



# Easement Eligibility & Ranking Criteria

Conservation Easement Authority (CEA)

## Landowner & Parcel Information

Donation

Sale

Total Acreage \_\_\_\_\_

Owner Name(s) \_\_\_\_\_

Zoning \_\_\_\_\_

Parcel Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tax Map IDs # \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Eligibility Criteria (Shenandoah County Code § 82-6)

In order for a parcel to be eligible for a conservation easement, it must meet EACH of the following criteria:

Yes  No

The use of the parcel subject to the conservation easement is consistent with the Comprehensive Plan and is not designated as a future growth area.

Yes  No

The proposed terms of the conservation easement are consistent with the minimum conservation easement terms and conditions set forth in § 82-8 as follows:

Yes  No

Easement conforms with the requirements of the Open-Space Land Act.

Yes  No

Easement is in a form approved by the County Attorney.

Yes  No

Parcel is subject to standard restrictions contained in conservation easements pertaining to uses and activities allowed on the parcel, and such standard restrictions are delineated in the deed of easement. Standard restrictions may include, but not necessarily be limited to, restrictions pertaining to uses and activities listed in § 82-8 A. 1-7.

Yes  No

The CEA is designated as easement holder, and the BOS as third-party enforcer.

Yes  No

The CEA has sought one or more co-holders in the deed of easement OR the CEA has found additional co-holders to be not feasible or not advisable.

Yes  No

The parcel has obtained at least 25 points under the ranking criteria set forth under § 82-7 unless the CEA has found that it is in the best interest of the County to waive this requirement.

Waived

## Ranking Criteria (Shenandoah County Code § 82-7)

Parcels for which applications for purchase have been received shall be ranked according to the criteria and the point values assigned thereto as forth herein. Points shall be rounded to the first decimal.

### A. Farm and forest land protection.

Points \_\_\_\_\_

(1) The parcel contains soils defined as prime farm land or of statewide importance as identified by the Shenandoah County Soil Survey: ½ point for each 10 acres containing such soils, for up to a total of five points.

Points \_\_\_\_\_

(2) At the time of application, the parcel was located within an Agricultural & Forestal District: four points.

Points \_\_\_\_\_

(3) The parcel has an approved conservation plan and/or employs agricultural best management practices as approved by the Lord Fairfax Soil and Water Conservation District, the Natural Resources Conservation Service, or the Virginia Dept. of Forestry: five points.

Points \_\_\_\_\_

(4) The parcel is a working family farm: five points if at least one family member's principal occupation and income (more than half) is farming or foresting the parcel; three points if at least one family member produces farm products derived from the parcel.

**B. Natural Resources Protection.**

- Points \_\_\_\_\_ (1) The parcel fronts on the Shenandoah River or any perennial stream identified by the most recent USGS quad maps or other reliable sources: one point plus an additional one point for every thousand feet of protected linear stream frontage.
- Points \_\_\_\_\_ (2) The parcel is within a watershed identified as impaired on the Virginia Department of Environmental Quality's Impaired Waters List: two points.
- Points \_\_\_\_\_ (3) The parcel contains protected perennial springs or wetlands as identified on the most recent USGS quad maps or other reliable sources: two points for each feature, up to a total of four points.
- Points \_\_\_\_\_ (4) The parcel is located within the 100-year floodplain: 1/2 point for every ten acres in the floodplain up to a total of five points.

**C. Cultural, historical, recreational, and scenic resources.**

- Points \_\_\_\_\_ (1) The parcel is located within an identified civil war battlefield: four points for being located in a Core area; two points for being located in a Study area.
- Points \_\_\_\_\_ (2) The parcel shares a boundary with property owned or protected by the Shenandoah Valley Battlefields Association or other recognized preservation organization: one point plus one additional point for every thousand feet of shared boundary.
- Points \_\_\_\_\_ (3) Parcel is listed on the State or National Register of Historic Places: two points.
- Points \_\_\_\_\_ (4) Parcel contains or adjoins a parcel containing a historic structure identified by the Shenandoah County Survey or otherwise documented as being over 100 years old: two points.
- Points \_\_\_\_\_ (5) Parcel adjoins a state maintained road: one point for each 500 feet of road frontage along a designated Virginia scenic highway or byway; one point for each 1,000 feet of road frontage on a nondesignated public road.

**D. Open Space Protection.**

- Points \_\_\_\_\_ (1) Parcel adjoins the National Forest, or any national, state, or local park: one point plus one additional point for every thousand feet of shared boundary.
- Points \_\_\_\_\_ (2) Parcel adjoins an existing permanent conservation easement (other than C.2, above): one point plus one additional point for every one thousand feet of shared boundary.
- Points \_\_\_\_\_ (3) Acreage: one point for every fifty acres the easement will encompass.
- Points \_\_\_\_\_ (4) Easement would extinguish potential subdivision rights: 1/2 point per potential subdivision right extinguished.

**F. Fund Leveraging.**

- Points \_\_\_\_\_ (1) Non-local government funding has been identified to leverage the purchase of the conservation easement: one point for each 10% of the total purchase price for which those funds can be applied. Donation of all or a portion of the easement by the owner shall be considered fund leveraging and points awarded at the same rate.

Total \_\_\_\_\_

Note: This score sheet is intended for Conservation Easement Program use only, and does not constitute a County land use determination.