

Appendix B - Farmland Ranking System

I. Land Evaluation Category Assigned Weight 40% Total Points Possible 100
 Measures the soil quality numerically and indicates the agricultural productivity of the tract.

II. Site Assessment Category Assigned Weight 60% Total Points Possible 300

A. Development Potential Category Assigned Weight 10% Total Points Possible 100

1. Availability to Sewer and Water - Indicator of existing public infrastructure within close proximity to an applicant, an indicator of a potential threat of conversion to a non-farm use.

Less than 2 miles from public sewer and/or public water supply system	10 Points
2 miles to 4 miles of public sewer and/or public water supply system	5 Points
Over 4 but less than 6 miles of public sewer or public water supply system	2 Points

2. Road Frontage - Reflects development potential remaining with the farmland tract.

Road frontage totals 10,000 feet or greater	25 Points
Road frontage totals 9,999 feet to 5000 feet	15 Points
Road frontage totals 4,999 feet to 2000 feet	5 Points

3. Extent of Non-Agricultural Land Use In Area - Evaluates the imminent threat of conversion of the farmland tract to non-farm uses.

Non-Agricultural Land Use Adjacent to the tract is 75% or greater	10 Points
Non-Agricultural Land Use Adjacent to the tract is 50 to 74%	5 Points
Non-Agricultural Land Use Adjacent to the tract is 25 to 49%	2 Points

4. Compatibility of Farmland Tract with Local Land Use Plans -Determines the compatibility of the farmland tract with local land use plans.

Applicant is consistent with local land use plans	30 Points
Applicant is inconsistent with local land use plans	0 Points

5. Distance To Growth Areas / Rural Villages - Measures the proximity of the farmland tract to a Growth Area or a Rural Village.

Tract is within 3 miles to a growth area or rural village	25 Points
Tract is over 3 but less than 5 miles to a growth area or rural village	15 Points
Tract is over 5 but less than 7 miles to a growth area or rural village	5 Points
Tracts located within an established growth area	0 Points

Development Potential Score = Total Points X .10

Appendix B - Farmland Ranking System

II. Site Assessment Category Assigned Weight 60% Total Points Possible 300

B. Farmland Potential Category Assigned Weight 25% Total Points Possible 100
 Measures the potential for continued agricultural production and suitability of the farm for perpetual farmland preservation.

1. Percentage of Farm in Harvestable Croplands or Pasture - Evaluates the percentage of land actually available for agricultural production.

90% or greater in harvestable farmlands	30 Points
80 to 89% harvestable farmlands	20 Points
70 to 79% harvestable farmlands	10 Points

Harvestable lands are determined by conservation plans, FSA aerial maps, or ArcView Toolkit GIS measurements.

2. Soil and Water Conservation Plan Implementation - Evaluates the level of conservation planning and practices installed thus protecting the soil resources and encouraging the long term agricultural productivity of the tract.

80 to 100% plan implemented	25 Points
50 to 79% plan implemented	7 Points

3. Contiguous Farm Size - Recognizing that the larger tracts of harvestable farmland are necessary to support the viability of agriculture within a community and to operate an efficient operation, this factor evaluates the tract based upon the size of the connected farmland tract.

Tracts 100 acres or larger	20 Points
Tracts Less than 100 acres	15 Points

4. Annual Gross Farm Income - Evaluates the annual gross farm income produced by the farmland tract (application) using gross farm income as an indicator of farm production, efficiency, and contribution to Pennsylvania's agricultural economy.

Gross Farm Income between \$150,000 or greater	20 Points
Gross Farm Income between \$100,000 and \$149,999	14 Points
Gross farm Income between \$ 50,000 and \$99,999	6 Points

5. Proximity to historic, scenic, environmental, or cultural sites - Farmland tracts within proximity to a private, or a local, state, or federally designated historical, scenic, environmental, or cultural site shall be deemed compatible with agricultural practices and therefore prioritized.

Tracts adjacent to a historic, scenic, cultural, environmental area	5 Points
Tracts nonadjacent but within 1/4 mile to a historic, scenic, cultural, environment area	2 Points
Tracts 1/4 mile to 1/2 mile to a historic, scenic, cultural, environmental area	1 Points

Farmland Potential Score = Total Points X .25

Appendix B - Farmland Ranking System

II. Site Assessment Category Assigned Weight 60% Total Points 300

C. Clustering Potential Category Assigned Weight 25% Total Points 100

Encourages the preservation of farmland in large contiguous blocks of farmland which will support commercial agriculture and help shield the agricultural community against incompatible non-agricultural land uses.

1. Consistency with the easement planning and development map - Determines consistency of the application with resources identified on the York County Agricultural Land Preservation Easement Planning and Development Map. Resources identified upon the easement planning map are determined to be compatible with agricultural activities.

Application is consistent with the easement planning map	10 Points
Application is not consistent with the easement planning map	0 Points

2. Proximity of the applying farmland tract to a public or privately* held perpetual agricultural conservation easement - Measures the proximity of applying farmland tracts to other preserved farmlands. Preservation in large contiguous blocks creates a community preferable for efficient agricultural production.

Tract is less than 1/4 mile of a preserved farm	35 Points
Tract is 1/4 mile to 1/2 mile to a preserved farm	25 Points
Tract is over 1/2 mile but under 1 mile from a preserved farm	20 Points
Tract is 1 mile to 2 miles from a preserved farm	10 Points

* Privately held easements must also meet YCALPB minimum eligibility requirements to grant points to the adjacent applying farmland tract.

3. Percent of land adjacent to tract duly enrolled within an Ag Security Area (ASA) - Measures the Percent farmland adjacent to the tract which are enrolled in Ag Security Areas, thus receiving The protective benefits by local municipalities and therefore creating an environment immediately adjacent to the tract which are conducive to normal farming practices. Adjacent lands in agricultural uses are compatible and preferable over non-agricultural adjacent lands.

75% or more of tract adjoins tracts enrolled in an ASA	10 Points
50 to 74% of the tract adjoins tracts enrolled in an ASA	7 Points
25 to 49% of the tract adjoins tracts enrolled in an ASA	5 Points

4. Percentage of land enrolled in ASA surrounding the farmland tract (applicant) - Measures the amount of farmlands within the neighborhood of a tract which are used for agricultural purposes and also receiving the protective benefits of ASA law by the municipality. Significant lands enrolled in ASA which are prevalent in the neighborhood of a tract are preferable and furthermore indicate a potential for farmland preservation activities to increase within that neighborhood. Large contiguous blocks of preserved farmlands are preferable for efficient agricultural production.

75% or more lands enrolled in an ASA within 1 mile of the tract	20 Points
50 to 74% of the lands enrolled in an ASA within 1 mile of the tract	15 Points
25 to 49% of the lands enrolled in an ASA within 1 mile of the tract	10 Points

C. Clustering Potential Category (cont.)

Encourages the preservation of farmland in large contiguous blocks of farmland which will support commercial agriculture and help shield the agricultural community against incompatible non-agricultural land uses

5. Zoning - Examines the communities level of protection provided to agricultural lands as evidenced by their adoption of agricultural preservation zoning ordinances which encourage the maintenance of large contiguous blocks of farmland necessary to the survival of commercial agriculture within the community. Note the maximum points possible are 25 for this factor, as it is cumulative.

Municipalities with ag preservation zoning ordinances protecting 75% or more of the tract
15 Points

Municipalities with ag preservation zoning ordinances protecting less than 75 % of the tract
0 Points

Municipality which requires lots be located on the least productive soils of the farmland tract
5 Points

Municipality ordinance which includes a maximum lot size restriction
5 Points

Cluster Potential Score = Total Points X .25