



CONSERVATION EASEMENT SCORING SHEET

EASEMENT NAME: _____

Contact Information

Applicant Name: _____ **Address:** _____

Phone: _____ **Email:** _____

Property

Easement Size: _____ acre sqft **Parcel Address / Location:** _____

Parcel Number(s): _____

Current Zoning: _____ **Current Use:** _____

Eligibility Criteria (Shenandoah County Code § 82-6)

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

- The use of the parcel subject to the conservation easement is consistent with the Comprehensive Plan.
- The proposed terms of the conservation easement are consistent with the minimum conservation easement terms and conditions set forth in § 82-8 as follows:
 - Easement conforms with the requirements of the Open-Space Land Act.
 - Easement is in a form approved by the County Attorney.
 - 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.
 - The CEA is designated as easement holder, and the BOS as third-party enforcer.
 - 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.
- The parcel has obtained at least 15 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.

Ranking Criteria (Shenandoah County Code § 82-7)

Points will be rounded to the first decimal.

Farm And Forest Land Protection

- I. 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.
- II. The parcel contains prime forested land as identified by the Virginia Natural Heritage Data Explorer: ¼ point for each 10 acres containing levels 3 or 4 and ½ point for each 10 acres containing level 5 forest conservation values, for up to a total of five points.
- _____ III. At the time of application, the parcel was located within an Agricultural & Forestal District: four points.
- _____ IV. 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.
- _____ V. 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.
- _____ VI. The parcel is part of a Virginia Department Of Agricultural And Consumer Services approved Century Farm: two points.
- _____ VII. The parcel is listed on the Virginia Natural Heritage Data Explorer as being part of ConserveVirginia in the Agriculture & Forestry Category: _____ one point.

Natural Resources Protection

- I. 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.
- _____ II. The parcel is within a watershed identified as impaired on the Virginia Department of Environmental Quality's Impaired Waters List: two points.
- _____ III. 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.
- _____ IV. The parcel is within a sensitive groundwater recharging area as demonstrated by the presence of sinkholes or karst topography: one point.
- _____ V. The parcel is located within the 100-year floodplain: ½ point for every ten acres in the floodplain up to a total of five points.
- _____ VI. The parcel contains critical slopes of 25% or greater: one point.
- _____ VII. The parcel contains an endangered or rare species: one point for every endangered or rare species.
- _____ VIII. The parcel contains an ecological core as identified by the Virginia Natural Heritage Data Explorer: ¼ point for each 10 acres containing _____ levels C5, C4, or C3 and ½ point for each 10 acres containing level C2 or C1 ecological core conservation values, for up to a total of five points.
- _____ IX. The parcel is part of a natural land network as identified by the Virginia Natural Heritage Data Explorer: one point.
- _____ X. The parcel is listed on the Virginia Natural Heritage Data Explorer as being part of ConserveVirginia in the Natural Habitat & Ecosystem _____ Diversity Category, the Floodplains & Flooding Resilience Category, and/or the Water Quality Improvement Category: one point for each Category.

C. Cultural, Historical, Recreational, And Scenic Resources

- ____ I. 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.
- ____ II. 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.
- ____ III. Parcel is listed on the State or National Register of Historic Places: two points.
- ____ IV. 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.
- ____ V. 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 non-designated public road.
- ____ VI. The parcel provides public access to a part or the entire property: one point plus one additional point for every 10 acres of land accessible to the public.
- ____ VII. The parcel provides public trails through or along the property: one point plus one additional point for every 1,000 feet of trail if located along a perennial stream or connects to an existing public trail network.
- ____ VIII. The parcel is listed on the Virginia Natural Heritage Data Explorer as being part of ConserveVirginia in the Cultural & Historic Preservation Category, the Scenic Preservation Category, and/or the Protected Landscapes Resilience Category: one point for each Category.

D. Open Space Protection

- ____ I. 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.
- ____ II. Parcel adjoins an existing permanent conservation easement (other than C.II, above): one point plus one additional point for every one thousand feet of shared boundary.
- ____ III. Acreage: one point for every fifty acres the easement will encompass.

E. Threat To Development

- ____ I. The parcel contains usable development rights: 1/2 point per usable development right.
- ____ II. The parcel is not zoned agriculture or conservation: two points.
- ____ III. The parcel contains development vulnerable land as identified by the Virginia Natural Heritage Data Explorer: 1/4 point for each 10 acres containing Classes I, II, or III and 1/2 point for each 10 acres containing Classes IV or V development vulnerable land, for up to a total of five points.

F. Fund Leveraging

- ____ I. 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: _____ **Points**