

**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)**

July 30, 2020 – Public Hearing

APPLICANTS: Michael (Tony) and Jennifer Binetti File No. E19CT029

A. GENERAL INFORMATION:

- 1. Owners: Michael (Tony) and Jennifer Binetti
25207 416th Street
Enumclaw, WA 98022
- 2. Property location: same as above
- 3. Zoning: A35
- 4. STR: NE-14-20-06
- 5. PBRs category requested by applicants:

Open space resources
*Farm and agricultural conservation land
Rural open space

NOTE: *Staff recommends credit be awarded for this PBRs category.

6. Parcel:	142006-9036	142006-9129
Total acreage	9.17	9.77
Requested PBRs:	17.2	-
Home site/excluded area:	1.79	0.50
Recommended PBRs:	7.38	9.27

NOTE: The attached map (2019 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 (16.65 acres) is the entire property (18.94 acres) less the excluded areas as measured (2.29 acres). In the event the Assessor’s official parcel size is revised, PBRs acreage should be administratively adjusted to reflect that change.

B. FACTS:

Exhibit no.	1
Case name	Michael and Jennifer Binetti
Case number	E19CT029
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

1. Zoning in the vicinity: Properties in the vicinity are zoned RA5, RA10, A10 and A35.
2. Development of the subject property and resource characteristics of open space area: The property has a residence and barn. The open space portion of the property consists of pasture. Parcel -9129 has a 0.50 acre future homesite located in the southwest corner.
3. Site use: The property is used as a farm and residence.
4. Access: The property is accessed from SE 416th Street.
5. Appraised value for 2019 (based on Assessor's information dated 04/09/2020):

<u>Parcel #142006-9036</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	\$354,000.00*	\$334,000.00	\$688,000.00
Tax applied	\$4,018.70	\$3,791.82	\$7,810.70
<u>Parcel #142006-9129</u>	<u>Land</u>	<u>Improvements</u>	<u>Total</u>
Appraised value	\$337,000.00*	\$0.00	\$337,000.00
Tax applied	\$3,825.88	\$0.00	\$3,825.88

NOTE: 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

- 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. 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, and the property contains less than ten acres of native vegetation and is entirely pasture. 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

Farm and agricultural conservation land	5
Rural open space	0

TOTAL 5 points

PUBLIC BENEFIT RATING

For the purpose of taxation, 5 points result in 50% of assessed value and a 50% 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 5 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 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
Michael (Tony) and Jennifer Binetti, applicants
Debra Clark, King County Department of Assessments

2019 aerial photo



1.79 acres

0.50 acres

1420069036

1420069129

1420069124

1420069125

1420069126

1420069123

1420069048

1420069092

1420069092

1420069103

1420069036

1420069129

1420069029

1420069107



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

June 18, 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 July 30, 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:

- E19CT019 - (6)
- E19CT029 - (4E)
- E19CT034 - (6)
- E19CT035 - (6)
- E19CT036 - (4E)
- E20CT001 - (4M)

DATES OF PUBLICATIONS:

- (4E) Enumclaw Courier Herald – 07/15/20
- (4M) Snoqualmie Valley Record – 07/17/20
- (6) Voice of the Valley – 07/14/20

Attachments

Exhibit no.	3
Case name	Michael and Jennifer Binetti
Case number	E19CT029
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

NOTICE IS HEREBY GIVEN that the Hearing Examiner (hearingexaminer@kingcounty.gov; 206-477-0860) for the King County Council will meet telephonically, please call **1 + (206) 263-8114**, Conference ID: **5804817#** on Thursday, July 30, 2020, at 1:30 pm or as soon thereafter as possible. If any party has a concern with proceeding by phone or needs some special accommodation, let our office know by **July 27, 2020**. This public hearing is 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.

E19CT019 – Joshua Cowart for property located at 19414 257th Avenue SE, Maple Valley, WA 98038 STR: NE-02-22-07; SIZE: 9.26 acres; REQUEST: Public Benefit Rating System; Tax #022206-9110 and #022206-9062.

E19CT029 – Michael and Jenny Binetti for property located at 25207 SE 416th Street, Enumclaw, WA 98022; STR: NE-14-20-06; SIZE: 18.94 acres; REQUEST: Public Benefit Rating System; Tax #142006-9036 and #142006-9129.

E19CT034 – Steve and Sarah Sutcliffe for property located at 28616 SE 204th Street, Maple Valley, WA 98038; STR: SE 06-22-07; SIZE: 6.73 acres; REQUEST: Public Benefit Rating System; Tax #062207-9046 and #062207-9095.

E19CT035 – Lynn Howland for property located at 24649 SE 184th Street, Maple Valley, WA 98038; STR: SW-35-23-06; SIZE: 7.51 acres; REQUEST: Public Benefit Rating System; Tax #352306-9134.

E19CT036 – Ramona Tingdale for property located at 19828 SE 456th Way, Enumclaw, WA 98022; STR: SW-29-20-06; SIZE: 10.63 acres; REQUEST: Public Benefit Rating System; Tax #0006400010.

E20CT001 – Katie and Charles Tupper for property located at 44932 SE Mount Si Road, North Bend, WA 98045; STR: NE-14-23-08; SIZE: 11.16 acres; REQUEST: Public Benefit Rating System; Tax #142308-9001

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 14th Day of July 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 Michael and Jenny Binetti for property located at 25207 SE 416th Street, Enumclaw, WA 98022;; designated department of natural resources and parks, water and land resources division file no. E19CT029.

..body

Legend

- 2019 Applicant
- Other 2019 Applicants

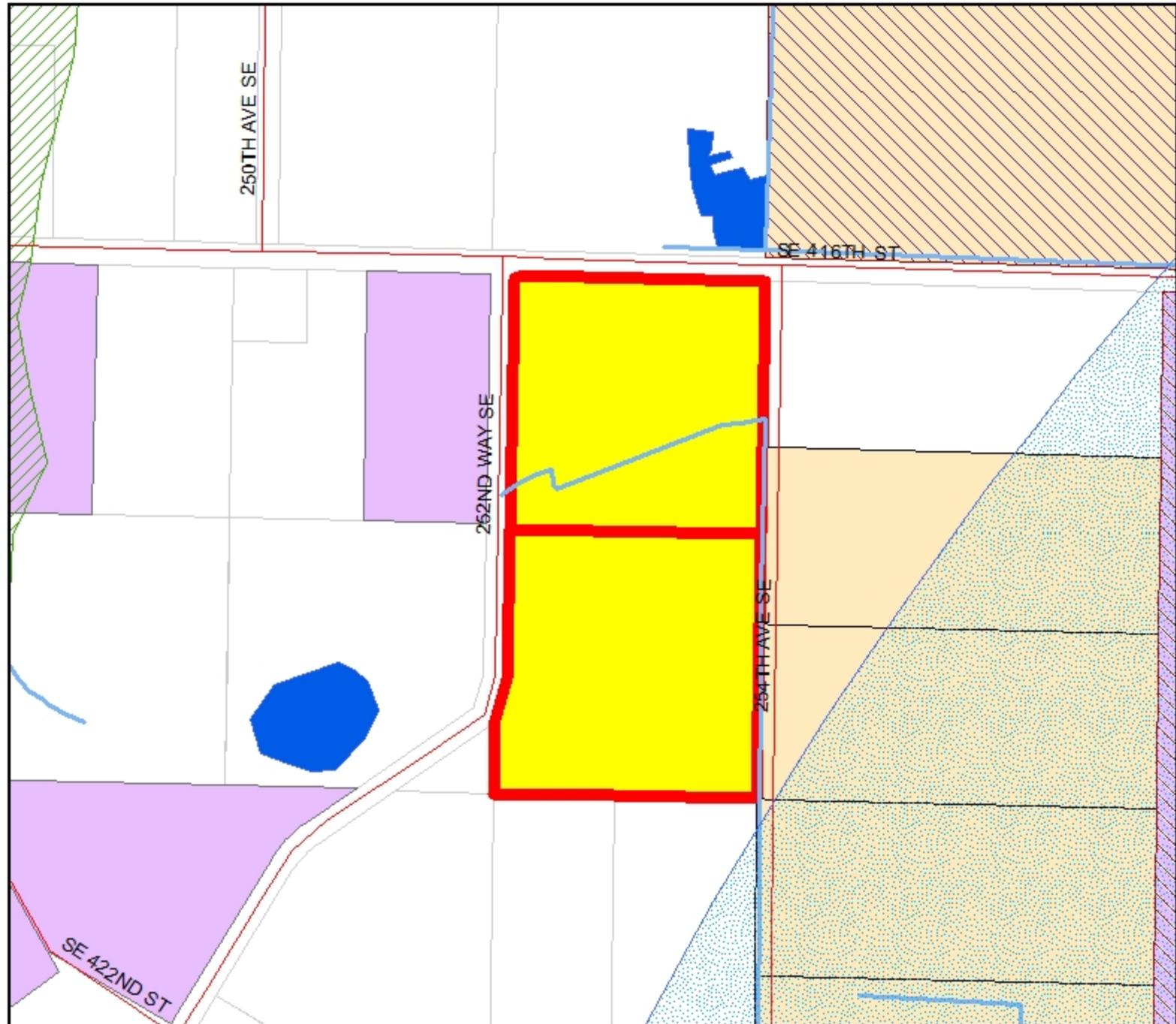
Current Use Programs

- 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 65 130 260 390 520 Feet



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

King County
 Department of
 Natural Resources and Parks
Water and Land Resources Division
 July 21, 2020

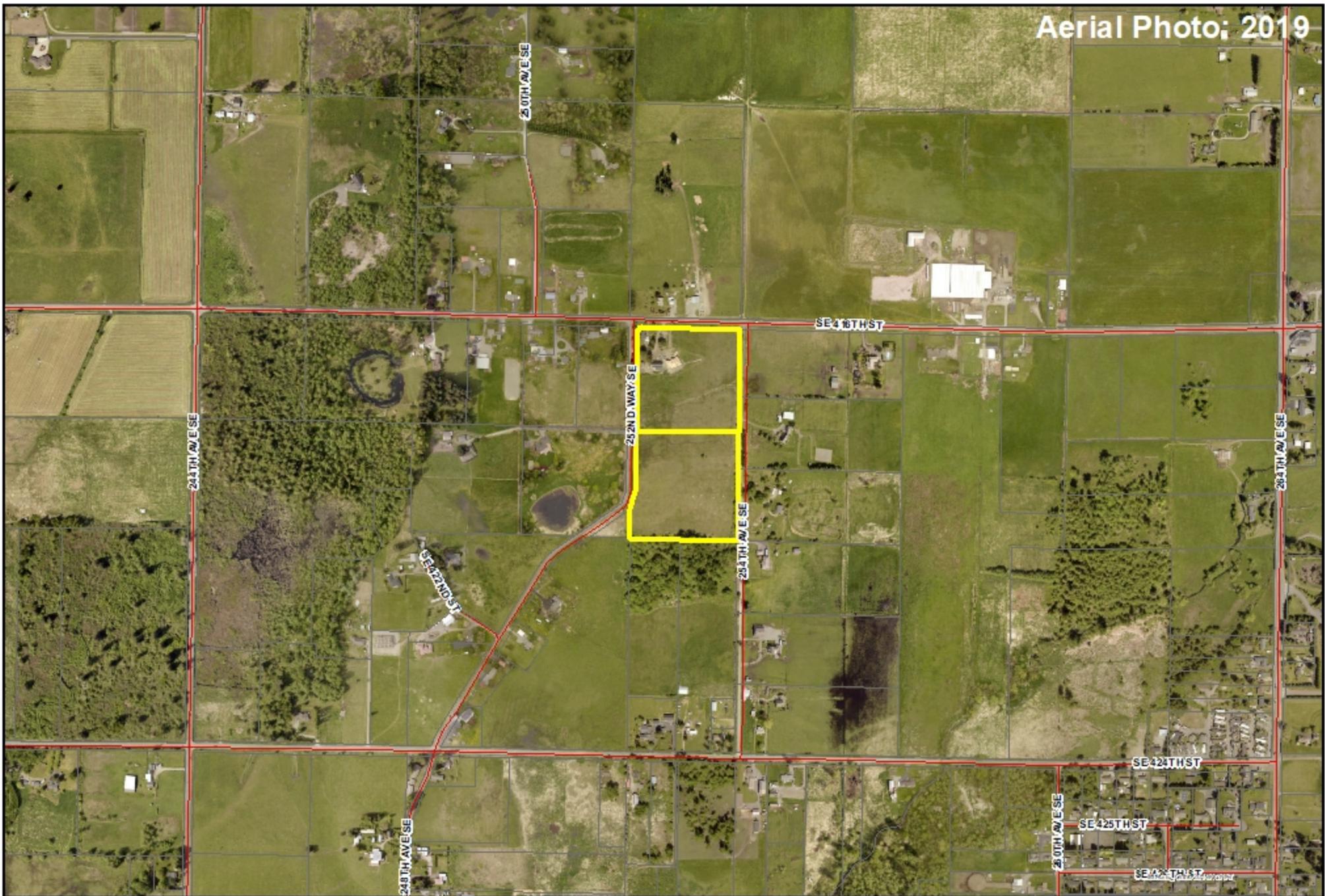
PBR S Applicant

Binetti Property

Exhibit no.	4
Case name	Michael and Jennifer Binetti
Case number	E19CT029
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

File E19CT029

Aerial Photo: 2019



File E19CT029
EXHIBIT 4

PBRS Applicant
Binetti Property

 E19CT029

 Parcels

 **King County**
 Department of
 Natural Resources and Parks
 Water and Land Resources Division

July 21, 2020



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PUBLIC BENEFIT RATING SYSTEM

Application

**Open Space Land Classification For Property Within King County, Washington
In Accordance With RCW 84.34 and K.C.C. 20.36**

Original Application AND 4 Copies of All Documents Must Be Submitted To:
King County Water and Land Resources Division, Rural and Regional Services Section
201 South Jackson Street, Suite 600, Seattle, WA 98104-3855

1. NAME of APPLICANT: Michael (Tony) and Jenny Binetti

Day Phone: 253-335-9905 Evening Phone: _____ Email: jennybinetti@gmail.com

2. MAILING ADDRESS of APPLICANT: 25207 SE 416th ST
Enumclaw, WA 98022

3. PROPERTY ADDRESS: same as above

Is the property located in an incorporated city? Yes _____ City: _____ No
From what road is the property accessed? 416th ST and 252nd Ave

4. PROPERTY HISTORY: Is the property presently participating in a current use assessment program (RCW 84.34 or RCW 84.33)? Yes _____ No

5. APPLICANT'S INTEREST in PROPERTY: Owner Yes No _____
Purchasing through contract Yes _____ No _____
Other _____ Explain _____

6. PARCEL NUMBER and ACREAGE:

Tax Assessor Parcel #	Total Acres in Parcel	Acres Requested for PBRS
a. <u>142006-9036</u>	<u>19.7</u>	<u>17.2</u>
b. <u>-9129</u>	_____	_____
c. _____	_____	_____
TOTAL	_____	<u>17.2</u>

County use only:

Date Received 12/31/19

File NO. E19CT029

Exhibit no.	5
Case name	Michael and Jennifer Binetti
Case number	E19CT029
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

AFFIRMATION

As owner(s) of the land described above, I hereby indicate by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under the provisions of Chapter 84.34 RCW. I also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct, and complete statement.

The agreement to tax according to use of the property is not a contract and can be annulled or canceled at any time by the Legislature (RCW 84.34.070).

Michael Binetti
Print Name

[Signature]
Signature

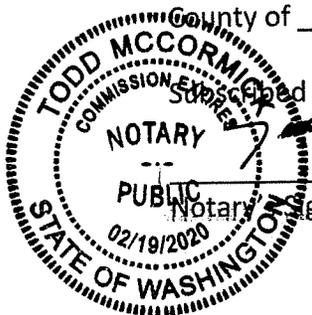
Jennifer Binetti
Print Name

[Signature]
Signature

State of Washington

County of King

Subscribed and affirmed to before me this 30th day of December, 2014



[Signature]
Notary Signature

2-19-2020
My Appointment Expires

Statement Of Additional Tax, Interest, And Penalty Due Upon Removal Of Classification

1. Upon removal of classification, an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuance. The additional tax shall be the sum of the following:
 - (a) The difference between the property tax paid as "Open Space Land" and the amount of property tax otherwise due and payable for the last seven years had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on delinquent property taxes.

- (c) A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use except through compliance with the property owner's request for withdrawal process, or except as a result of those conditions listed in (2) below.
2. The additional tax, interest, and penalty specified in (1) above shall not be imposed if removal resulted solely from:
- (a) Transfer to a government entity in exchange for other land located within the State of Washington.
 - (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
 - (c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - (d) Official action by an agency of the State of Washington or by the county or city where the land is located disallows the present use of such land.
 - (e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020.
 - (f) Acquisition of property interests by State agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (See RCW 84.34.108(6)(f)).
 - (g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(e) (farm homesite).
 - (h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification.
 - (i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120.
 - (j) The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040.
 - (k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as designated forest land under chapter 84.33 RCW, or classified under this chapter 84.34 RCW continuously since 1993. The date of death shown on a death certificate is the date used.
 - (l) The discovery that the land was classified in error through no fault of the owner.

I. GENERAL

- A. Describe all present and proposed uses within the PBRS area (**participating area**). Uses might include enjoyment of paths/trails, bird watching, forestry, farm activities or simply staying out of the open space. Please attach additional sheets if necessary.

Small farm activities, and keeping open space for natural vegetation, and wild life.

- B. Describe all existing improvements on the property (**excluded area**). This would include home, driveway, road, drainage system, well, yard, landscaping, garden and other personal-use areas. Please attach additional sheets if necessary.

Farmstead with mother-in-law, barn and main house which includes driveway, yard and septic system.

- C. Describe all potential or planned improvements and where they might be located on the property. Excluding an area now that might be later developed, such as a future home site, should be considered, but is not required. Please attach additional sheets if necessary.

Future homesite and well in the 0.9 acres in the southwest corner of parcel

- D. Is the land subject to lease or other agreements (such as CCR's, utility, natural or native growth protection, conservation, trail, or road easement) that may limit the property's use or development?

Yes _____ No

If "yes", then what type of lease/agreement/easement is it? _____

Please attach copies of all leases, options, easements or any other such agreements.

II. RESOURCE INVENTORY/PBRS Categories

Property may receive points as indicated for an open space resource or bonus category listed below. On page A-7, please provide justification for each category requested (refer to the *Public Benefit Rating System Resource Information* document found at www.kingcounty.gov/incentives).

Open Space Resources

- 1. Public recreation area - 5 points
- 2. Aquifer protection area - 5 points
- 3. Buffer to public or current use classified land - 3 points
- 4. Equestrian-pedestrian-bicycle trail linkage - 35 points
- 5. Active trail linkage - 15 or 25 points
- 6. Farm and agricultural conservation land - 5 points
- 7. Forest stewardship land - 5 points
- 8. Historic landmark or archaeological site: buffer to a designated site - 3 points
- 9. Historic landmark or archaeological site: designated site - 5 points
- 10. Historic landmark or archaeological site: eligible site - 3 points
- 11. Rural open space - 5 points
- 12. Rural stewardship land - 5 points
- 13. Scenic resource, viewpoint or view corridor - 5 points
- 14. Significant plant or ecological site - 5 points
- 15. Significant wildlife or salmonid habitat - 5 points
- 16. Special animal site - 3 points
- 17. Surface water quality buffer - 5 points
- 18. Urban open space - 5 points
- 19. Watershed protection area - 5 points

10 = total open space resource points

Bonus Categories

- 1. Resource restoration - 5 points
- 2. Additional surface water quality buffer - 3 or 5 points
- 3. Contiguous parcels under separate ownership – minimal 2 points
- 4. Conservation easement or historic easement - 15 points
- 5. Public access – points depend on type and frequency of access allowed
 - Unlimited public access - 5 points*
 - Limited public access because of resource sensitivity - 5 points*
 - Environmental education access - 3 points*
 - Seasonally limited public access - 3 points*
 - None or members only - 0 points*
- 6. Easement and access - 35 points

 = total bonus category points

10 = Total of open space resource and bonus category points results in a Public Benefit Rating (see valuation schedule on page A-6)

If public access points are requested, please list the user group(s) presently allowed access to the property. For what purpose does the public use the property? Please attach documentation that supports this type of use, such as letters from user groups. **For a property to be eligible, the owner must demonstrate that the property is open to public access and is used by the public.**

N/A

If proposing public access, describe how the land can be reached. Are there private or public roads to the site? Are there any restrictions, such as an easement or physical barriers, which would inhibit public access? Are there any specific restrictions you think are necessary, such as hours, seasons, activities?

N/A

III. Estimate of Percentage Reduction (for your information only)

Please remember county/city staff will review your application and an approval/decision will be made by the granting authority. When estimating the actual effect on your property's valuation and your tax bill, please remember your assessment as open-space/current use land will be calculated **only on the land value of the portion of the property enrolled.** *The property will still be assessed at "highest and best use" rates for the residence/improvements and for other non-enrolled open-space land.*

10 Open space resource points
~~0~~ Bonus category points

10 = Total of points, resulting in a Public Benefit Rating

VALUATION SCHEDULE

<u>Public Benefit Rating</u>	<u>Assessed Value Reduction</u>	<u>Current Use Value</u>
0 - 4 points	0 %	100 % of Market Value
5 - 10 points	50 %	50 % of Market Value
11 - 15 points	60 %	40 % of Market Value
16 - 20 points	70 %	30 % of Market Value
21 - 34 points	80 %	20 % of Market Value
35 - 52 points	90 %	10 % of Market Value

IV. RESOURCE CATEGORY JUSTIFICATION

In the space provided, please explain why credit should be awarded for each category marked on page A-5. If additional space is needed, please use a separate sheet of paper and attach it to back of the application.

We plan on having small farm activities, this includes livestock, hay cultivation, fruit trees. We also plan on conserving and preserving the natural open space habitat enabling a natural area of vegetation for wild life.

Legal Descriptions

Parcel: 142006-9036

LOT 1 OF KCSP #1283041 REC #8411130700 SD SP DAF W 1/2 OF
NW 1/4 OF NE 1/4 LESS CO RD

Parcel: 142006-9129

LOT 2 OF KCSP #1283041 REC #8411130700 SD SP DAF W 1/2 OF
NW 1/4 OF NE 1/4 LESS CO RD

416TH ST

252ND

254TH

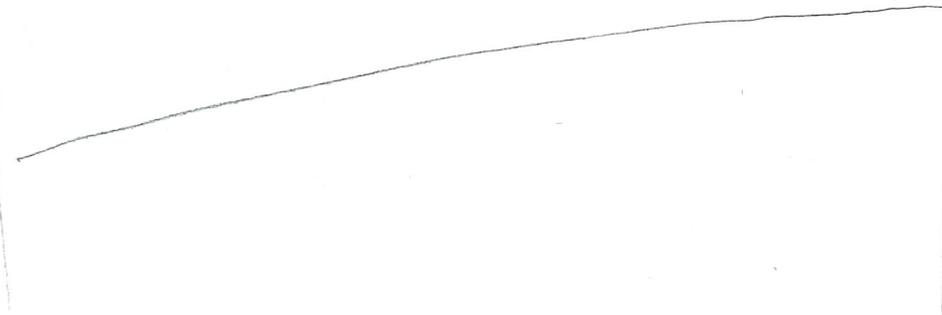


Farmstead

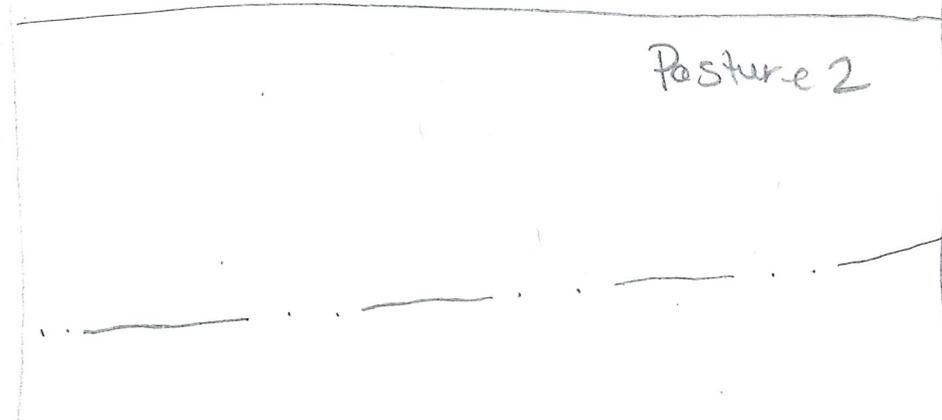
1.6 acres



Pasture 1

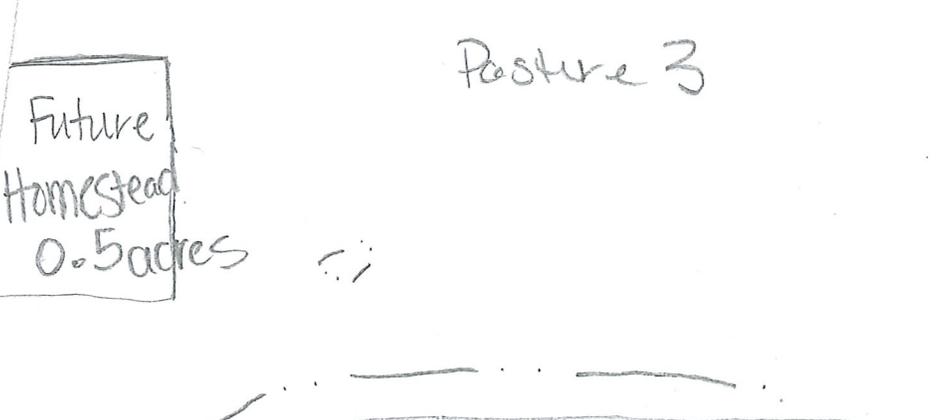


Pasture 2



Pasture 3

Future
Homestead
0.5 acres



Legend

-  Existing Building
-  Wetland Boundary
-  Septic Drain Field
-  Watercourse

FARM CONSERVATION PLAN

FARM CONSERVATION PLAN



Jenny & Michael Binetti

25207 SE 416th St
Enumclaw, WA 98022
Parcel # 142006-9036

Exhibit no.	6
Case name	Michael and Jennifer Binetti
Case number	E19CT029
Date received	7/30/2020
KING COUNTY HEARING EXAMINER	

Jay Mirro

December 2019



Jenny & Michael Binetti	December 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	
Pastures	2100 feet	7/2020			Fencing, Buffer: Install fencing to restrict livestock from the drainage ditch. Set fence back at least 10' from ditch edge.
Pastures	610 feet	8/2020			Fencing, Perimeter: Install fencing to create boundary to keep livestock in pasture.
Pastures	780 feet	7/2021			Fencing, Cross: Install fencing to facilitate rotational grazing.
Pastures	185 feet	7/2021			Fencing, Animal Trails: Install fencing to create alleyways to create a rotational grazing system.
Drainage	1050 feet	8/2020			Drainage Ditch Management: Work with King County ADAP and KCD to maintain drainage ditch(s) on the property. Acquire all needed permits and permissions before starting work.
Drainage	2100 feet	As Needed			Hedgerow Planting: Investigate options for planting native trees and shrubs around along drainages.
Pastures	15.3 acres	As Needed			Access Control: Restrict livestock from pastures during times of low forage and when ground is saturated.
Pastures	15.3 acres	5/2021			<p>Prescribed Grazing: Graze pastures using a rotational grazing system. Graze pastures to a 3-inch stubble height and move animals to the next pasture in rotation. Allow pasture to rest until it has reached 6 to 9 inches, before animals are returned. Do not graze fall growth below 3 inches. This is critical for lush spring regrowth.</p> <p>If pastures grow beyond 10 inches tall, mow to 3 inches. Mowing will prevent weed propagation and maintain uniform height. Harrow or drag pastures to fracture compacted soil, increase infiltration, increase plant vigor, and increase productivity. This will also break up manure clods and spread them around.</p>

Location	Planned		Applied		Land use Treatment/Conservation Practices (See Job Sheets section for details)
	Amount	month/year	Amount	month/year	
Pastures	Up to 15.3 acres	As Needed			<p>Forage and Biomass Planting: Start a program of restoring pasture and hayland. Aggressively harrow, rake and overseed with pasture grass. Tillage may be an option for overgrazed and compacted areas. Allow reseeded area to rest and recover before grazing it again. Overseed bare soil as soon as possible.</p>
Pastures	15.3 acres	10/2019			<p>Nutrient Management: Spread composted manure in spring or fall to provide nutrients and organic matter for forage production in pastures. Spread only if grasses have a minimum 3-inch stubble height. If spreading compost in the fall spread no later than October 31. Do not spread before rain events. Haul excess material offsite to prevent the overapplication of manure.</p> <p>Soil test regularly to determine soil nutrient requirements prior to spreading. Stop applying compost to pastures if soil testing indicates high organic matter and phosphorus levels.</p> <p><i>Do not spread nutrients on overgrazed, frozen, or saturated pastures.</i></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.

416TH

254TH

52ND

Farmstead
2.1 acres

Pasture 1
4.1 acres

Pasture 2
5.5 acres

Pasture 3
5.7 acres

Work with ADAP to maintain seasonal drainage ditch. Fence should be at least 10' off ditch.

Locate water for cattle. Keep 45' from ditch if future plans include holding livestock in winter.

- Legend**
- Parcels
 - Wetland Boundary
 - Watercourse
 - ✕ Existing Fence
 - Cross Fence
 - Buffer Fence
 - Animal Trail Fence
 - Perimeter Fence
 - Farm Boundary
 - ▨ Existing Septic Drain Field
 - Existing Building
 - New Building
 - ▨ Existing Farmstead
 - ▨ Planned Pasture
 - Street Address



Landowner Name: Jenny & Tony Binetti	Map Type: Planned Conditions Map	Directional: NE
Address: 25207 SE 416th St	KCD Staff Name: Jay Mirro	Section: 14
Enumclaw, WA 98022	Map Date: November 22, 2019	Township: 20
Acres: 19.7	Parcel #(s): 142006-9036 & -9129	Range: 06

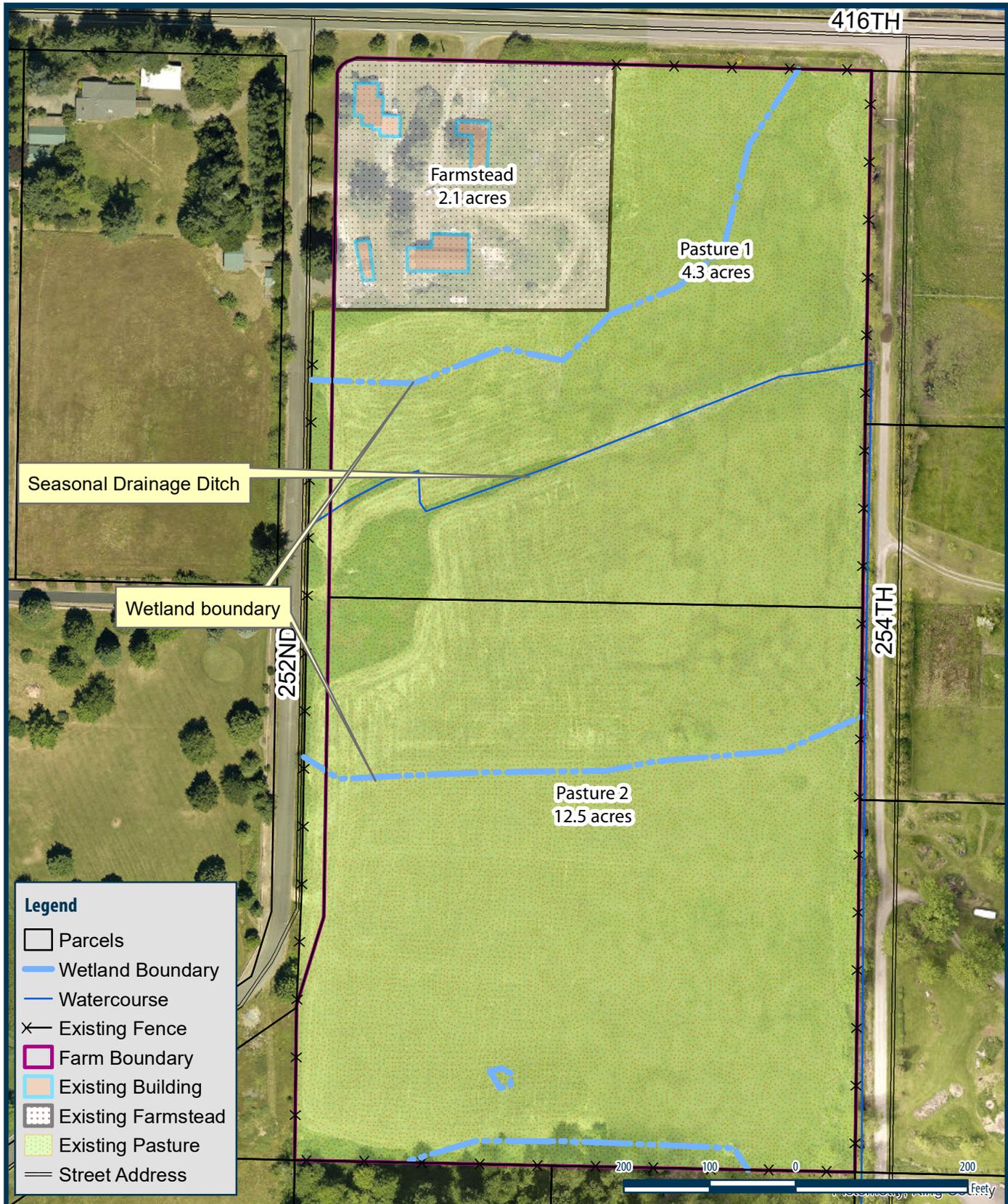


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Document Path: X:\GIS_Data\KCD_GIS_Data\Farm\MXD\Projects\Farm_Plan_Maps\B\Binetti_7281\KCD_FRM_Binetti_7281_P.mxd





Landowner Name: Jenny & Tony Binetti	Map Type: Existing Conditions Map	Directional: NE
Address: 25207 SE 416th St	KCD Staff Name: Jay Mirro	Section: 14
Enumclaw, WA 98022	Map Date: November 12, 2019	Township: 20
Acres: 19.7	Parcel #(s): 142006-9036 & -9129	Range: 06



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 Document Path: X:\GIS_Data\VKCD_GIS_Data\Farm\MXD's\Projects\Farm_Plan_Maps\B\Binetti_7281\VKCD_FRM_Binetti_7281_E.mxd



Property Information

Cooperator	Jenny & Michael Binetti
Property Location	25207 SE 416th St Enumclaw, WA 98022 Parcel ID #142006-9036
Total acreage	19.7 acres

Cooperator Goals

- Layout property for future farming goals.
- Develop and implement, on an ongoing basis, a Farm Conservation Plan as required by King County’s Public Benefit Rating System (PBRs).

Operation Summary

The landowners are building a new home on the site and are planning their future farm. The property has been hayed for years and had livestock in the past. The Binetti’s plans are to hay the fields and to graze some cattle. They are also planning to enroll the farm into the Public Benefit Rating System program.

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 8 percent slopes

Bu: Buckley gravelly silt loam, 0 to 3 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.

The **Buckley** soils are found on glacial drift plains. The parent material consists of mudflow deposits. A dense gravelly, sandy, clay loam layer begins 16 to 38 inches below the surface and acts as a root restrictive layer. The natural drainage class is poorly drained. When drained or

I. Inventory & Evaluation

unsaturated, these soils represent prime farmland. Buckley soils have a low 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.

Water (Harbor, Streams, Wetlands, Drainage)

The farm is in the Newaukum Creek sub-basin of the Duwamish-Green River Watershed, WRIA 9.

A drainage ditch runs through the center of the property. King County's Agricultural Drainage Assistance Program labels it as an artificial drainage, with a low chance of fish use. It is not mapped as a stream by the Washington State Department of Fish & Wildlife (WDFW). It flows into Newaukum Creek about 3,500 feet to the south. The farm field around the ditch was recently mapped as Category 3 wetland through a wetland delineation. There is also a Category 3 wetland delineated along the southern property line.

Newaukum Creek is on Washington State Department of Ecology's 303(d) list of impaired (polluted) waters. Newaukum Creek has issues with high bacteria, high temperature, low pH, and a low bioassessment.

- High bacteria concentrations may be due to livestock or wildlife fecal matter and/or human waste (i.e. leaking septic systems) reaching surface water and is a human health concern.
- High temperature can result from inadequate streamside vegetation shading and covering rivers, streams, and tributaries and is harmful to aquatic life.
- Chemical or nutrient concentrations can alter the pH of a stream or waterbody which may create unfavorable conditions for aquatic life.
- A poor bioassessment score may indicate chronic, low-level pollution and water quality degradation, which reduces favorable conditions for macroinvertebrates. Higher macroinvertebrate concentration and diversity is a good indicator of stream health.

The property is served by an onsite septic system and a water district. Care should be taken with any activities over a drain field.

The multiple barns and outbuildings have a combined roof area of 3,700 square feet and in an average year with 55 inches of rainfall the roof surface areas will produce 127,000 gallons of stormwater.

I. Inventory & Evaluation

Water resource concerns include:

- Excess water in the pastures, due to the drainage ditch being clogged with soil and vegetation.
- Potential for elevated surface water temperature due to a lack of shade along drainage ditches.

Air

The 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.

Currently no air resource concerns exist. 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.

Plants

The farmstead occupies about 2.1 acres and has a grass lawn and some large trees. The pasture covers about 16.8 acres. It is currently mowed seasonally and harvested for hay. Pasture grasses look healthy and have a 3-inch stubble height. Species identified included orchard grass, tall fescue and ryegrass. Very few weeds exist.

Currently no plant resource concerns exist.

Animals

Wildlife: This property provides important habitat for a variety of fish and wildlife species. Most land in King County is privately owned, meaning landowners are vital stewards for wildlife habitat. Bald Eagles and Elk are mapped for this area and surrounding areas according to the Washington Department of Fish and Wildlife (WDFW). WDFW lists nearby Newaukum River as having Cutthroat Trout, Steelhead Trout, Chum, Chinook, Pink, Sockeye and Coho salmon. There is little potential for these fish to utilize the drainage ditch system at some point in their life cycle.

Landowners may also want to keep their eye out for "Birds of Concern." These are birds that have been federally listed as species of High Conservation Priority, which means they will likely become candidates for the Endangered Species Act. A few birds King County landowners have a high likelihood of observing are: Rufous Hummingbird (*Selasphorus rufus*), Great Blue Heron (*Ardea herodias*), Olive-sided Flycatcher (*Contopus cooperi*), and Western Screech-owl (*Megascops kennicottii kennicott*). If these birds are observed, special attention should be made to look for nests and to avoid nest destruction during the breeding season from April 1 through July 15.

For more information and tips on living with wildlife and improving wildlife habitat visit the Washington Department of Fish and Wildlife's website: <http://wdfw.wa.gov/living/>

Currently no wildlife resource concerns exist.

Livestock: The landowners currently have no livestock. Plans are to run a few head of cattle on the property. The exact number of animals is unknown at this time.

Currently no livestock resource concerns exist.

I. Inventory & Evaluation

Humans:

The goal of this plan is to address natural resource management concerns of the property and to help the landowner meet their goals. The landowners are developing a farm conservation plan as required by King County's Public Benefit Rating System.

Cultural Resources:

If cultural resources be 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.

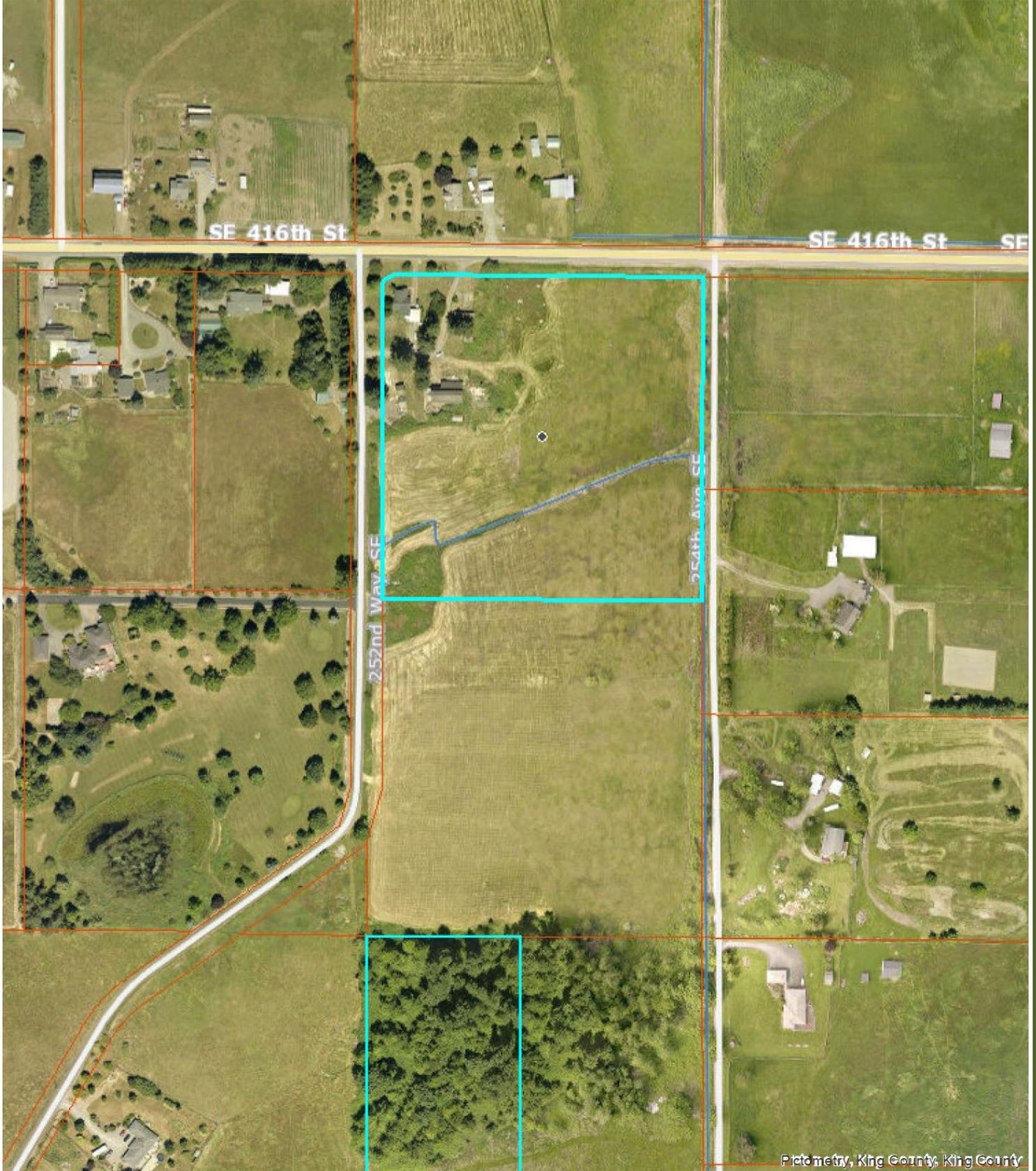
Currently no energy resource concerns exist.



Jenny & Michael Binetti
25207 SE 416th St
Enumclaw, WA 98022
Parcel ID #142006-9036 & 9129
19.7 Acres; Section 14 Township 20 Range 06

Map Type	2017 Aerial Photo
Planner	Jay Mirro
Source	King County Imap
Date	December 2019

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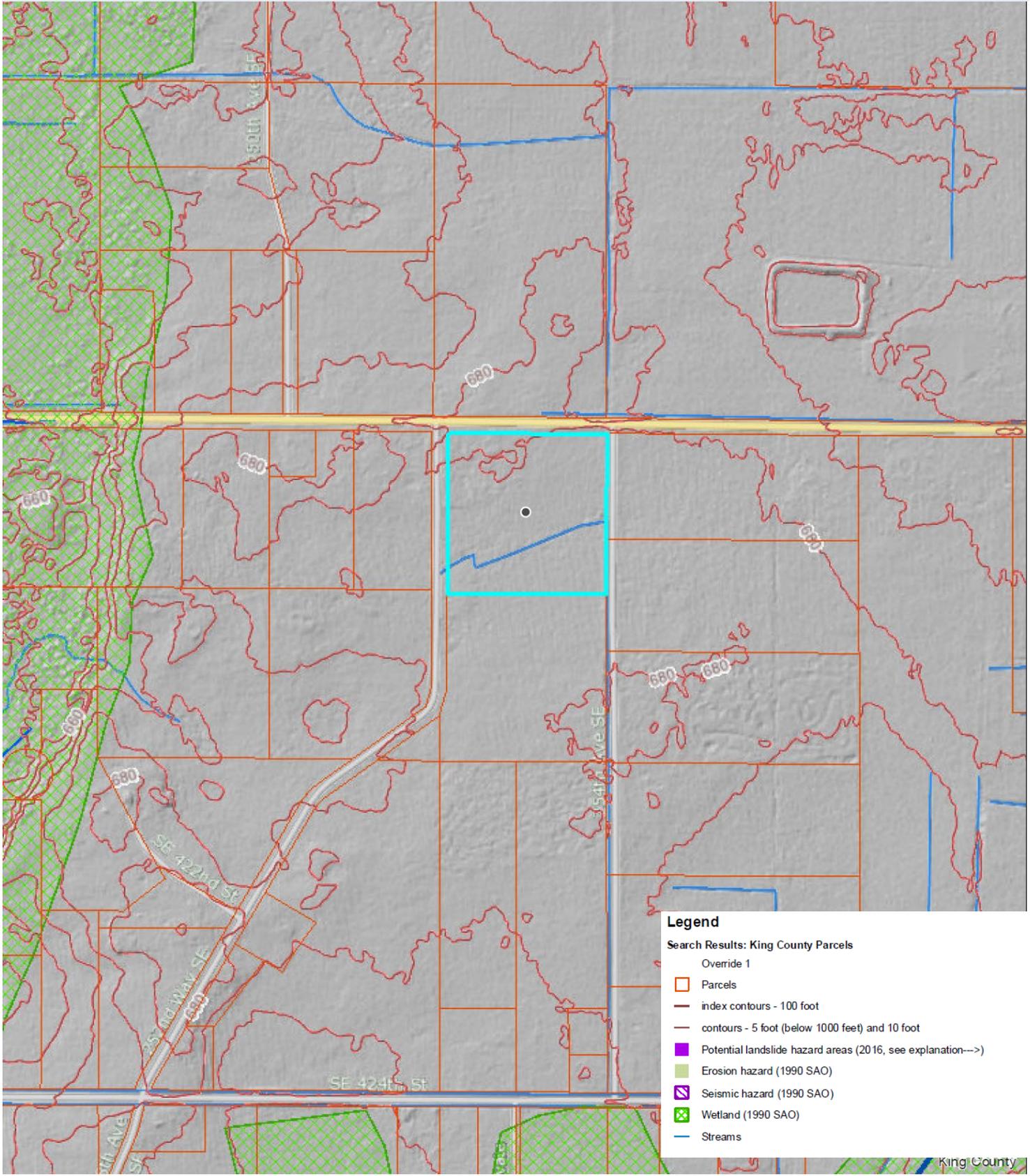




Jenny & Michael Binetti
25207 SE 416th St
Enumclaw, WA 98022
Parcel ID #142006-9036 & 9129
19.7 Acres; Section 14 Township 20 Range 06

Map Type	Critical Area Map / Hillshade
Planner	Jay Mirro
Source	King County IMAP
Date	December 2019

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Jenny & Michael Binetti
25207 SE 416th St
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Map Type	1998 Aerial Photo
Planner	Jay Mirro
Source	King County IMAP
Date	December 2019

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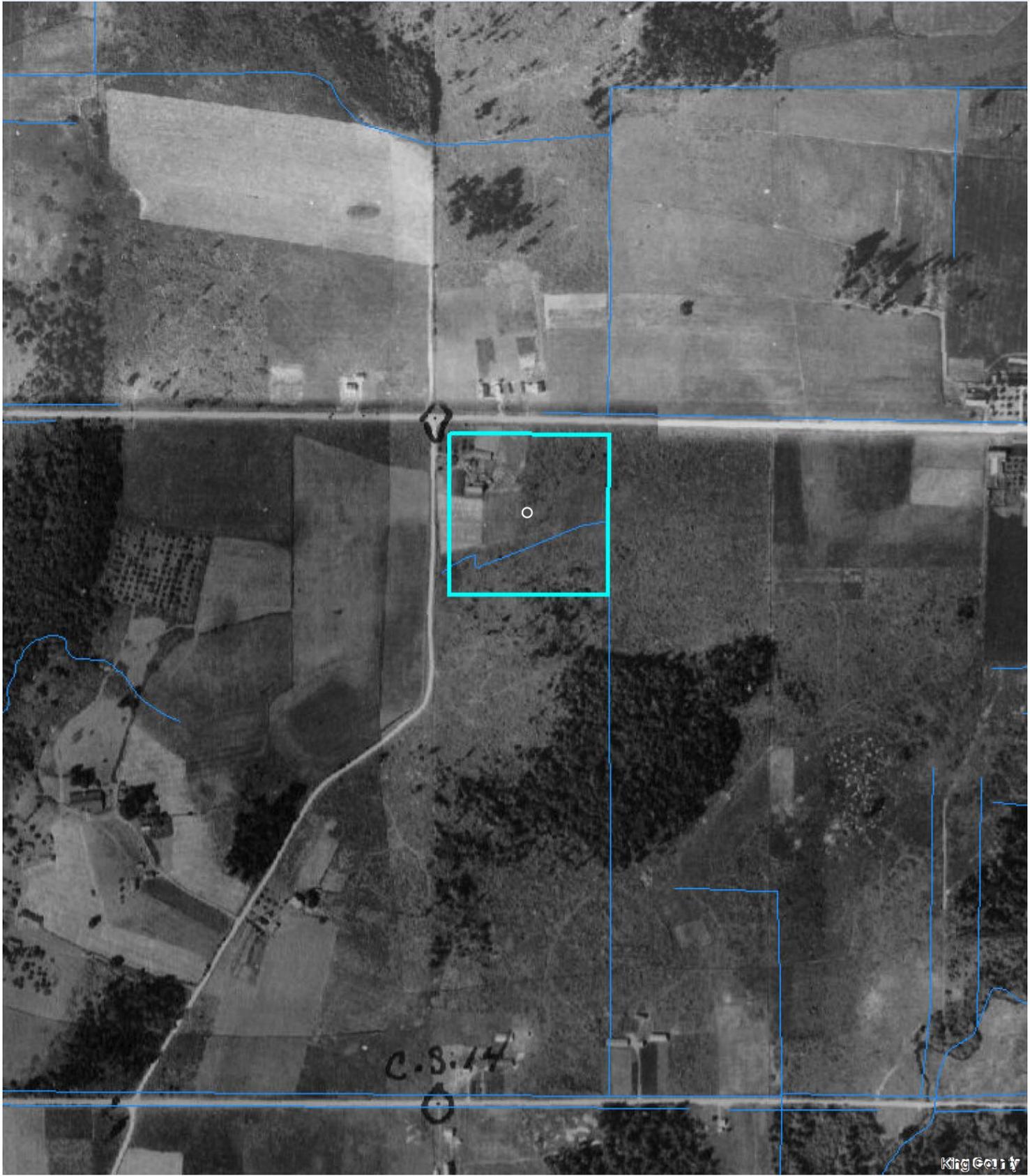




Jenny & Michael Binetti
25207 SE 416th St
Enumclaw, WA 98022
Parcel ID #142006-9036 & 9129
19.7 Acres; Section 14 Township 20 Range 06

Map Type	1936 Aerial Photo
Planner	Jay Mirro
Source	King County IMAP
Date	December 2019

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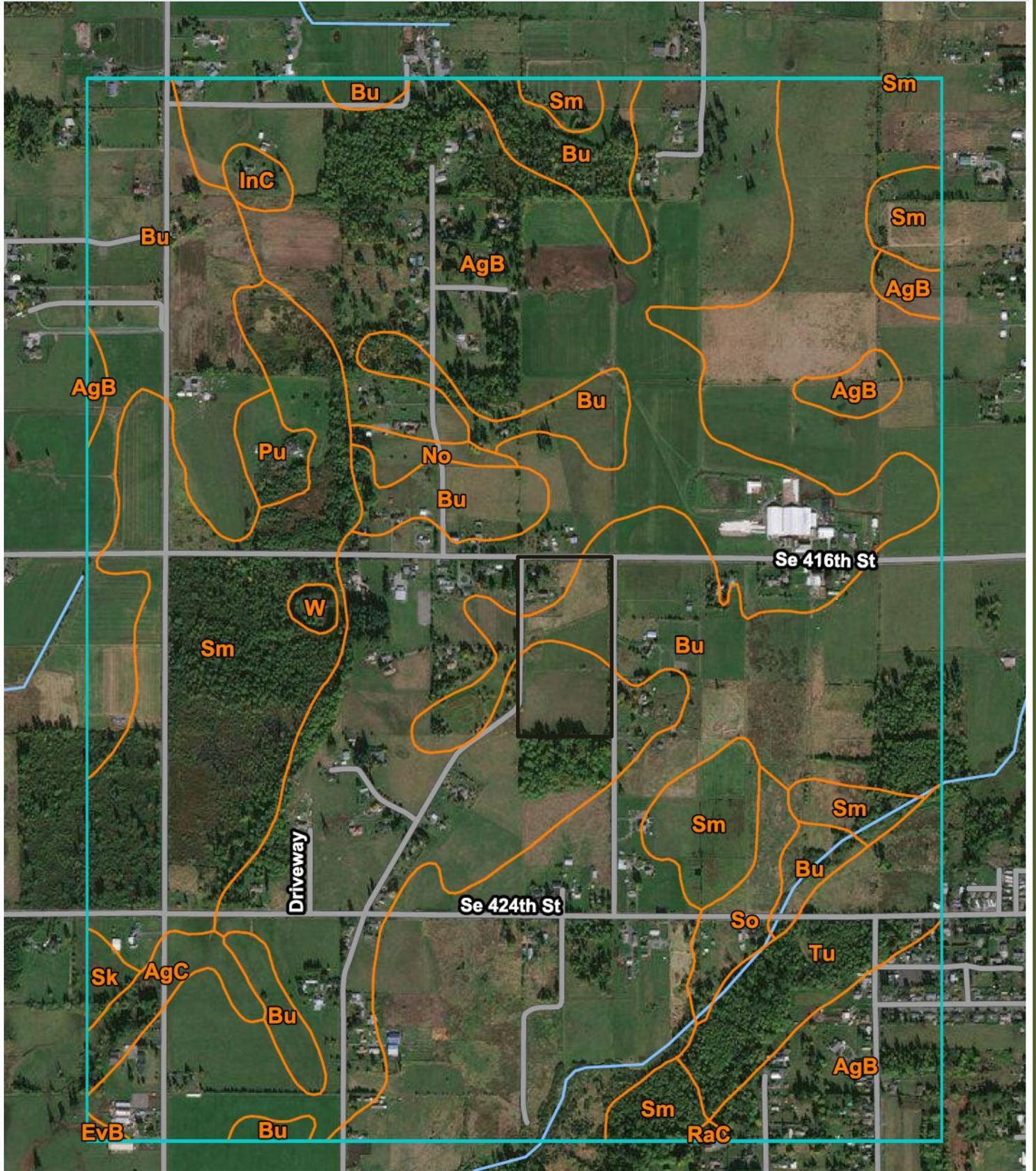




Jenny & Michael Binetti
25207 SE 416th St
Enumclaw, WA 98022
Parcel ID #142006-9036 & 9129
19.7 Acres; Section 14 Township 20 Range 06

Map Type	Soils Map
Planner	Jay Mirro
Source	NRCS Web Soil Survey
Date	December 2019

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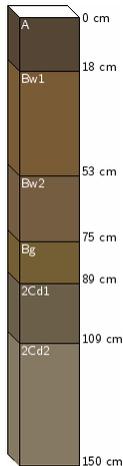


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AgB	Alderwood gravelly sandy loam, 0 to 8 percent slopes	449.6	39.4%
AgC	Alderwood gravelly sandy loam, 8 to 15 percent slopes	11.9	1.0%
Bu	Buckley gravelly silt loam, 0 to 3 percent slopes	436.2	38.2%
EvB	Everett very gravelly sandy loam, 0 to 8 percent slopes	0.8	0.1%
InC	Indianola loamy sand, 5 to 15 percent slopes	4.3	0.4%
No	Norma sandy loam	5.4	0.5%
Pu	Puget silty clay loam	7.5	0.7%
RaC	Ragnar fine sandy loam, 6 to 15 percent slopes	0.6	0.1%
Sk	Seattle muck	3.5	0.3%
Sm	Shalcar muck	167.7	14.7%
So	Snohomish silt loam	12.9	1.1%
Tu	Tukwila muck	38.3	3.4%
W	Water	2.4	0.2%
Totals for Area of Interest		1,141.1	100.0%

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

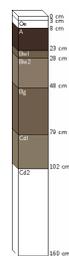
Hydrologic Soil Group: B

Other vegetative classification: Limited Depth Soils

(G002XN302WA), Limited Depth Soils (G002XF303WA), Limited

Depth Soils (G002XS301WA)

Minor Components



Mckenna

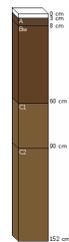
Percent of map unit: 5 percent

Landform: Depressions, drainageways

Landform position (three-dimensional): Dip

Down-slope shape: Concave, linear

Across-slope shape: Concave



Everett

Percent of map unit: 5 percent

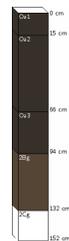
Landform: Eskers, kames, moraines

Landform position (two-dimensional): Summit, shoulder

Landform position (three-dimensional): Interfluvium, crest

Down-slope shape: Convex

Across-slope shape: Convex



Shalcar

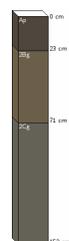
Percent of map unit: 3 percent

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

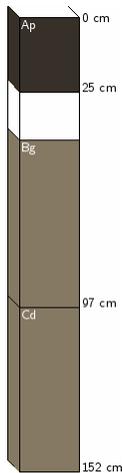
Across-slope shape: Concave

Buckley gravelly silt loam, 0 to 3 percent slopes

SOIL DESCRIPTION

Bu

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: Buckley (85%)

The Buckley component makes up 85 percent of the map unit. Slopes are 0 to 3 percent. This component is on lahars, glacial drift plains. The parent material consists of mudflow deposits. Depth to a root restrictive layer, densic material, is 20 to 39 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 10 inches during January, February, March, April, May, June, November, December. Organic matter content in the surface horizon is about 9 percent. Nonirrigated land capability classification is 5w. This soil meets hydric criteria.

Component: Alderwood (10%)

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

Component: Seattle (5%)

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

Map Unit Setting

National map unit symbol: 2rtyp

Elevation: 390 to 820 feet

Mean annual precipitation: 40 to 50 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 190 to 205 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Buckley and similar soils: 85 percent

Minor components: 15 percent

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

Description of Buckley

Setting

Landform: Lahars

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Mudflow deposits

Typical profile

Ap - 0 to 10 inches: gravelly silt loam

A - 10 to 16 inches: gravelly loam

Bg - 16 to 38 inches: gravelly sandy clay loam

Cd - 38 to 60 inches: gravelly sandy clay loam

Properties and qualities

Slope: 0 to 3 percent

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

Natural drainage class: Poorly 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 0 to 20 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 5.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 5w

Hydrologic Soil Group: C/D

Other vegetative classification: Wet Soils (G002XF103WA)

Minor Components

Alderwood

Percent of map unit: 10 percent

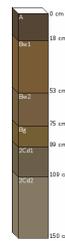
Landform: Ridges, hills

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest, talf

Down-slope shape: Linear, convex

Across-slope shape: Convex



Seattle

Percent of map unit: 5 percent

Landform: Glacial drainage channels

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave



USDA NATURAL RESOURCES CONSERVATION SERVICE

LIVESTOCK FEED & FORAGE BALANCE WORKSHEET

11/22/2019

For: **Binetti**

Original file date: 11/4/2019

County: **King**

FORAGE NEEDS

Scenario: **Planned Cows**

Livestock Type	Animal Unit Factor **	Livestock Numbers and Animal Unit Months (AUMs***) Requirements													Total AUMs Needed/Yr	
		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP			
Beef, Small breed cow	0.846	#	10.0						10.0	10.0	10.0	10.0	10.0	10.0		59.2
		AUM's	8.5						8.5	8.5	8.5	8.5	8.5	8.5		
		#														
		AUM's														
		#														
		AUM's														
		#														
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		#														
		AUM's														
Total Livestock No.s/Mo.			10.0						10.0	10.0	10.0	10.0	10.0	10.0		
Total AUMs Needed/Mo.			8.5						8.5	8.5	8.5	8.5	8.5	8.5	8.5	

** May be changed to reflect a specific farm.

Select representative soil description: MLRA A2-Soils with moderate available water-holding capacity
 Major land resource area description:

FORAGE AVAILABILITY

Field Number/ Forage Suitability Group (see below)	Acres	Yield (tons/acre)	Forage Available per Field by Month (AUMs)											Total AUMs Produced/Yr	
			OCT 6%	NOV 3%	DEC 1%	JAN 1%	FEB 4%	MAR 11%	APR 17%	MAY 22%	JUN 20%	JUL 11%	AUG 1%		SEP 3%
1	4.1	3.0	1.6	0.8	0.3	0.3	1.1	3.0	4.6	6.0	5.4	3.0	0.3	0.8	27.1
2	5.5	3.0	2.2	1.1	0.4	0.4	1.5	4.0	6.2	8.0	7.3	4.0	0.4	1.1	36
3	5.7	1.5	1.1	0.6	0.2	0.2	0.8	2.1	3.2	4.1	3.8	2.1	0.2	0.6	19
Total Acres =	15.3														AUMs/yr
Total AUMs Available per Month			4.9	2.5	0.8	0.8	3.3	9.0	14.0	18.1	16.4	9.0	0.8	2.5	82.2
Feed Balance(AUMs)			-3.53	2.47	0.82	0.82	3.29	9.04	5.51	9.62	7.98	0.58	-7.64	-5.99	
Total AUMs Air-dry Pasture Needed per Month			8.5						8.5	8.5	8.5	8.5	8.5	8.5	
Percentage of feed supplied by pasture/month			58%						165%	214%	194%	107%	10%	29%	
Grazing Days per month (all AUMs)			18.1						30.0	31.0	30.0	31.0	3.0	8.7	151.8
Acres per Grazing Day for all AUs			1.45						0.31	0.23	0.26	0.46	52.30	6.01	61.0
SURPLUS Feed Produced/Mo. (AUMs)				2.47	0.82	0.82	3.29	9.04	5.51	9.62	7.98	0.58			
SURPLUS Feed Produced/Mo. (Tons)				1.11	0.37	0.37	1.48	4.07	2.48	4.33	3.59	0.26			18.1
ADDITIONAL Pasture Feed Needed/Mo.(AUMs)			3.53										7.6	6.0	17.2
ADDITIONAL Feed Needed as Hay (Tons)*			1.59										3.44	2.70	7.7
Total Feed (Tons) Needed for Year as Hay* =															-10.3

*** One AUM = Amount of forage necessary to feed one 1000lb animal for one month
 * One AUM equals 900 lb of air-dry pasture forage or 660 lb of hay because of less wasted feed with hay

Landowner: Binetti	Lifetime of Practice: 20 years
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Purpose (check all that apply)	
<input checked="" type="checkbox"/> Divide pasture for rotational grazing	<input checked="" type="checkbox"/> Fence livestock out of a riparian area
<input checked="" type="checkbox"/> Perimeter fencing	<input type="checkbox"/> Heavy use area fence
<input checked="" type="checkbox"/> Animal trail fencing	

Type of fencing material to be used (please include animal type(s))
Fence type to be determined. Multiple strands of barbed / smooth wire or woven wire field fence is recommended. Cattle area planned for the site.

Length of fence
Buffer: 2100 ft Perimeter: 610 ft Cross: 780 ft Animal Trails: 185

Operation and Maintenance
<ul style="list-style-type: none"> ▪ Regularly inspect fences for damage and natural wear as part of an on-going management system ▪ Maintenance and repairs will be performed as needed to facilitate the intended use of the installed fence ▪ Fence repairs should be made with materials that equal or exceed the quality of the original materials ▪ Electric fences need to be inspected periodically to remove grasses and tree limbs that are touching the wire

Additional Specifications and Notes:

H-Brace

H-Brace shall be constructed on segment ends, corners and locations to support gates. H-brace anchor and brace posts shall be treated wood, minimum 5 to 6-inch diameter, 8 feet long, and set 3 feet into ground. Concrete is not required. Tamp to compact backfill soil around post in 4-inch lifts. Compression post shall be treated wood post, minimum 4 to 5-inch diameter and at least 8 feet long. Connect via brace pin or 12-inch galvanized nail. It is recommended not to notch wood, as this reduces structural integrity. Brace wire shall be two loops of 9-gauge smooth wire or 12.5-gauge high-tensile wire. Twist brace wire with twitch stick or use line strainer or L-shape joint clamp to add tension to H-brace. Wire shall be installed from the bottom of the anchor post to the top of the brace post.

Woven wire

Inline posts shall be treated wood posts, minimum 3.5-inch diameter, at least 6 feet long and set a minimum of 24 inches deep into the ground. Standard T-posts may be used as line posts; T-posts must be at least 1.25 pounds per foot exclusive of anchor plates, a minimum of 5.5 feet tall, and set 18 inches deep; T-posts must be galvanized or painted. Posts shall be spaced a maximum of 15 feet apart. If metal posts are used, substitute a minimum 3.5-inch diameter treated wood posts every 50 to 75 feet. For long runs of fence, install H-braces every 330 feet. Follow details in fence standard for stapling of wire into post. See standard for more details about H-braces. Top and bottom wires should be 10-gauge, with 12.5-gauge intermediate and stay wires. Fence should be at least 4 feet high with wire spacing not more than 6 inches apart in standard woven wire fence or not greater than 2 inches by 4 inches spacing in no-climb fencing.

Barbed Wire, Smooth Wire, or Similar

Install a combination of wooden and metal line posts. Use pressure-treated wood posts on segment ends, at gates, and every 50 to 75 feet as line posts. Wood posts must be at least 6 feet long and set a minimum of 24 inches deep. Standard T-posts may be used as line posts; T-posts must be at least 1.25 pounds per foot exclusive of anchor plates, a minimum of 5.5 feet tall, and set 18 inches deep; T-posts must be galvanized or painted. For long runs of fence, install H-braces every 330 feet.

Four-strand fences may have a maximum line post interval of 20 feet without stays, 25 feet with one stay mid-way between line posts, or 30 feet with 2 stays at equal intervals between posts. Stays must be wood and at least 2.5 inches in diameter. Stays must be at least 2 inches taller than the fence height.

Use standard galvanized double strand barbed wire, a minimum size of 12.5-gauge with 14-gauge or heavier 2-point barbs spaced not more than 5 inches apart. Strand breaking strength must be at least 950 pounds or 70,000 pounds per square inch.

Set wires at above ground heights of 14", 22", 32", and 42".

Post and Rail:

Install 4 by 6-inch pressure treated wood posts, set 2.5 to 3 feet into the ground. Concrete is not required. Tamp to compact backfill soil around post in 4-inch lifts. Posts shall be spaced 8 to 10 feet on center. Connect posts with at least three 2 by 6-inch pressure treated wood rails.

Galvanized screws are ideal to prevent boards from being pushed out.



JOBSHEET

Nutrient Management

Landowner: Binetti	Lifetime of Practice: 1 year
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Purpose (check all that apply)	
<input checked="" type="checkbox"/> To budget and supply nutrients for plant production	<input checked="" type="checkbox"/> To properly utilize manure or organic by-products as a plant nutrient source
<input checked="" type="checkbox"/> To minimize agricultural non-point source pollution of surface and ground water resources	<input checked="" type="checkbox"/> To maintain or improve the physical, chemical and biological condition of soil
<input checked="" type="checkbox"/> To protect air quality by reducing nitrogen and/or particulate	

Soil Sample Results
Crop: Pasture
Current Conditions for N: P: K: pH:
Lab Recommendations for N: P: K: Lime/Dolomite: Other:
Planned Conditions: Livestock nutrients are under the pasture's ability to absorb: 16%N, 52%P, 21%K.
Balance for N.
Current soil tests needed for exact recommendations.
No Manure storage planned.

Application Schedule for stored manure

field #	Remaining crop needs/ac			Balance for N or P?	Application months indicated with an 'x'											
	N	P	K		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1																
2																
3																

X = Manure application: 10 - 20 yards per acre

Permits

Are there clearing or grading permits necessary for the project? If so, please list below and include a copy of the permit.

NO

Operation and Maintenance

The owner/client is responsible for safe operation and maintenance of this practice including all equipment. Operation and maintenance addresses the following:

- periodic plan review to determine if adjustments or modifications to the plan are needed. As a minimum, plans will be reviewed and may be revised with each soil test cycle.
- protection of fertilizer and organic byproduct storage facilities from weather and accidental leakage or spillage.
- calibrate application equipment to apply within 10 percent of the recommended application rates and maintain a uniform distribution pattern.
- documentation of the actual rate at which nutrients were applied. When the actual rates used differ from or exceed the recommended and planned rates, records will indicate the reasons for the differences.
- update and maintain records to document the plan implementation. As applicable, records include:
 - soil test results and recommendations for nutrient applications,
 - rates, analyses and sources of nutrients applied,
 - dates and method of nutrient applications, crops planted, planting and harvest dates, yields, and crop residues removed,
 - results of water, plant, and organic byproduct analyses,
 - the dates of review, person performing the review, and recommendations that resulted from the review.

Additional Specifications and Notes:

- | | | |
|---|--|----------------------------|
| 1 | Method of nutrient application: | Fertilizer/Manure spreader |
| 2 | Split applications of nutrients are best. Make sure application equipment is calibrated, so that prescribed amounts of nutrients are being applied. Site specific recommendations based on soil test results: | |
| | <p>Refer to the enclosed guide: Pastures- Western Oregon and Western Washington and the soil sample test results for your site from A & L Labs Oregon. Take note that the recommended rate for lime is in lb/acre and must be converted to tons in order to use the fertilizer guide. Refer to the fertilizer guide and lab recommendations for fertilizer rates and application timing.</p> <p>Never apply more than 60 lbs/acre/application of Nitrogen.</p> <p><u>Note 1:</u> In our soils we do not see good correlations between soil sulfur and plant growth. If you suspect a sulfur deficiency, plant analysis is more reliable.</p> <p><u>Note 2:</u> Apply lime when maximum soil disturbance occurs to allow the best distribution in the soil profile. Applying lime to the soil surface without incorporating it will not significantly change soil pH</p> | |
| 3 | Don't apply nutrients when soils are saturated, or steady heavy rain is expected in the near future. | |
| 4 | Don't apply nutrients if soils are frozen or snow-covered, & a potential for offsite movement of material is present. | |
| 5 | See the included buffer specification sheet for setback distances from water and other sensitive areas. | |
| 6 | Soils tests shall be taken at least every 3 years for at nitrate & ammonium nitrogen, phosphorus, potassium, organic matter, pH and electrical conductivity. Tests shall be taken in the top 12 inches of soil, and analysis performed by a lab meeting the requirements of the North American Proficiency Testing-Performance Assessment Program (NAPT-PAP) and/or a State Certified Program. | |

- 7 Additionally, fall soil nitrate tests shall be taken annually, as described in Oregon State University Extension Bulletin EM8832-E. The Bulletin also gives details on sampling dates & methods, & interpretation (also see next page). Annual testing will continue until test results indicate that a different sampling schedule may be appropriate.
- 8 A manure testing schedule which accounts for seasonal variation in nutrient content of stored manure shall be followed, and results utilized to determine manure application rates.
- 9 Nutrient application records shall be kept for at least 3 years, or longer if required by Ordinance or program or contract requirements.
- 10 As a minimum, the records shall include actual application rate, location, date & method of application, and soil and manure test results.
- 11 If manure is exported off the farm, records must also be kept of volumes, dates, and persons or locations who received the manure, as per the Waste Utilization (633) specification.
- 12 Applications of manure on land not owned by the livestock producer shall follow guidelines listed in the Waste Utilization (633) specification.
- 13 If you choose to use manure as a fertilizer, obtain a manure analysis from the source. Apply manure only during growing season and adhere to local set backs from open water sources.

EM8832-E Table 4 Grass for hay or silage. Suggested interpretation for post-harvest soil nitrate-N (0 - 12-inch depth)

If post-harvest nitrate-N is less than 15 ppm N (greater than approximately 55 lb N/acre)

Continue present nitrogen management

If post-harvest nitrate-N is 15 - 30 ppm (approximately 55 - 105 lb N/acre)

Apply manure earlier in the growing season.

Keep records to document crop yield, dry matter, and crop Nitrogen removal. Total applied manure-N + fertilizer-N should be less than 125 % of the documented crop N

Check protein levels in forage. Grass crude protein greater than 21% is associated with increased potential for nitrate toxicity to cows.

Plan to reduce manure-N application by 10% - 25%

Improve whole farm nutrient balance.

If post-harvest nitrate-N is greater than 30 ppm N (greater than approximately 105 lb N/acre)

Apply manure earlier in the growing season. Reduce manure application after August 1.

Keep records to document crop yield, dry matter, and crop N removal.

Total manure-N + fertilizer-N should be less than or equal to crop N removal.

Even if calculated crop removal exceeds 400 lb N per acre, apply manure-N + fertilizer-N not to exceed 400 lb N per acre per year.

Consider reseeding or interseeding if grass yield is limited by poor stand or undesirable species.

Check protein levels in forage. Grass crude protein greater than 21% is associated with increased potential for nitrate toxicity to cows.

Plan to reduce manure-N application by 25% - 40%.

Consult experts to improve whole farm nutrient balance and reduce danger of nitrate toxicity to cows.



JOBSHEET

Prescribed Grazing

Landowner: Binetti	Lifetime of Practice: 5 years
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Purpose (check all that apply)	
<input checked="" type="checkbox"/> Improve or maintain the health and vigor of plant communities.	<input checked="" type="checkbox"/> Reduce accelerated soil erosion and maintain or improve soil condition.
<input checked="" type="checkbox"/> Improve or maintain quantity and quality of forage for livestock health and productivity.	<input type="checkbox"/> Improve or maintain the quantity and quality of food and/or cover available for wildlife.
<input checked="" type="checkbox"/> Improve or maintain water quality and quantity.	<input type="checkbox"/> Promote economic stability

Forage Needs
Livestock Type: <u>Cattle</u>
Monthly Average AUMs: <u>8.5</u>
Total AUMs Needed/Year: <u>59.2</u>

Forage Availability (field number, acres, and yield)			
Field Number	Acres	Yield Tons/acres	Notes on field (i.e. Restrictions or wetness)
1	4.1	3	Wet in winter, some areas wetlands
2	5.5	3	Wet in winter, some areas wetlands
3	5.7	1.5	

Total Grazing days/year: Current: _____ Planned1: 151.8 Planned 2: _____

Additional Tons of Hay Needed: Current: _____ Planned1: 0 Planned 2: _____

*One AUM equals 900lb of air=dry pasture forage or 660lb of hay because of less wasted feed from hay.

Percentage of Annual Feed Needs Grown (Air-Dry Ton Equivalent): 139%

Permits

Are there clearing or grading permits necessary for the project? If so, please list below and include a copy of the permit.

Operation and Maintenance

Remove livestock whenever soils are saturated or grass is grazed down to 3". Allow livestock access to field once the grass has reached a height of 6"- 8" and the soil is no longer saturated.

Operation. Prescribed Grazing will be applied on a continuing basis throughout the occupation period of all grazing units.

Adjustments will be made as needed to ensure that the goals and objectives of the prescribed grazing strategy are met.

Maintenance. All facilitating practices (Fence, Pest Management) that are needed to effect adequate grazing distribution as planned by this practice standard will be maintained in good working order.

Additional Specifications and Notes:

According to King County Code 21A.24.045 grazing in critical areas is allowed if:

- Limited to activities in continuous existence since January 1, 2005, with no expansion within the critical area or critical area buffer. "Continuous existence" includes cyclical operations and managed periods of soil restoration, enhancement or other fallow states associated with these horticultural and agricultural activities.
- Allowed for expansion of existing or new agricultural activities where:
 - A. the site is predominately involved in the practice of agriculture;
 - B. there is no expansion into an area that:
 - 1. has been cleared under a class I, II, II, IV-S or nonconversion IV-G forest practice permit; or
 - 2. is more than ten thousand square feet with tree cover at a uniform density more than ninety trees per acre and with the predominant mainstream diameter of the trees at Least four inches diameter at breast height, not including areas that are actively managed as agricultural crops for pulpwood, Christmas trees or ornamental nursery stock
 - C. the activities are in compliance with an approved farm plan in accordance with K.C.C.21A.24.051
 - D. All best management practices associated with the activities specified in the farm management plan are installed and maintained.

According to K.C.C. 21A.30.045

The farm plan shall, "Seek to achieve a twenty-five foot buffer of diverse, mature vegetation between grazing areas and the ordinary high water mark of all type S and F aquatic areas and the wetland edge of any category I, II, or III wetland with the exception of grazed wet meadows... avoid having manure accumulate in or within ten feet of type N or O waters."