Subdivision a request to gain an exemption from the rule that it does not comply with the Density Calculation?

Am I correct in reading that no further exemptions will be allowed on the remaining 40 acres?

Are these small lot exemptions allowed only once?
Will the letter of request for this exemption and the reasons for it be available?

Thank you for your Consideration.

John Benjamin, (adjoining landowner)

By	Date
Title	Agency



DELTA COUNTY, COLORADO

Engineering Department

Delta County Administration Building
295 West 6th Street,
Delta, Colorado 81416
Phone: 970-874-2035 or 874-5914

Memo

To: Planning Department
From: Jason Husmann / Tim McCracken
CC: File
Date: January 19, 2021
Re: Review of SUB20-030 Bean Ridge Subdivision – Sketch Plan

In my review of this subdivision I noted the following:

1. A site visit was made by the Delta County Engineering Department on 1/15/21 by Tim McCracken, County Engineer.
2. 2900 Rd. and P50 Rd. are both classified as a Local Service Roads with a 60' right-of-way width.
3. Show existing 30' right-of-way width of 2900 Road on the Final Plat.
4. Show existing 40' right-of-way width of P50 Road, per Delta County Records: Book C, Page 51
5. Show subdivision name and address on the Final Plat.
6. Show mailing addresses for adjacent property owners.
7. Residual of Property needs to be labeled as "Lot 2".
8. Show adjacent subdivision names.
9. Show bearings of lot lines on the Final Plat.
10. Show existing utilities along with any existing easements on the Final Sketch Plan.
11. A 10-foot utility easement outside of both the 2900 Rd. right-of-way and the P50 Rd. right-of-way will need to be shown. Refer to Delta County Roadway Design and Construction Standards, Appendix 5, Item 19: Utility Location and Easement Guidelines.
12. This Subdivision appears to be feasible with the items above being addressed and is approved by the Delta County Engineering Department.
13. This sketch plan report is not meant to be fully comprehensive and additional requirements may arise at further reviews.

If you have any questions, please contact me.

OFFICE OF THE COUNTY ENGINEER

James Somyk
PO BOX 784
MATTHEW, MT 02739

Hotchkiss Cemetery District
50 Samuel Wade Rd
Pawnee, CO 81427

Acct. No. R001618
20 ALU

RIGHT-OF-WAY TO BE OUTCLAIM
DEEDED TO DELTA COUNTY
0.7 ACRES

301 EXISTING RIGHT-OF-WAY FOR -
2900 ROAD OUTCLAIM DEEDED
TO DELTA COUNTY BY THE
PLAT RECORDED IN THE DELTA
COUNTY REAL ESTATE RECORDS
IN PLAT BOOK 7 AT PAGE 15

James Somyk
PO BOX 784
MATTHEW, MT 02739

Parcel A, 1833
OWNER
Acct. No. R001642

Parcel A, 1833
OWNER
Acct. No. R001641

John R Jensen
3653 5675 Rd
Olathe, CO 81425
Acct. No. R001638

OWNER
J. JENSEN

LEGEND

- EXISTING FENCE LINE
- EXISTING IRRIGATION DITCH OR DRAINAGE
- EXISTING OVERHEAD POWER LINE
- APPROXIMATE LOCATION OF EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING WATER LINE
- ROAD RIGHT-OF-WAY TO BE OUTCLAIM DEEDED TO DELTA COUNTY
- OWENSPOIN, SADDY, DEL FROM THE RECORDS OF THE DELTA COUNTY ASSESSOR ON OCTOBER 13, 1929

LOT 2, MARZ
MINOR SUB
Acct. No. R001678

John R Jensen
3653 5675 Rd
Olathe, CO 81425
Acct. No. R001678

0' 200'
SCALE: 1"=200'

PART OF
PARCEL A, MAP
FOR JOHN B
WILSON, 1833
MARK WILSON
MAY 1974

15671 2900 Rd
Hotchkiss, CO 81419
Acct. No. R001624

Kenny Donald G
PO BOX 790
Hotchkiss, CO 81419
Acct. No. R001636

40' Existing ROW FOR
P50 Rd Per
BKC PG 61

Bue Luna Trust
29272 P50 Rd
Hotchkiss, CO 81419
Acct. No. R0017869

Michels, Suzanne M
29261 P50 Rd
Hotchkiss, CO 81419
Acct. No. R0017677

LOT 2
40.7 ACRES

Proposed
10' utility
Easement

Proposed 10' utility Easement

89'53.47" W
54.97'

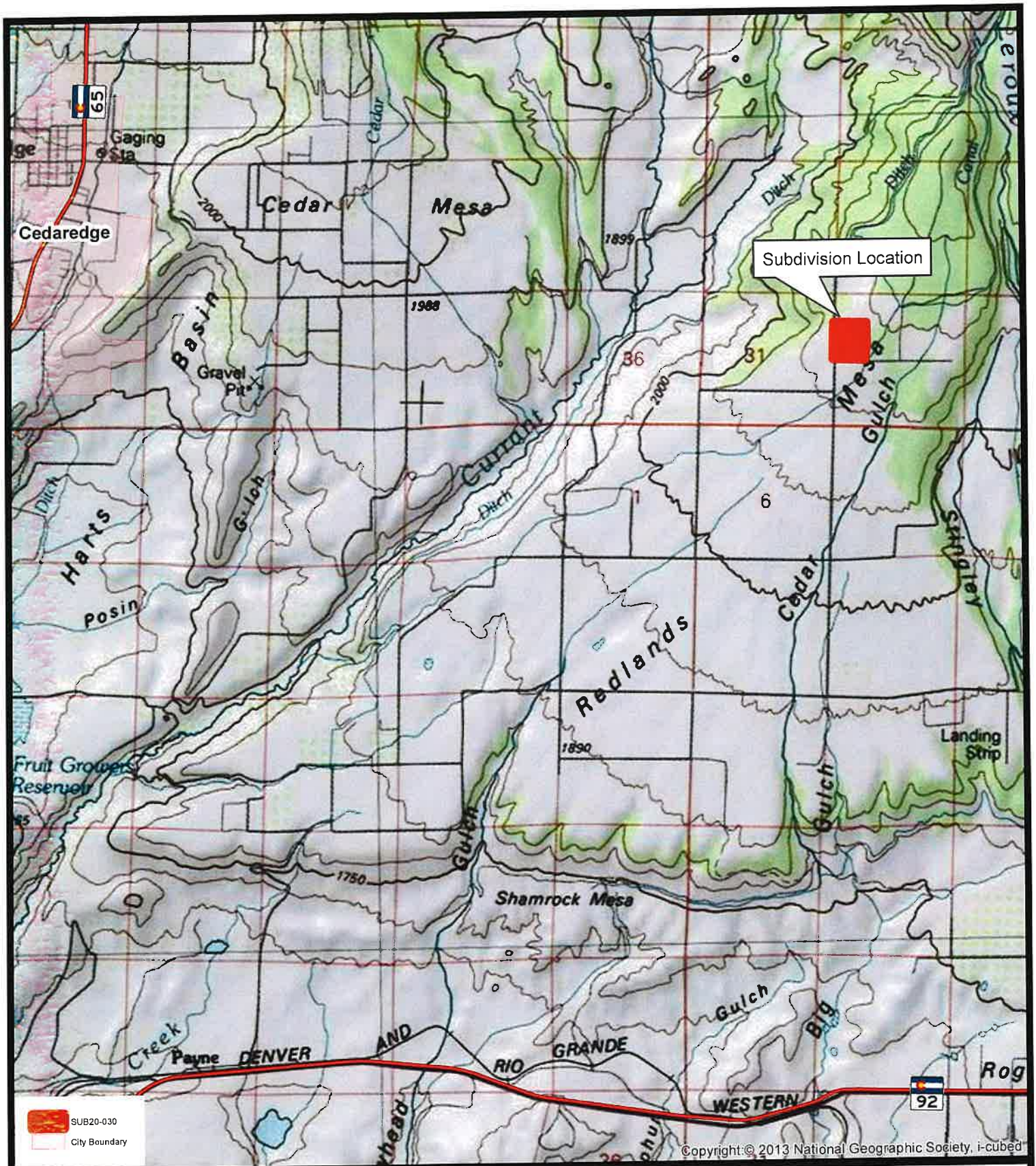
LOT 1, MARZ
MINOR SUB
Acct. No. R001677

RIGHT-OF-WAY TO BE OUTCLAIM
DEEDED TO DELTA COUNTY
0.1 ACRES

TOTAL AREA OF PROPOSED SUBDIVISION - 44.0
ACRES
AREA IN NEW LOT - 2.5 ACRES
AREA IN PROPOSED RIGHT-OF-WAY FOR EXISTING
ROADS - 18 ACRES
AREA IN NEW ROADS - 0 ACRES

NOTICE: In accordance with the provisions of the Colorado Subdivision Act, the undersigned hereby certifies that the above described subdivision is a true and correct representation of the land shown on the attached map. The undersigned further certifies that the land shown on the attached map is not subject to any other recorded interest, except as shown on the attached map. The undersigned further certifies that the land shown on the attached map is not subject to any other recorded interest, except as shown on the attached map. The undersigned further certifies that the land shown on the attached map is not subject to any other recorded interest, except as shown on the attached map.

Sheet	of
1	1



Vicinity Subdivision 20-030 Bean Ridge Subdivision

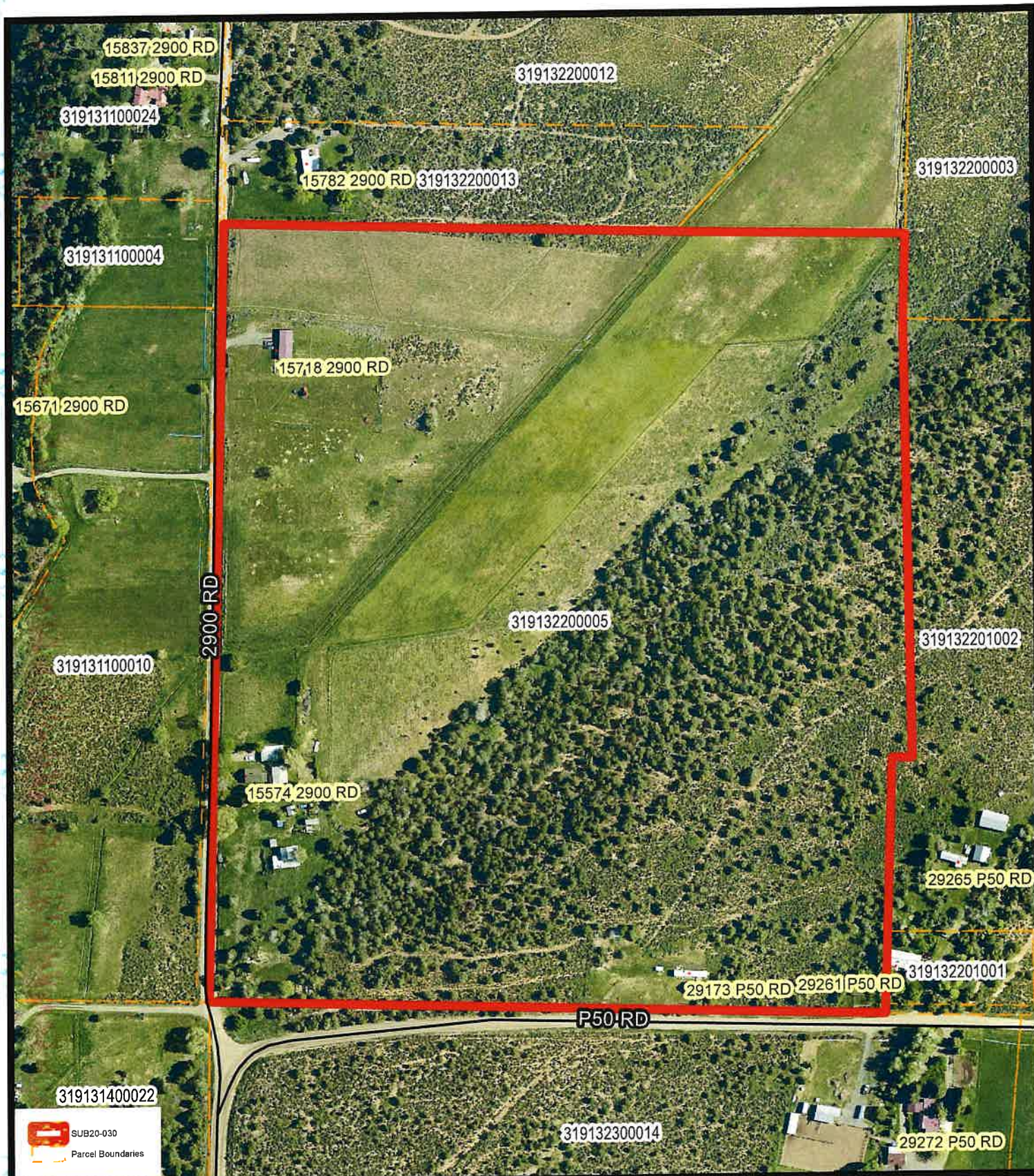
GIS Disclaimer:

This GIS map data is not a legal document or a survey instrument. Delta County assumes no responsibility for any use of the map data or any less from using the map data. The data is provided on an "as is" basis with no guarantee to be spatially accurate, complete or current. Due to the dynamic nature of data, some inconsistencies will exist.

0 4,000 8,000 16,000 Feet



1:60,000



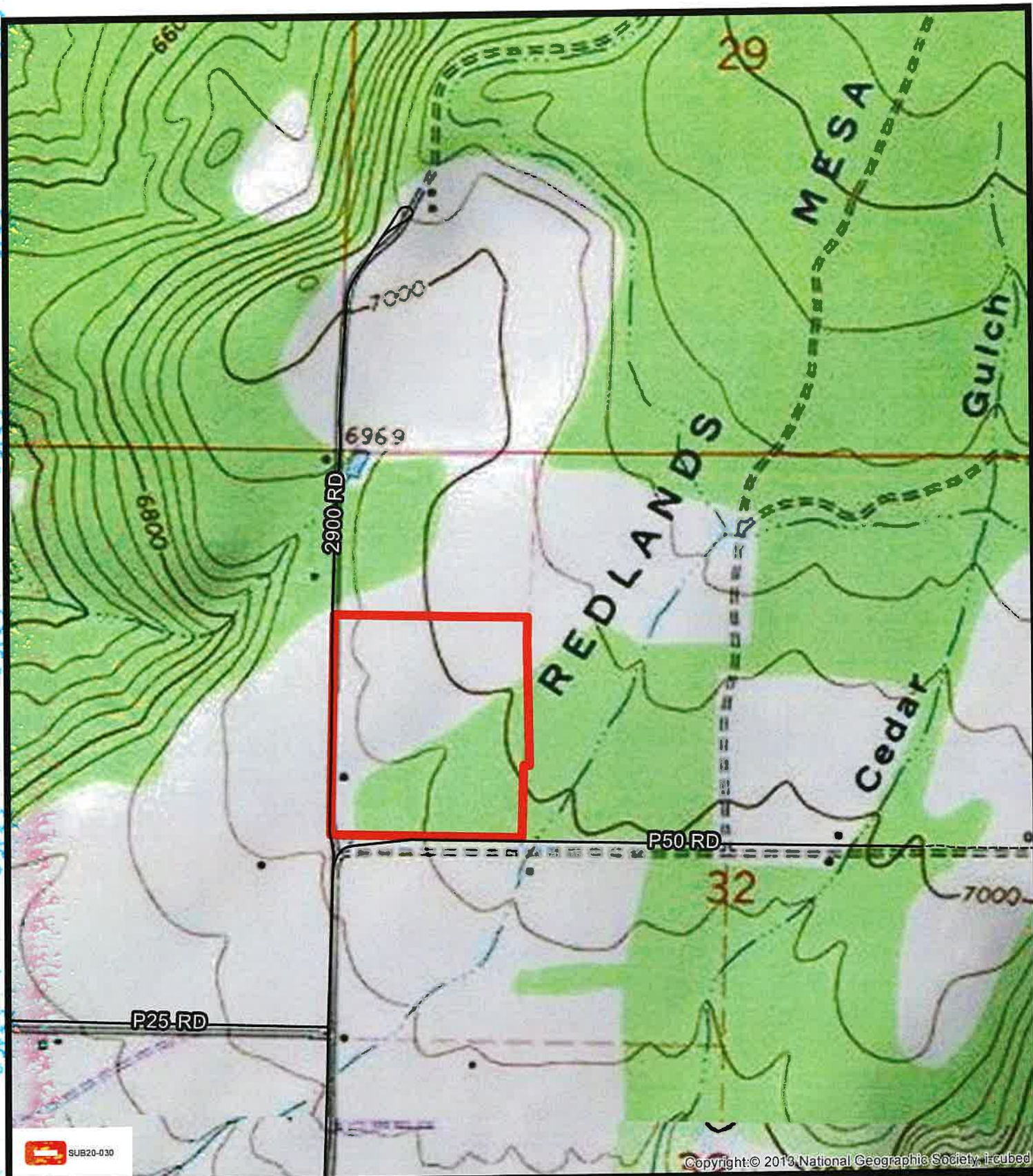
Aerial Subdivision 20-030 Bean Ridge Subdivision

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0 190 380 760 Feet





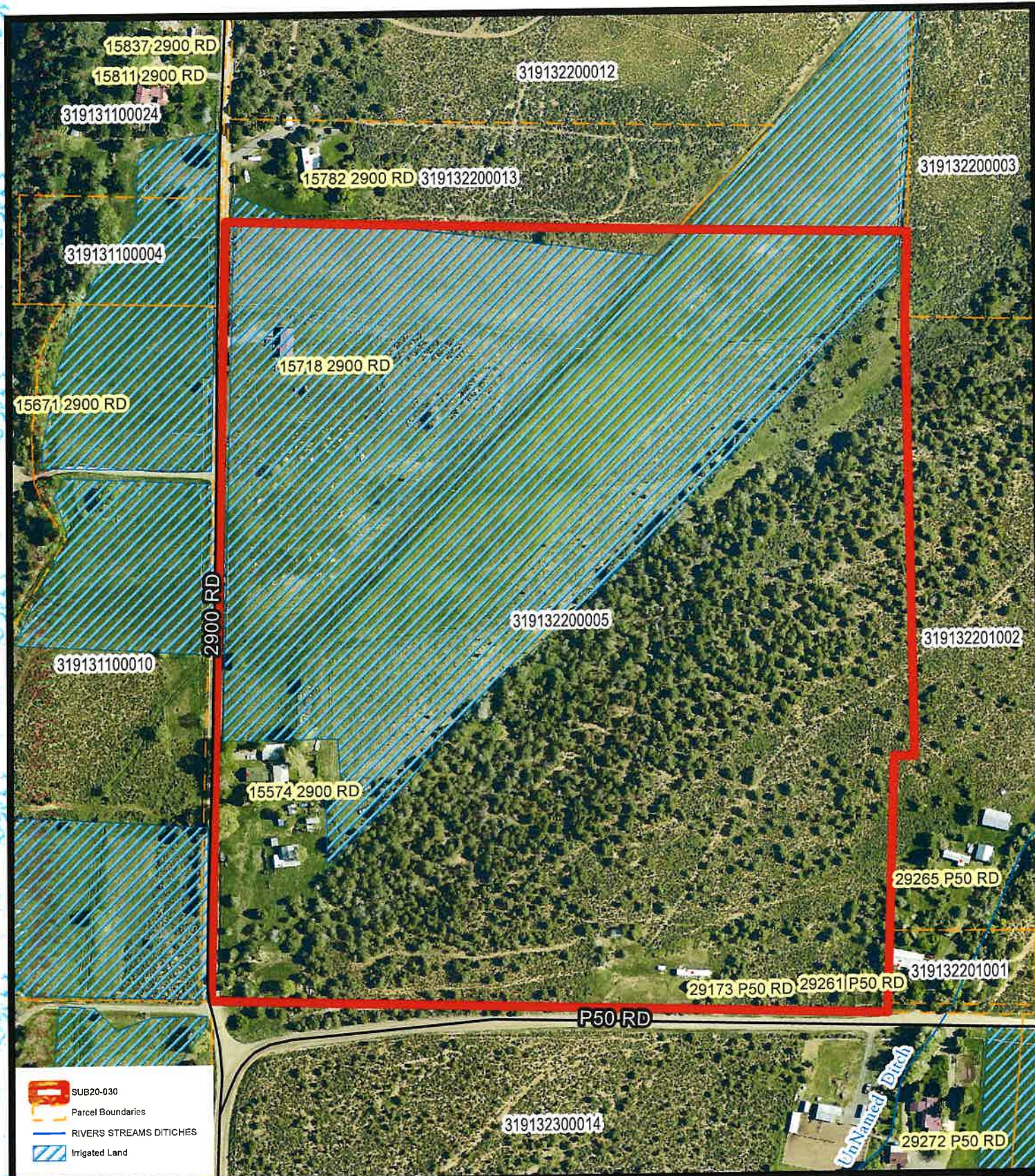
Topographic Subdivision 20-030 Bean Ridge Subdivision

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0 650 1,300 2,600 Feet





Irrigated Lands Subdivision 20-030 Bean Ridge Subdivision

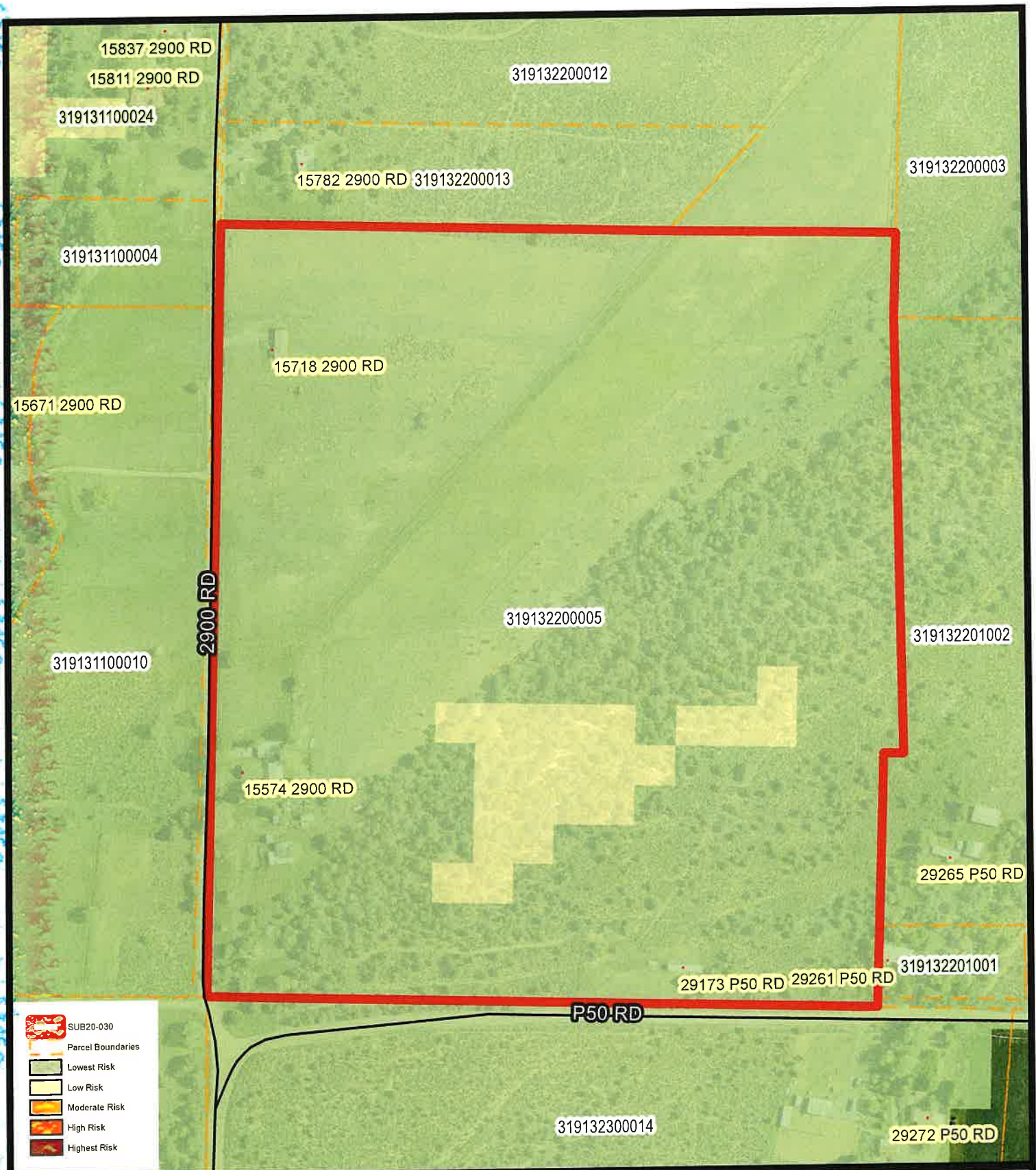
GIS Disclaimer:

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0 190 380 760 Feet



1:2,890



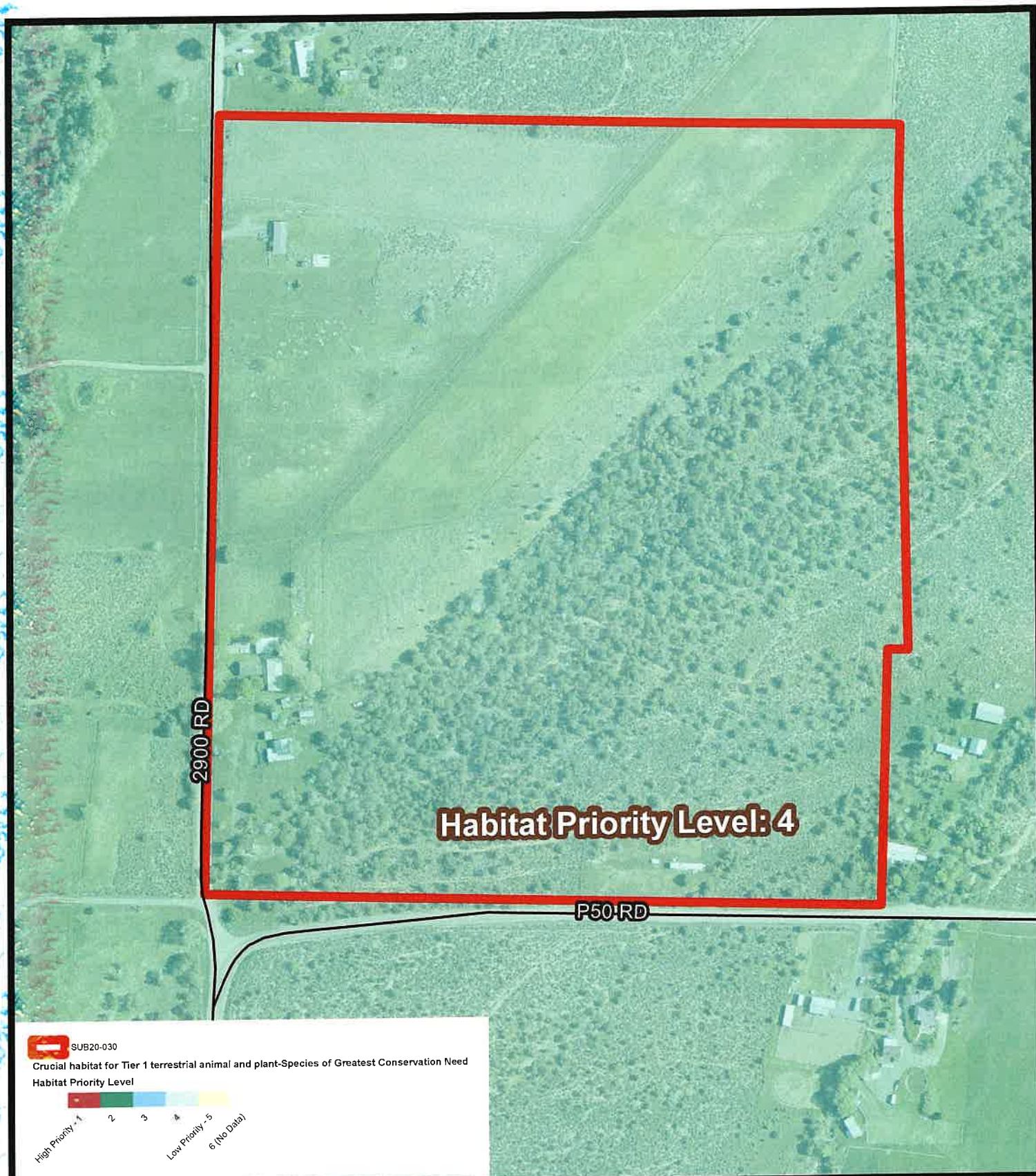
Wildfire Risk Subdivision 20-030 Bean Ridge Subdivision

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0 190 380 760 Feet





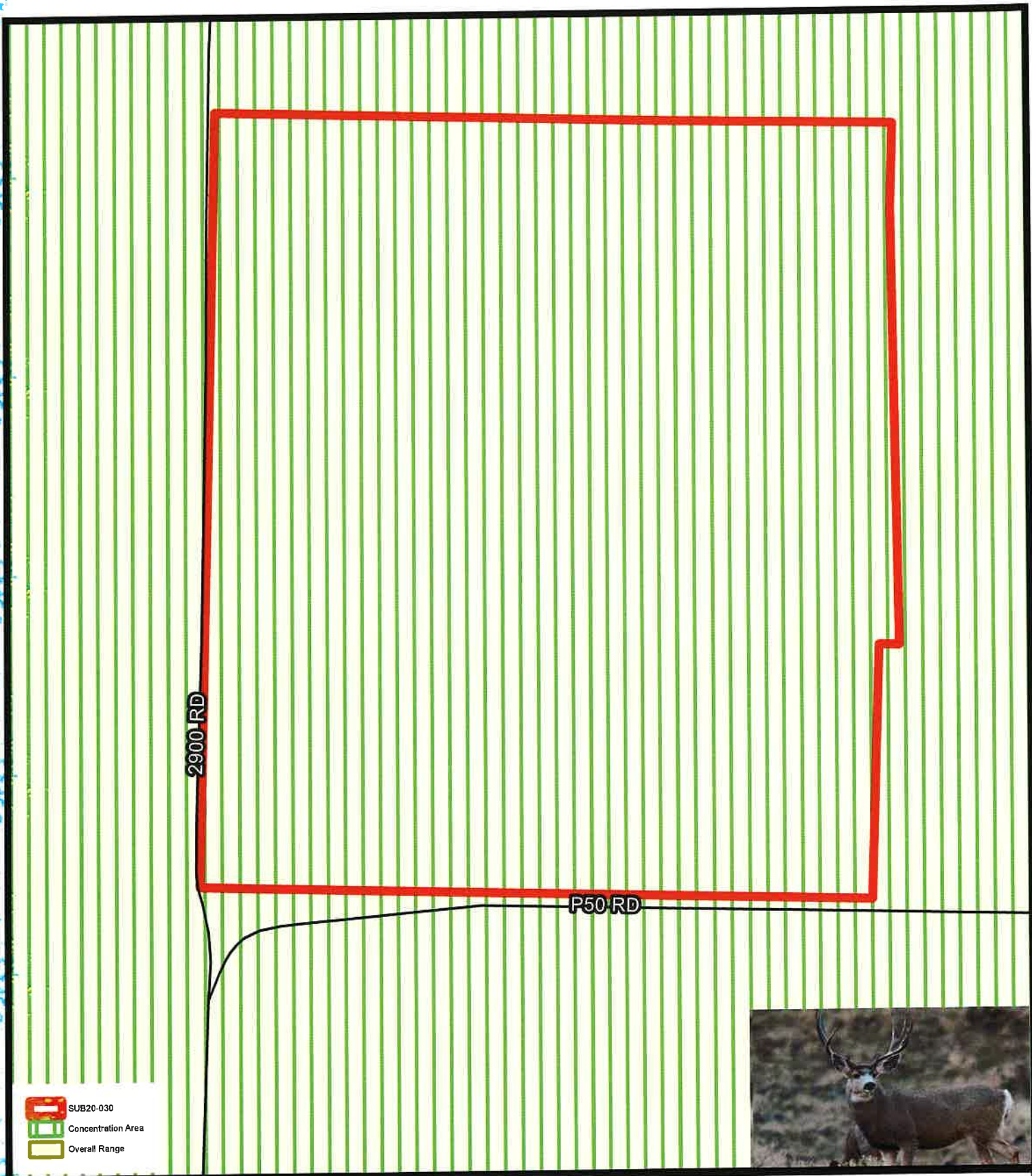
Wildlife Impact Subdivision 20-030 Bean Ridge Subdivision

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0 190 380 760 Feet





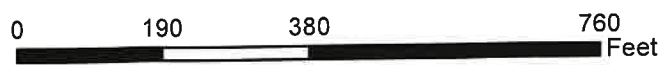
-  SUB20-030
-  Concentration Area
-  Overall Range

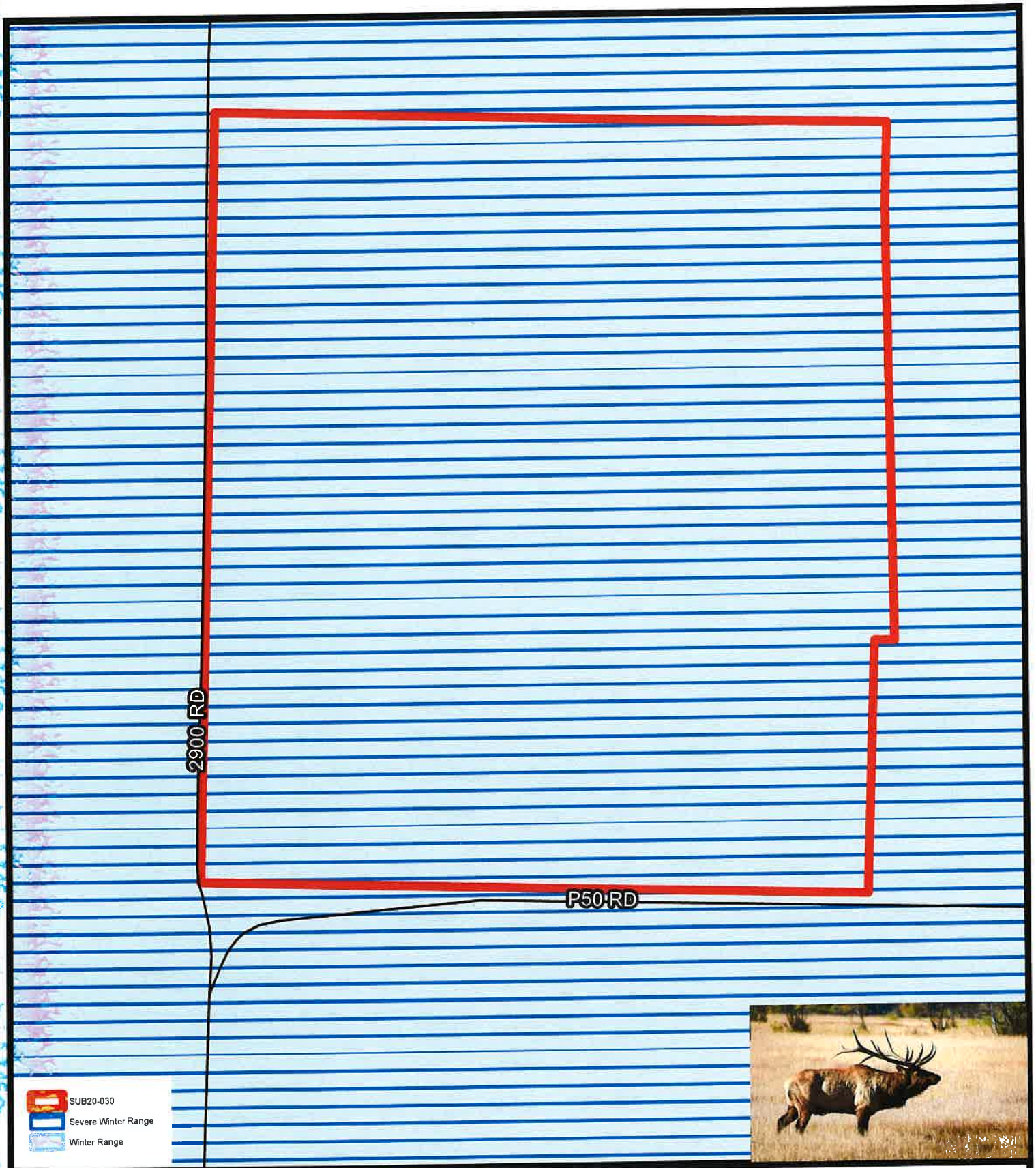


Mule Deer Habitat within Subdivision 20-030

Bean Ridge Subdivision

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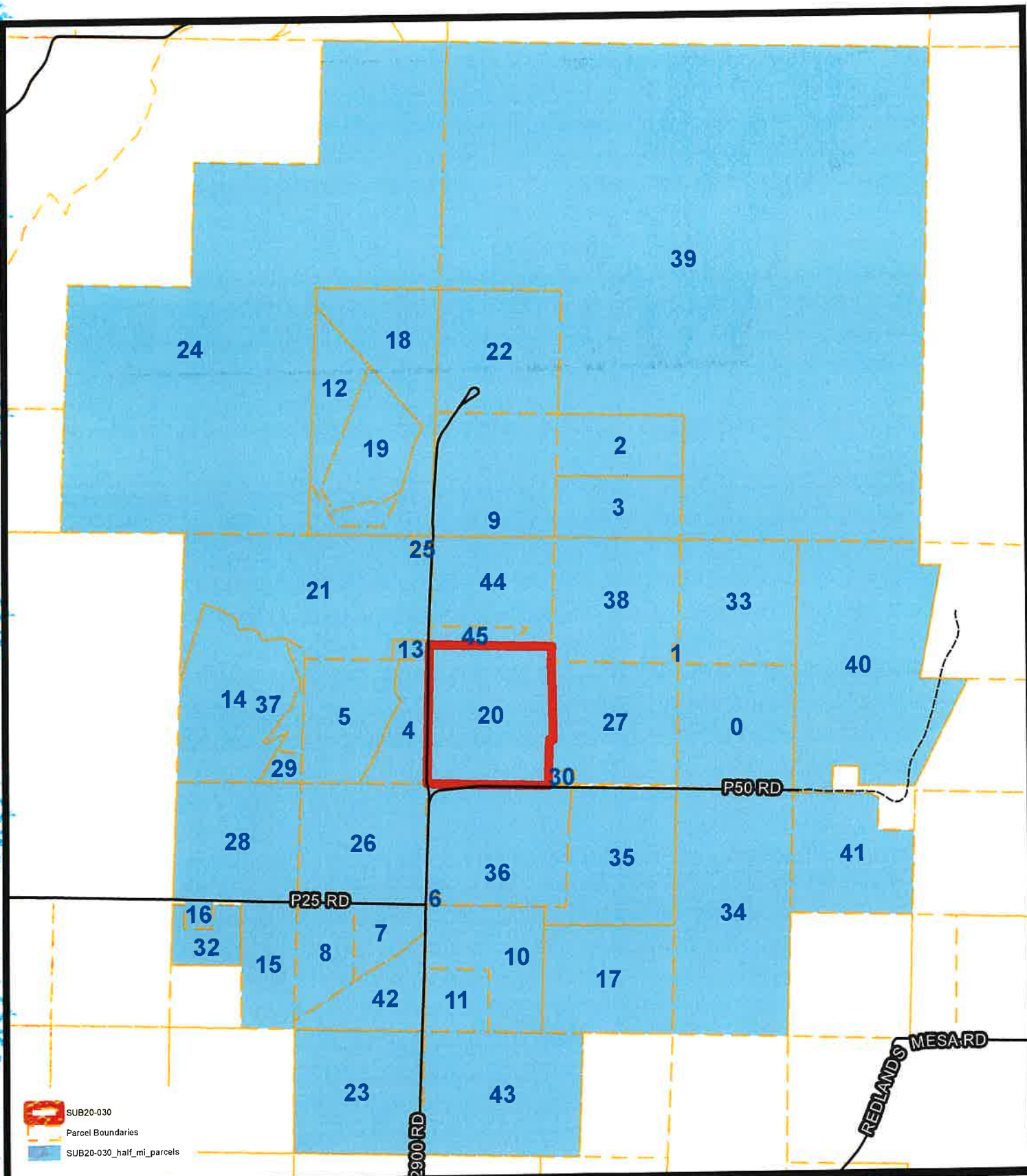
Elk Habitat within Subdivision 20-030 Bean Ridge Subdivision

GIS Disclaimer:

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0 190 380 760 Feet





Parcels within half mile Subdivision 20-0230 Bean Ridge Subdivision

GIS Disclaimer:

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0 1,050 2,100 4,200 Feet



Parcels within a half mile SUB20-030

Map ID	TaxPIN	Account #	Owner_Name
0	319132100021	R020487	MARCHUN JOSEPH W
1	319132200014	R001643	UPPER SURFACE CREEK DOMESTIC
2	319129300004	R001606	ANDERSON MELVIN R
3	319129300005	R001607	DOLAN NANCY ANN
4	319131100010	R001624	WELSH MARK
5	319131100009	R001623	HORN NANCY R
6	319132300008	R001645	UPPER SURFACE CREEK DOMESTIC
7	319131400020	R001634	TRAVIS MARGARET I
8	319131400019	R001633	CAZER JAMES R
9	319129300003	R001605	HURLA CECILIA
10	319132300009	R001646	SITTON DENNIS
11	319132300010	R001647	HILL GERALD E
12	319130401002	R024087	BENTON ADA KATHLEEN
13	319131100004	R001618	BURIAL GROUNDS
14	319131100006	R001620	KING THOMAS A
15	319131400018	R001632	LANGSTON DANIEL A
16	319131400016	R001630	SCHOBER SCHUYLER M
17	319132300018	R018513	KING FAMILY TRUST
18	319130400010	R019368	TWO BROS DIRT RANCH, LLC
19	319130401001	R024086	SAMUELSON JOEL
20	319132200005	R001639	WARE SHELDON E
21	319131100024	R023499	BENJAMIN JOHN B
22	319129300002	R001604	WARE RAYMOND ANDREW JR
23	324106100020	R006396	CRAWFORD DENNIS A
24	319130100001	R001608	BUREAU OF LAND MANAGEMENT
25	319131100002	R001616	WHITE MICHELLE E
26	319131400022	R019396	KENNEDY DONALD G
27	319132201002	R017678	JENSEN JOHN R
28	319131400023	R019395	KING THOMAS A
29	319131100008	R001622	NEUROCK MICHAEL J
30	319132201001	R017677	MICHELIS SUZANNE M
31	319131100001	R001615	WHITE MICHELLE E
32	319131401002	R018958	SCHOBER SCHUYLER M
33	319132100001	R001636	PEPPER DONALD B

Map ID	TaxPIN	Account #	Owner_Name
34	319132400022	R020488	POLLOCK CARL A
35	319132300017	R018512	KING FAMILY TRUST
36	319132300014	R017869	BLUE LUNA TRUST
37	319131100007	R001621	HAAK LAWRENCE
38	319132200003	R001638	JENSEN JOHN R
39	319129100001	R001603	BUREAU OF LAND MANAGEMENT
40	319132100024	R023854	WOODARD KENT
41	319132400020	R020282	SCHMIDT PHILLIP G TRUST (1/2 INT)
42	319131400021	R001635	MCAIR ROBERT C
43	324105200005	R006383	CRAGG STEPHEN B
44	319132200012	R001641	SOMYK JAMES
45	319132200013	R001642	SOMYK JAMES



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties

SUB20-030



December 14, 2020

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
Special Point Features		 Other
	 Blowout	 Special Line Features
	 Borrow Pit	Water Features
	 Clay Spot	 Streams and Canals
	 Closed Depression	Transportation
	 Gravel Pit	 Ralls
	 Gravelly Spot	 Interstate Highways
	 Landfill	 US Routes
	 Lava Flow	 Major Roads
	 Marsh or swamp	 Local Roads
	 Mine or Quarry	Background
	 Miscellaneous Water	 Aerial Photography
	 Perennial Water	
	 Rock Outcrop	
	 Saline Spot	
	 Sandy Spot	
	 Severely Eroded Spot	
	 Sinkhole	
	 Slide or Slip	
	 Sodid Spot	

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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

Soil Survey Area: Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties
Survey Area Data: Version 13, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Jul 29, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Agua Fria stony loam, 3 to 12 percent slopes	12.1	27.4%
68	Saraton gravelly loam, 3 to 12 percent slopes	9.8	22.3%
69	Saraton stony loam, 3 to 20 percent slopes	22.1	50.2%
Totals for Area of Interest		44.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

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landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties

3—Agua Fria stony loam, 3 to 12 percent slopes

Map Unit Setting

National map unit symbol: jnrk

Elevation: 5,800 to 7,000 feet

Farmland classification: Farmland of unique importance

Map Unit Composition

Agua fria and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Agua Fria

Setting

Landform: Fans, mesas, terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Cobbly, stony outwash alluvium derived from basalt

Typical profile

H1 - 0 to 2 inches: loam

H2 - 2 to 24 inches: stony clay loam

H3 - 24 to 34 inches: cobbly loam

H4 - 34 to 60 inches: very cobbly loam

Properties and qualities

Slope: 3 to 12 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)

Available water capacity: Moderate (about 6.9 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Cerro

Percent of map unit:

Hydric soil rating: No

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Saraton

Percent of map unit:
Hydric soil rating: No

Delson

Percent of map unit:
Hydric soil rating: No

Avalon

Percent of map unit:
Hydric soil rating: No

Mesa

Percent of map unit:
Hydric soil rating: No

68—Saraton gravelly loam, 3 to 12 percent slopes

Map Unit Setting

National map unit symbol: jnsx
Elevation: 5,800 to 7,000 feet
Farmland classification: Farmland of unique importance

Map Unit Composition

Saraton and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Saraton

Setting

Landform: Mesas, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Cobbly or stony outwash alluvium

Typical profile

H1 - 0 to 10 inches: gravelly loam
H2 - 10 to 30 inches: very gravelly loam
H3 - 30 to 34 inches: unweathered bedrock

Properties and qualities

Slope: 3 to 12 percent
Depth to restrictive feature: 20 to 40 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None

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Calcium carbonate, maximum content: 40 percent
Available water capacity: Very low (about 2.8 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Agua fria

Percent of map unit:
Hydric soil rating: No

Delson

Percent of map unit:
Hydric soil rating: No

Avalon

Percent of map unit:
Hydric soil rating: No

Radersburg

Percent of map unit:
Hydric soil rating: No

Cerro

Percent of map unit:
Hydric soil rating: No

69—Saraton stony loam, 3 to 20 percent slopes

Map Unit Setting

National map unit symbol: jnsy
Elevation: 5,800 to 7,000 feet
Farmland classification: Farmland of unique importance

Map Unit Composition

Saraton and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Saraton

Setting

Landform: Mesas, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Cobbly or stony outwash alluvium

Typical profile

H1 - 0 to 10 inches: stony loam

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H2 - 10 to 30 inches: very gravelly loam

H3 - 30 to 34 inches: unweathered bedrock

Properties and qualities

Slope: 3 to 20 percent

Depth to restrictive feature: 20 to 40 inches to paralithic bedrock

Drainage class: Well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Available water capacity: Very low (about 2.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Avalon

Percent of map unit:

Hydric soil rating: No

Radersburg

Percent of map unit:

Hydric soil rating: No

Agua fria

Percent of map unit:

Hydric soil rating: No

Delson

Percent of map unit:

Hydric soil rating: No

Cerro

Percent of map unit:

Hydric soil rating: No

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Land Classifications

This folder contains a collection of tabular reports that present a variety of soil groupings. The reports (tables) include all selected map units and components for each map unit. Land classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Prime and other Important Farmlands

This table lists the map units in the survey area that are considered important farmlands. Important farmlands consist of prime farmland, unique farmland, and farmland of statewide or local importance. This list does not constitute a recommendation for a particular land use.

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply.

Prime farmland is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

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Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service.

For some of the soils identified in the table as prime farmland, measures that overcome a hazard or limitation, such as flooding, wetness, and droughtiness, are needed. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.

Unique farmland is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be *farmland of statewide importance* for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.

In some areas that are not identified as having national or statewide importance, land is considered to be *farmland of local importance* for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

Report—Prime and other Important Farmlands

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Prime and other Important Farmlands—Paonia Area, Colorado, Parts of Delta, Gunnison, and Montrose Counties		
Map Symbol	Map Unit Name	Farmland Classification
3	Agua Fria stony loam, 3 to 12 percent slopes	Farmland of unique importance
68	Saratón gravelly loam, 3 to 12 percent slopes	Farmland of unique importance
69	Saratón stony loam, 3 to 20 percent slopes	Farmland of unique importance

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