
Worcester County Agricultural Land Preservation Advisory Board Meeting Agenda

Date: Tuesday, December 6, 2022

Time: 6:30 PM

Location: Worcester County Government Center, Snow Hill; Planning Commission Meeting Room, 1st Floor

- | | |
|------|---|
| 6:30 | Call to Order/Review and approval of June 7, 2022 meeting minutes |
| 6:35 | Review of Re-Certification Application |
| 6:50 | Review of MALPF Application Ranking System |
| 7:30 | Adjourn |

Worcester County Agricultural Land Preservation Advisory Board Meeting Minutes

Tuesday, June 7, 2022; 6:30 PM

Via phone and in Snow Hill

Snow Hill, MD 21863

Attendance:

Advisory Board Members:

Kathy Drew
Kelley Gravenor
Glenn Holland
Alan Hudson
Curt Lambertson
Ed Phillips (via phone)

Staff:

Katherine Munson, Planner V

Call to Order

The meeting was called to order at 6:35 PM.

Review and approval June 1, 2021 meeting minutes

Kathy Drew made a motion to approve the June 1, 2021 meeting minutes, Kelley Gravenor seconded the motion. Approval was unanimous.

FY22 Easement Purchase Cycle Update

Katherine Munson provided a table listing all MALPF easements in Worcester County that included the six (6) FY22 applicant properties that received and accepted offers. She said that \$1.36 million was available in FY22. This included \$188,459 in county match and \$282,689 in additional state match. \$1.33 million will be expended on the six (6) new easement purchases.

FY23 Easement Purchase Cycle Update

The following applications were reviewed (in alphabetical order):

1. Bixler, Nick, TM 38, P 26; Davis Road, Snow Hill; 80 acres
2. Blank, William Berger, Jr.; TM 64, P 112; 7440 Public Landing Road; 283.69 acres
3. Butler, James and Margaret Estate (William Hudson, Personal Representative); TM 91, P 47; Hilman Road, Pocomoke City; 250 acres
4. Cantwell, Mary, TM 31, P 26, 32, 33; Evans Road/Ironshire Station Road, Berlin; 183 acres
5. Fair, Freddie and Faye, TM 93, P 41; Steel Pond Road, west side, Stockton; 102 acres (re-application, previous years)

6. Fair, Freddie and Faye & Marion Butler, Matthew Butler; TM 69, P 41; Fleming Mill Road, west side, Pocomoke City, 50 acres
7. Glad-Mar Land Co., Inc. TM 77, P 6; Whitesburg Road, Snow Hill; 110 acres
8. Larry Dean and Deborah Guy; TM 99, P 27; Hall Road; 96.75 acres
9. Holland, Mark and Ricky Holland; TM 91, P 42, 122; Hillman Road/Cedar Hall Road 80 acres
10. Piper, Wayne and Jennifer; TM 92, P 69; Sheephouse Road, Pocomoke City; 144.93 acres
11. Queponco Farms, Inc. TM 49, P 71; 6636 Basket Switch Road; Newark; TM 187.75 acres (re-application, FY22)

Katherine Munson provided each board member with an aerial image of each applicant property and a spreadsheet with location of each property, bid, lot option selected, ranking points, rank. She also provided a detailed spreadsheet of Site Assessment ranking points and bonus points for each applicant property. She noted that MALPF is anticipating twice the amount of funding in FY23 compared to FY22 as funds that were borrowed from real estate transfer tax revenue are being paid back, and the real estate transfer tax revenue is up due to increased real estate activity generally. MALPF has not put a limit on the number of applications they will accept for FY23. She noted that if all FY23 applications were funded at the bid price, the cost would be approximately \$4.1 million. Worcester County can expect roughly \$2.6 million. This would be enough to fund the top five (5) ranking applications. The rest could only be funded through second round funding that goes to the “best bargains” statewide.

In response to a question, Katherine Munson stated that appraisal costs for each property would be in the \$3,000 to \$5,000 range. One property is a re-application from last year and would not be re-appraised this year. The board noted that two of the three lowest ranking applicant properties are completely or nearly completely wooded. The board was unanimous in their opinion it is questionable to purchase agricultural easements on such properties. Katherine Munson noted that the lower ranking applications were likely only to be funded in round two and only if they were offering enough of a bargain to be competitive in that round. Kathy Drew made a motion to recommend to the county commissioners that the top eight (8) ranking applications be forwarded to MALPF. Kelley Gravenor seconded the motion and approval was unanimous.

The board agreed to meet in winter of 2022/23 to review the current ranking system and potentially make revisions where they feel necessary.

The board generally discussed concerns about development pressure in northern Worcester County. Many farms in this area are less than 50 acres so not generally eligible for MALPF. Katherine Munson stated that the 50-acre minimum is statute-driven. She said she would contact MALPF to review the history of this requirement and what options would be available to the county to address this concern or expand access to smaller properties.

The meeting adjourned at 7:35 PM.

Maryland Agricultural Land Preservation Certification Program

Re-certification Application

Worcester County, Maryland

July 1, 2018 to June 23, 2023

Approved by the County Commissioners of Worcester County _____

November 28, 2022

Maryland Agricultural Land Preservation Certification Program Application

Introduction

The purpose of this document is to report on Worcester County's agricultural land preservation efforts, status and progress, as required every five (5) years to retain state agricultural land preservation program certification. The current certification period is July 1, 2018 through June 23, 2023. This application is a request for recertification for the period of July 1, 2023 through June 30, 2028.

Worcester County, Maryland's only seaside county, is predominantly rural. Nearly 70% of the county's approximately 304,000 acres is managed privately as farms or working forest. Market value of agricultural products sold (in 2012 dollars) rose from \$152 million in 2002 to \$234 million in 2017¹.

Most residential and commercial development is concentrated in the Berlin/Ocean Pines/West Ocean City areas, but development pressure is expected to continue to press southward, particularly in the Coastal Bays watershed. Residential growth in southern Delaware is impacting Worcester County with increased traffic and demand for services, and is also putting pressure on the Bishopville area. The resident population of Worcester County was approximately 47,000 in 2000. In ten years it grew to 51,451 (2010 census). The 2020 census count in Worcester County was 52,460. Importantly, because of the high percentage of seasonal housing in the Ocean City area, there is a significant part-time/seasonal population that is not reflected in the census data.

Northeastern Worcester County is particularly attractive as a location for retirement, and over half of the migrants to the county are over the age of 55. Total new housing units authorized for construction in Worcester County have risen from a low of 93 units in 2010 to 265 in 2020². Protection of agricultural and natural resources should continue to be planned and implemented in advance of anticipated growth.

Approximately 84% of the county is zoned A-1 (Agricultural) or RP (Conservation); 169,158 and 87,463 acres respectively³. In these zones only five lots may be subdivided from what was an entire parcel of land in 1967. In the A-1 zone, 6 lots may be created under certain circumstances, including clustering of lots (extremely rare). In the RP zone up to 5 lots per parcel are permitted only by special exception. This has allowed the county to minimize development pressure in these zones. An A-2 zone was created from A-1 and E-1-zoned areas in 2009 (7,253 acres). This zone is intended to foster agricultural use, while also allowing uses of a more commercial nature that require large tracts of land that had been permitted in the entire A-1 zone prior to 2009. Worcester County did not adopt a tier map or otherwise make any changes to zoning regulations following the enactment of the Sustainable Growth and Agricultural Preservation Act of 2012 (the "septics law").

¹ USDA. 2017 Census of Agriculture.

² Maryland Dept of Planning. 2020 Maryland Statistical Handbook. July 2021. Note this includes permits issued by the towns as well as the county.

³ Worcester County underwent comprehensive re-zoning in 2009.

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As described in the 2006 comprehensive plan, it is the county's intent to protect and promote private farming and forestry by accommodating anticipated population growth through appropriate planning and zoning, and by providing access to every program available to landowners to voluntarily protect open space. For this reason, the county is committed to continuing to seek or provide additional funds for the purchase of both Rural Legacy and Maryland Agricultural Land Preservation Fund (MALPF) easements and to maintain State certification for the county's agricultural land preservation program. Over 30,000 acres are protected with Maryland Agricultural Land Preservation Foundation (MALPF), Rural Legacy or other conservation or agricultural easements. The state of Maryland has protected over 44,000 acres county-wide, notably the Pocomoke State Forest and Chesapeake Forest Lands in the southern and western portions of the county through both conservation easements and fee simple purchases. Assateague Island contains over 10,000 acres protected as state and federal parks. The Nature Conservancy's Nassawango Creek Preserve, one of Maryland's conservation jewels, protects over 5,000 acres of the creek corridor in Worcester County. Much of this protected land is in the Priority Preservation Area (PPA), 64% of the county's land area, approximately 195,000 acres. The long term goal is to protect 100,000 acres within this area for agricultural, forestry and natural resource use.

The following report responds to the requirements for recertification described in the 2020 revision of the regulations for certification of county agricultural land preservation programs (COMAR Title 34, Subtitle .03, Chapter .03).

1. Maintained a successful program for the purchase of development rights or of financial enhancements related to the purchase of development rights (.07.B(1)(a));

The Worcester County Commissioners have committed to dedicate, at a minimum, 9% of the amount retained in Agricultural Transfer tax revenue, from general funds. The table below shows the Agricultural Transfer Tax revenue and matching funds the county has pledged and expended for purchase of MALPF easements during the certification period. Worcester County pledged \$418,844.14 and expended \$99,300.63 in Agricultural Transfer Tax revenue and \$76,729.74 in cash match over the certification period for five MALPF easements purchases, as of October 2022. Two FY22 purchases that will used match are still pending as of this date. FY23 commitments have not yet been made. (Note that some amounts pledged are not used and are carried over to the next fiscal year).

Table 1. County Match Pledged and Expended for MALPF Easement Purchases FY19-FY23, Worcester County

Fiscal Year	Retained Ag TT Pledged	General Fund Pledged	Total Pledged	Retained Ag TT expended on easement purchases	General fund match expended on easement purchases
FY19	\$6,000.00	\$58,385.14	\$64,385.14	\$6,539.86	\$57,845.14
FY20	\$15,000.00	\$51,000.00	\$66,000.00	\$0.00	\$2,540.80
FY21	\$100,000.00	\$0.00	\$100,000.00	\$92,760.76	\$0.00

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FY22	\$140,000.00	\$48,459.00	\$188,459.00	\$140,000.00	\$36,043.40
FY23	TBD	TBD	TBD	TBD	TBD
Total	\$261,000.00	157,844.14	\$418,844.14	\$99,300.62	\$76,729.74

Table 2, MALPF easement purchases that included county matching funds during the certification period

Property	Acres	Match contributed	settlement	Fiscal Year funds
23-19-01	224.13	\$52,859.60	8/16/2019	FY19
23-19-06	281.19	\$11,525.40	11/1/2019	FY19
23-20-01	121.18	\$2,540.80	9/8/2021	FY20
23-21-03	210.13	\$92,760.76	4/18/2022	FY21
23-22-05	153.38	\$64,792.80	Pending	FY22
23-22-07	74.69	\$53,776.80	Pending	FY22
23-22-04	66.83	\$57,473.80	Pending	FY22

Total acres protected, FY19 to FY22: 1,131.53

2. Made reasonable progress on any recommendations or improvements identified in the county's most recent program development strategy (.07.B(1)(c));

The following actions were recommended in the FY18 re-certification report to meet milestones. Text in italicized bold describes the implementation status:

1. A county staff person will continue to provide landowner outreach and pursue the variety of PDR tools available to protect agricultural land. *County staff has conducted annual outreach to landowners through targeted mailings from 2019 to 2022, regarding MALPF and Rural Legacy Program. Several press releases and interviews for local press have been conducted regarding land protection programs. Several newsletters specifically aimed at landowners participating in or interested in MALPF have been created and sent by mail and made available in public locations and on the county website.*
2. Worcester County will consider adopting the following policies to improve protection of agricultural land:
 - A. Providing matching funds for purchase of MALPF easements. *Matching funds, both cash match and Agricultural Transfer tax revenue, were provided as outlined in Table 1, which allowed for purchase of five MALPF easements (plus two FY22 easements that are pending) that would not otherwise have been possible.*
 - B. Providing funding for supplemental payments on MALPF easement purchases only when state funds and county matching funds already committed are insufficient to make an offer. *There have been no instances where this has been done during this certification period. This is generally not feasible as budgeting is done on*

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an annual basis and rarely are surplus unallocated funds available to draw on in a situation like this.

3. Encourage farmland easement donation by providing information to landowners on the potential tax benefits.
County staff provide information to landowners about all land protection options when they meet with them regarding MALPF or other land protection programs. This includes conservation easement donation to the Lower Shore Land Trust/Maryland Environmental Trust, as well as the potential benefits of bargain sales.
4. Worcester County will continue to implement the 2006 comprehensive plan, including the Priority Preservation Area Element. This includes the 2009 comprehensive re-zoning which continues to protect farmland from sprawl development. *The county has a no-sprawl land use plan and zoning pattern set by the 2006 comprehensive plan, which focuses new development in already developed areas and minimizes development in rural areas. The 195,000-acre Priority Preservation Area (PPA) boundary has not changed since adoption in 2010. The long-term goal is to protect at least 100,000 acres through agricultural and conservation easements and zoning. The goal, stated in the PPA, was to protect at least 8,000 acres (800 acres annually) from 2010 to 2020. During this period 10,887 acres were protected, including MALPF easements, Rural Legacy easements, CREP permanent easements and donated easements to LSLT/MET. Worcester County continues to permit only minor subdivisions (up to five (5) lots per parcel) in the A-1 (Agricultural) and "RP" (Resource Protection) zones (lots are only allowed in the "RP" zone by special exception).*

3. Preserved agricultural and forest land and managed subdivision and conversion of agricultural and forest land consistent with State and county goals and plans for land preservation and environmental protection (.07.B(1)(d));

The Priority Preservation Element, adopted in 2010 and part of Worcester County's comprehensive plan, identifies a 195,000-acre Priority Preservation Area, of which at that time 53,000 acres were protected. As stated in the previous section, the long term goal is to protect 100,000 acres in the PPA through zoning and agricultural and conservation easements. The short term goal, identified in the PPA, was to protect at least 800 acres annually within the PPA, through purchase of conservation and agricultural easements. As Table 3 shows, in excess of 800 acres per year were protected from 2018 to 2022 (on average, 1,141 acres annually).

Minimizing parcelization of agricultural land is important because even minimal fragmentation can impact farm performance and local agricultural economy. Increased conflict with neighbors on residential lots, increased traffic, reduced size of cropped fields, increasingly awkwardly shaped land under cultivation, all impact agriculture. During the period of 2018-2022 approximately 369 acres were subdivided for 44 residential lots in the PPA (this does not mean that all of this was converted from

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agriculture, in fact much of it remains in agriculture, as some resulting parcels are still large enough to be farmed or managed for timber/woodland. An estimate of the land actually converted is 2 acres per subdivision, or 88 acres.) From 2018 to 2021, 94 new dwelling units completed construction in the PPA. The 195,000-acre PPA contains approximately 75,510 acres that are already protected (see Table 4). Less than 6,000 acres, to date, are developed in the PPA. Development pressure in the PPA has continued to be generally low: 44 new residential lots were created from 2018 to 2022. Even if development pressure increased to where it was 1999-2008 (25-96 lots per year in the A-1 zone), and that were sustained, it would still take decades for 40,000 acres (20% of the PPA) to be converted to residential or other non-agricultural use.

Table 3. Summary of Acres Lost and Protected in the PPA, 2018-2022, Worcester County

Year	Lands subdivided for residential use in the PPA	Residential units constructed in the PPA	Lands protected in the PPA
2018	11 lots; 72.41 acres	22	811.4 acres (MALPF) 474.8 acres (Rural Legacy)
2019	6 lots; 22.1 acres	21	800.17 acres (MALPF) 186.9 acres (Rural Legacy)
2020	6 lots; 36.79 acres	24	173.5 acres (MALPF) 137 acres (Rural Legacy) 56.7 acres (CREP Permanent Easement)
2021	11 lots; 120.67 acres	27	458.58 acres (MALPF) 2,046.48 acres (Rural Legacy) 153.56 (LSLT/MET)
2022	10 lots; 117 acres	Information not yet compiled	328.081 acres (MALPF) 81.6 acres (Rural Legacy)
TOTAL	<u>368.97 acres</u> (44 lots)		2,571.73 acres (MALPF) 2,926.78 acres (Rural Legacy) 153.56 acres (Lower Shore Land Trust) 56.7 acres (CREP PE) <u>TOTAL: 5,708.77 acres</u>

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Table 4. All Protected Land in the Priority Preservation Area, as of October 2022

Land Protection Program/Owner	Acres
CREP Permanent Easement (county-held)	612
Wetland Reserve Program (NRCS) Easement	1,422
The Nature Conservancy	5,426
Rural Legacy Program Conservation Easement	13,170
MALPF Easement	7,829
DNR-held Conservation Easement/Deed Restriction	6,934
Forest Legacy (DNR) Conservation Easement	95
State-Owned Land	38,079
Lower Shore Land Trust/MET Donated or CREP Easement	1,443
County-owned Lands	500
Total	75,510

- 4. Include a map of all agricultural and forest lands preserved in the county, including those preserved both during and before the certification period, showing those properties in relation to the PPA (.10.B(3)(a)).**

Please see Figure 3 at the end of the report.

- 5. Describe any changes in the county's PPA or the PPA element of the comprehensive plan (.10B(3)(c)).**

No changes.

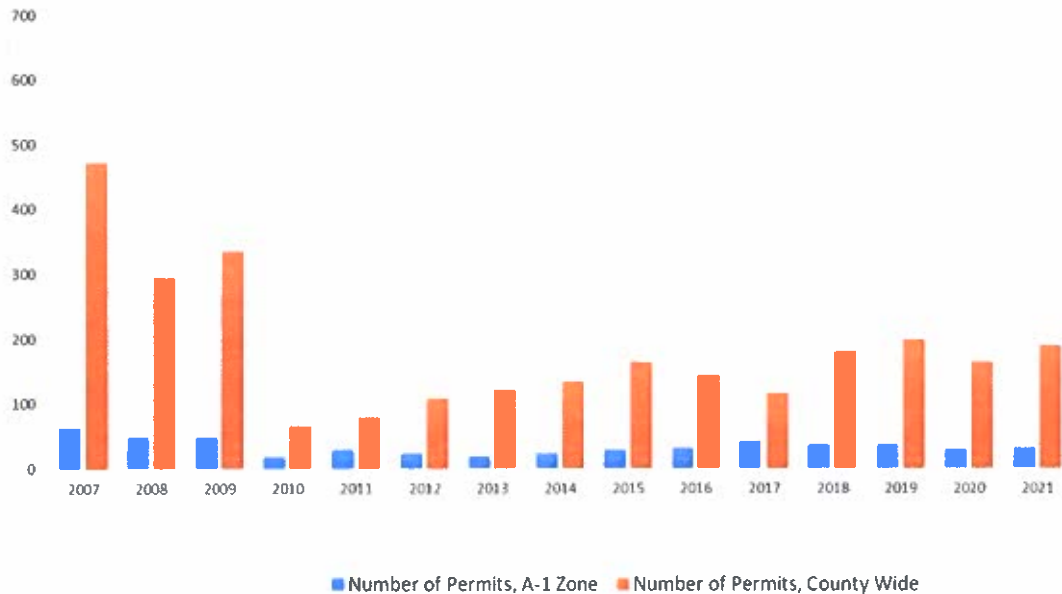
- 6. Include an updated evaluation of the county program that: 1) Addresses the effectiveness of the county's zoning and land management practices to: (i) limit the adverse impacts of subdivision and development of agricultural and forest land; (ii) allow for the timely acquisition of land preservation easements on agricultural and forest land; and (iii) achieve the preservation goals set forth in COMAR 34.03.03.03 before development excessively compromises agricultural and forest resource lands;**

As noted previously in this report, approximately 84% of the county is zoned A-1 (Agricultural) or RP (Conservation). Protective zoning regulations have allowed the county to minimize development pressure in these zones. Figure 1 (below) depicts the number of permits issued annually in Worcester County, county wide and in the A-1 zone. Within the 15 year time period of 2007 to 2021, 2,565 building permits were issued in total; 468 in the A-1 zone. This data shows that development is concentrated in designated growth areas, with limited development occurring in the A-1 zone. Subdivisions within the A-1 zone are a similar metric to gauge development impact (Figure 2, below). During the 10 year period from 2013 to 2022, approximately 1,250 acres were involved in subdivision for residential purposes and 8,279 acres were protected. Protection outstripped development more than 8 fold on a per acre basis in this time period. Much of the 1,250 acres involved in subdivision (0.7% of the entire A-1

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zone) remained in agricultural use. This slow pace of development has provided and is anticipated to continue to provide ample time for the acquisition of conservation easements on agricultural and forested land.

Figure 1. Residential Building Permits Issued by Worcester County 2007-2021

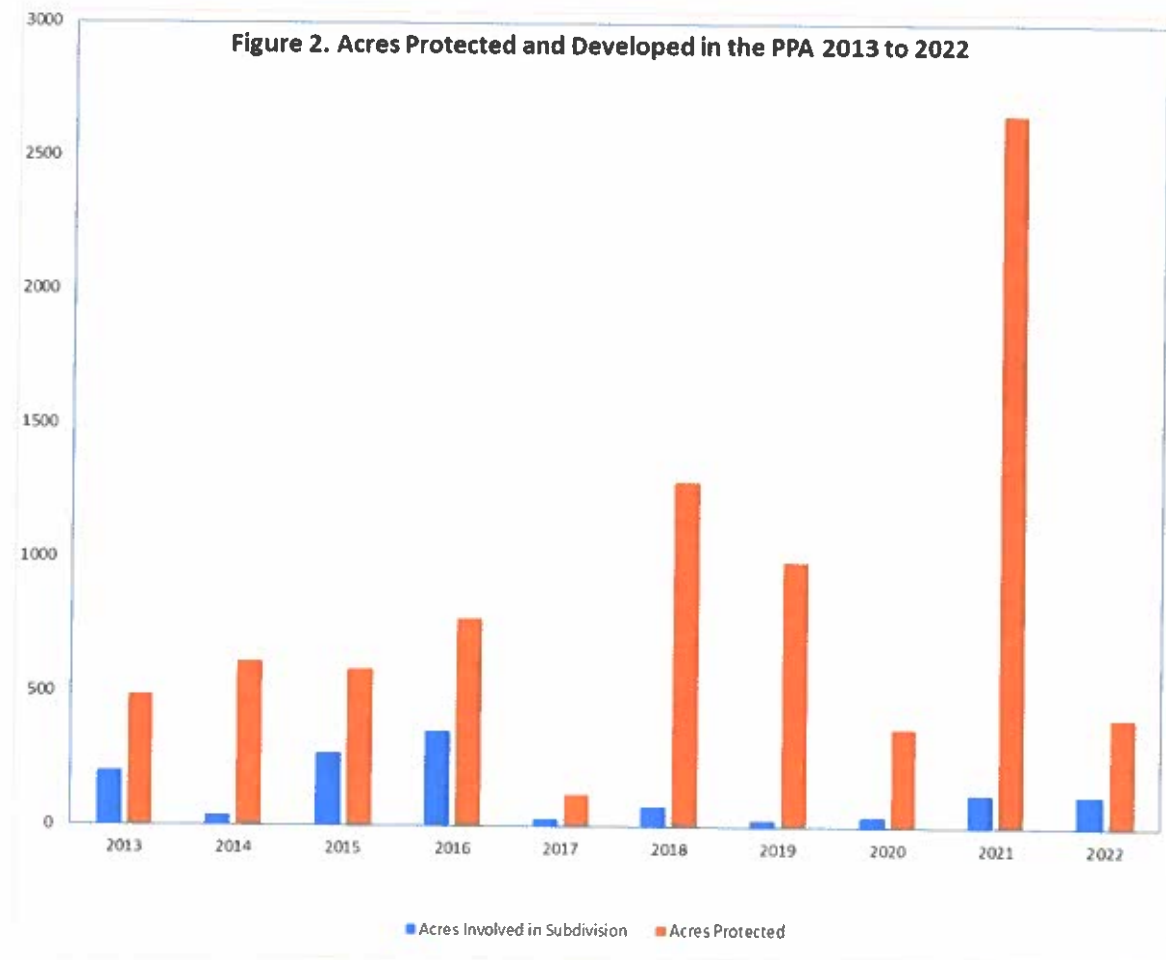


It is also key to note that due to the fact that Worcester County employs effective zoning, the cost per acre to protect land is relatively low, compared to many other Maryland counties. In addition, the county includes discounting in its MALPF ranking system. This has been particularly valuable in getting landowners “Round 2” easement purchase offers, thus accessing additional funds for land protection.

Table 5. Per Acre Payments for MALPF easements in Worcester County, 2018-2022

Settlement Year	Average per acre payment for MALPF easement
2018	\$2,391.26
2019	\$1,997.15
2020	\$2,572.56
2021	\$2,431/95
2022	\$1,973.27

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The above points illustrate that Worcester County's program can achieve the preservation goals set forth in COMAR 34.03.03.03 before development excessively compromises agricultural and forested lands. The preservation goals listed in COMAR 34.03.03.03 are:

- A. Maintain rural communities and areas capable of supporting agricultural and forestry activities that enable positive economic contributions of agriculture and forestry and the important roles that farming and forestry play in enhancing Maryland's environment;*
- B. Complement the Foundation's mandate to preserve viable agricultural and forest lands;*
- C. Make agricultural and forest land preservation part of an overall effort to manage growth and preserve environmental quality; and*
- D. Assure the cost effectiveness of:*

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(1) County expenditures directed toward preservation of agricultural and forest land; and

(2) Expenditures by the county of the agricultural land transfer tax.

- 7. Include an updated evaluation of the county program that: 2) With respect to achieving the preservation goals: (i) identifies the strengths and weaknesses in the county's zoning and land management practices and the county program; (ii) includes a discussion and analysis of all identified weaknesses; and (iii) identifies the county's plans and actions to make improvements to the county's zoning and land management practices and the county program.**

Effective agricultural zoning and low cost per acre of easements (compared to many other Maryland counties) are the primary strengths of Worcester County's program. In addition, development pressure continues to be generally minimal at this time, which buys time for protection of more land. More state funding for both MALPF and Rural Legacy from 2018 to present has allowed the county to achieve and even surpass the goal of protecting a minimum of 800 acres in the PPA annually, and protect land in the PPA at over eight times the rate it is being converted to non-agricultural uses.

Primary weaknesses may include reduced landowner interest, increased pressure for development in the northern area of the county, and the need for a revised county comprehensive plan.

For the first time since the establishment of the Coastal Bays Rural Legacy Area program in 1999, new landowner interest in this Area is scant. In the past, there has been a waiting list of interested landowners and a need to prioritize projects. With nearly 8,000 acres now protected with Coastal Bays Rural Legacy easements, the roster of eligible properties has diminished. Solutions include increased outreach to individual landowners but may also include evaluating the need to expand the area further or to establish a new Rural Legacy Area in a different location in the county.

Sussex County, Delaware, Worcester County's neighbor to the north, has been experiencing rapid growth, including in the southern portion of the county, putting increasing demand on roads and other infrastructure in Worcester County. The increasingly urbanized Sussex County has created increased demand for development in the area north and west of Ocean Pines. This rural area contains smaller agricultural parcels than does southern Worcester County, which creates a challenge for land protection, as smaller parcels may not be eligible for MALPF or rank highly under the county's current ranking system. In addition, smaller parcels can result in more development potential per acre, because A-1 zoning allows lots on a per parcel basis. Landowner interest and participation in land protection in this area of the county has been limited, to date. To address this threat, Worcester County may consider expanding the PPA in this area, prioritizing properties in this area in the MALPF ranking system, or

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possibly making other changes to the ranking system to prioritize lands in this area. Additional landowner outreach in this area is needed, to gauge interest in land protection and provide information on land protection strategies. The county may consider establishing a new Rural Legacy Area here, if interest warrants. Figure 4 (end of this document) depicts this area, the current zoning, the PPA boundary, and locations of recent single family dwelling unit permits in the A-1 zone.

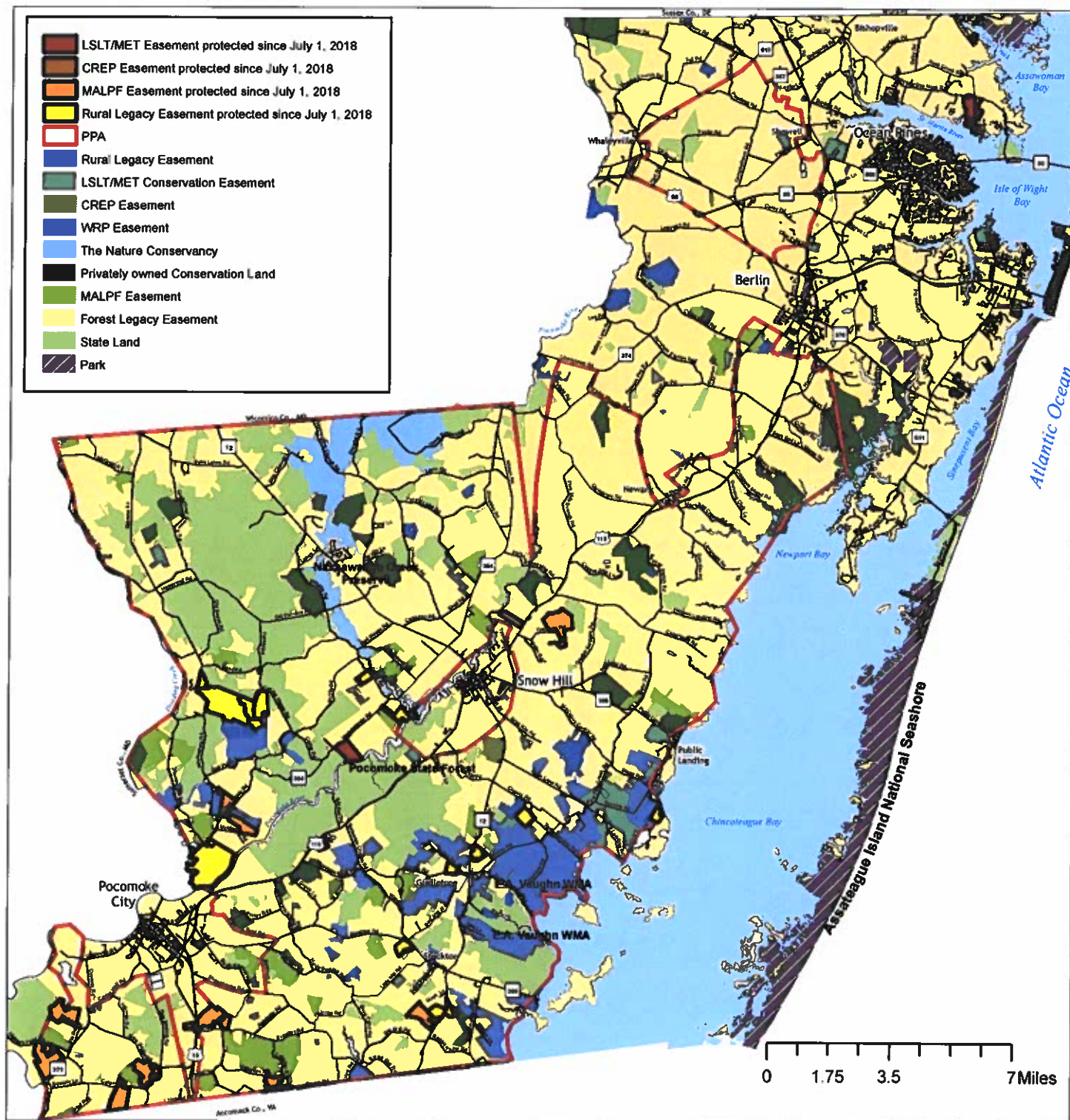
Worcester County's current comprehensive plan was adopted in 2006 and new zoning map and code in 2009. Since then the Priority Preservation and Water Resources Elements were added as addenda. The county will begin the process of preparing a new plan in 2023. This will allow the county's citizens an opportunity to provide input on the future of agricultural lands in the county, and clarify how to protect them with zoning and other land use tools.

8. If the county determines in its updated program evaluation that changes are needed to the county program, include an updated strategy to improve the development of the program (.10.B(3) (e))

The following strategy is recommended (updates in bold):

- A county staff person will continue to provide landowner outreach and pursue the variety of PDR tools available to protect agricultural land. This will include encouraging farmland conservation easement donation by providing information to landowners on the potential tax benefits. **Targeted outreach will be conducted in the Coastal Bays watershed and the Bishopville area, where development pressure is the greatest.**
- Worcester County will continue to provide matching funds to the MALPF program for the purchase of MALPF easements. The amount will be at least 9% of the agricultural transfer tax collected.
- Worcester County will continue to use a ranking system that includes discounting, to ensure landowners willing to offer discounts are prioritized. **The county will evaluate the current MALPF application ranking system to determine if it should be modified to prioritize properties in the northern part of the county where development pressure is highest.**
- Worcester County will continue to implement the 2006 comprehensive plan, including the Priority Preservation Area Element. This includes the 2009 comprehensive re-zoning which continues to protect farmland from sprawl development. This also includes the goal of protecting 800 acres annually within the PPA. **Worcester County will be updating the 2006 Comprehensive Plan within this certification period.**
- Worcester County will evaluate whether the Coastal Bays Rural Legacy Area should be expanded or temporarily or permanently put on hold to focus on a new Rural Legacy Area in the Bishopville area.

Maryland Agricultural Land Preservation Certification Program Application, 2022



Map Created by Worcester County Department of Environmental Programs

Map prepared on September 27, 2022

This map is intended for planning purposes only and not for regulatory application.

Data sources: Worcester County Department of Environmental Programs and Development Review and Permitting
Maryland Department of Natural Resources

3 Miles



MALPF Easements in Worcester County

Landowner	Tax ID #	Tax Map	Parcel	Grid	PPA	Easement Acres	Settlement Date	Purchase Price	Within PPA
Gerald Redden	2408002517	79	25	19	Y	236.53	9/13/1993	\$160,445.66	yes
Stanley & Shirley Brown	2407000189	35	54	22	Y	127.89	5/15/1996	\$79,608.00	yes
James Gregory	2407000286	36	122	1	Y	3.76	3/17/1997	\$438.68	yes
Gary Breeding/GRB Family Limited Partners	2402004798	55	29	10	Y	301.58	8/3/1998	\$182,001.46	yes
Milton Alfred Pennewell Family Irrevocable T	2402006847/	62	29,30	6	Y	126.63	8/28/1998	\$113,967.00	yes
Bruce Nichols	242006839	63	82	1	Y	67.57	3/25/1999	\$57,839.92	yes
Milton Alfred Pennewell Family Irrevocable T	2402004526/	54	47, 97	24	Y	78.75	5/26/1999	\$62,473.16	yes
Richard Jones	2401009109	91	74	19	Y	177.68	12/18/2000	\$101,762.13	yes
Anne Marie Thompson	2403024539/	40	172 & 193	6	Y	111.38	4/26/2001	\$125,955.00	yes
Richard F. Evans (now Rickards)	2403013375	24	39	24	Y	322.849	7/31/2001	\$308,000.00	yes
W. Dan Redden et. al.	24011324	93	55, 56	1	Y	140	9/13/2001	\$120,079.10	yes
Ruth R. Taylor (now Buster Powell)	2402011573/	79,71	36,13	22	Y	214.66	11/26/2001	\$134,002.50	yes
Ralph Samuel Tarr	2402014432	64,65	59,60,52	18, 7	Y	123.3552	12/15/2001	\$119,290.65	yes
Ralph Samuel Tarr	2402009544/	65	60	15	Y	303.2	12/15/2001	\$115,983.56	yes
Richard Jones	2401014706/	93,101	72,1	1	Y	287.58	4/4/2002	\$221,324.50	yes
Richard Jones	24010011405								yes
Richard Jones	2401014714/								yes
Richard Jones	2401013726	100	31,32,105 & 115	6	Y	169.28	4/4/2002	\$143,888.00	yes
Richard Jones	2401014714	101	32	1	Y	120.24	4/4/2002	\$149,404.50	yes
Diane Lambertson Revocable Trust	2401010158	92	64	24	Y	133.22	6/14/2002	\$101,354.00	yes
Millenium Farms Partnership	2401004999	84	291	24	Y	29.002	4/29/2003	\$19,601.40	yes
AMEN Corner, LLC	2401039725	84	52	24	Y	48.58	4/29/2003	\$34,006.00	yes
John C. & Lynda B. Moore	2401006037	84	52	24	Y	33.39	4/29/2003	\$22,673.00	yes
Thomas & Kelly Gravenor	2408003254	85	12	17	Y	185.179	5/2/2003	\$139,789.67	yes
Diane Lambertson Revocable Trust	2402004550/	54	43,45	23, 24	Y	31.314	2/12/2004	\$27,282.60	yes
Diane Lambertson Revocable Trust	2402004577	84	164,166	23	N	87.4	4/19/2004	79,708.80	yes
Stacey and Stephen Payne	2401003796	92	65	22	Y	66.19	12/28/2004	\$60,219.00	yes
Eileen and Ned Dykes	2470002510	35	42	8	Y	76.903	6/27/2005	\$62,400.00	yes
G R B Family Limited Partnership LLLP	2407005520	68	2	6	Y	403.37	12/28/2005	\$556,526.67	yes
L. Dean and Deborah Guy	2401012282	99	118,71	11	Y	194.55	2/21/2007	\$835,660.00	yes
Joseph Holland	2401007297	85	13 & 73	19	Y	234.43	3/26/2007	\$256,674.00	yes

MALPF Easements in Worcester County

Landowner	Tax ID #	Tax Map	Parcel	Grid	PPA	Easement Acres	Settlement Date	Purchase Price
Willis Redden	2401003852	84	56	17	N	163.542	4/11/2007	\$320,520.00 No
Gladys Holland	2407006411	77	3	3	Y	139.765	1/23/2008	\$843,000.00 yes
Ken Holland/Glad-Mar Dairy	2407006357/ 2407006403	77	2,6C	2	Y	92.942	5/12/2008	\$529,540.00 yes
Ken Holland/Glad-Mar Dairy	2407006381/ 2407006357	77	4, 12	2,3	Y	91.344	5/20/2008	\$466,960.00 yes
McGee, Steve and Jennifer (was Irma Hensh)	2407005121	62	36	24		123.69	11/1/2009	\$1,354,568.71 yes
Walter Widgeon	2403020177/ 2403014037/ 2403014053/ 2403020185	24 and 31 7,48 and 25, 66 4, 11, 23	37	4	N	317.889	11/10/2009	\$0.00
Stephen and Kristie St. Pierre	2407004745	61	37	4		166.234	2/1/2010	\$241,856.86 yes
Aydelotte, Brooks (was Outten, Louise)	2401014234/ 2401014765	100, 101	85, 31	12	Y	136.43	5/21/2010	\$477,505.00 yes
Aydelotte Poultry, LLC	2401040219	100	144	9	Y	33.78	9/2/2010	\$0.00 yes
Tonya Sterling	2401014102	100	52	9	Y	177.9	9/20/2010	\$876,341.03 No
Walter Widgeon	2403013200	24	54	15	N	81.5813	12/16/2011	\$241,743.90 yes
Joseph Holland	2401011391	93	61	8	Y	98.91	4/1/2012	\$306,621.00 yes
Aydelotte Farms	2401011030	92	63	23	Y	138.01	8/28/2014	\$261,300.00 yes
Hickory Point LLC	2401008781	91	73	20	Y	47.821	9/8/2014	\$138,347.59 yes
Glad Mar Land Co.	2407005652	69	40	2	Y	234.6	1/29/2015	\$645,150.00 yes
Happy Chesapeake, LLC	2408000751	78	45	23	Y	183	4/1/2016	\$358,840.00 yes
Aydelotte, Brooks	2401009974	92	33, 34	22	Y	158.44	8/8/2016	\$295,425.00 yes
Dale Holland	2402014483	79	73	11	Y	98.59	1/23/2018	\$265,020.00 yes
Adams, Ron and Deborah	2402006391	52	32	13	Y	73.565	12/4/2018	\$217,695.00 yes
Porter Mill Properties, LLC	2408008079	94	174	14	Y	176.9	10/3/2018	\$347,529.00 yes
Sterling, Tonya	2401010506	92	71	15	Y	240.15	11/22/2019	\$612,382.50 yes
Aydelotte, Tyler	2401010395	92	54	10	Y	54.7	1/28/2019	\$103,350.00 yes
Corbin, Audrey and James	2407005725	69	22,66	21	Y	133.85	9/20/2018	\$315,069.80 yes
Jones, Richard	2401012630/ 241009109/2 401008781	91, 99, 26, 74, 100; 1, 3	1, 3	1, 19	Y	326.79	10/24/2018	\$898,672.50
GMR, LLC (Mark Holland)	2401008277	91	14	14	Y	224.13	8/16/2019	\$535,512.00 yes
Powell, Watson and Annette	2402006650	56	25	15	Y	281.19	11/1/2019	\$451,310.00 yes
Holland, Glenn	2401768588	99	35	12	Y	173.5	11/20/2020	\$446,339.00 yes
Holland, Mark	2401012355	99	39	11	Y	199.12	2/4/2021	\$527,668.00 yes
Holland, Glenn and Jean (Trust)	2401013610/ 2401769175/ 241013629	100	6, 55, 84	12	Y	43.12	6/7/2022	\$142,527.00
								yes

MALPF Easements in Worcester County

Landowner	Tax ID #	Tax Map	Parcel	Grid	PPA	Easement Acres	Settlement Date	Purchase Price
Gross, Frederick Mark	2403768914	32	217	16	Y	210.13	4/18/2022	\$360,101.70 yes
Wilkins, Tom and Beverly	2407006500	77	102	5	Y	138.28	12/15/2021	\$398,918.21 yes
Lambertson, Jason and Kimberly	2401010255	92	8	4	Y	74.831	1/12/2022	\$147,662.00 yes
Balon, Charlotte	2401010174	92	57	A-1	Y	140.5	pending	\$337,200.00 yes
Balon, Charlotte	2401008773	91	17	A-1	Y	106.5	pending	\$255,600.00 yes
Tyson, Chelsea and Matthew	2403019594	31	23	A-1	Y	33.94	pending	\$98,429.00 yes
Queponco Farms	2402006723	57	42	A-1	Y	153.38	pending	\$360,443.00 yes
Taylor Revocable Trust	2401014803	101	28	A-1	Y	74.69	pending	\$134,442.00 yes
Yong Jae Park	2401004808	84	15	A-1	Y	66.83	pending	\$143,684.00 yes
Total Acres in District or in Preservation						9,846.83		\$17,372,172.76

Table 2 Rural Legacy Easements Worcester County

Primary Landowner	Tax ID	Tax Map	Parcel	Grid	Acres	Purchase Price	Settled
Bounds, Todd	2402015226	80	9	7	214.7	\$ 182,476.30	2003
Bayview Road LLC	2402014734	80	14	10	143.6	\$ 145,548.00	2002
Bayview Road, LLC (was Chapman)	2402014726	80	15	15	359.5	\$ 417,146.00	2000
Cropper	2402014718	80	18	9	391.4	\$ 391,358.00	2000
DeMarco et al	2402032708, 2402015129, 24020327	80	32, 33, 34	4	100.2	\$ 139,929.00	2002
Harvey	2402014661	80	16	20	346.0	\$ 380,156.00	2000
Harkins Farms, LLC (was Ingersoll)	2408004404	86	116	18	267.0	\$ 289,955.00	2002
Jones Girdletree	2408001820	79	16, 69, 149	5, 23	203.2	\$ 310,282.52	2002
Joyner	2408004544	86	119	17	553.5	\$ 281,908.50	2000
Parsons (Bird Hill RD)	2408005346	86	78	3	177.3	\$ 150,730.50	2003
Parsons (Ward RD)	2408004978	86	122, 123	1	168.1	\$ 142,879.90	2003
Rantz (Onley RD)	2408002452	79	199	21	136.4	\$ 115,963.80	2004
Rantz (Snow Hill RD)	2402014033, 2402014505	79	40, 53	10	170.0	\$ 144,368.30	2004
Redden, P 284	2408002509	79	264	20	81.0	\$ 131,859.50	2002
Redden, P 284	2402027488	79	284	16	53.9	\$ 87,779.65	2002
Richardson West	2402013991	79	76	5	104.6	\$ 92,977.80	2002
Roger Richardson	2402014173, 2402014211, 240201415	79	39, 77, 78	12	363.7	\$ 311,260.65	2002
Rowland	2408007780, 2408008477	94, 95	45, 123, 2	24	634.5	\$ 764,072.00	2000
Rural Integrity	2408002940	79	189	13	201.5	\$ 121,087.00	2002
Rylon enterprises	2402014467, 2402014475	79	83, 88	18	648.0	\$ 508,968.85	2004
Scrimgeour	2402015048, 2402015058, 240201455	79, 80	45, 17, 58	19	440.4	\$ 510,080.00	2001
Scrimgeour Trust	2408010889	94	166	17	128.4	\$ 164,352.50	2004
Timmons	2402015188	80	4	4	347.6	\$ 309,974.00	2002
Tuitt	2408002827	79	156	15	162.2	\$ 324,388.00	2008
Breeding/Hall	2402015145	80	30	10	272.2	\$ 324,000.00	2005
Rural Integrity, II	2408000784	78	12	11	108.9	\$ 91,715.00	2005
Parks, Steven and Jill	2408005028, 2408005044	88	15, 129	20	85.5	\$ 170,954.00	2007
Payne/Daugherty	2408002339	79	158	8	40.4	\$ 80,839.00	2008
Phillips Family LLC	2402032851	73	128	19	227.9	\$ 1,045,000.00	2009
Rural Integrity	2408013470	94	250	10	19.6	\$ 71,650.00	2010
McCabe's Corner LLC	2408008167	94	26	10	149.4	\$ 358,584.00	2010
Blit Blank	2408001065	79	157	8	129.0	\$ 259,308.00	2010
Glad Mar Dairy Land	2407006020	69	31	22	134.4	\$ 323,328.00	2011
ES Atkins Co	2407006829	69	3	5	591.9	\$ 887,850.00	2011
Sirman, Mike and Jennifer	2402013754, 2402013878	73	44, 45	7	246.7	\$ 482,500.00	2012
West	2402768541	73	8	19	253.7	\$ 586,000.00	2012
Beyside Farms (B)	2402013010	73	8	19	165.1	\$ 550,000.00	2012
Glad Mar Land Co, Inc	2407006101	69	43	19	209.1	\$ 434,029.00	2013
Greenwood	2402012200	72	121, 122	16	121.6	\$ 133,750.00	2013
Aydelloite	2401014668, 2401014684, 240101467	101	5, 8, 9	5, 4, 11	153.9	\$ 240,000.00	2013
Sovereign Soil Farm	2408004498, 2408004501	86	91, 92	4, 10	92.72	\$ 243,000.00	2014
Bummitt	2407006209	70	1	1	164.8	\$ 388,286.00	2014
Cropper/Smyer	2402012553	72	1	8	106.3	\$ 231,009.00	2016
Stevens	2408000239	78	44	23	156.5	\$ 237,000.00	2016
Wise	2407005822	69	44	15	168.8	\$ 373,177.00	2016
Redden	2401007122	85	54	10	118.3	\$ 251,667.00	2017
Pilchard	2408000743	78	41	10	284.9	\$ 526,732.98	2018
Clarke	2402012308, 2402027771	72	112, 17	21, 15	128.9	\$ 109,500.00	2018
Figgs	2402013320	73	9	20	61.00	\$ 161,628.00	2018
Royer, Nassawango Road	2407768514	63	167	13	122.25	\$ 213,500.00	2019
Royer, Creek Road	2407005091	62	4	5	64.64	\$ 217,000.00	2019
Hauck	2402014459	79	70	10	78.43	\$ 160,500.00	2020
Porter Mill Properties, LLC	2408008094	94	175	15	58.63	\$ 127,022.00	2020
Happy Chesapeake LLC	2408002363	79	181	15	55.85	\$ 142,800.00	2021
Bryan, Stevens Soapnet	2408005230	86	127	13	88.42	\$ 190,450.00	2021
Barnes, Charles and Charlotte	2407006322	77	8	9	734.37	\$ 884,181.00	2021
Barnes, Charles and Pamela	2407008430	77	121	9	21.58	\$ -	2021
Barnes, Dylan	2407769126	77	124	15	5.00	\$ -	2021
ES Atkins Co	2407004591, 2407006780, 240700457	61	7, 8, 11, 13, 23, 42	20	978.29	\$ 758,171.00	2021
Porter Mill Properties, LLC	2408013810	94	252	8	81.60	\$ 151,000.00	2021
Traits Landing Farm, LLC	2402012928	72	11	19	112.03	\$ 207,500.00	2021
Ennis	2407005776	69	21	21	163.0	\$ 472,814.00	2021
Total Acres					10,525.0	\$ 14,759,320.75	pending

Table 3. Conservation Reserve (CREP) Easements Held by Worcester County

Landowner	Tax ID number	Map	Parcel	Grid	Settlement Date	Easement Holder	Easement Acreage	Purchase Price	Within PPA
Persimmon Point, LLC	2408011944; 2401036254	99	50, 128	20	2011	DNR and Worcester County	45.28	\$83,545.00	yes
Gary Pritchard	2408010145; 2408000662	78	46/102	16	2011	DNR and Worcester County	36.24	\$59,459.00	yes
Collins	2404000889	40	83	11	2012	DNR and Worcester County	43.04	\$73,059.00	yes
Barry and Jeannie Mariner	2408006956	19	7	4	2012	DNR and Worcester County	35.18	\$79,951.00	yes
Rural Integrity Land, LLC	2402011441	71	61	5	2011	DNR and Worcester County	263.79	\$468,514.00	yes
John and Becky Richardson	2408001839		79 191	19	2015	Worcester County	63.87	\$118,109.00	yes
Bradford, David and Nancy	2408000654	78	56	22	2015	DNR and Worcester County	110.97	\$139,400.00	yes
Aydelotte Farms	2408000131	78	65	9	2020	Worcester County	56.69	\$98,421.00	yes
Total							655.06	\$1,120,458.00	

Review of Worcester County's Ranking System for MALPF Applications

November 29, 2022

The current ranking system was approved by MALPF and adopted March 2012.

As required by MALPF, the ranking system includes a Land Evaluation score, based on USDA's LESA system and a Site Assessment score (8 questions), also based entirely on LESA. Worcester County added bonus points to give priority to properties in PPA, discounted offers, properties with more development rights, applicants that re-apply, and applicants not highly enrolled in CREP.

Bonus Points

Following is some data on applications and bonus points awarded in the time period since adoption:

Year	Number of MALPF Applicants
FY 13/14	6
FY 15/16	22 (only 8 forwarded to MALPF)
FY 17/18	10 (only 8 forwarded to MALPF)
FY 19	9
FY 20	11 (only 7 forwarded to MALPF)
FY 21	6
FY22	7

Total Applications—71 (total forwarded to MALPF 55)

Bonus point category	How many applicants received points
Discount	37 (67%)*
Lot Rights	Additional points: 46 (65%)
PPA	65 (92%)
Re-Application	21 (30%)
CREP (less than 1/3 in CREP)	61 (86%)

11 (eleven) of these applicants "maxed out" discounting points. They offered more than a 40% discount.

Site Assessment

SA score, in theory, is a maximum of 110 points. In Worcester County in this time period the scores range from 42 to 97, with the vast majority of scores 70-80. The two questions that cause the most variation in total points are Question 2—ag production and Question 3-- contiguity and Question 6-- size.

Land Evaluation

This is a calculated soil index. The highest points technically possible are 80. Scores have ranged from 25 to 71 in this time period. Wooded properties typically score 25-40. (The county policy is not to accept an application with an index under 25, which has eliminated a few wooded properties that would otherwise meet the minimum state soils criteria.)

Suggested changes to consider to the ranking

Counties may make some adjustments to the Land Evaluation and the Site Assessment score and may add bonus points as they feel best fit their goals for land protection.

1. Prioritize properties in the area of the county under the most development pressure
 - Additional bonus points if the property is in northern PPA or if in northern area of the county
 - Reduce the number of points allocated in Site Assessment question 3 as this tends to favor properties in the southern end of the county where there is more protected land
 - Reduce the number of points allocated in Site Assessment question 6 as this favors larger properties that are less common in the northern end of the county
2. Reward landowners who are offering higher discounts
 - Additional bonus points for higher discounting—eg 1 point for every 2% discount up to 30 points instead of 20 points.
3. No points for re-application
 - Often re-applications did not score well the first time, and these points give a boost that may not be warranted. Overall the points do not typically have an effect one way or the other in changing ranking.
4. Reconsider the “not in CREP” bonus
 - Most applicants receive these points.
 - Change Question 2 in the Site Assessment to give no points for woodland (whether there is an FSP or not).

Worcester County MALPF Easement Sale Ranking System

LE Score (80 points, highest possible)

- soil productivity (50%)
- capability class (50%).

SA Score (110 points, highest possible)

- Extent of protection of surrounding area
- On-site production (how much of the farm is in agricultural use)
- Farm size, compared to average size of farm in Worcester
- Distance from an urban area
- Stewardship/ownership/operation (is there a soil conservation plan in place?
Does the owner operate the farm?)

Bonus Points (60 points):

- Discount Bonus: 1 point awarded for every 2% discount offered by the landowner (up to 20 points)
- Potential lots bonus: 1 point awarded for each residential lot available for extinguishment; 5 additional points awarded for applicant properties with 5 lots or more available (up to 30 points)
- PPA bonus: 5 points are awarded if applicant property is in Priority Preservation Area
- Re-application bonus: 3 points are awarded for re-application
- Conservation Program bonus: 2 points are awarded if landowner is enrolled in conservation programs that cover 1/3 of property, or less

Recommended by the Worcester County Agricultural Land Preservation Advisory Board, March 6, 2012.

Approved by the County Commissioners of Worcester County, March 20, 2012.

Use of the Land Evaluation and Site Assessment (LESA) System for Potential Farmland Protection Program Easement Lands

We propose to use a modified LESA evaluation system for farms that are being considered for Farmland Protection Program (FPP) funding. The system will vary from what's used when you complete the Farmland Conversion Impact Rating form (AD1006).

The Land Evaluation (LE) portion of the calculation will take both soil productivity and capability class into account. The highest potential score for the LE portion of LESA is 80 points.

In doing the LE portion of the LESA calculation, you'll need to reference the Land Capability Classes and Yield per Acre information for your county. The reference should be filed in Section II, Soil and Site Assessment, Cropland Interpretations.

Before you begin your LESA calculations, inventory the soil-mapping units on the parcel and note the acres in each unit. For Soil Productivity, Corn yield (bushels per acre) will be the reference crop. Each Mapping unit will be compared with the highest yielding mapping unit in the county. The highest yielding mapping unit in the county will be valued at 40. For Capability Class, class 1 (I) soils will earn 40 points, class 2 (II) 30 points, class 3 (III) soils 20 points, and class 4 (IV) soils 10 points¹.

If the parcel contains soils that don't appear on the Land Capability Classes and Yield per Acre reference for your county, view those soils as incidental. They need to be inventoried. Their value is "0". **If you believe some soils should have values but don't appear on the above referenced legend, consult with your resource soil scientist.**

The Site Assessment portion is a modified version of the one used on the AD 1006. In doing the Site Assessment (SA) portion of LESA, a modified version of the questions asked on the AD 1006 will be used. The highest potential score is 110 points. There are eight questions (although you are respond to either #4 or #5, not both). They are as follows:

1) How much land is in non-urban use² within a radius of 1.0 mile from where the easement acquisition is intended?

- More than 90 percent – 15 Points
- 90 to 20 percent – 14 to 1 point(s)
- Less than 20 percent – 0 points

2) How much of the site is being farmed (managed for a scheduled harvest) or managed as woodland with a forest management plan that emphasizes wood product production?

- More than 90 percent – 20 points
- 90 to 20 percent – 19 to 1 point(s)
- Less than 20 percent – 0 points

¹ In some of the older soil surveys, some "C" slopes, in a severely eroded state, are classified as Class 4 soils. Consult with your resource soil scientist if a review of the soils finds this situation on the parcel you evaluate.

² Non-urban use are those areas lacking the following characteristics:

- Having a density of more than 30 structures per 40 acres
- Lands identified as urbanized area"(UA) on the Census Bureau map
- Areas mapped with a "tint overprint" on the USGS topographical map

3) State and county policies have always emphasized the need to preserve large blocks of farmland for the continuance of agricultural operations. The points credited for proximity to permanent easements will carry three times the weight of points credited for Districts. The size of the applicant farm is given credit by including it in the easement acreage. Total points earned cannot exceed twenty-five (25).

- Easements - The combined total acreage of the applicant property and all properties subject to an easement to the Maryland Agricultural Land Preservation Foundation, the Maryland Environmental Trust, or other easement(s) with similar restrictions, which are located within one-half (1/2) of one mile of any boundary of applicant's property will be calculated. The applicant will receive one (1) point for each fifty acres, or portion of 50 acres of the total acres calculated in this subsection. Take credit for the total acreage of the easements within the 1/2 mile zone, even if a portion of the easement falls outside the 1/2 mile zone.
- Districts - The total acreage of all non-easement properties subject to a district Agreement with the MALPF which are located within one-half (1/2) of one mile of any boundary of the applicant's property will be calculated. The applicant will receive one (1) point for each 150 acres, or portion of the total acres calculated in this subsection. Take credit for the total acreage of the districts within the 1/2 mile zone, even if a portion of the district falls outside the 1/2 mile zone.

4) *If your score for # 3 exceeded 20 points and the "edge" of the urban-built-up area represents a boundary between an urban built-up area and a large extent of permanently protected agricultural land, take the following points, as appropriate:*

- The site is adjacent to an urban built-up area – 15 points
- The site is less than 1 mile from, but is not adjacent to an urban built-up area – 10 points
- The site is more than 1 mile from an urban built-up area – 5 points

5) *If you didn't qualify to answer # 4 - How close is the proposed easement site (site) to an urban built-up area?*

- The site is 2 miles or more from an urban built-up area – 15 points
- The site is more than 1 mile but less than 2 miles from an urban built-up area – 10 points
- The site is less than 1 mile from, but is not adjacent to an urban built-up area – 5 points
- The site is adjacent to an urban built-up area – 0 points

6) Is the proposed easement site as large as the average sized farming unit within the county? (Data are from the latest available Census of Agriculture, acreage of farm units in operation with \$1,000 or more in sales).

- As large or larger – 10 points
- Below average – deduct one point for each 5% below the average, down to 0 points if 50 percent or more below average – 9 to 0 points

7) Does the proposed easement site (site) have available an adequate supply of farm support services and markets (i.e. farm suppliers, equipment dealers, processing and storage facilities and farmer's markets)?

- All required services are available – 5 points
- Some required services are available – 4 to 1 point(s)
- No required services are available – 0 points

8) What is the relationship between the easement grantor, the farmland, and the extent of conservation planning and conservation practice installation?

- The grantor farms the easement area. The conservation plan is current and all required practices are installed and maintained. – 20 points
- The grantor farms the easement area. The conservation plan is current but not all required practices are installed. Practices are scheduled to be completed within five years. – 15 points
- The grantor does not farm the easement area but others, either on a lease, annual rent, or share basis are doing active farming. The conservation plan is current and all required practices are installed and maintained. – 15 points
- The grantor does not farm the easement area but active farming is being done by others, either on a lease, annual rent, or share basis. The conservation plan is current but not all required practices are installed. Practices are scheduled to be completed within five years. – 10 points
- No active farming (i.e. no active cropland, hayland, or pastureland) is occurring on the parcel. The woodland, if any, is not being managed for forest product production. – 5 points

EXAMPLES

An Example of how to calculate a Land Evaluation score - The example farm will be a 200-acre farm in Kent County, Maryland. The maximum corn yield in Kent County is 140 bushels per acre.

An inventory of the soil-mapping units finds the following units along with the acres of each.

Map Symbol	Name of Soil	Acres	Yield (Non-irrigated corn)	Capability Unit
MnA	Matapeake	20	140	1 (I)
MnB	Matapeake	53	140	2E (IIe)
MnC3	Matapeake	7	110	3E (IIIe)
MtA	Mattapex	34	135	2W (IIw)
MtC2	Mattapex	12	130	3E (IIIe)
Bs	Bibb	32	no data	not listed
<u>Fh</u>	Fallsington	<u>42</u>	70	4W (IVw)
Total		200		

To calculate the soil productivity of the individual mapping units:

- Put the soil's yield as the numerator and the highest yield as the denominator
- Multiply that value by 40 and by the # of acres of that mapping unit
- Do it for each of the mapping units, add all points for each of the mapping units
- Divide the total by the total number of acres in the parcel

$(Yield/Maximum\ County\ Yield) \times [40(Total\ Points)] \times (Acre(s)) = Pts.\ per\ map\ unit$

Mna	140/140 x 40 x 20 =	800
MnB	140/140 x 40 x 53 =	2,120
MnC3	110/140 x 40 x 7 =	220
MtA	135/140 x 40 x 34 =	1,311
MtC2	130/140 x 40 x 12 =	446
Bs	0/140 x 40 x 32 =	0
Fh	70/140 x 40 x 42 =	840
Total		5,737 / 200 = 28.7

To calculate the capability class score attribute - 40 points to class 1, 30 points to class 2, 20 points to class 3, and 10 points for class 4. If a mapping unit isn't listed on the Land Capability Classes and Yield per Acre reference for your county, give it a "0" value.

Mapping Unit	Capability Class	Acres	Calculation	
Mna	1	20	40 x 20 =	800
MnB	2	53	30 x 53 =	1,590
MnC3	3	7	20 x 7 =	140
MtA	2	34	30 x 34 =	1,020
MtC2	3	12	20 x 12 =	240
Bs	na	32	0 x 32 =	0
Fh	4	42	10 x 42 =	420
Total		200		4,210 / 200 = 21.1

The total LE score for this parcel is 28.7 + 21.1 = 49.8 (of a possible 80)

An example of the SA portion of LESA follows. The same 200-acre site will be used.

1) How much land is in non-urban use within a radius of 1.0 mile from where the easement acquisition is intended?

- More than 90 percent – 15 Points
- 90 to 20 percent – 14 to 1 point(s)
- Less than 20 percent – 0 points

The farm lies about 4 miles northeast of Chestertown. The area is rural. More than 90% of the land within 1 mile of the parcel is undeveloped. 15 Points

2) How much of the site is being farmed (managed for a scheduled harvest) or managed as woodland with a forest management plan that emphasizes wood product production?

- More than 90 percent – 20 points
- 90 to 20 percent – 19 to 1 point(s)
- Less than 20 percent – 0 points

About 25% of the land is not tilled and is wooded. The woodland area was harvested 12 years ago and the forest area is not currently under a forest management plan and it is not being managed for timber. – 15 Points

Percent Farmed or Managed Point Allocation

89.5%+ 20 points	71.5%-75.0% 15 points	53.5%-57.0% 10 points	35.5%-39.0% 5 points
85.9%-89.4% 19 points	67.9%-71.4% 14 points	49.9%-53.4% 9 points	31.9%-35.4% 4 points
82.3%-85.8% 18 points	64.3%-67.8% 13 points	46.3%-49.8% 8 points	28.3%-31.8% 3 points

78.7%-82.2% 17 points	60.7%-64.2% 12 points	42.7%-46.2% 7 points	24.7%-28.2% 2 points
75.1%-78.6% 16 points	57.1%-60.6% 11 points	39.1%-42.6% 6 points	19.6%-24.6% 1 point

3) State and county policies have always emphasized the need to preserve large blocks of farmland for the continuance of agricultural operations. The points credited for proximity to permanent easements will carry three times the weight of points credited for Districts. The size of the applicant farm is given credit by including it in the easement acreage. Total points earned cannot exceed twenty-five (25).

- Easements - The combined total acreage of the applicant property and all properties subject to an easement to the Maryland Agricultural Land Preservation Foundation, the Maryland Environmental Trust, or other easement(s) with similar restrictions, which are located within one-half (1/2) of one mile of any boundary of applicant's property will be calculated. The applicant will receive one (1) point for each fifty acres, or portion of 50 acres of the total acres calculated in this subsection. Take credit for the total acreage of the easements within the ½ mile zone, even if a portion of the easement falls outside the ½ mile zone.
- Districts - The total acreage of all non-easement properties subject to a district Agreement with the MALPF which are located within one-half (1/2) of one mile of any boundary of the applicant's property will be calculated. The applicant will receive one (1) point for each 150 acres, or portion of the total acres calculated in this subsection. Take credit for the total acreage of the districts within the ½ mile zone, even if a portion of the district falls outside the ½ mile zone.

The proposed 200-acre easement earns 4 points. Within 1/2 mile of the proposed easement edge, there are 2 MALPF easements of 176 and 220 acres. An additional 4 points and 5 points are earned. One property of 420 acres has an agricultural district designation and it earns 3 points. The total points earned equal 16.

4) If your score for # 3 exceeded 20 points and the "edge" of the urban-built-up area represents a boundary between an urban built-up area and a large extent of permanently protected agricultural land, take the following points as appropriate:

- The site is adjacent to an urban built-up area – 15 points
- The site is less than 1 mile from, but is not adjacent to an urban built-up area – 10 points
- The site is more than 1 mile from an urban built-up area – 5 points

With 16 points, this calculation is not used.

5) If you didn't qualify to answer # 4 - How close is the proposed easement site (site) to an urban built-up area?

- The site is 2 miles or more from an urban built-up area – 15 points
- The site is more than 1 mile but less than 2 miles from an urban built-up area – 10 points
- The site is less than 1 mile from, but is not adjacent to an urban built-up area – 5 points
- The site is adjacent to an urban built-up area – 0 points

The site is more than 2 miles from the urban built-up area. – 15 Points

6) Is the proposed easement site (site) as large as the average the average sized farming unit within the county? (Data are from the latest available Census of Agriculture, acreage of farm units in operation with \$1,000 or more in sales).

- As large or larger – 10 points
- Below average – deduct one point for each 5% below the average, down to 0 points if 50 percent or more below average – 9 to 0 points

The average farm size in Kent County is 374 acres (1997 Census of Agriculture). This farm's size is 200 acres. – $[200 / 374 = 0.53 (53\%)]$ – 1 Point

Percent Range and Point Reduction Table

96-100+%	91-95%	86-90%	81-85%	76-80%	71-75%	66-70%	61-65%	56-60%	51-55%
10	9	8	7	6	5	4	3	2	1

7) Does the proposed easement site (site) have available an adequate supply of farm support services and markets (i.e. farm suppliers, equipment dealers, processing and storage facilities and farmer's markets)?

- All required services are available – 5 points
- Some required services are available – 4 to 1 point(s)
- No required services are available – 0 points

The farm operator has all the farm support services and markets within the county. – 5 Points

8) What is the relationship between the easement grantor, the farmland, and the extent of conservation planning and conservation practice installation?

- The grantor farms the easement area. The conservation plan is current and all required practices are installed and maintained. – 20 points
- The grantor farms the easement area. The conservation plan is current but not all required practices are installed. Practices are scheduled to be completed within five years. – 15 points
- The grantor does not farm the easement area but others, either on a lease, annual rent, or share basis are doing active farming. The conservation plan is current and all required practices are installed and maintained. – 15 points
- The grantor does not farm the easement area but others, either on a lease, annual rent, or share basis are doing active farming. The conservation plan is current but not all required practices are installed. Practices are scheduled to be completed within five years. – 10 points
- No active farming (i.e. no active cropland, hayland, or pastureland nor woodland under management for forest product production) is occurring on the parcel. – 5 points

The farming is done by an operator who isn't the grantor. The farm has an up-to-date conservation plan and all required practices and systems are installed and maintained. – 15 Points

SA Score – $15 + 15 + 16 + 0 + 15 + 1 + 5 + 15 = 82$ (of a possible 110 points)

LESA Ranking of the Site – $49.8 + 82 = 131.8$ (of a possible 190 points)

Questions/Comments - Contact:

Tom Heisler

John Hanson Business Center, Suite 301

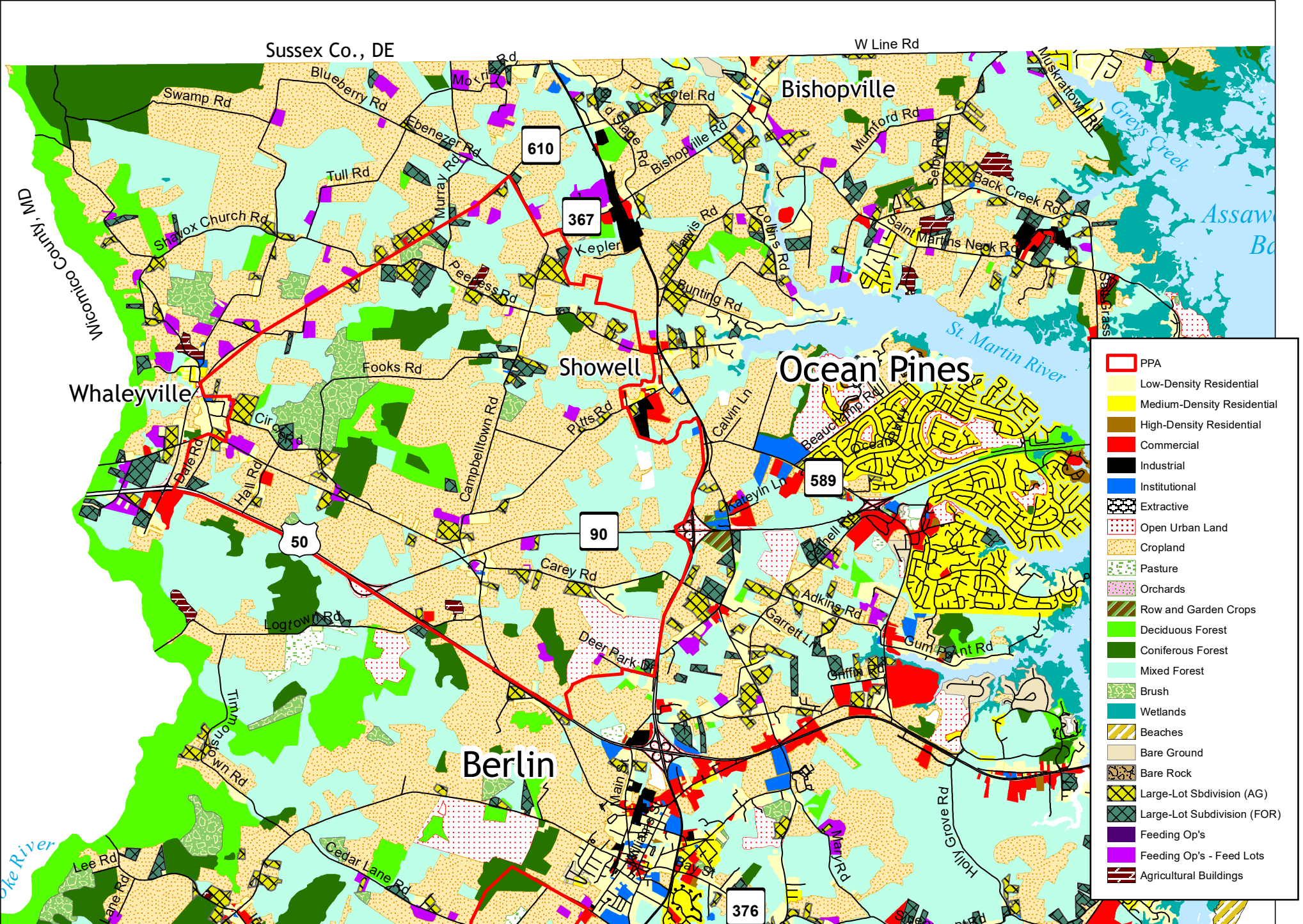
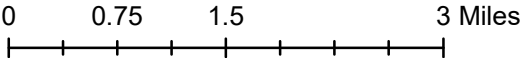
339 Busch's Frontage Road

Annapolis, MD 21401-5534

Phone: (443) 482-2928; Fax: (410) 757-0687;

Email - Tom.heisler@md.usda.gov

Northern Worcester County, Land Use/Land Cover



- PPA
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial
- Industrial
- Institutional
- Extractive
- Open Urban Land
- Cropland
- Pasture
- Orchards
- Row and Garden Crops
- Deciduous Forest
- Coniferous Forest
- Mixed Forest
- Brush
- Wetlands
- Beaches
- Bare Ground
- Bare Rock
- Large-Lot Sbdvision (AG)
- Large-Lot Subdivision (FOR)
- Feeding Op's
- Feeding Op's - Feed Lots
- Agricultural Buildings

Northern Worcester County, PPA, Protected Land, Prime Farmland

