

Appendix II. Ranking Criteria

CRITERIA	POINTS AWARDED IF	POINTS
<p>I. The Imminence of Residential, Commercial or Industrial Development</p> <p>(36 points maximum)</p>	<p>Property is offered by buyer who holds current sales contract on the property OR</p> <p>Property is listed for sale; (20)</p> <p>Property is in the estate process or has been inherited within the last two years; (8)</p> <p>Property has ceased being used for agricultural purposes for two years or more; (8)</p>	
<p>II. The Total Acreage Offered for Conservation or Preservation Easement:</p> <p>(84 points maximum)</p>	<p>1000 acres or more = (80) 750 to 999 acres = (70) 500 to 749 acres = (60) 250 to 499 acres = (50) 100 to 249 acres = (40) 50 to 99 acres = (30) 25 to 49 acres = (10) Less than 25 acres = (5)</p> <p>Plus, an extra (20) points if entire fee simple property is placed under the easement.</p>	
<p>III. Farmland Significance</p> <p>(96 points maximum)</p> <p><i>*For soil types, points are based on the percentage of each soil type per property. For instance, a property with 50% prime soils will receive 50% of the available 30 points for prime soils.</i></p>	<p><u>Farmland categorized as any of the following:*</u></p> <p>Prime or unique soils (30) State-wide or locally significant farmland (20) Other farmland (10)</p> <p><u>Currently in farm use</u> (20)</p> <p><u>Owner has a conservation plan</u> (6)</p> <p><u>Owner has put the conservation plan into action</u> (10)</p>	
<p>IV. Contiguous to working farms or protected areas</p> <p>(39 points maximum)</p>	<p><u>Proximity of working farms</u></p> <p>Contiguous with properties under easement with the PCFPB OR Within 2,500 feet of properties under easement with the PCFPB (13)</p> <p>Contiguous with properties that have a farm-use valuation for ad valorem tax purposes OR Within 2,500 feet of properties that have a farm-use valuation for ad</p>	

	<p>valorem tax purposes (13)</p> <p><u>Proximity of protected property</u> Contiguous with other property with a perpetual conservation easement, or public property (unimproved parkland, wildlife management area) OR Within 2,500 feet of other property with a perpetual conservation easement, or public property (unimproved parkland, wildlife management area)</p> <p>(13)</p>	
<p>V. Special Characteristics of Public Value</p> <p>(39 Points Maximum)</p>	<p>Historical, Archeological Uniqueness</p> <p>Property is of National, State or Local Significance (Includes cemeteries and sites important to the Native American, Pioneer, Civil War, and Great Depression history of the county) (9)</p> <p>Natural, Ecological Value (30points maximum)</p> <p><u>Property contains one or more of the following unique natural features or habitat (15)</u></p> <ul style="list-style-type: none"> • Contains mature forests • Contains a Cave • Has features of geological significance • Is an area of biological significance • Contains or is contiguous to endangered or threatened species habitat <p><u>Property contains one or more of the following characteristics of Source water protection (15)</u></p> <ul style="list-style-type: none"> • Fronts on a major stream • Fronts on a minor stream • Contains a year-round spring • Contains a seasonal or wet-weather spring • Contains wetlands • Contains a sink or a sink hole 	
<p>VI. Debt</p> <p>(6 points maximum)</p>	<p>Currently, has no debt on real estate (6)</p>	
<p>Subtotal</p> <p>(maximum 300)</p>		
	<p>If donating 100% of the full value of the conservation</p>	

<p>Landowner Offering Price</p>	<p>easement, add 100 points to the total score above.</p> <p>If the asking price falls between the following percentage of the fair market value, (which is the difference between the fair-market value and the agricultural value) add the following to the score.</p> <p>ADD</p> <table border="0"> <tr><td>1 and 10%</td><td>90</td></tr> <tr><td>11% and 20%</td><td>80</td></tr> <tr><td>21% and 30%</td><td>70</td></tr> <tr><td>31% and 40%</td><td>60</td></tr> <tr><td>41% and 50%</td><td>50</td></tr> <tr><td>51% and 60%</td><td>40</td></tr> <tr><td>61% and 70%</td><td>30</td></tr> <tr><td>71% and 80%</td><td>20</td></tr> <tr><td>81% and 90%</td><td>10</td></tr> <tr><td>91% to 99%</td><td>0</td></tr> </table> <p>*For example, the value of Landowner A's conservation easement is \$1,000,000. But landowner A is willing to sell the conservation easement for \$200,000. \$200,000 is 20% of the total value. Farmer A adds 80 points.</p> <p>Note: Land that qualifies for other guaranteed or likely funding sources, such as Federal, state, foundation and/or private grants, etc, will be automatically moved up in the ranking process</p>	1 and 10%	90	11% and 20%	80	21% and 30%	70	31% and 40%	60	41% and 50%	50	51% and 60%	40	61% and 70%	30	71% and 80%	20	81% and 90%	10	91% to 99%	0	
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<p>Total (maximum 400 points)</p>																						

Appendix III. Supplemental Information for Ranking Criteria and Application Forms

For clarification on how to rank your property according to this criteria and to answer the questions on your application form, the following details are provided. Please review the glossary definitions or contact the Pendleton County Farmland Protection Board if you have additional questions.

Farmland Significance

Prime or unique soils

AgB	Allegheny loam, 3 to 8 percent slopes
BuB	Buchanan channery loam, 3 to 8 percent slopes
Ch	Chagrin loam
ClB	Clarksburg channery silt loam, 3 to 8 percent slopes
Lo	Lodell loam
Mn	Massanetta silt loam
Tg	Tioga loam

State-wide significant farmland

AgC	Allegheny loam, 8 to 15 percent slopes
BrC	Blackthorn channery sandy loam, 8 to 15 percent slopes
BrD	Blackthorn channery sandy loam, 15 to 25 percent slopes
BuC	Buchanan channery loam, 8 to 15 percent slopes
CeC	Cateache silt loam, 8 to 15 percent slopes
ClC	Clarksburg channery silt loam, 8 to 15 percent slopes
EdC	Edom channery silt loam, 8 to 15 percent slopes
EdD	Edom channery silt loam, 15 to 25 percent slopes
ErB	Ernest silt loam, 3 to 8 percent slopes
ErC	Ernest silt loam, 8 to 15 percent slopes
ErD	Ernest silt loam, 15 to 25 percent slopes
LaC	Laidig channery loam, 8 to 15 percent slopes
LaD	Laidig channery loam, 15 to 25 percent slopes
MoB	Monongahela silt loam, 3 to 8 percent slopes
MoC	Monongahela silt loam, 8 to 15 percent slopes
Or	Orrville loam
ToB	Toms silt loam, 3 to 8 percent slopes
TyB	Tygart silt loam, 3 to 8 percent slopes

Locally significant farmland

BeC	Belmont-Cateache silt loam, 3 to 15 percent slopes
BkC	Berks channery silt loam, 8 to 15 percent slopes
BkD	Berks channery silt loam, 15 to 25 percent slopes
BnC	Berks-Weikert channery silt loam, 8 to 15 percent slopes
BnD	Berks-Weikert channery silt loam, 15 to 25 percent slopes
BsC	Blackthorn channery sandy loam, 3 to 15 percent slopes, stony
CaC	Calvin channery silt loam, 3 to 15 percent slopes

CaD	Calvin channery silt loam, 15 to 25 percent slopes
CdC	Calvin-Dekalb-Hazleton complex, 3 to 15 percent slopes, stony
CfC	Cateache channery silt loam, 3 to 15 percent slopes, stony
ClC	Clarksburg channery silt loam, 3 to 15 percent slopes, stony
CID	Clarksburg channery silt loam, 15 to 25 percent slopes, stony
Du	Dunning silt loam
EIC	Elliber extremely channery loam, 8 to 15 percent slopes
EID	Elliber extremely channery loam, 15 to 25 percent slopes
HdC	Hazleton-Dekalb complex, 3 to 15 percent slopes, stony
LgC	Laidig and Buchanan soils, 3 to 15 percent slopes, stony
LhC	Lehew and Dekalb soils, 8 to 15 percent slopes
LhD	Lehew and Dekalb soils, 15 to 25 percent slopes
LkC	Lehew, Hazleton, and Dekalb soils, 3 to 15 percent slopes, stony
MaC	Mandy channery silt loam, 8 to 15 percent slopes
MaD	Mandy channery silt loam, 15 to 25 percent slopes
OeC	Opequon silt loam, 3 to 15 percent slopes, very rocky
OnC3	Opequon-Caneyville silty clay loams, 8 to 15 percent slopes, severely eroded
Po	Potomac fine sandy loam
Pt	Potomac very cobbly fine sandy loam
Pu	Purdy silt loam
ShC	Shouns channery loam, 3 to 15 percent slopes, stony
TrC	Trussel channery loam, 3 to 15 percent slopes

Farm Use must show evidence of farm-use tax status

Conservation Plan provide the date of approval of your NRCS conservation plan

Evidence of Conservation Plan in Action obtain a statement from NRCS

Special Characteristics

Historical, Archeological Uniqueness: These sites span the county's early history from Native American settlements and the founding of pioneer settlers in 1748, to the county's distinction as a border state during the Civil War of the 1860s, to the Depression and CCC camps of the 1930s, to the greater than one-hundred year flood of 1985. The Pendleton County Historical Society will be pleased to assist landowners in identifying and verifying historical sites on their property.

Natural Ecological Values:

Biological Significance: Areas designated by local, state, or Federal officials as containing plants, animals or ecosystems that are rare or unique in the state and/or the nation; or an area designated as such by a recognized authority such as the West Virginia Department of Natural Resources, U.S. Fish and Wildlife Service, or Nature Conservancy.

Geological Significance: Areas of geological significance in the Pendleton County include caverns, sinkholes, quarries, old iron ore excavations, fossil collecting areas, mineral collecting localities, igneous rocks, unusual sedimentary rocks, and unusual geological structures such as faults, fold, bedding surfaces and contacts between rock

units. Unusual geological landforms, both ancient and modern, are also considered significant. These include cliffs, erosional remnants, stream terraces, crossbedding, and major stream valleys. Any well exposed rocks are significant geologically especially if the outcrop is laterally extensive or photogenic.

Rare, Threatened, or Endangered Species listing:

Endangered Species:

<i>Arabis serotina</i>	Shale Barren Rockcress
<i>Corynorhynchus townsendii virginianus</i>	Virginia Big-eared bat
<i>Glaucomys sabrinus fuscus</i>	WV Northern flying Squirrel
<i>Myotis grisescens</i>	Grey Bat
<i>Myotis sodalis</i>	Indiana Bat
<i>Trifolium stoloniferum</i>	Running Buffalo Clover

Threatened Species:

<i>Plethodon nettingi</i>	Cheat Mountain Salamander
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Rare Species & Unique Natural Communities

A five-page detailed list is available through the Department of Natural Resources, Natural Heritage Program.

Major Stream and Minor Streams

River	Major Streams	Minor Streams
South Branch of the Potomac		
	East Dry Run	
	Hammer Run	
	Thorn Creek	Black Thorn Creek
		Long Run
		Stouffles Run
		Dry Run
		White Thorn Creek
	Smith Creek	
	Friends Run	
	Trout Run	
	Reeds Creek	
	Mill Run	
	Brushy Run	
North Mill Creek		
South Fork of the South Branch of the Potomac		Crummetts Run
		Brushy Fork
		* Fleishers Run
		Stony Run
		Little Fork
		George's Run
		Millers Run
		Broad Run
		Hawes Run
		Sugar Run
	Dettimer Run	

		Road Run
		Wagner Run
		Dice Run
		Fisher Run
		Rough Run
		Buck Lick Run
		Camp Run
		Wilson Run
		Kettle Creek
North Fork of the South Branch of the Potomac River		Laurel Fork
		Dry Run
		Teeter Camp Run
		Big Run
		Sawmill Run
		Pike Gap Run
		Red Lick Run
		Roots Run
		Powdermill Run
		Zeke Run
		Shuckle Ford Run
		Mill Creek
	Seneca Creek	
		Roaring Creek
		Horse Camp Run
		Whites Run
		Strauder Run
		Brushy Run