

**Appendix G.
Application**

Northumberland County Agricultural Conservation Easement Program



Application Packet



Before filling out this application, please review the following checklist to make sure you meet ALL the minimum eligibility requirements for the program. If not, you are not eligible to apply for this program at this time. Once you determine you meet all the minimum eligibility requirements, proceed with the rest of the application packet.

Northumberland County Agricultural Land Preservation Program Minimum Eligibility Requirements Checklist

- _____ 1. The farm is located in an agricultural security area, consisting of 500 acres or more; or is bisected by the dividing line between two local government units, having the majority of its viable agricultural land within an agricultural security area of 500 acres or more and the remainder in another local government unit outside of an agricultural security area; or is bisected by the dividing line between the purchasing county and an adjoining county, having the land located in the purchasing county and an agricultural security area of 500 acres or more and the remainder in another county outside of an agricultural security area, and with respect to which one of the following applies:
 - a. A mansion house (farmhouse) is on the tract and located within the purchasing county.
 - b. When the mansion house on the tract is bisected by the dividing line between the two counties, the landowner has chosen the purchasing county as the site of assessment for tax purposes.
 - c. When there is no mansion house on the farmland tract, the majority of the tract's viable agricultural land is located within the purchasing county.
- _____ 2. The farmland tract is contiguous acreage of at least 50 acres in size; or contiguous acreage of at least 10 acres in size and utilized for a crop unique to the area; or contiguous acreage of at least 10 acres in size and contiguous to a property which has a perpetual conservation easement in place which is held by a "qualified conservation organization," as that term is defined in section 170(h)(3) of the Internal Revenue Code (26 U.S.C.A. § 170(h)(3)).
- _____ 3. The farmland tract contains at least 50% of its soils which are both available for agricultural production and of Land Capability Classes I-IV, as defined by the USDA-NRCS.
- _____ 4. The farmland tract contains the greater of 50% or 10 acres of harvested cropland, pasture or grazing land. (Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP) acreage does not qualify as harvested cropland "in current use" for minimum eligibility criteria; however, the USDA maintains the field yield cropping history for cropland on the farm.)
- _____ 5. Total farm gross receipts equal \$25,000 or more annually, unless the farm is being deeded through a \$1 bargain sale or a donation.

If you meet ALL of the above requirements, please proceed with completing the application.

Application Instructions:

1. A non-refundable application fee of \$100, made payable to “NCALPB” is required for each completed application submitted.
2. The following must be provided by the applicant:
 - a. Certified conservation plan for the applicable farmland.
 - b. Location map. (A United States Geographical Survey topographic map showing the location of the applicable farmland.)
 - c. Soils map. (Soils map of the applicable farmland, including color codes and cross hatch or separate map for wetlands. Our office can provide assistance for this, if needed.)
 - d. Tax map. (Tax map(s) of the applicable farmland with map reference and tax parcel numbers clearly indicated.)
3. If your application receives preference for an appraisal, you will receive a copy of the appraisal request form. If you wish to proceed with the process, you must submit the request form to the Northumberland County Agricultural Land Preservation Board. Along with the appraisal request form, the applicant will submit a \$1,000.00 good faith deposit prior to ordering the appraisal. The deposit will be held in an escrow account and returned within 30 days of closing, only under the following conditions:
 - a. The County board does not conduct an appraisal; or
 - b. The applicant does not withdraw the application at any time between the appraisal and closing; or
 - c. The applicant does not sever the agreement of sale and proceeds to closing; or
 - d. The County Board decides not to make an offer to purchase an easement from the applicant.

Please submit this application with a check for \$100 made payable to NCALPB to the following address (incomplete applications will be returned):

Northumberland County Agricultural Land Preservation Board
c/o Northumberland County Conservation District
441 Plum Creek Road
Sunbury, PA 17801

Please call the Northumberland County Conservation District Office if you have questions or would like assistance in completing this application: 570-495-4665 ext. 305

Soils and Application Assistance:

Northumberland County Conservation District
441 Plum Creek Road, Sunbury, PA 17801
Phone: 570-495-4665 x305

Conservation Plan Assistance:

Natural Resources Conservation Service
441 Plum Creek Road, Sunbury, PA 17801
Phone: 570-286-7114 x106

Tax Parcel Numbers & Deed Reference:

Office of the Chief Assessor, Northumberland County Administration Building
399 S. 5th Street, 3rd Floor, Sunbury, PA 17801 Phone: 570-988-4112

PART I. GENERAL INFORMATION

1. Please provide the name(s), address, and telephone number(s) of the owner(s) of the farmland tract consenting to this application. (Please include additional owners on a separate sheet of paper. All owners must be listed.)

Owner

Co-Owner

Name: _____

Address: _____

Phone #: _____

2. The name, address and telephone number of the person to be contacted to view the farmland tract if other than the owner above.

Name: _____

Address: _____ Phone #: _____

PART II. FARM INFORMATION

1. County _____ Township _____

2. The road location of the farm, and directions from the nearest State Route: _____

3. The farmland tract is located in an Agricultural Security Area of _____ Township, Northumberland County. This Agricultural Security Area was officially recorded at the Northumberland County Register and Recorder's Office on this date _____. (For information on recording date, call 570-988-4140.) Book _____ and Page # _____.

4. The total acreage of the farm is _____ acres. The number of acres in the farmland tract proposed for easement purchase is _____ acres. (*Note: You can only leave off a maximum of 5 acres for easement purchase.*)

5. Has the farmland tract been surveyed? _____ If yes, date of Survey: _____
Surveyor: _____ License: _____
Address: _____ Phone: _____
Fax: _____ Type of Survey: _____
Attach copy of survey.*

***Note:** If your farm is selected for Easement Purchase, You are responsible for having complete Land Survey Information, in which the NCALP will not accept anything less than an A-2 Survey with Error closures plotted and certified by your Surveyor.

6. Indicate the deed reference to the farmland tract by:
Book _____ Volume _____ Page _____: Attach a copy of the DEED's property description (metes & bounds) for the land that will be potentially purchased as an easement pursuant to this program application and farmland agricultural land easement regulations.
7. List the Northumberland County Real Estate Tax Parcel number of each parcel comprising the farmland tract proposed for easement purchase.
Parcel Number(s) _____ Tax Map Number(s) _____
8. The amount of public road frontage of the farmland tract: _____ feet.
9. Is this farm listed by the Pennsylvania Department of Agriculture as a Century or Bicentennial Farm? If yes, when _____ date listed by PASA: _____
10. The date and acreage of the most recent subdivision of this farm:
Date subdivision was recorded: _____ Acreage: _____
Present land use of subdivision: _____

* Note: Attach a copy of your Approved Subdivision Plan as received from the Local/County Planning commission and Register/Recorder

11. Record the federal identification number of your farm business:
_____.
If you do not have this identification number, you must submit a signed IRS form W-9, attached to the application. Each owner of the farmland tract must fill out a separate W-9 form. You may make as many copies as you need of the form W-9.

PART III. SIGNATURES

It is necessary for all farmland owners to give their approval and consent to this application.

I, hereby, authorize the Conservation Plan preparer to release copies of the Conservation Plan and Nutrient Management Plan (Act 38, if applicable), to the County Agricultural Land Preservation Board and the Bureau of Farmland Preservation as required under Act 43 criteria for easement purchase.

Signed _____ Date _____

Signed _____ Date _____

I hereby certify that I am _____ am not _____ a county board member.

PART IV. CROP PRODUCTION INFORMATION

Please complete the following Farm Production Report.
CROPS REPORT for most recent crop year.

	<u>Commodity</u>	<u>Acres Grown</u>	<u>Yield/Acre</u>
(1)	_____	_____	_____
(2)	_____	_____	_____
(3)	_____	_____	_____
(4)	_____	_____	_____
(5)	_____	_____	_____
(6)	_____	_____	_____

PART V. LIVESTOCK REPORT

LIVESTOCK REPORT for most recent calendar year.

	<u>Farm Livestock</u>	<u>Average Numbers</u>	<u>Products Sold</u>	<u>Quantity Sold</u>
(1)	_____	_____	_____	_____
(2)	_____	_____	_____	_____
(3)	_____	_____	_____	_____
(4)	_____	_____	_____	_____
(5)	_____	_____	_____	_____
(6)	_____	_____	_____	_____

Total farm annual gross receipts: \$ _____

If the total farm gross receipts listed above are not greater than \$25,000, list additional sources of gross farm receipts for this operation that can be combined with the above receipts to make a total of more than \$25,000:

PART VI. CONSERVATION PLAN

1. The date of the conservation plan (Attach Certified Plan), if any, which has been approved by the Northumberland County Conservation District: Date Approved: _____
2. Date of any Nutrient Management Plan: _____

PART VII. MORTGAGES, LIENS AND MINERAL RIGHTS

At the time of closing, the sale of an easement will be subject to the ability of the applicant to provide good title to the farmland tract, free of encumbrances such as liens, mortgages, options, rights of others in surface mineable coal, land use restrictions, adverse ownership interest and other encumbrances which would adversely impact the county and Commonwealth's interest in the farmland tract. List all such present encumbrances, any co-signers who would be included in those areas of encumbrances:

PART VIII. SELLING PRICE

I would consider selling an Agricultural Conservation Easement to the Northumberland County Agricultural Land Preservation Board and/or the Commonwealth of Pennsylvania for not less than:

- A. \$ _____ for the entire farm; or
- B. \$ _____ per acre; or
- C. \$ _____ an amount to be determined by appraisal and acceptable to buyer and seller

(please check).

PART IX. MAPS

The applicant is required to provide the following maps:

1. Location map – A United States Geographical Survey topographic map showing the location of the farmland tract.
2. Soils map – The soils map of the farmland tract, including color codes and cross hatch or separate map for wetlands. (Available from County Conservation District)
3. Tax map – Tax map(s) of the farmland tract with map reference and tax parcel numbers clearly indicated. (Available from County Assessor)

PART X. SOILS REPORT

The applicant is required to obtain a soils report for the farmland tract and should request the necessary technical assistance from the County Conservation District Office in completing the following table showing the capability class and use of the land:

Capability Class	Acres of Cropland	Acres of Pasture	Other	Total Acres
I				
II				
III				
IV				

Sub-total I-IV

Capability Class	Acres of Cropland	Acres of Pasture	Other	Total Acres
V				
VI				
VII				
VIII				

Sub-total V-VIII

Capability Class	Acres of Cropland	Acres of Pasture	Other	Total Acres
I-IV				
V-VIII				

TOTALS

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PART XI. CAPABILITY CLASS TABLE

SOILS REPORT

Total Acres: _____ Acres Offered: _____

Capability Classes I-IV

Capability Class	Cropland Acres	Pasture Acres	Other	Total
I				
II				
III				
IV				
Sub Total I - IV				

Capability Classes V-VIII

Capability Class	Cropland Acres	Pasture Acres	Other	Total
V				
VI				
VII				
VIII				
Sub Total V-VIII				

Totals

Capability Class	Cropland Acres	Pasture Acres	Other	Total
I - IV				
V - VIII				
Total				

PART XII. LAND EVALUATION WORKSHEET

Soil Map Symbol	NRCS Relative Value	X	Acres	=	Relative Value per Soil
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____
_____	_____	X	_____	=	_____

Total Acres _____ **Total Relative Value per Soil** _____

<p>Total Relative Value per Soil/Total Acres = Average Relative Value</p> <p>_____ / _____ = _____</p> <p>(Average Relative Value) X .5 = Total Soil Points</p> <p>(_____) X .5 = _____</p>	
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Northumberland County Soils – Class, Slope & Relative Values

	USDA map abbrev.	Land Capability Class	FPPA farmland class	Soil Series	Soil Type	Soil Phase (percent slope)
	AbB	II e	prime	Albrights	silt loam	3 to 8 percent
	AnA	I	prime	Allenwood	gravelly silt loam	0 to 3 percent
	AnD	IV e	no	Allenwood	gravelly silt loam	15 to 25 percent
	AoB	II e	prime	Allenwood and Washington	soils	3 to 8 percent
	AoC	III e	AFSI	Allenwood and Washington	soils	8 to 15 percent
	ArA	III w	AFSI	Alvira	silt loam	3 to 8 percent
	ArB	III w	AFSI	Alvira	silt loam	3 to 8 percent
	ArC	III e	AFSI	Alvira	silt loam	3 to 8 percent
	AsB	VI s	no	Alvira	very stony silt loam	3 to 8 percent
	Ba	II w	prime	Barbour	soils	3 to 8 percent
	Bb	I	prime	Barbour - Linden	complex	rarely flooded
	Bc	II w	prime	Basher	soils	
	Bd	III w	AFSI	Basher	soils	frequently flooded
	BeB	II e	prime	Bedington	silt loam	3 to 8 percent
	BeC	III e	AFSI	Bedington	silt loam	8 to 15 percent
	BkB	II e	AFSI	Berks	shaly silt loam	3 to 8 percent
	BkC	III e	AFSI	Berks	shaly silt loam	8 to 15 percent
	BkD	IV e	no	Berks	shaly silt loam	15 to 25 percent
	BuB	II e	prime	Buchanan	gravelly loam	3 to 8 percent
	BuC	III e	AFSI	Buchanan	gravelly loam	8 to 15 percent
	BxB	VI s	no	Buchanan	very stony loam	3 to 8 percent
	BxD	VI s	no	Buchanan	very stony loam	15 to 25 percent
	CaB	II e	AFSI	Calvin - Klinsville	shaly silt loams	3 to 8 percent
	CaC	III e	AFSI	Calvin - Klinsville	shaly silt loams	8 to 15 percent

	USDA map abbrev.	Land Capability Class	FPPA farmland class	Soil Series	Soil Type	Soil Phase (percent slope)
	CaD	IV e	no	Calvin - Klinsville	shaly silt loams	15 to 25 percent
	DeB	VII s	no	Dekalb	stony sandy loam	3 to 8 percent
	DeD	VII s	no	Dekalb	stony sandy loam	15 to 25 percent
	DeF	VII s	no	Dekalb	stony sandy loam	steep
	Du	--	no	Dumps	mine	
	Dy	--	no	Dystrochrepts	bouldery	
	EdB	II e	prime	Edom	complex	3 to 8 percent
	EdC	III e	AFSI	Edom	complex	8 to 15 percent
	EdD	IV e	no	Edom	complex	15 to 25 percent
	EsB	II e	prime	Elliber	cherty silt loam	3 to 8 percent
	EsC	III e	AFSI	Elliber	cherty silt loam	8 to 15 percent
	EtB	III s	prime	Elliber	very cherty silt loam	3 to 8 percent
	EtC	IV s	AFSI	Elliber	very cherty silt loam	8 to 15 percent
	EtD	VI s	no	Elliber	very cherty silt loam	15 to 25 percent
	EtF	VII s	no	Elliber	very cherty silt loam	25 to 70 percent
	EvB	III w	AFSI	Evendale	cherty silt loam	3 to 8 percent
	HaB	II e	prime	Hagerstown	silt loam	3 to 8 percent
	HaC	III e	AFSI	Hagerstown	silt loam	8 to 15 percent
	HaD	IV e	no	Hagerstown	silt loam	15 to 25 percent
	HtB	II e	prime	Hartleton	channery silt loam	3 to 8 percent
	HtC	III e	AFSI	Hartleton	channery silt loam	8 to 15 percent
	HtD	IV e	no	Hartleton	channery silt loam	15 to 25 percent
	HuB	VII s	no	Hazleton and Clymer	extremely stony sandy loams	3 to 8 percent

	USDA map abbrev.	Land Capability Class	FPPA farmland class	Soil Series	Soil Type	Soil Phase (percent slope)
	HuD	VII s	no	Hazleton and Clymer	extremely stony sandy loams	15 to 25 percent
	HuF	VII s	no	Hazleton and Clymer	extremely stony sandy loams	25 to 80 percent
	Hv	IV w	AFSI	Holly	silt loam	
	Hy	V w	no	Holly	silt loam	ponded
	Hz	III w	AFSI	Holly	silt loam	rarely flooded
	KmB	II e	prime	Kreamer	cherty silt loam	3 to 8 percent
	KmC	III e	AFSI	Kreamer	cherty silt loam	8 to 15 percent
	LaB	II e	prime	Laidig	gravelly loam	3 to 8 percent
	LaC	III e	AFSI	Laidig	gravelly loam	8 to 15 percent
	LbB	VII s	no	Laidig	extremely stony soils	0 to 8 percent
	LdD	VII s	no	Laidig and Meckesville	extremely stony soils	8 to 25 percent
	LdF	VII s	no	Laidig and Meckesville	extremely stony soils	steep
	LkB	III s	no	Lakin	loamy find sand	3 to 8 percent
	LkC	IV s	no	Lakin	loamy find sand	8 to 15 percent
	LnB	II e	prime	Leck Kill	shaly silt loam	3 to 8 percent
	LnC	III e	AFSI	Leck Kill	shaly silt loam	3 to 8 percent
	LnD	IV e	no	Leck Kill	shaly silt loam	15 to 25 percent
	Lw	I	prime	Linden	silt loam	3 to 8 percent
	MkB	II e	prime	Meckesville	silt loam	3 to 8 percent
	MkC	III e	AFSI	Meckesville	silt loam	3 to 8 percent
	MkD	IV e	no	Meckesville	silt loam	3 to 8 percent
	MoA	II w	prime	Monongehela	silt loam	0 to 3 percent
	MoB	II w	AFSI	Monongehela	silt loam	3 to 8 percent
	OpB	III e	AFSI	Opequon	silty clay loam	3 to 8 percent
	OpD	IV e	no	Opequon	silty clay loam	8 to 25 percent

	USDA map abbrev.	Land Capability Class	FPPA farmland class	Soil Series	Soil Type	Soil Phase (percent slope)
	OpE	VII e	no	Opequon	silty clay loam	25 to 50 percent
	Pa	--	no	Pits		
	Qu	--	no	Quarries		
	RwB	III e	AFSI	Rushtown	very shaly silt loam	3 to 8 percent
	RwC	IV e	no	Rushtown	very shaly silt loam	8 to 25 percent
	ShA	IV w	no	Shelmadine	silt loam	0 to 3 percent
	ShB	IV w	no	Shelmadine	silt loam	3 to 8 percent
	SmB	VII s	no	Shelmadine	very stony silt loam	0 to 8 percent
	Uf	u	u	Udifluents	coal overwash	
	Ug	--	no	Udifluents and Fluvaquents	gravelly	
	Uh	--	no	Udorthents	sandstone and shale	
	UnB	II e	AFSI	Unadilla	silt loam	3 to 8 percent
	UnC	III e	AFSI	Unadilla	silt loam	8 to 15 percent
	UnD	IV e	no	Unadilla	silt loam	15 to 25 percent
	Ur		no	Urban Land		
	WaB	II e	prime	Washington	silt loam, wet substratum	3 to 8 percent
	WbA	II w	prime	Watson	silt loam	0 to 3 percent
	WbB	II e	prime	Watson	silt loam	3 to 8 percent
	WbC	III e	AFSI	Watson	silt loam	3 to 8 percent
	WeB	III e	AFSI	Weikert	shaly silt loam	3 to 8 percent
	WeC	IV e	no	Weikert	shaly silt loam	8 to 15 percent
	WeD	VI e	no	Weikert	shaly silt loam	15 to 25 percent
	WkE	VII s	no	Weikert and Klinesville	shaly silt loams	steep
	WsA	I	prime	Wheeling	soils	0 to 3 percent
	WsB	II e	prime	Wheeling	soils	3 to 8 percent
	WsC	III e	AFSI	Wheeling	soils	8 to 15 percent

USDA map abbrev.	Land Capability Class	FPPA farmland class	Soil Series	Soil Type	Soil Phase (percent slope)
WyA	III s	AFSI	Wyoming	gravelly sandy loam	0 to 3 percent
WyB	III s	AFSI	Wyoming	gravelly sandy loam	3 to 8 percent

<p>FOOTNOTES:</p> <p>Land Capability Subclass Limitations:</p> <p>e = erodibility</p> <p>s = stoniness, shallowness, or droughtiness</p> <p>w = wetness</p>	<p>FPPA Farmland Class:</p> <p>prime = prime farmland soil, according to USDA</p> <p>AFSI = additional farmland of statewide importance, according to USDA</p> <p>no = not FPPA farmland</p> <p>u = onsite investigation necessary (unlikely use)</p>
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PART XIII. Northumberland County Agricultural Land Preservation Program Farmland Ranking System

The Farmland Ranking System is to be used to rank and prioritize applications to be selected by the Northumberland County Agricultural Land Preservation Board for appraisal. Selection for appraisal will be made in a descending order of the farmland ranking score.

Each ranking will be conducted after the first of every other year (biennially), unless suspended. Only those completed applications received by January 31st will be considered.

The two part Land Evaluation Site Assessment Farmland Ranking system is outlined as follows:

- I. Land Evaluation (Soil Score) = 50% of the Total Score
 - II. Site Assessment = 50% of the Total Score, to include:
 - A. Development Potential (10%), plus
 - B. Farmland Potential (30%), plus
 - C. Clustering Potential (10%)
-

I. Land Evaluation (50% of Total Score)

A. Soils

The sum of each soil mapping unit relative value times the acreage in each soil mapping unit divided by the total farm acreage. The maximum score is 100. The total score for soils is multiplied by .5, or 50% of the overall Land Evaluation Site Assessment (LESA) score. Soil mapping units and their relative values are included in Appendix VIII of the Northumberland County Agricultural Land Preservation Plan as determined by the LESA system of the USDA Natural Resources Conservation Service (USDA-NRCS). The source of soil data includes:

1. The Northumberland County Soil Survey, as published by the USDA-NRCS in cooperation with the Pennsylvania State University, College of Agriculture; Pennsylvania Department of Environmental Resources; State Conservation Commission; and Northumberland County Board of Commissioners.
2. The Soil and Water Conservation Technical Guide maintained and updated by the USDA-NRCS.

II. Site Assessment (50% of Total Score)

A. Development Potential - Total Score: 100 Points; Weighted Percentage Value: 10%

These factors are intended to identify the extent to which development pressures from urban areas cause conversion of agricultural land to non-agricultural uses.

1. Distance to Public Water from Farm
(12) Adjacent to farm
(10) Less than 1 mile from farm
(8) More than 1 mile to 2 miles from farm
(5) More than 2 miles from farm **SCORE: _____**

2. Distance to Public Sewer from Farm
(13) Adjacent to farm
(10) Less than 1 mile from farm
(8) More than 1 mile to 2 miles from farm
(5) More than 2 miles from farm **SCORE: _____**

- 2.a. For Municipalities without a Public Sewer System (Alternative Factor)
Percent of soils that would have slight to moderate limitations for on-lot sewage disposal. A tract of land which has a higher percentage of soils that are suitable for on-lot sewage disposal (Class I and II Soils) shall receive a higher score.
(13) 61% to 100%
(10) 41% to 60%
(8) 21% to 40%
(5) 6% to 20%
(0) 0% to 5% **SCORE: _____**

3. Amount of Public Road Frontage with the Farm
(25) Greater than 4000 feet of public road frontage
(15) 2500 - 3999 feet of public road frontage
(10) 1000 - 2499 feet of public road frontage
(5) 0 - 999 feet of public road frontage **SCORE: _____**

4. Percentage of Non-Agricultural Use in the Area within 2 Miles of Farm
(25) 90% or more
(15) 50% - 89%
(10) Less than 50% **SCORE: _____**

5. Distance to Nearest Urban or Growth Area from Farm
(25) Adjacent to or within 1 mile
(15) More than 1 mile to 2 miles
(10) More than 2 miles to 3 miles
(5) More than 3 miles **SCORE: _____**

DEVELOPMENT POTENTIAL SCORE SUBTOTAL:

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A. Farmland Potential - Total Score: 100 Points; Weighted Percentage Value: 30%

These factors measure the potential agricultural productivity or farming practices on the site. The higher the quality or the more valuable a farm is, the higher it's score will be in this category.

1. Percentage of Farm Used For Harvested Cropland, Pasture, or Grazing Land
(20) 90% or more
(15) 80% - 89%
(12) 70% - 79%
(9) 60% - 69%
(5) 50% - 59%
(0) Less than 50% **SCORE:** _____

2. Stewardship or Implementation of Conservation and Management Practices
(20) 90% or greater of farmland tract has conservation plan applied
(10) 70 to 89% of farmland tract has conservation plan applied
(5) 50% to 69% of farmland tract has conservation plan applied
(0) Less than 50% of farmland tract has conservation plan applied **SCORE:** _____

3. Amount of Land on the Easement Application
(20) 125 acres or more
(15) 100 - 124 acres
(10) 75 - 99 acres
(5) 50 - 74 acres **SCORE:** _____

4. Century or Historical Farm
(10) The farm under consideration is listed as a century or historical farm
(0) The farm under consideration is not listed as either **SCORE:** _____

5. Percentage of Designated Protected Areas¹ Adjacent to Farmland Tract
(15) Greater than 80% of farmland tract is adjacent to designated protected areas
(12) 60% to 79% of farmland tract is adjacent to designated protected areas
(9) 40% to 59% of farmland tract is adjacent to designated protected areas
(6) 20% to 39% of farmland tract is adjacent to designated protected areas
(3) Less than 20% but greater than 0% of farmland tract is adjacent to designated protected areas
(0) 0%, or none of farmland tract is adjacent to designated protected areas **SCORE:** _____

6. Amount of Prime and/or Unique Farmland on the Farmland Tract
(15) 75% or more
(10) 50% to 74%
(5) 25% to 49%

¹ Designated Protected Areas include, but not limited to, official floodplains, parks, forests, wildlife habitat, educational sites, wetlands, etc.

(0) Less than 25%

SCORE: _____

FARMLAND POTENTIAL SCORE SUBTOTAL:

C. Clustering Potential - Total Score: 100 Points; Weighted Percentage Value: 10%

These factors measure the importance of preserving blocks of farmland which support commercial agriculture and help to shield the agricultural community against conflicts with incompatible land uses. The closer a farm is to other preserved farms or to an area where other farms are targeted for preservation, the higher the farms will score in this category.

1. Percentage of Farm within County Important Agricultural Area Planning Map (See Appendix VII)

- (35) 100% of farm within important agricultural area
 - (25) 50 - 99% of farm within important agricultural area
 - (15) 25 - 49% of farm within important agricultural area
 - (0) Less than 25% of farm within important agricultural area
- SCORE: _____

2. Proximity of Farm to Other Farmland with Agricultural Conservation Easements

- (30) Farmland tract adjacent to one or more farms with easements
 - (20) Two farms with easement within 2 miles of farmland tract
 - (10) One farm with easement within 2 miles of farmland tract
 - (0) No farms with easements within 2 miles of farmland tract
- SCORE: _____

3. Percent of Land Adjacent to Farm in an Agricultural Security Area

- (35) Greater than 75% of farmland tract adjacent to agricultural security area
 - (25) 50% to 74% of farmland tract adjacent to agricultural security area
 - (15) 25% to 49% of farmland tract adjacent to agricultural security area
 - (10) Less than 25% of farmland tract adjacent to agricultural security area
- SCORE: _____

DEVELOPMENT POTENTIAL SCORE SUBTOTAL: _____

x .10 = DEVELOPMENT POTENTIAL TOTAL POINTS: _____

FARMLAND POTENTIAL SCORE SUBTOTAL: _____

x .30 = FARMLAND POTENTIAL TOTAL POINTS: _____

CLUSTERING POTENTIAL SCORE SUBTOTAL: _____

x .10 = CLUSTERING POTENTIAL TOTAL POINTS: _____

TOTAL SITE ASSESSMENT POINTS:

LESA Summary Sheet

	<u>POINTS</u>	<u>MAXIMUM</u>	<u>PERCENT</u>
Farmland Tract <u>Land Evaluation</u> Score	_____	50 POINTS	50%
Farmland Tract <u>Site Assessment</u> Score	_____	50 POINTS	50%
Total Weighted LESA Score	_____	100 POINTS	100%