

Date Completed: May 4, 2010

Total Points: 224.8

Landowner (applicant): Mrs. Jane McCarl and Mr. William Lusby

Location Address: 1047 Wrighton Road, Lothian

Tax Map: 72 Parcel: 115

Acres: 66.4

Table 1

MALPF Ranking Criteria in Anne Arundel County

LAND EVALUATION	SITE ASSESSMENT OF PROPERTY & SURROUNDING AREA							
	Soil Productivity Index & Woodland Capability Index ~20% 80 pts		Farm Quality & Potential ~37% 150 pts		Priority Preservation Status ~28% 110 pts		Development Pressure & Potential ~15% 60 pts	
S1 Capability Class score + S2 Soil Productivity score = Land Evaluation score	F	Farm Size ~27% 40 pts	P	Protection of Surrounding Area ~27% 30 pts	D	Access & Potential Lots ~20% 12 pts		
	F	On-site Production ~25% 38 pts	P	Distance from a Priority Funding Area (PFA) ~18% 20 pts	D	Environmental or Physical Limitations ~20% 12 pts		
	F	Stewardship ~25% 38 pts	P	Contiguous Properties ~23% 25 pts	D	Projected Development Pressure ~60% 36 pts		
	F	Ownership & Operation ~23% 34 pts	P	Natural Resources ~9% 10 pts				<i>vacant</i>
<i>vacant</i>		<i>vacant</i>	P	Priority Preservation Area (PPA) ~23% 25 pts				<i>vacant</i>

Exhibit 2 (Page 2 of 3)

MALPF Ranking / Anne Arundel County Agricultural Assessment Worksheet

Landowner: Ms. Jane McCarl, Mr. William Lusby		Tax Map: 72	Parcel: 115								
LAND EVALUATION											
NO.	Soil Productivity Index & Woodland Capability Index		Points: <u>21.8</u> ~20% 80 max.								
S1	Capability Class Score (based on points shown here and formula below) [SUM of (Each Class Acreage * Points)/Total Acreage of Farm] <table style="float: right; margin-left: 20px;"> <tr><td>Class I</td><td>40 points</td></tr> <tr><td>Class II</td><td>30 points</td></tr> <tr><td>Class III</td><td>20 points</td></tr> <tr><td>Class IV</td><td>10 points</td></tr> </table>	Class I	40 points	Class II	30 points	Class III	20 points	Class IV	10 points		Points: <u>14.8</u>
Class I	40 points										
Class II	30 points										
Class III	20 points										
Class IV	10 points										
S2	Soil Productivity Score (based on bushels of non-irrigated corn per soil type per acre) Use USDA SOIL SURVEY [SUM of (soil yield/County's max. yield 155) * (Highest Pt Value 40 * soil acres)/Total Acreage]		Points: <u>7.0</u>								
AGRICULTURAL SITE ASSESSMENT											
NO.	Farm Quality and Potential		Points: <u>80</u> ~37% 150 max.								
F1	Farm Size (compared to avg size County farm) <ul style="list-style-type: none"> • > 95 acres 40 points • 75 – 95 acres 20 points • < 75 acres 10 points 		Points: <u>10</u> ~27% 40 max.								
F2	On-site production (% of farm being used for income based on tillable acres) <ul style="list-style-type: none"> • > 75% 38 points • 51 – 75% 28 points • 25 – 50% 18 points • < 25% 8 points 		Points: <u>18</u> ~25% 38 max.								
F3	Stewardship/Conservation of Land, Water, and Natural Resources <ul style="list-style-type: none"> • Current/Implemented SCWQP or Forest Management Plan 38 points • No SCWQP or Forest Management Plan 0 points 		Points: <u>38</u> ~25% 38 max.								
F4	Farm Ownership and Operation <ul style="list-style-type: none"> • Full-time owner/operator 34 points • Land rented to full-time farmer 14 points 		Points: <u>14</u> ~23% 34 max.								
NO.	Priority Preservation Status		Points: <u>83</u> ~28% 110 max.								
P1	Protection of Surrounding Area (to include districts, permanent easements, and other protected land within a 1 mile radius) <ul style="list-style-type: none"> • 800 acres or greater 30 points • 400 – 799 acres 20 points • 100 – 399 acres 10 points • < 100 acres 7 points 		Points: <u>30</u> ~27% 30 max.								
P2	Distance from a Priority Funding Area (PFA) <ul style="list-style-type: none"> • Adjacent to or less than 1 mile from a PFA 5 points • Between 1 – 5 miles from a PFA 10 points • > 5 miles from a PFA 20 points 		Points: <u>20</u> ~18% 20 max.								
P3	Contiguous Properties (includes all preserved or protected land in P1 that is adjacent to site) <ul style="list-style-type: none"> • 500 acres or greater 25 points • 100 – 499 acres 20 points • < 100 acres 15 points 		Points: <u>0</u> ~23% 25 max.								
P4	Natural Resources or Scenic Value of Site <ul style="list-style-type: none"> • Within County's Greenways Master Plan 10 points • Rare, Threatened, or Endangered Habitat, and FIDS Habitat 8 points • Historic Site 5 points 		Points: <u>8</u> ~9% 10 max.								

Exhibit 2 (Page 3 of 3)

Landowner: Ms. Jane McCarl, Mr. William Lusby		Tax Map: 72	Parcel: 115
NO.	Priority Preservation (continued)		
P5	Proximity to County's Priority Preservation Area (PPA) <ul style="list-style-type: none"> • Property is entirely within the PPA 25 points • Property split by PPA boundary 15 points • Property adjacent to PPA boundary 10 points • Property is outside of and nonadjacent to PPA boundary 0 points 	Points: <u>25</u> ~23% 25 max.	
NO.	Development Pressure and Potential		Points: <u>40</u> ~15% 60 max.
D1	Road Access and Potential Lots <ul style="list-style-type: none"> • Total number of Potential Lots >15 12 points • Total number of Potential Lots 11-15 10 points • Total number of Potential Lots 6-10 8 points • Total number of Potential Lots 0-5 2 points 	Points: <u>2</u> ~20% 12 max.	
D2	Environmental or Physical Limitations of the Site % of the site contains environmental or physical limitations on development: <ul style="list-style-type: none"> • Equal to or less than 25% of the site. 12 points • Equal to or > 26%, and equal to or < 50% of the site. 10 points • Equal to or > 51% , and equal to or < 75% of the site. 8 points • > 75% of the site. 2 points 	Points: <u>12</u> ~20% 12 max.	
D3	Projected Development Pressure % of development in a 2-mile radius from the property: <ul style="list-style-type: none"> • < or equal to 4.9% has been subdivided for development 6 points • 5.0 -10% has been subdivided for development 16 points • 10.1-15% has been subdivided for development 26 points • > 15% has been subdivided for development 36 points 	Points: <u>26</u> ~60% 36 max.	

TOTAL POINTS: 224.8