Frederick County Agricultural Land Preservation Program

Rural Legacy Easements & Conservation Reserve Enhancement Program (CREP) Easements

Anne Bradley and Shannon O’Neil
Overall Goals of Programs

- Permanently preserve land from development (residential, commercial and industrial uses)
- Purchase Development Rights so future uses on property are limited
- Preserve a land base so that agricultural land is available for agricultural operators
- Preserve natural resource land for environmental benefits such as water quality and wildlife habitat
# Total Program Accomplishments To Date

<table>
<thead>
<tr>
<th>Program</th>
<th>Acres Preserved</th>
<th># Easements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maryland Agricultural Land Preservation Foundation (MALPF) Easement</td>
<td>21,815</td>
<td>143</td>
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<tr>
<td>Maryland Agricultural Land Preservation Foundation (MALPF) District</td>
<td>4,216</td>
<td>41</td>
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<tr>
<td>Conservation Reserve Enhancement Program (CREP) Easement</td>
<td>2,840</td>
<td>24</td>
</tr>
<tr>
<td>Maryland Environmental Trust (MET) Easement</td>
<td>4,533</td>
<td>51</td>
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<tr>
<td>Intermodal Surface Transportation Efficiency (ISTEA) Easement</td>
<td>1,523</td>
<td>20</td>
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<tr>
<td>Rural Legacy Easement</td>
<td>5,853</td>
<td>45</td>
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<tr>
<td>Installment Purchase Program (IPP) Easement</td>
<td>20,014</td>
<td>129</td>
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<tr>
<td>Federal Farmland and Ranch Protection (FRPP) Easement</td>
<td>496</td>
<td>4</td>
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<tr>
<td>Other Governmental Easement</td>
<td>2,054</td>
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<tr>
<td>County Held Easement</td>
<td>682</td>
<td>5</td>
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<tr>
<td>Critical Farms Option</td>
<td>954</td>
<td>7</td>
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<tr>
<td>MARBIDCO Next Generation</td>
<td>167</td>
<td>1</td>
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<tr>
<td><strong>Total Participating</strong></td>
<td><strong>64,980</strong></td>
<td><strong>479</strong></td>
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<tr>
<td><strong>Total Permanently Preserved</strong></td>
<td><strong>60,931</strong></td>
<td><strong>438</strong></td>
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Agricultural Land Preservation Programs (MALPF & IPP)

• Geared towards preserving the most productive soils for agriculture
• Singular-purpose easements to preserve agricultural land
• Many programs do not require stream buffers, but rather require an up-to-date Soil Conservation plan on the property.
Conservation Reserve Enhancement Program (CREP) Easements

- Developed and funded by MD Department of Natural Resources (Program Open Space) with local administration by County staff
- Dual-purpose easements preserve entire property with one easement that references both the natural resource use as well as agricultural use on the farm
- Targets permanent buffer protection
Conservation Reserve Enhancement Program (CREP) Easement - Location

- **Tier 1 or 2**
- **County**
  - Determined by Nutrient Load

Frederick, Harford, Dorchester, Wicomico

Washington, Queen Anne’s, Caroline, Worcester

(RLA required)
Conservation Reserve Enhancement Program (CREP) Easement Areas

- CREP Easements are surveyed to locate internal boundary lines for 3 areas:
  1. CREP Contract Easement Area (paid)
     - Where CREP Contract is located
  2. CREP Matching Easement Area (paid)
     - No contract but has natural resource use/benefits (no till, forest, permanent pasture etc.)
  3. Additional Easement Area (donated)
     - Agricultural Areas or building envelopes
Conservation Reserve Enhancement Program (CREP) Easement - Example
Program accomplishments
CREP Easements

- 24 Easements on 2,840 acres since 2010

- Over 20 projects pending!

- Program provides a viable preservation option for farms that have more natural resources as opposed to Prime Farmland

- Protects significant buffers in perpetuity
Rural Legacy Program

• Established 1998

• Targets protection of lands important to resource-based industries (agriculture, forestry, cultural)

• No minimum soil or size requirement

• State grant funded program with County matching funds
Rural Legacy Program

Requirements

• Properties must be located in the approved Rural Legacy Area

• Easement language includes a forestry non-conversion clause

• Agricultural land preservation with mandatory permanent buffers on blue line waterbodies

Rural Legacy Program

Accomplishments

• Almost 5,562 acres/ 43 farms protected

• 4 projects currently pending settlement
Rural Legacy Program
EXAMPLE

1,500 feet forested buffer
Thank you for your time!

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