

**KING COUNTY
DEPARTMENT OF NATURAL RESOURCES AND PARKS
WATER AND LAND RESOURCES DIVISION**

**Report to the King County Hearing Examiner for Property
Enrollment in the Public Benefit Rating System (PBRs)**

February 27, 2020 – Public Hearing

APPLICANTS: Erik Steffens and Kathryn Thomas

File No. E19CT025

A. GENERAL INFORMATION:

1. Owners: Erik Steffens and Kathryn Thomas
10426 SW Cemetery Road
Vashon, WA 98070
2. Property location: same as above
3. Zoning: RA5SO
4. STR: SE-31-23-03 and NE-6-22-03
5. PBRs categories requested by applicant and *suggested by staff*:

NOTE: The property is currently participating in the farm and agricultural land program (RCW 84.34.020(2)). The purpose of this application is to reclassify the property and enroll it in PBRs.

Open space resources

- *Aquifer protection area
- Equestrian-pedestrian-bicycle trail linkage
- *Farm and agricultural conservation land
- Rural open space
- **Significant wildlife or salmonid habitat*

Bonus categories

- *Conservation easement or historic easement
- Unlimited public access

NOTE: *Staff recommends credit be awarded for these PBRs categories.

6. Parcel: 062203-9006 312303-9179

Total acreage	10.72	1.65
Requested PBRs:	9.50	1.65
Home site/excluded area:	1.66	0.00
Recommended PBRs:	9.06	1.65

NOTE: The attached map (2017 aerial photo) outlines in yellow the parcel boundaries and in blue the areas proposed to be *excluded* from PBRs. The portion recommended for enrollment in PBRs (10.71 acres) is the entire property (12.37 acres) less the excluded areas as measured (1.66 acres). In the event the Assessor's official parcel size is revised, PBRs acreage should be administratively adjusted to reflect that change.

B. FACTS:

1. Zoning in the vicinity: Properties in the vicinity are zoned RA5, RA5SO, RA10, RA10SO, and IPSO.
2. Development of the subject property and resource characteristics of open space area: The property contains a single-family residence, driveway, 2 septic systems and drain field, utility easement, well, garden, barn, shed and garage. The open space portion of the property consists of the pasture and deciduous and coniferous forest with native understory.
3. Site use: The property is used as a single-family residence and farm.
4. Access: The property is accessed from Cemetery Road.
5. Appraised value for 2019 (based on Assessor's information dated 2/11/2020):

<u>Parcel #062203-9006</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	\$269,000.00*	\$443,000.00	\$712,000.00
Tax applied	\$3,003.37	\$4,946.07	\$7,949.44
<u>Parcel #312303-9179</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	\$121,000.00*	\$0.00	\$401,000.00
Tax applied	\$1,350.96	\$0.00	\$1,350.96

NOTE: *This value is presently impacted by the land's participation in the Farm and Agricultural program (RCW 84.34), which is reflected in the land's current and lower taxable value of \$121,592 (tax applied \$1,357.56). Participation in PBRs reduces the **appraised land value** for the **portion** of the property enrolled resulting in a lower taxable value.

C. REQUIREMENTS SPECIFIED BY KING COUNTY CODE (KCC):

KCC 20.36.010 Purpose and intent.

It is in the best interest of the county to maintain, preserve, conserve and otherwise continue in existence adequate open space lands for the production of food, fiber and forest crops, and to assure the use and enjoyment of natural resources and scenic beauty for the economic and social well-being of the county and its citizens.

It is the intent of this chapter to implement RCW Chapter 84.34, as amended, by establishing procedures, rules and fees for the consideration of applications for public benefit rating system assessed valuation on "open space land" and for current use assessment on "farm and agricultural land" and "timber land" as those lands are defined in RCW 84.34.020. The provisions of RCW chapter 84.34, and the regulations adopted thereunder shall govern the matters not expressly covered in this chapter.

KCC 20.36.100 Public benefit rating system for open space land – definitions and eligibility.

- A. To be eligible for open space classification under the public benefit rating system, property must contain one or more qualifying open space resources and have at least five points as determined under this section. The department will review each application and recommend award of credit for current use of property that is the subject of the application. In making such recommendation, the department will utilize the point system described in section B. and C. below.
- B. The following open space resources are each eligible for the points indicated:
1. Public recreation area – five points
 2. Aquifer protection area – five points
 3. Buffer to public or current use classified land – three points
 4. Equestrian-pedestrian-bicycle trail linkage – thirty-five points
 5. Active trail linkage – fifteen or twenty-five points
 6. Farm and agricultural conservation land – five points
 7. Forest stewardship land – five points
 8. Historic landmark or archaeological site: buffer to a designated site – three points
 9. Historic landmark or archaeological site: designated site – five points
 10. Historic landmark or archaeological site: eligible site – three points
 11. Rural open space – five points
 12. Rural stewardship land – five points
 13. Scenic resource, viewpoint, or view corridor – five points
 14. Significant plant or ecological site – five points
 15. Significant wildlife or salmonid habitat – five points
 16. Special animal site – three points
 17. Surface water quality buffer – five points
 18. Urban open space – five points
 19. Watershed protection area – five points

- C. Property qualifying for an open space category in subsection B. of this section may receive credit for additional points as follows:
1. Resource restoration - five points
 2. Additional surface water quality buffer - three or five points
 3. Contiguous parcels under separate ownership - two points
 4. Conservation easement of historic easement – fifteen points
 5. Public access - points dependent on level of access
 - a. Unlimited public access - five points
 - b. Limited public access - sensitive areas - five points
 - c. Environmental education access – three points
 - d. Seasonal limited public access - three points
 - e. None or members only – zero points
 6. Easement and access – thirty-five points

D. 2016 COMPREHENSIVE PLAN POLICIES AND TEXT:

E-101 In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives shall be monitored and periodically reviewed to determine their effectiveness in terms of protecting natural resources.

NOTE: Monitoring of participating lands is the responsibility of both department PBRS staff and the landowner. This issue is addressed in the Resource Information document (page 4) and detailed below in Recommendation #B10.

E-112a The protection of lands where development would pose hazards to health, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County:

- a. Floodways of 100-year floodplains;
- b. Slopes with a grade of 40% or more or landslide hazards that cannot be mitigated;
- c. Wetlands and their protective buffers;
- d. Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;
- e. Channel migration hazard areas;
- f. Critical Aquifer Recharge Areas;
- g. Fish and Wildlife Habitat Conservation Areas; and
- h. Volcanic hazard areas.

E-421 Terrestrial and aquatic habitats should be conserved and enhanced to protect and improve conditions for fish and wildlife.

NOTE: PBRS is an incentive program provided to encourage voluntary protection of open space resources and maintain high quality resource lands.

E-429 King County should provide incentives for private landowners who are seeking to remove invasive plants and noxious weeds and replace them with native plants, such as providing technical assistance or access to appropriate native plants.

NOTE: Participation in PBRS requires landowners address invasive plant and noxious weed control and removal within enrolled portions of a property. Replacement with native vegetation is also encouraged via the implementation of approved forest stewardship, rural stewardship or resource restoration plans.

E-443 King County should promote voluntary wildlife habitat enhancement projects by private individuals and businesses through educational, active stewardship, and incentive programs.

E-476 King County should identify upland areas of native vegetation that connect wetlands to upland habitats and that connect upland habitats to each other. The county should seek protection of these areas through acquisition, stewardship plans, and incentive programs such as the Public Benefit Rating System and the Transfer of Development Rights Program.

E-504 King County should protect native plant communities by encouraging management and control of nonnative invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.

NOTE: Lands participating in PBRS provide valuable resource protection and promote the preservation or enhancement of native vegetation. Addressing nonnative vegetation (invasive plant species), through control and eradication is a PBRS requirement.

E-449 King County shall promote retention of forest cover and significant trees using a mix of regulations, incentives, and technical assistance.

R-605 Forestry and agriculture best management practices are encouraged because of their multiple benefits, including natural resource preservation and protection.

NOTE: The implementation of an approved forest stewardship, farm management or rural stewardship plan benefits natural resources, such as wildlife habitat, stream buffers and groundwater protection, as well as fosters the preservation of sustainable resources.

E. PBRS CATEGORIES REQUESTED and DEPARTMENT RECOMMENDATIONS:

Open space resources

- Aquifer protection area
All of parcel 312303-9179 is located in an area designated as a critical aquifer recharge area (CARA 3). The natively forested area is greater than one acre in size and meets the minimum required acreage for this category. Credit for this category is recommended.
- Equestrian-pedestrian-bicycle trail linkage
In order to be eligible for this category, a recorded trail easement must be located on the property. In addition, the property owner must allow the public to use as an off road trail linkage for equestrian, pedestrian or other nonmotorized uses or that provides a trail link from a public right of way to a trail system. This type of easement is not located on this property or being pursued by the owners. Although the public does access this property, access is along the driveway of -9006 to access Matsuda Farms (owned by Vashon Maury Island Land Trust) trails which is outside the enrolling area. Credit for this category cannot be recommended.
- Farm and agricultural conservation land
The property contains more than one acre of traditional farmland that is being managed according to an approved King Conservation District farm management plan (Exhibit 6). Credit for this category is recommended.
- Rural open space
To be eligible for this category a property must be located in the rural area and be enrolling at least ten acres of native vegetation. Although the property is located in the rural area, the property contains less than ten acres of native vegetation and is almost entirely pasture. Credit for this category cannot be recommended.
- Significant wildlife or salmonid habitat
Although credit for this category was not requested, parcel 312303-9179 contains habitat for numerous wildlife species, including foraging and nesting habitat for the pileated woodpecker, which is listed as a candidate species of concern by the Washington Department of Fish and Wildlife. Upon conducting a site visit, program staff observed evidence of pileated woodpecker activity and determined areas of the forest on the property is of sufficient age and diversity to support the species regular use of the property. Award of this category is consistent with habitat as defined by KCC 20.36.100, section B.15.a (1). Credit for this category is recommended.

Bonus categories

- Conservation easement or historic easement
The property is participating in the farmland preservation program and is protected in perpetuity by a conservation easement (Exhibit 7), which is held by King County. Credit for this category is recommended.
- Unlimited public access
In order to be eligible for this category, the landowner must allow year-round public access without special arrangements. Although the public access does occur on parcel - 9006 as a way to access Matsuda Farms (owned by Vashon Maury Island Land Trust)

trails, the access on the property is along a driveway which is not enrolling into the program. Credit for this category cannot be recommended.

NOTE: It is important to note that enrollment in the PBRS program requires the control and removal of invasive plant species. This issue is addressed in the Resource Information document (page 3) and below in Recommendation #B7.

CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS:

1. Approval of the subject request would be consistent with the specific purpose and intent of KCC 20.36.010.
2. Approval of the subject request would be consistent with policy E-101 of the King County Comprehensive Plan.
3. Of the points recommended, the subject request meets the mandatory criteria of KCC 20.36.100 as indicated:

Open space resources

Aquifer protection area	5
Equestrian-pedestrian-bicycle trail linkage	0
Farm and agricultural conservation land	5
Rural open space	0
Significant wildlife or salmonid habitat	5

Bonus categories

Conservation easement or historic easement	15
Unlimited public access	0

TOTAL 30 points

PUBLIC BENEFIT RATING

For the purpose of taxation, 30 points result in 20% of assessed value and an 80% reduction in taxable value for the portion of land enrolled.

B. RECOMMENDATION:

APPROVE the request for current use taxation "Open space" classification with a Public Benefit Rating of 30 points, subject to the following requirements:

Requirements for Property Enrolled in the Public Benefit Rating System Current Use Taxation Program

1. Compliance with these requirements is necessary to continue to receive the tax benefits from the King County Public Benefit Rating System (PBRS) current use taxation program for the property enrolled in the program (Property). Failure to abide by these requirements can result in removal of current use designation and subject the property owner (Owner) to the penalty, tax, and interest provisions of RCW 84.34 and assessment at true and fair value. The King County Department of Assessments (DoA) and the Water and Land Resources Division, Director's Office, Agriculture, Forestry and Incentives Unit (AFI) or its successor may re-evaluate the Property to determine whether removal of the open space designation is appropriate. Removal shall follow the process in RCW 84.34.108.
2. Revisions to these requirements may only occur upon mutual written approval of the Owner and granting authority. These conditions shall apply so long as the Property retains its open space designation. If a conservation easement acceptable to and approved by King County is granted by the Owner or the Owner's successors in interest to the Department of Natural Resources and Parks, King County or a grantee approved by King County, these requirements may be superseded by the terms of such easement, upon written approval by King County.
3. The open space classification for this Property will continue so long as it meets the open space purposes for which it was initially approved. Classification as open space will be removed upon a determination by King County that the Property no longer meets the open space purposes for which it was initially approved. A change in circumstances which diminishes the extent of public benefit from that approved by the King County Council in the open space taxation agreement will be cause for removal of the current use assessment classification. It is the Owner's responsibility to notify the DoA and the AFI Unit or its successor of a change in circumstance with regard to the Property.
4. When a portion of the open space Property is withdrawn or removed from the program, the AFI Unit or its successor and the DoA shall re-evaluate the remaining Property to determine whether it may continue to qualify under the program. If the remaining portion meets the criteria for priority resources, it may continue under current use taxation.
5. Except as provided for in sections 6, 7 and 9 and below, no alteration of the open space land or resources shall occur without prior approval by the AFI Unit or its successor. **Any unapproved alteration may constitute a departure from an approved open space use and be deemed a change of use, and subject the Property to the additional tax, interest, and penalty provisions of RCW 84.34.080.** "Alteration" means any human-induced action that adversely impacts the existing condition of the open space Property or resources including but not limited to the following: (*Walking, horseback riding, passive*

recreation or actions taken in conjunction with a resource restoration plan, or other similar approved activities are permitted.)

- a. erecting structures;
 - b. grading;
 - c. filling;
 - d. dredging;
 - e. channelizing;
 - f. modifying land or hydrology for surface water management purposes;
 - g. cutting, pruning, limbing or topping, clearing, planting, introducing, relocating or removing vegetation, however, selective cutting may be permitted for firewood;
 - h. applying herbicides or pesticides or any hazardous or toxic substance;
 - i. discharging pollutants excepting stormwater;
 - j. paving, construction, application of gravel;
 - k. storing of equipment, household supplies, play equipment, or compost;
 - l. engaging in any other activity that adversely impacts the existing vegetation, hydrology, wildlife, wildlife habitat, or other open space resources.
6. Notwithstanding the provisions of Section 5 trees posing a hazard to structures or major roads may be removed. Any trees removed must be replaced.
 7. If an area of the Property becomes or has become infested with noxious weeds, the Owner may be required to submit a control and enhancement plan to the AFI Unit or its successor in order to remove such weeds. If an area of the Property becomes or has become invaded by non-native species, the Owner may be required to submit, or may voluntarily submit, an enhancement plan to the AFI Unit or its successor, in order to replace such species with native species or other appropriate vegetation.
 8. There shall be no motorized vehicle driving or parking allowed on the open space Property, except for the purpose of farm and agriculture and in areas of the Property being used as farm and agricultural conservation land.
 9. For land designated as farm and agricultural conservation land, activities that are consistent with farm or agriculture uses and that are consistent with the approved farm management plan shall be permitted as long as those activities do not cause a significant adverse impact to the resource values of other awarded categories.
 10. An owner of property receiving credit for farm and agricultural conservation land, forest stewardship land, or rural stewardship land, all of which require a stewardship or management plan, must annually provide a monitoring report that describes progress of implementing the plan. The owner must submit this report, which must include a brief description of activities taken to implement the plan and photographs from established points on the property, to the department by email or by other mutually agreed upon method. An environmental consultant need not prepare this report.

11. Enrollment in PBRs does not exempt the Owner from obtaining any required permit or approval for activity or use on the Property.

TRANSMITTED to the parties listed hereafter:

Office of the King County Hearing Examiner
Erik Steffens and Kathryn Thomas, applicants
Debra Clark, King County Department of Assessments

2017 Aerial Photo

3123039179

1.66 acres

0622039006



Water and Land Resources Division

Department of Natural Resources and Parks
King Street Center
201 South Jackson Street, Suite 600
Seattle, WA 98104-3855
206-477-4800 Fax 206-296-0192 TTY Relay: 711

January 16, 2020

King County Councilmembers
Room 120
C O U R T H O U S E

ATTN.: Melani Pedroza, Clerk of the Council

RE: Hearing Examiner Legal Notice for Public Hearing Scheduled February 27, 2020

Dear Councilmembers:

Attached are the legal notice and proposed ordinances for the above noted public hearing. Please provide ten (10) days notice as required by King County Code (K.C.C. 20.36.060).

Sincerely,

Megan Kim, Project Program Manager
PBRS and Timber Land Programs

PUBLICATIONS TO BE NOTIFIED:

E19CT018 - (4K)	E19CT025 - (5)
E19CT020 - (8)	E19CT026 - (5)
E19CT022 - (5)	E19CT032 - (4K)
E19CT024 - (8)	E19CT037 - (5)

DATES OF PUBLICATIONS:

(5) Vashon Maury Island Beachcomber– 02/13/20
(4K) Redmond Reporter – 02/14/20
(8) Woodinville Weekly – 02/13/20

Attachments

NOTICE IS HEREBY GIVEN that the Hearing Examiner for the King County Council will meet in the Fred Room on the 12th floor of the King County Courthouse, 516 Third Avenue, Seattle, Washington, on Thursday, February 27, 2020, at the time listed, or as soon thereafter as possible, to consider applications for classification and real property assessment under Current Use Assessment Statute RCW 84.34, all listed hereafter;

1:30 p.m. or as soon thereafter as possible.

E19CT018 – Michael Niebuhr for property located at 36204 NE 112th Street, Carnation, WA 98014; STR: NW-36-26-07; SIZE: 19.50 acres; REQUEST: Public Benefit Rating System; Tax #362607-9036.

E19CT020 – Paul and Joann Safstrom for property located at 16526 232nd Avenue NE, Woodinville, WA 98077; STR: SW-10-26-06; SIZE: 9.14 acres; REQUEST: Public Benefit Rating System; Tax #102606-9012.

E19CT022 – Martin Baker and Donna Klemka for property located west of 23707 Landers Road SW, Vashon, WA 98070; STR: SW-14-22-02; SIZE: 10.00 acres; REQUEST: Public Benefit Rating System; Tax #142202-9033.

E19CT024 – Michael and Vicki Elledge for property located at 15015 223rd Avenue NE, Woodinville, WA 98077; STR: SE-16-26-06; SIZE: 7.64 acres; REQUEST: Public Benefit Rating System; Tax #162606-9093.

E19CT025 – Erik Steffens for property located at 10426 SW Cemetery Road, Vashon, WA 98070; STR: NE-06-22-03 and SE-31-23-0312.37; SIZE: 12.37 acres; REQUEST: Public Benefit Rating System; Tax #062203-9179 and #312303-9179.

E19CT026 – Vashon-Maury Island Land Trust for property located at 11132 SW 204th Street, Vashon, WA 98070; STR: SW-06-22-03; SIZE: 9.00 acres; REQUEST: Public Benefit Rating System; Tax #062203-9064.

E19CT032 – Michael Burrows for property located at 24135 NE 43rd Street, Redmond, WA 98053; STR: NE-22-25-06; SIZE: 9.94 acres; REQUEST: Public Benefit Rating System; Tax #222506-9001.

E19CT037 – William Chamberlain and Alice May for property located at 23731 Landers Road SW, Vashon, WA 98070; STR: SW-14-22-02; SIZE: 8.15 acres; REQUEST: Public Benefit Rating System; Tax #142202-9053, #142202-9093 and #142202-9110.

Details are available from the King County Department of Natural Resources and Parks, Rural and Regional Services Section, 201 South Jackson Street, Suite 600, Seattle, WA 98104; Phone (206) 477-4788.

Dated at Seattle, Washington, This 13th Day of February 2020.

Melani Pedroza
Clerk of the Council
Metropolitan King County Council
King County, Washington

..title

AN ORDINANCE approving an application for current use assessment for either public benefit rating system or timber land, or both, submitted by Erik Steffens for property located at 10426 SW Cemetery Road, Vashon, WA 98070, designated department of natural resources and parks, water and land resources division file no. E19CT025.

..body

Aerial Photo: 2017



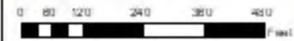
File E19CT025
EXHIBIT 4

PBRs Applicant
Steffens Property

 E19CT025

 Parcels

 **King County**
 Department of
 Natural Resources and Parks
 Water and Land Resources Division
 February 13, 2020

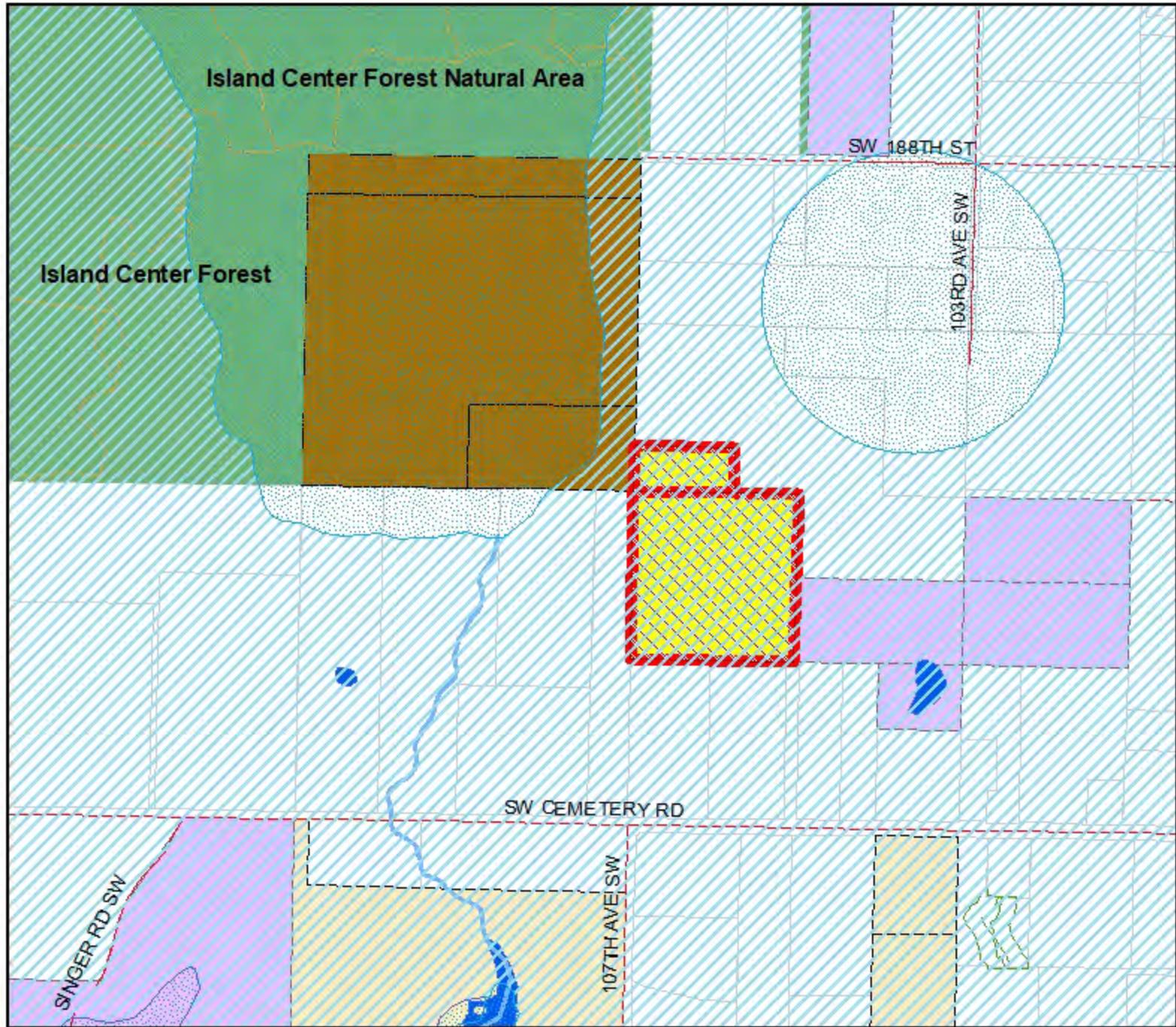


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Legend

- 2019 Applicant
- Other 2019 Applicants
- Current Use Programs**
- PBR S
- PBR S and Timberland
- Timberland
- Forestland
- Farm and Agriculture
- Aquifer Recharge**
- CARA 1
- CARA 2
- CARA 3
- Wetlands
- Rivers and Lakes
- Streams
- Public Land
- Farmland Preservation Program
- Wildlife Habitat Network
- King County Parcels
- Current KC Urban Growth Area
- Cities
- Street
- County Boundary

0 105 210 420 630 840 Feet



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King County
 Department of
 Natural Resources and Parks
Water and Land Resources Division
 February 13, 2020

File E19CT025

PBR S Applicant
 Steffens Property

FARM CONSERVATION PLAN

FARM CONSERVATION PLAN



Erik Steffens

10426 SW Cemetery Rd

Vashon, WA 98070

Parcel #0622039006, 312069179

Megan Weldon

August 2019



FARM CONSERVATION PLAN

TABLE OF CONTENTS

Megan Weldon

Resource Planner II

Direct 425-282-1957

Cell 425-529-3804

Megan.Weldon@kingcd.org

www.kingcd.org

King Conservation District

800 SW 39th St

Suite 150

Renton, WA 98057

Phone: 425-282-1900

I. Inventory &
Evaluation

II. Maps

III. Practice
Implementation

IV. Fact Sheets &
Other Information

V. Additional
Documents



FARM CONSERVATION PLAN

To develop this Farm Conservation Plan (Farm Plan), a King Conservation District Resource Planner worked with the land manager to identify landowner objectives and natural resource concerns. The Resource Planner discussed conservation alternatives with the land manager. This plan reflects the best management practices selected by the landowner. The plan was developed in observance of federal, state and local codes and in accordance with Natural Resources Conservation Service (NRCS) conservation planning process. Before any conservation practices are implemented, it is the sole responsibility of the landowner to make sure they are in compliance with federal, state and local codes and that all required permits have been obtained from the responsible agencies.

The practices identified in this Farm Plan reflect the current farm resource management recommendations for this property. The Record of Decisions documents the selected practices and timeline for implementation. As land manager objectives, farm practices, farm inventory or farm ownership change, please notify King Conservation District to formally revise or update this plan.

I. Inventory & Evaluation

Property Information

Cooperator Goals

Existing Conditions & Resource Concerns

Property Information

Cooperator	Erik Steffens
Property Location	10426 SW Cemetery Rd Vashon, WA 98070 Parcel ID #0622039006, 312069179
Total acreage	12.37 acres

Cooperator Goals

- Successful enrollment into King County’s Public Benefit Rating System.
- Maintaining fields for agricultural use, as either hayland or (optionally) pasture for grazing animals.
- Improving forage quality with soil amendments.
- Installing a perimeter fence, so that field may be used as grazing land in the future.

Operation Summary

This property was formerly owned by the Matsuda family, who founded the farm in the 1930s. They grew a variety of berries (particularly strawberries) here until the 1980’s, when it was converted to hay production. The new landowners have continued to harvest hay each year. They may also consider leasing the large southern field to a farmer for sheep grazing. This property is currently enrolled in the Farm and Ag Land Open Space Program and the landowners are now shifting into the PBRs Program, which requires a farm plan.

Existing Conditions and Resource and Concerns

Evaluated using the NRCS methods for Soil, Water, Air, Plants, Animals, Humans, and Energy (SWAPAH+E).

Soils

Soils on the property are mapped by the Natural Resources Conservation Service:

AgB, Alderwood gravelly sandy loam; 0 to 6 percent slopes

AgC, Alderwood gravelly sandy loam; 6 to 15 percent slopes

Refer to Section 2 in this plan for general soil mapping and soil map unit description. See the Soil Survey of King County, Washington for additional soils information. A helpful online resource for creating soils maps is the USDA Web Soil Survey page:

<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

The **Alderwood** soils are found on ridges, glacial drift plains, and hills. The parent material consists of glacial drift and/or glacial outwash over dense deep-ocean sediments. A hardpan layer exists 20 to 39 inches below the surface; the hard pan is impervious to water and roots. Soils are moderately well drained on the surface; they can be droughty in the summer but low spots may be saturated in the winter. These soils are considered prime farmland if irrigated during the summer. Alderwood soils have a moderately high nitrate leaching potential.

Nitrate-leaching potential rating is an evaluation for nitrate-nitrogen to be transmitted through the soil profile below the root zone by percolating water under non-irrigated

conditions. Leaching nitrates have the potential to contaminate shallow and deep aquifers used for drinking water. The ratings are based on inherent soil and climate properties that affect nitrate leaching and do not account for management practices, such as crop rotation and rates and timing of nitrogen fertilizer applications.

Currently no soil resource concerns exist at this time.

Water (Harbor, Streams, Wetlands, Drainage)

This property is located in the Judd Creek subbasin of the Central Puget Sound watershed, WRIA 9. There is a tributary to Judd Creek approximately 560 feet downslope and west of this property. This tributary flows 3,600 feet south to Judd Creek.

Judd Creek is listed as a 303(d) waterway by the Department of Ecology for exceedances in temperature and a poor (benthic index of biotic integrity), bioassessment. High temperature results from inadequate streamside vegetation shading and covering rivers, streams, and tributaries. Warm water is harmful to aquatic life, particularly salmon. A bioassessment indexes the population of macroinvertebrates (insects) in waterbodies. A poor bioassessment score indicates chronic, low-level pollution and water quality degradation, which reduces favorable conditions for most macroinvertebrates. High macroinvertebrate diversity is a good indicator of stream health.

Wetlands have also been identified around the western tributary by King County and the U.S. Fish and Wildlife Service. The USFWS identifies this wetland area as a freshwater forested shrub wetland.

This property is served by a private septic system and the public water district. Care should be taken with any activities over a drain field.

There is approximately 6,800 sq. ft. of roof area on this property (including sheds and carport). Vashon has an average of 40 inches of rainfall a year, which equals 169,456 gallons of roof water runoff per year.

Water resource concerns include the potential for groundwater contamination, due to the application of manure on the fields, if over-applied. The soil type on this property has a moderately-high nitrate leaching potential, which increases the risk that nitrate (from manure) may leach through the soil and migrate into water.

Air

This property is in an area that meets ozone standards for air quality and is being monitored by Washington State Department of Ecology (Ecology). It is not in a particulate matter non-attainment zone so it meets particulate matter standards for air quality. It is in an ozone maintenance area, as determined by Ecology.

Any farm has the potential to create dust or offensive odors. Time field preparation, cultivation, and fertilization activities to limit the potential for particulate matter emissions and volatilization of nutrients.

Currently no air resource concerns exist.

Plants

The majority of this property consists of 8.5 acres of hayland. Some areas include patches of short-growing grass species, which are often an indicator of compacted soil. Common catsear is also interspersed throughout the field. Common catsear is an undesirable plant for grazing and hay because it is toxic to livestock, if ingested in large quantities. There is also a forested area (1.1 acres) in the northwest corner of the property. Big Leaf Maple, Pacific Madrone, and a few firs are the dominate tree species in this area. This area was assessed by KCD Forestry Planner and the landowner received additional guidance on ways to improve their forest stand and tree health.

Plant resource concerns include the presence of undesirable plants for livestock ingestion, which may become a concern if the current population increases.

Animals

Wildlife: This property provides important habitat for a variety of fish and wildlife species. Most land in King County is privately owned, making landowners vital stewards for wildlife habitat. Washington Department of Fish and Wildlife (WDFW) has documented the presence of Coho Salmon and Steelhead Trout in Judd Creek.

For more information and helpful tips on living with wildlife, and improving wildlife habitat visit the WDFW's web site: <http://wdfw.wa.gov/living/>

Currently no wildlife resource concerns, however hayland is often important breeding habitat for grassland birds. Consider timing hay harvest after breeding season if possible.

Livestock: Livestock have never been maintained on this property. The landowners may consider leasing their field to a neighbor for sheep grazing, but have no plans to house their own livestock.

Currently no livestock resource concerns exist.

Humans:

The goal of this plan is to address natural resource management concerns of the property and to help the landowners meet their goal of enrolling into the county's PBRS program, as well as maintaining a sustainable agricultural property, by maintaining productive hayland or pastureland.

Cultural Resources:

If cultural resources are discovered during installation of any planned practices, work should cease until a qualified site review is performed. If federal payments are related to any installation, work must cease pending evaluation. Washington State laws RCW 27.53 and RCW 27.44 protect all Native American and archaeological sites. For questions about these laws, or to report the discovery of a cultural resource, contact Rob Whitlam at the Office of Archaeology and Historic Preservation in Olympia at 360-586-3080.

Energy:

Many farms have opportunities for energy efficiency. Energy efficient options could include replacing light fixtures and bulbs, installing solar panels or wind turbines, or eliminating sources of unnecessary usage. Conducting energy audits of farms and implementing changes can result in increased knowledge and significant financial savings. Puget Sound Energy offers programs for farms to replace certain fixtures at no cost and grant programs for larger operations. Call your local service provider and ask about energy saving opportunities specific to your operation.

Currently no energy resource concerns exist.

II. Maps

Aerial Photo Map

Critical Areas/Shade Relief Map

Historical Areas Map(s)

Soils Map & Soil Descriptions

Existing Conditions Map



Landowner Name: Erik Steffens	Map Type: 2017 Aerial	Directional: SW
Address: 10426 SW Cemetery Rd Vashon, WA 98070	KCD Staff Name: Megan Weldon	Section: 31
Acres: 11.7	Map Date: July 10, 2019	Township: 20
Parcel #(s): 0622039006, 312039179		Range: 39



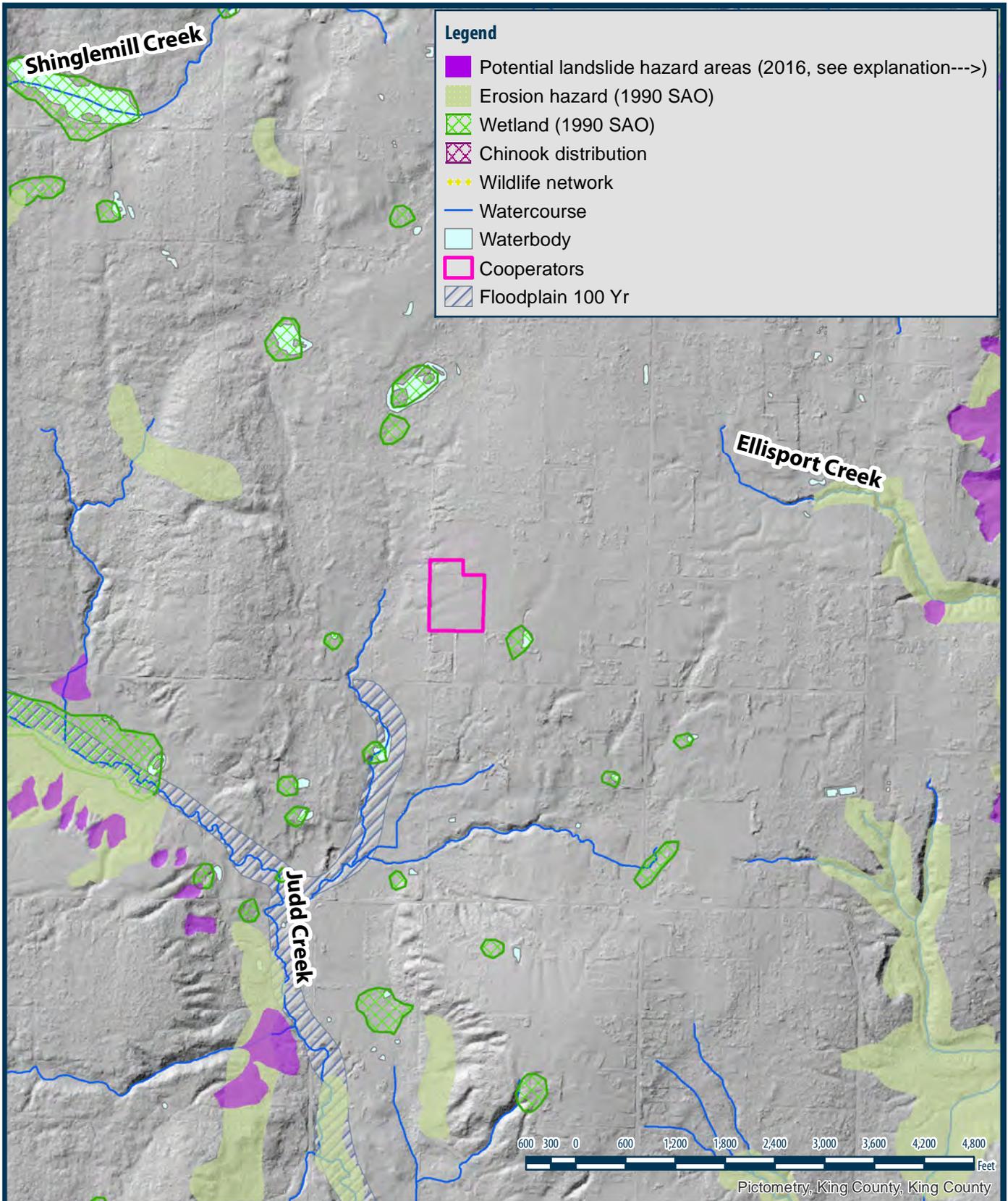
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Landowner Name: Erik Steffens	Map Type: Sensitive Areas	Directional: SW
Address: 10426 SW Cemetery Rd Vashon, WA 98070	KCD Staff Name: Megan Weldon	Section: 31
Acres: 11.7	Map Date: July 10, 2019	Township: 20
Parcel #(s): 0622039006, 312039179		Range: 39



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1:20,000



Pictometry International Corp., Pictometry, King County

Landowner Name: Erik Steffens	Map Type: 2015 Aerial	Directional: SW
Address: 10426 SW Cemetery Rd Vashon, WA 98070	KCD Staff Name: Megan Weldon	Section: 31
Acres: 11.7	Map Date: July 10, 2019	Township: 20
Parcel #(s): 0622039006, 312039179		Range: 39



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1:1,301



Pictometry International Corp., Pictometry, King County, King County, Washington State Department of Natural Resources

Landowner Name: Erik Steffens	Map Type: 1998 Aerial	Directional: SW
Address: 10426 SW Cemetery Rd Vashon, WA 98070	KCD Staff Name: Megan Weldon	Section: 31
	Map Date: July 10, 2019	Township: 20
Acres: 11.7	Parcel #(s): 0622039006, 312039179	Range: 39



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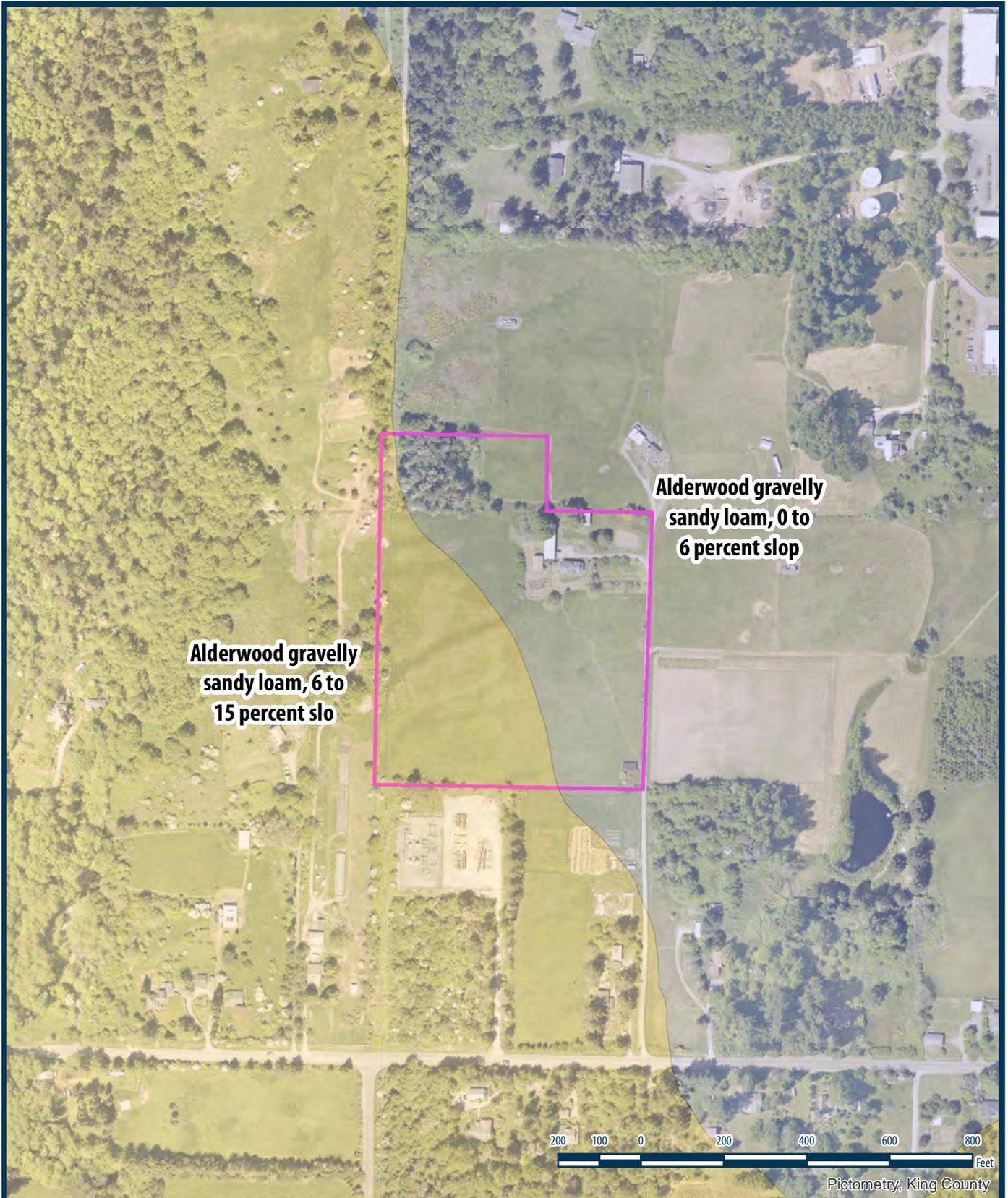
Landowner Name: Erik Steffens	Map Type: 1936 Aerial	Directional: SW
Address: 10426 SW Cemetery Rd Vashon, WA 98070	KCD Staff Name: Megan Weldon	Section: 31
	Map Date: July 10, 2019	Township: 20
Acres: 11.7	Parcel #(s): 0622039006, 312039179	Range: 39



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1:3,000



Pictometry, King County

Landowner Name: Erik Steffens	Map Type: Soil Type	Directional: SW
Address: 10426 SW Cemetery Rd Vashon, WA 98070	KCD Staff Name: Megan Weldon	Section: 31
Acres: 11.7	Map Date: July 10, 2019	Township: 20
Parcel #(s): 0622039006, 312039179		Range: 39



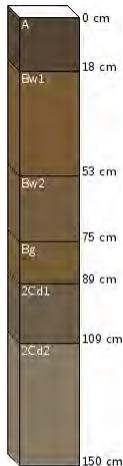
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SOIL DESCRIPTION

Credit: NRCS Web Soil Survey (WSS) provides soil data and information produced by the National Cooperative Soil Survey. <http://websoilsurvey.sc.egov.usda.gov/>



Component: Alderwood (85%)

The Alderwood component makes up 85 percent of the map unit. Slopes are 0 to 8 percent. This component is on ridges, glacial drift plains, hills. The parent material consists of glacial drift and/or glacial outwash over dense glaciomarine deposits. Depth to a root restrictive layer, densic material, is 20 to 39 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 26 inches during January, February, March. Organic matter content in the surface horizon is about 9 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

Component: McKenna (5%)

Generated brief soil descriptions are created for major soil components. The McKenna soil is a minor component.

Component: Everett (5%)

Generated brief soil descriptions are created for major soil components. The Everett soil is a minor component.

Component: Shalcar (3%)

Generated brief soil descriptions are created for major soil components. The Shalcar soil is a minor component.

Component: Norma (2%)

Generated brief soil descriptions are created for major soil components. The Norma soil is a minor component.

Map Unit Setting

National map unit symbol: 2t625
 Elevation: 50 to 800 feet
 Mean annual precipitation: 25 to 60 inches
 Mean annual air temperature: 48 to 52 degrees F
 Frost-free period: 160 to 240 days
 Farmland classification: Prime farmland if irrigated

Map Unit Composition

Alderwood and similar soils: 85 percent
 Minor components: 15 percent
 Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alderwood

Setting

Landform: Ridges, hills
 Landform position (two-dimensional): Summit
 Landform position (three-dimensional): Crest, talf
 Down-slope shape: Linear, convex
 Across-slope shape: Convex
 Parent material: Glacial drift and/or glacial outwash over dense glaciomarine deposits

Typical profile

A - 0 to 7 inches: gravelly sandy loam
 Bw1 - 7 to 21 inches: very gravelly sandy loam
 Bw2 - 21 to 30 inches: very gravelly sandy loam
 Bg - 30 to 35 inches: very gravelly sandy loam
 2Cd1 - 35 to 43 inches: very gravelly sandy loam
 2Cd2 - 43 to 59 inches: very gravelly sandy loam

Properties and qualities

Slope: 0 to 8 percent
 Depth to restrictive feature: 20 to 39 inches to densic material
 Natural drainage class: Moderately well drained
 Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
 Depth to water table: About 18 to 37 inches
 Frequency of flooding: None
 Frequency of ponding: None
 Available water storage in profile: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
 Land capability classification (nonirrigated): 4s
 Hydrologic Soil Group: B
 Other vegetative classification: Limited Depth Soils (G002XN302WA), Limited Depth Soils (G002XF303WA), Limited Depth Soils (G002XS301WA)

Minor Components



Mckenna

Percent of map unit: 5 percent
 Landform: Depressions, drainageways
 Landform position (three-dimensional): Dip
 Down-slope shape: Concave, linear
 Across-slope shape: Concave



Everett

Percent of map unit: 5 percent
 Landform: Eskers, kames, moraines
 Landform position (two-dimensional): Summit, shoulder
 Landform position (three-dimensional): Interfluve, crest
 Down-slope shape: Convex
 Across-slope shape: Convex



Shalcar

Percent of map unit: 3 percent
 Landform: Depressions
 Landform position (three-dimensional): Dip
 Down-slope shape: Concave
 Across-slope shape: Concave



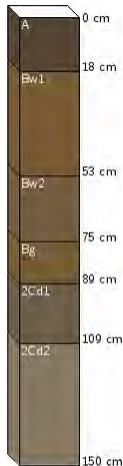
Norma

Percent of map unit: 2 percent
 Landform: Depressions, drainageways
 Landform position (three-dimensional): Dip
 Down-slope shape: Concave, linear
 Across-slope shape: Concave

Alderwood gravelly sandy loam, 8 to 15 percent slopes

SOIL DESCRIPTION

Credit: NRCS Web Soil Survey (WSS) provides soil data and information produced by the National Cooperative Soil Survey. <http://websoilsurvey.sc.egov.usda.gov/>



Component: Alderwood (85%)

The Alderwood component makes up 85 percent of the map unit. Slopes are 8 to 15 percent. This component is on ridges, glacial drift plains, hills. The parent material consists of glacial drift and/or glacial outwash over dense glaciomarine deposits. Depth to a root restrictive layer, densic material, is 20 to 39 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 26 inches during January, February, March. Organic matter content in the surface horizon is about 9 percent. Nonirrigated land capability classification is 4s. This soil does not meet hydric criteria.

Component: Everett (5%)

Generated brief soil descriptions are created for major soil components. The Everett soil is a minor component.

Component: Shalcar (3%)

Generated brief soil descriptions are created for major soil components. The Shalcar soil is a minor component.

Component: Indianola (5%)

Generated brief soil descriptions are created for major soil components. The Indianola soil is a minor component.

Component: Norma (2%)

Generated brief soil descriptions are created for major soil components. The Norma soil is a minor component.

Map Unit Setting

National map unit symbol: 2t626

Elevation: 50 to 800 feet

Mean annual precipitation: 20 to 60 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 160 to 240 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Alderwood and similar soils: 85 percent

Minor components: 15 percent

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

Description of Alderwood

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Nose slope, talf

Down-slope shape: Linear, convex

Across-slope shape: Convex

Parent material: Glacial drift and/or glacial outwash over dense glaciomarine deposits

Typical profile

A - 0 to 7 inches: gravelly sandy loam

Bw1 - 7 to 21 inches: very gravelly sandy loam

Bw2 - 21 to 30 inches: very gravelly sandy loam

Bg - 30 to 35 inches: very gravelly sandy loam

2Cd1 - 35 to 43 inches: very gravelly sandy loam

2Cd2 - 43 to 59 inches: very gravelly sandy loam

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 18 to 37 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: B

Other vegetative classification: Limited Depth Soils

(G002XN302WA), Limited Depth Soils (G002XS301WA), Limited

Depth Soils (G002XF303WA)

Minor Components

Everett

Percent of map unit: 5 percent

Landform: Eskers, kames, moraines

Landform position (two-dimensional): Shoulder, foot-slope

Landform position (three-dimensional): Crest, base slope

Down-slope shape: Convex

Across-slope shape: Convex



Indianola

Percent of map unit: 5 percent

Landform: Eskers, kames, terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear



Shalcar

Percent of map unit: 3 percent

Landform: Depressions

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave



Norma

Percent of map unit: 2 percent

Landform: Depressions, drainageways

Landform position (three-dimensional): Dip

Down-slope shape: Concave, linear

Across-slope shape: Concave





Landowner Name: Erik Steffens	Map Type: Existing Conditions Map	Directional: SW
Address: 10426 SW Cemetery Rd Vashon, WA 98070	KCD Staff Name: Megan Weldon	Section: 06
Acreage: 11.7	Map Date: September 03, 2019	Township: 22
Parcel #(s): 0622039006, 312069179		Range: 03

III. Practice Implementation

Record of Decisions

Planned Map

Practice Specifications

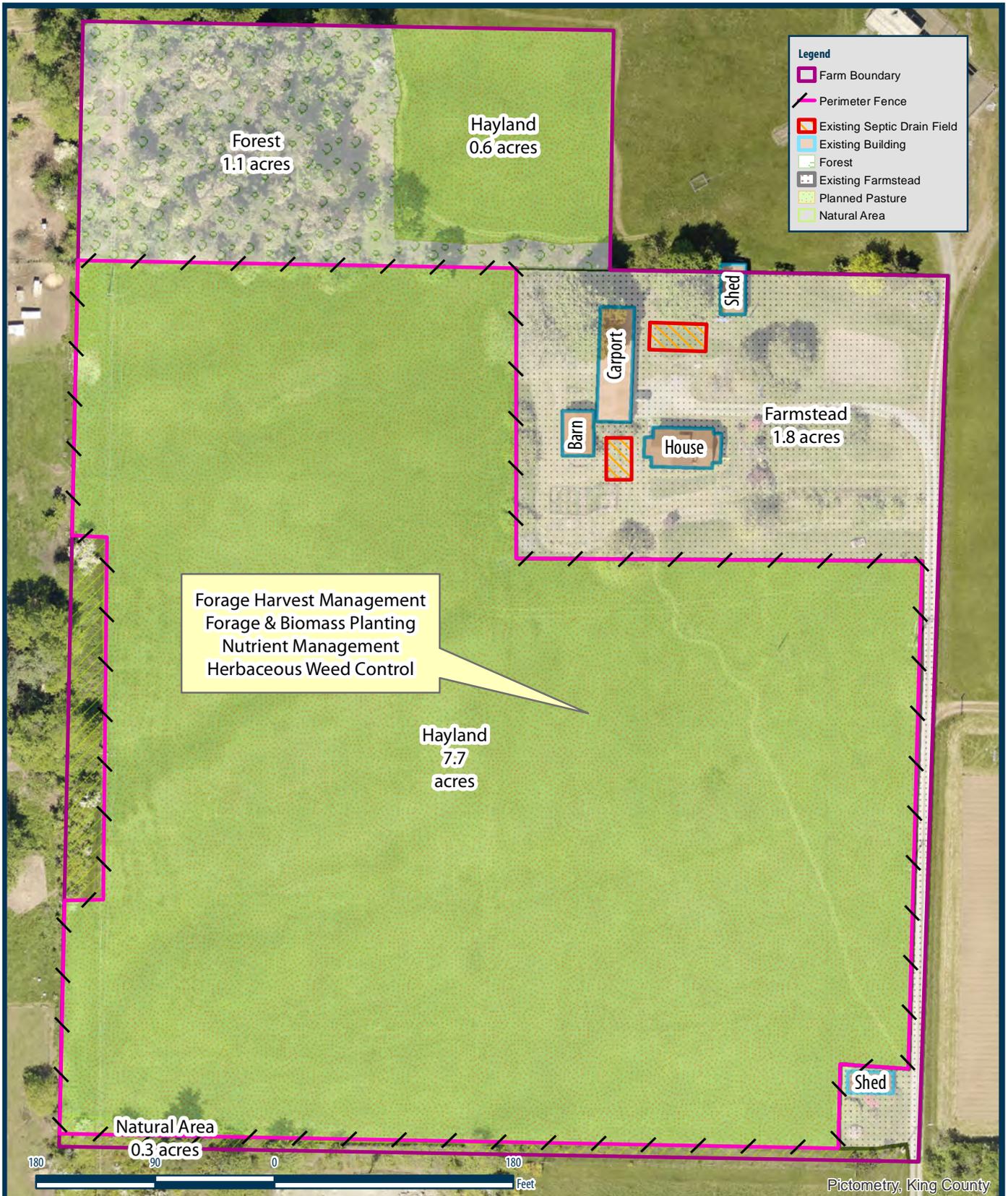
Erik Steffens	August 2019
Landowner/Cooperator	Date

Land Use: Farm Management

Location	Planned		Applied		Land use Treatment/Conservation Practices (See Job Sheets section for details)
	Amount	month/year	Amount	month/year	
Hayland	8.5 acres	06/2020			<p>Forage Harvest Management Manage for desired species composition and limit weed propagation by timely mowing or haying of field. Mowing or harvesting before weeds seed will help reduce weed population. Leave a three-inch stubble height when cutting for forage health. Limit equipment access on fields during times when ground is water saturated to prevent soil compaction.</p>
Hayland	8.5 acres	09/2020			<p>Forage and Biomass Planting Regularly soil test and follow recommendations as needed to improve soil condition. Overseed and establish adapted and compatible species suitable for pasture and biomass production. Consider renting KCD EcoDrill (no-till drill) for seeding. Consider spreading lime to raise soil pH. This will allow nutrients to become more available for forage grass absorption. Recommend overseeding in fall, prior to October 15 for successful germination rates.</p>
Hayland	8.5 acres	09/2020			<p>Nutrient Management Spread composted manure or fertilizer in spring or fall to provide nutrients and organic matter for forage production. If spreading nutrients in the fall, spread no later than October 31st. Apply lime to field to increase pH level and to allow better absorption of existing nutrients. Soil test regularly to determine soil nutrient and lime requirements, prior to spreading. Stop applying nutrients to field if soil testing indicates high organic matter and phosphorus levels. Apply up to 2,000lbs of lime during a single application. Contact KCD for soil management advice, if needed.</p>

Location	Planned		Applied		Land use Treatment/Conservation Practices (See Job Sheets section for details)
	Amount	month/year	Amount	month/year	
Hayland	8.5 acres	10/2020			<p>Herbaceous Weed Control Manage and remove populations of undesirable plants (including common catsear) through mechanical, hand removal, and/or well-timed herbicide treatments. Following initial control, monitor regrowth yearly and continue removal as needed.</p>

The owner/operator is responsible for obtaining all permits, right of ways, and/or easements that are needed to implement this plan. The owner/operator is responsible for contacting utilities and assuring the work does not harm their facilities. The owner/operator is responsible for compliance with all federal, state, and local laws, ordinances, codes, and regulations.



Landowner Name: Erik Steffens	Map Type: Planned Conditions Map	Directional: SW
Address: 10426 SW Cemetery Rd Vashon, WA 98070	KCD Staff Name: Megan Weldon	Section: 06
Acreage: 11.7	Map Date: September 03, 2019	Township: 22
Parcel #(s): 0622039006, 312069179		Range: 03



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Good Faith Agreement

I was an active participant in the development of my Farm Conservation Plan. I have reviewed the options and alternatives that are available.

This plan was developed to reach my property management goals while protecting and enhancing the natural resources on the property. It is my intention to follow the planned schedule to implement the recommended best management practices.

Cooperator: _____ Date _____

This Farm Conservation Plan meets King Conservation District Conservation Plan Standards

Planned by: _____ Date _____

King CD Planner

Approved by: _____ Date _____

King Conservation District

IV. Additional Information

Resource Worksheets

General Fact Sheets

Other Reference Materials

V. Other Documentation

Cost Share

Contract

**Inventory &
Evaluation**

Maps

**Practice
Implementation**

**Fact Sheets &
Other Information**

Documents

Unofficial Copy