

## SITE ASSESSMENT (SA) FACTORS

The Site Assessment portion of the ACALPB ranking system is divided into three categories. Development Potential, Clustering Potential and Farmland Potential.

### DEVELOPMENT POTENTIAL

*The intent of this category is to show the amount of development pressures surrounding the tract offered for easement purchase. These development pressures will be calculated based on the following types of development pressures: sewer and water availability, road frontage, possibility of on-site waste disposal systems, and non-agricultural uses in the area. The stronger the development pressures, the higher the score will be.*

*When ranking farms in regards to proximity, we will rank from boundary to boundary as opposed to a said point in a tract, and if a road or stream divides said tracts, it will still be considered contiguous.*

#### Criteria

#### Points

##### *Amount of road frontage: (Max 30 points)*

|                        |    |
|------------------------|----|
| -1 mile or more        | 30 |
| -1/4 mile to 1 mile    | 20 |
| - 500 feet to 1/4 mile | 10 |
| - Less than 500 feet   | 0  |

##### *Extent of non-ag uses in area: (Max 10 points) 10 or more developed lots of 2 acres or less*

|                                      |    |
|--------------------------------------|----|
| - Adjacent to within 1/4 mile radius | 10 |
| - Within 1/4 mile to 1/2 mile radius | 8  |
| - Within 1/2 mile to 3/4 mile radius | 6  |
| - Within 1 mile radius               | 4  |
| - 1 mile or more radius              | 0  |

##### *Proximity to Named Streams: (Max 20 points) - Does not include tributaries of these streams.*

*Data from National Hydrography Dataset, USGS*

|                                                        |    |
|--------------------------------------------------------|----|
| - Intersects a Named Stream                            | 20 |
| - Within 1/4 mile to 1/2 mile radius of a Named Stream | 10 |
| - Within 1/2 mile to 1 mile radius of a Named Stream   | 5  |
| - 1 mile or more radius of a Named Stream              | 0  |

##### *Proximity of Public Sanitary Sewage or Public Water Service Areas: (Max 20 points)*

|                                                |    |
|------------------------------------------------|----|
| - Sewer or water within 1,000 feet or less     | 20 |
| - Sewer or water within 1,000 feet to 1/2 mile | 16 |
| - Sewer or water within 1/2 mile to 1 mile     | 12 |
| - Sewer or water within 1 mile to 1 1/2 mile   | 8  |
| - Sewer or water within 1 1/2 to 2 miles       | 4  |
| - Sewer or water within 2 miles or more        | 0  |

*On-Site Waste Disposal Potential - (Max 20 points) Soils designated for on-site sewage disposal (Reference: 1991 USDA Soil Survey of Adams County, Tables 16a & 16b for sanitary facilities, Septic Tank Absorption Fields):*

|                                                           |    |
|-----------------------------------------------------------|----|
| - 51% or more soils designated as somewhat or not limited | 20 |
| - 26% - 50% soils designated as somewhat or not limited   | 10 |
| - 25% or less                                             | 0  |



## FARMLAND POTENTIAL

*The intent of this category is to show the potential a farmland tract may have to stay in farming. This will be calculated according to size, tillable acreage, stewardship, owner/operator vs. tenant farmer and importance to the historic and scenic view-shed in Adams County. The stronger the Farmland Potential, the higher the score will be.*

### Criteria

### Points

#### ***Acreage of farmland tract offered for easement purchase: (Max 37 points)***

|                   |    |
|-------------------|----|
| 150 acres or more | 37 |
| 100 – 149 acres   | 30 |
| 60 – 99 acres     | 15 |
| 59 acres or less  | 0  |

*The farm will qualify when less than 50 acres only if it is adjacent to another preserved farm or grows crops unique to the area. If it does qualify, it must also have 50%, or at least 10 acres, of tillable land.*

#### ***Percent of tract offered for easement purchase and available for agricultural production (cropland, orchard, grazing land or pasture): (Max 30 points)***

|               |    |
|---------------|----|
| - 95 - 100%   | 30 |
| - 90 - 94%    | 24 |
| - 85 - 89%    | 18 |
| - 80 - 84%    | 12 |
| - 70 - 79%    | 6  |
| - 69% or less | 0  |

#### ***Stewardship – The degree of Resource Management Concerns addressed on the tract: (Max 25 points)***

|                                                                                                                                  |        |
|----------------------------------------------------------------------------------------------------------------------------------|--------|
| - Based on site visits, the degree of Resource Management Concerns which have been properly addressed will be scored accordingly | 1 – 25 |
|----------------------------------------------------------------------------------------------------------------------------------|--------|

***NOTE:*** All applicants will receive zero (0) points for the Stewardship criteria. After the final rankings are completed, Phase I farms will be determined based on availability of funds. At this time site visits will be conducted, and scores given to the Stewardship category, which will then determine the final order for easement purchase.

#### ***Human Resources: (Max: 5 points)***

|                                                                                               |   |
|-----------------------------------------------------------------------------------------------|---|
| - Owner or family member operates and derives majority of income from farm operation          | 5 |
| - Owner or family member operates farm but derives majority of income from an off-farm source | 3 |
| - None of the above (farm is leased to a non-family member)                                   | 0 |

***Farmland Potential continued...***

***Historic/Scenic/Environmental Qualities/Ownership: (Max 3 points)***

*1 point will be awarded for each criteria you qualify for, with a maximum of 3 points*

- Property is listed in, located within, or determined to be eligible for Listing in, the National Register of Historic Places or adjoins a National Park or a National Historic Site. 1
  
- Property boundary adjoins State Game Lands, State Forest Land or Journey through Hallowed Ground scenic Byway 1
  
- Farm is a Century Farm or eligible for Century Farm Status 1  
*(Applicant must provide their Century Farm Certificate from the State or deed information to prove that the farm has been in the family for over 100 years).*

## **CLUSTERING POTENTIAL**

*The intent of this category is to help build clusters of preserved farms not only surrounding those started in previous rounds, but to create new ones based on groups of applications. This category will also look at zoning and surrounding uses. The higher the Clustering Potential, the higher the score will be.*

### **Criteria**

***Compatibility with Adams County Agricultural Preservation Priority Area (PPA) Map: (Max 58 points)***

*The PPA Map will evaluate applications based on five criteria: Soils, Adjacent Parcels, Agricultural Zoning, ASAs and Comprehensive Plans. Specific evaluations will be scored based on two components: the Applicant Parcel Score and the Surrounding Area Score. When evaluating an applicant for the Surrounding Area Score, a one mile buffer using the center point of the applicant parcel will be used (See: Appendix C-3 for PPA Map Model Methodology and Specific LESA Ranking Criteria)*

#### **PPA MAP SCORING**

*Applicant Parcel Score (Maximum 39 points)  
+ Surrounding Area Score (Maximum 19 points)  
= Total Maximum PPA Map Compatibility Score of 58 points (39+19)*

***Proximity of farmland tract offered for easement purchase in relation to other lands protected by perpetual easements or restrictive covenants: (Max 30 points)***

|                         |    |
|-------------------------|----|
| - Adjacent              | 30 |
| - Within 1/4 mile       | 24 |
| - Within 1/2 mile       | 18 |
| - Within 1 mile         | 12 |
| - Within 1 1/2 miles    | 6  |
| - More than 1 1/2 miles | 0  |

***Percentage of all adjoining land in an Agricultural Security Area: (Max 12 points)***

|                                                                              |    |
|------------------------------------------------------------------------------|----|
| - 75% - 100% of surrounding land immediately adjacent to tract is in an ASA. | 12 |
| - 50% - 74% of surrounding land immediately adjacent to tract is in an ASA.  | 8  |
| - 49% or less of surrounding land immediately adjacent to tract is in an ASA | 4  |
| - There are no adjacent ASAs                                                 | 0  |