

APPENDIX D

CAMBRIA COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM NUMERICAL FARMLAND RANKING SYSTEM

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

Only those completed applications received by January 31st will be considered for that year's funding.

This ranking system shall take effect on _____.

The two-part Land Evaluation Site Assessment Numerical Ranking System is outlined as follows:

I. LAND EVALUATION (SOIL SCORE) = 40% OF TOTAL SCORE

II. SITE ASSESSMENT = 60% OF TOTAL SCORE

DEVELOPMENT POTENTIAL (20%) + FARMLAND POTENTIAL (20%) +
CLUSTERING POTENTIAL (20%)

I. LAND EVALUATION (40% 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 .40 to represent 40% of the overall Land Evaluation Site Assessment (LESA) score. Soil mapping units and their relative values are included in Appendix H of the Cambria 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 Cambria County Soil Survey, as published by the USDA-NRCS in cooperation with the Pennsylvania State University and Pennsylvania Department of Agriculture.
2. The Soil and Water Conservation Technical Guide maintained and updated by the USDA-NRCS.

II. SITE ASSESSMENT (60% OF TOTAL SCORE)

A. DEVELOPMENT POTENTIAL - Factors which identify the extent to which development pressures are likely to cause conversion of agricultural land to non- agricultural uses. Total score - 100 points. (Weighted percentage value of 20%.)

1a. PUBLIC WATER AND/OR SANITARY SEWER SYSTEMS

Distance of tract from public water and/or sanitary sewer system. A tract of land in closest proximity to sewer service shall receive a higher score.

- (40) Water or sewer line adjacent to tract
- (30) Water or sewer line within 1 mile
- (15) Water or sewer line within 2 miles
- (0) Water and sewer lines greater than 2 miles away

1b. 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.

- (40) 61% to 100%
- (20) 41% to 60%
- (10) 21% to 40%
- (5) 6% to 20%
- (0) 0% to 5%

2. ROAD FRONTAGE

Amount of road frontage of tract along public road. A tract with more public road frontage shall receive a higher score.

- (30) Greater than 1 mile
- (20) ½ mile to 1 mile
- (10) Less than ½ mile

3. EXTENT OF NON-AGRICULTURAL USE IN AREA

Extent of Non-Agricultural Use in area (1-mile radius) of perimeter. A tract with extensive non-agricultural uses in the area shall receive a higher score than a tract that is more distant from such non-agricultural uses.

- (30) 75% or greater
- (25) 50% to 74% or greater non-agricultural use within 1-mile radius
- (15) 20% to 49% non-agricultural use within 1-mile radius
- (5) 10% to 19% non-agricultural use within 1-mile radius
- (0) Less than 10% non-agricultural use within 1-mile radius

B. FARMLAND POTENTIAL - Factors which measures the potential agricultural productivity or farming practices of the site. The higher quality or the more valuable a

farm is, the higher the score will be in this category. Total score - 100 points.
(Weighted percentage value of 20 %.)

1. ACREAGE OF FARMLAND TRACT

- (25) 150 or more acres proposed for easement sale
- (20) 125 to 149 acres proposed for easement sale
- (15) 100 to 124 acres proposed easement sale
- (10) 75 to 99 acres proposed for easement sale
- (5) 50 to 74 acres proposed for easement sale

2. PERCENTAGE OF TRACT IN HARVESTED CROPLAND, PASTURE, OR GRAZING LAND

Large amounts of productive farmland make a farm more viable. If a large percentage of the tract is not used as productive farmland, a lower score will be received.

- (25) 90% to 100% of farm is cropland, pastureland or grazing land
- (20) 80% to 89% of farm is cropland, pastureland, or grazing land
- (15) 70% to 79% of farm is cropland, pastureland, or grazing land
- (10) 60% to 69% of farm is cropland, pastureland, or grazing land
- (5) 50% to 59% of farm is cropland, pastureland or grazing land

3. CONSERVATION PLAN

(Stewardship of the land and use of conservation best management practices)

Conservation plans are required as a part of your application to provide documentation demonstrating stewardship of the land and use of conservation practices. These practices may include implementation of soil erosion control, sedimentation control, nutrient management and other practices demonstrating appropriate stewardship of the land to be preserved.

Conservation plans must be updated and address all resource concerns as a part of the final submission for approval from the state for easement purchase. Scoring will be based as follows:

- (25) – Submitted plan accurately reflects current land management practices, addresses all resource concerns and is 100% implemented.
- (15) - Submitted plan accurately reflects current land management practices, addresses all resource concerns and is at least 50% implemented.
- (5) - Submitted plan accurately reflects current land management practices, addresses all resource concerns but is less than 50% implemented.
- (0) - Submitted plan either does not accurately reflect the current land management practices and/or does not address all resource concerns.

4. HISTORIC, SCENIC AND ENVIRONMENTAL QUALITIES

Tracts that have local/state/federal historical, cultural, and environmental qualities will be given higher scores. In Cambria County these qualities are:

- Century Farms
- Bicentennial Farms
- Kittanning Trail
- Forest Stewardship Plan
- American Tree Farm System
- Exceptional Value, High Quality, Natural Reproducing & Stocked Trout Streams
- Environmental Education Sites (Boy & Girls Scouts, Farm Tours, etc.)
- Agritourism (Corn Maze, Bed & Breakfast, etc.)

- (12.5) Tract with 5 of the above items.
- (10) Tract with 4 of the above items.
- (7.5) Tract with 3 of the above items.
- (5) Tract with 2 of the above items.
- (2.5) Tract with 1 of the above items.

Tracts that are adjacent to local/state/federal historical, cultural, and environmental qualities will be given higher scores. In Cambria County these qualities are:

- Century Farms
- Bicentennial Farms
- Kittanning Trail
- Forest Stewardship Plan
- American Tree Farm System
- Parks – Local, State, National
- State Forests & State Game Lands
- Municipal Regulated Watersheds
- Watersheds w/Stormwater Management Plans
- Flood Plains
- Rails to Trails
- Environmental Education Sites (Boy & Girls Scouts, Farm Tours, etc.)
- CREP & CRP
- Exceptional Value, High Quality, Natural Reproducing & Stocked Trout Streams

- (12.5) Tract with 5 of the above items.
- (10) Tract with 4 of the above items
- (7.5) Tract with 3 of the above items.
- (5) Tract with 2 of the above items.
- (2.5) Tract with 1 of the above items.

- C. **CLUSTERING POTENTIAL** - Factors which 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 the 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. Total score - 100 points. (Weighted percentage value of 20%.)

1. **CONSISTENCY WITH PLANNING MAP**

Location of tracts with respect to those areas of the county identified as important agricultural areas will be considered in scoring the clustering potential of the tract. A tract that is within an identified important agricultural area shall receive a higher score than tracts that are not. If a tract is divided by important agricultural areas the score will be assigned to the majority of the acreage.

- (50) Tract located in important agricultural area 1
- (40) Tract located in important agricultural area 2
- (30) Tract located in important agricultural area 3
- (20) Tract located in important agricultural area 4

2. **PROXIMITY TO RESTRICTED LAND**

Location of a tract with respect to land already under agricultural conservation easement will be considered in scoring the clustering potential of the tract. A tract that is closer to restricted land shall receive a higher score than those that are not.

- (25) Adjacent
- (20) Within $\frac{1}{4}$ mile
- (15) Within $\frac{1}{2}$ mile
- (10) Within $\frac{3}{4}$ mile
- (5) Within 1 mile

3. **PERCENTAGE OF ADJOINING LAND IN AN AGRICULTURAL SECURITY AREA**

The percentage of a tract's boundary that adjoins land in an Agricultural Security Area will be considered in scoring the clustering potential of the tract. Areas where agriculture has been given protection by the municipality, at the request of the landowners, provides an environment conducive to farming. The higher the percentage of the land that borders land in an Agricultural Security Area, the higher the score will be.

- (25) 75% or more
- (20) 50% to 74%
- (15) 25% - 49%
- (5) 10% - 24%
- (0) Less than 10%

CAMBRIA COUNTY AGRICULTURAL LAND PRESERVATION BOARD
 NUMERICAL FARMLAND RANKING SYSTEM

WEIGHTED FACTOR SCORES / PRIORITY RANKING

	Farm Name	Land Evaluation Rating	Development Potential + Score	Farmland Potential + Score	Clustering Potential + Score	Total = Score	Priority Ranking
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
13.							

Source: Cambria County Agricultural Land Preservation Program Administrative Manual

CAMBRIA COUNTY AGRICULTURAL LAND PRESERVATION BOARD
 NUMERICAL FARMLAND RANKING SYSTEM

LAND EVALUATION - SOILS WORKSHEET

SOIL MAPPING UNIT	ACREAGE EACH UNIT	X	RELATIVE VALUE EACH UNIT	=	TOTAL OF SOILS RELATIVE VALUE	SOIL MAPPING UNIT	ACREAGE EACH UNIT	X	RELATIVE VALUE EACH UNIT	=	TOTAL OF SOILS RELATIVE VALUE
TOTAL OF SOILS RELATIVE VALUES						TOTAL OF SOILS RELATIVE VALUES					

TOTAL OF SOILS RELATIVE VALUE	÷	TOTAL ACREAGE OF FARM	=	AVERAGE RELATIVE VALUE OF FARM	X	WEIGHTED FACTOR .40	=	LAND EVALUATION RATING
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