



United States Department of Agriculture

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Favoring the Future

Preserving Your Land Protecting Your Food



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NRCS Volunteer and ACES Employee
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Conserving Working Lands and Fragile Acres

Maintain high value land

Connecting habitats and travel ways for wildlife.

Keeps open land as open land

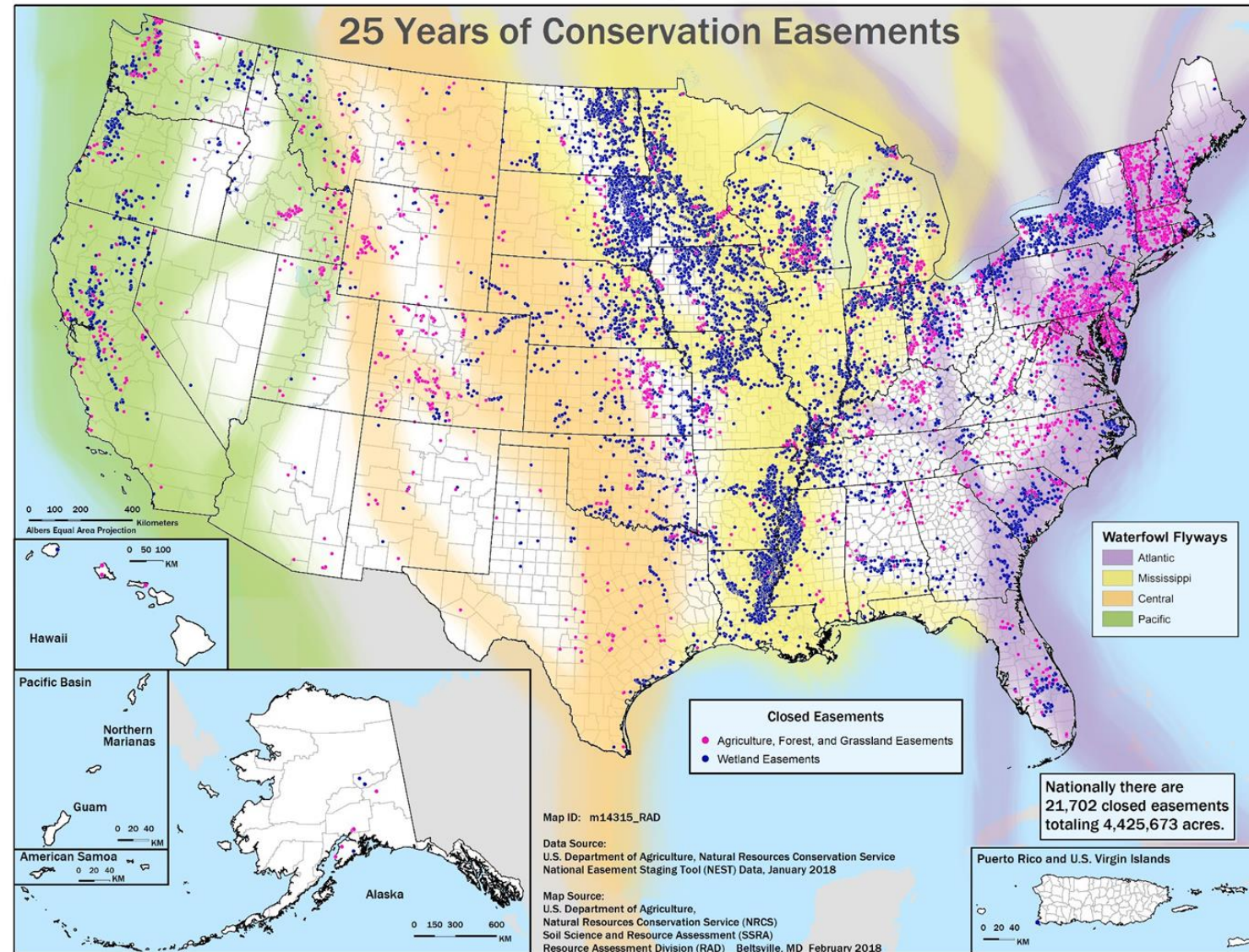
Keeps agricultural and forest working lands working and producing

Conserves wildlife habitat

Conserves riparian areas and shorelines

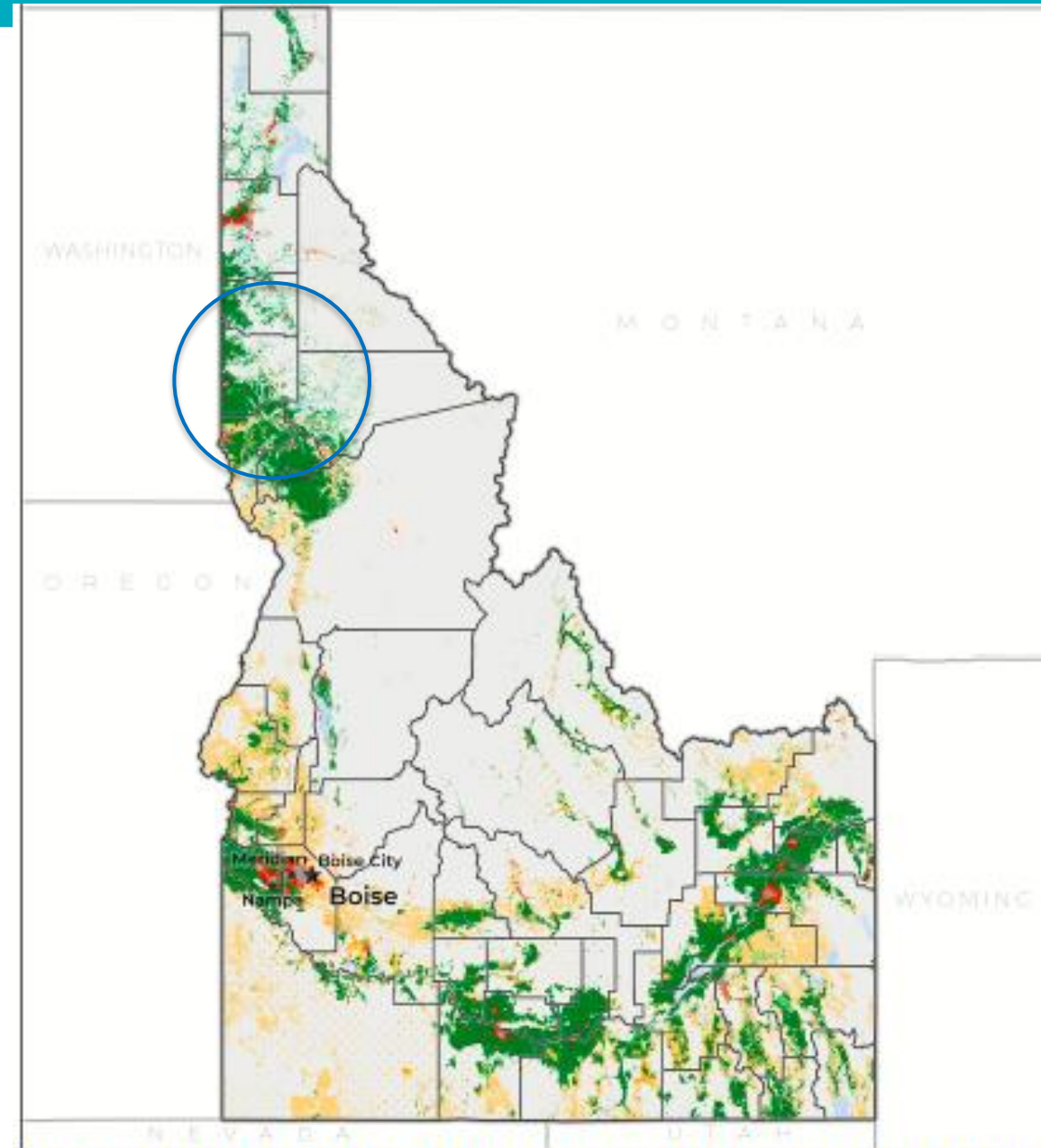
Conserves wetlands

Conserves recreational, educational and historic properties



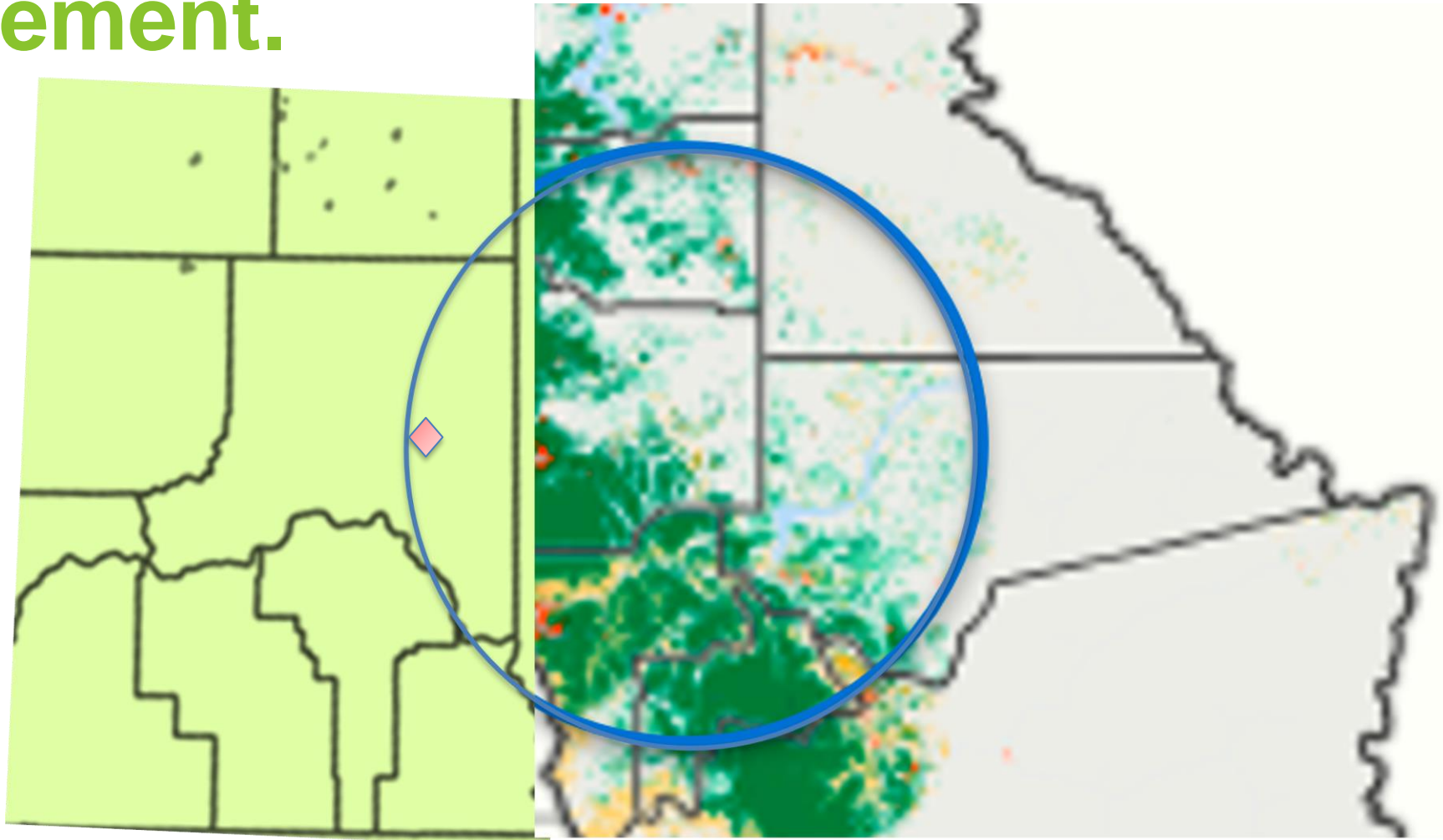
Farms Under Threat: The State of the States

American Farmland Trust; The State of the States mapped agricultural land conversion and evaluated state response. The spatial analysis identified the extent, diversity and quality of each state's ag land. Identified as urban - highly developed and low-density residential land uses.



Conversion of non-federal farmland and rangeland to UHD and LDR land uses from 2001-2016. The threat to working farms and ranches is pervasive, often claiming the most productive,

In Our Area – Moscow and Lewiston are small red lined areas. Pullman looks to have one easement.



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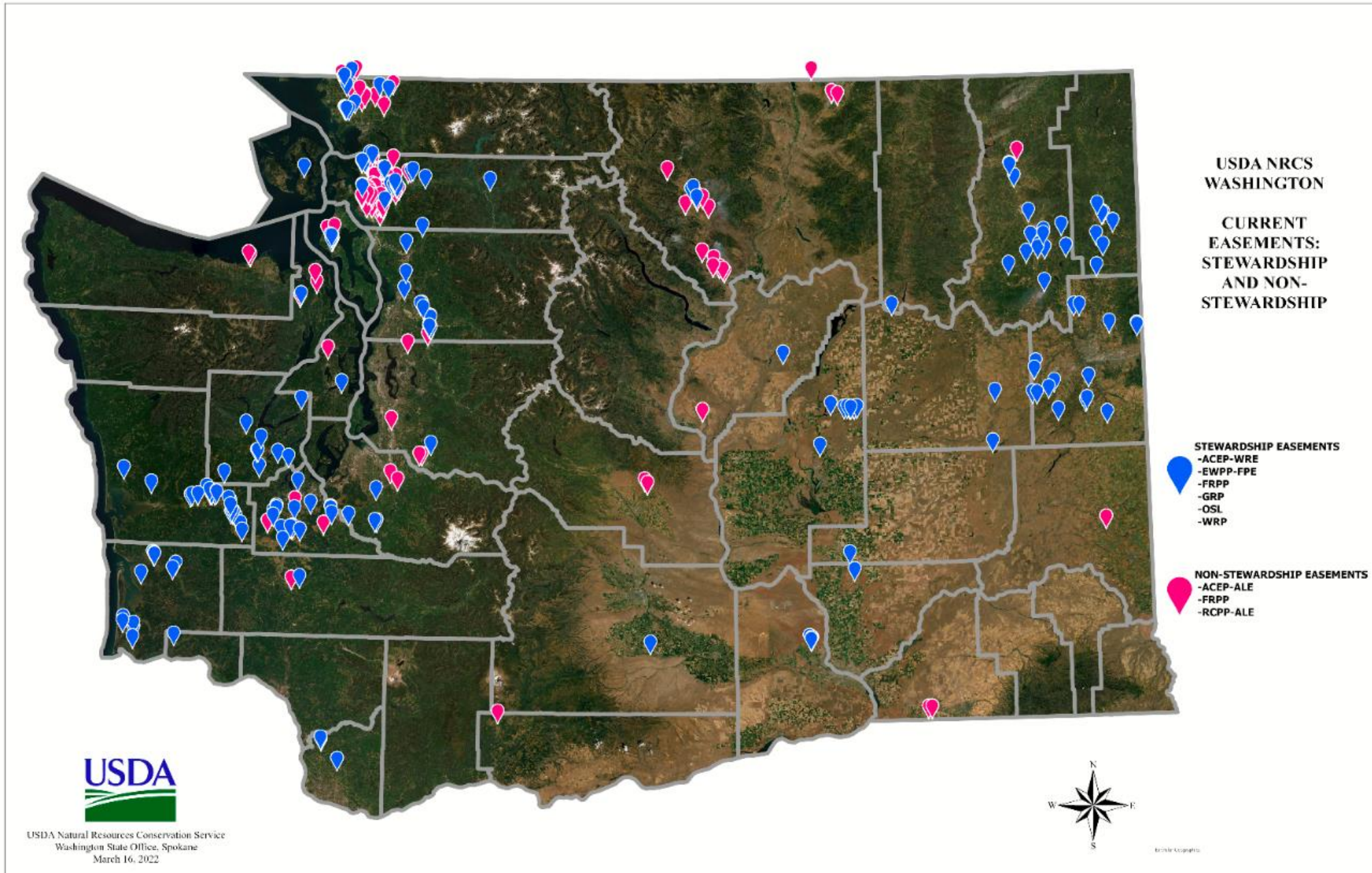
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Washington Easement Acres –

NRCS

Wetland and Farm and Ranchland Acres



Why Preserve Farmland



Maintain high value land

Connecting habitats and travel ways for wildlife

The value of nature

Keeps open land as open land

Keeps agricultural and forest working lands working and producing

Conserves wildlife habitat

Conserves riparian areas and shorelines

Conserves wetlands

Conserves recreational, educational and historic properties





Building the Way Forward

Communicate Farm Protections to Public

**Protect land as a part of business.
Build the business.**

Potential to:

Partner with State and Local governments and non-profits; Work with Land Trusts and Town Planning Departments to identify and assist with targeted development and land protection

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Why do Landowners Seek Conservation Easements?

Cash payment: Since the easement “retires” all or a portion of the development potential of the land, the landowner may be compensated with a cash payment.

Tax advantages: Federal income tax deductions can be attractive. Reduction in federal estate tax exposure can be attractive. Easier to pass ranch to heirs.

Generation reasons: Family ranch, family tradition, strong bond between family and the land.

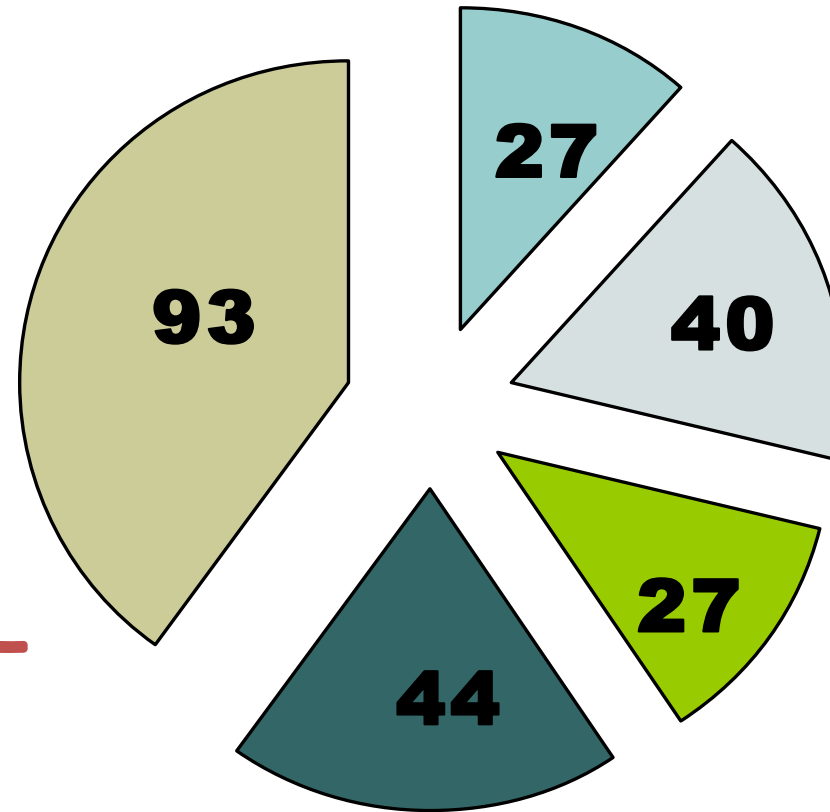


Interest in Supporting Local Agriculture

Community Supported Agriculture
Locally Available Food Systems
Farmer Markets
Land and Resource Connections



An Example of an Old US Survey Looking at County Options



-  **ZONING**
-  **ZONING PLUS**
-  **PURCHASE
DEV. RIGHTS**
-  **OTHER**
-  **NO RESPONSE**

Land Evaluation and Site Assessment

Each location is a little different.

- County
- Community Level
- State
- Regions

Delta County, Colorado Land Evaluation Site Assessment (LESA) System



The focus of LESA in Delta County is to create a credible and objective tool that will identify, evaluate, and assess agricultural land values for the landowner and community and provide choices and opportunities to the landowner while protecting the landowner's investment.

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AGRICULTURAL LAND PROTECTION SCORECARD

POLICIES & PROGRAMS	weight and points	NJ	DE	MD	PA	VT	CA	CT	RI	OR	WA	MA	HI	NY	VA	CO	NH	WI	UT	NC	ME	FL	OH	MI	MN	KY	SC	IA	TX	WV	TN	NV	NM	GA	ID	MT	SD	AL	AZ	NE	IL	AK	WY	MO	IN	KS	OK	LA	ND	MS	AR		
PACE	32.50%	79	79	66	65	76	33	46	46	12	25	50	29	32	30	49	40	26	28	27	37	31	38	30	0	31	23	0	25	30	0	0	17	12	0	9	0	6	0	0	0	0	0	9	0	0	0	0	0	0	0	0	
Land Use Planning	32.50%	47	53	62	47	50	51	50	58	88	79	34	52	20	27	34	32	32	29	18	28	47	13	21	28	19	23	23	15	15	27	26	19	19	33	18	24	16	22	21	13	15	20	11	22	17	13	12	8	9	10		
Property Tax Relief	15.80%	40	42	48	50	55	56	35	37	51	42	42	47	37	37	21	38	28	30	30	35	8	37	52	36	8	22	17	29	16	33	46	8	34	19	21	19	20	17	19	13	31	17	18	17	14	13	18	16	8	8		
Agricultural Districts	10.30%	63	72	0	57	0	68	0	0	0	0	18	0	63	55	0	0	49	45	38	0	0	45	0	57	36	0	31	0	0	20	0	0	0	0	0	0	0	0	41	0	0	0	0	0	0	0	0	0	0	0		
Farm Link	6.10%	54	0	53	0	0	0	79	17	0	0	0	0	84	54	0	0	0	0	75	0	0	0	0	52	0	24	77	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
State Leasing	2.80%	63	52	40	59	59	30	77	68	63	57	84	89	7	7	69	48	7	9	7	33	43	7	19	51	45	0	57	51	7	54	62	50	7	40	64	47	49	57	54	29	39	60	46	7	0	50	7	40	48	0		
Total Raw Score	MAX 600	345	298	269	279	240	238	287	227	214	203	228	217	242	209	174	159	142	141	194	134	128	139	122	224	139	92	205	120	68	133	133	142	72	91	111	90	91	96	94	96	86	97	83	45	31	76	37	64	65	18		
Weighted Policy Response Score	Max 100	59	58	53	52	51	44	44	43	42	42	38	36	34	33	32	31	28	28	28	28	28	27	25	25	22	20	20	19	17	17	17	17	16	15	14	12	12	12	11	11	11	11	10	10	8	8	7	6	6	5		
QUARTILE		1												2												3												4															

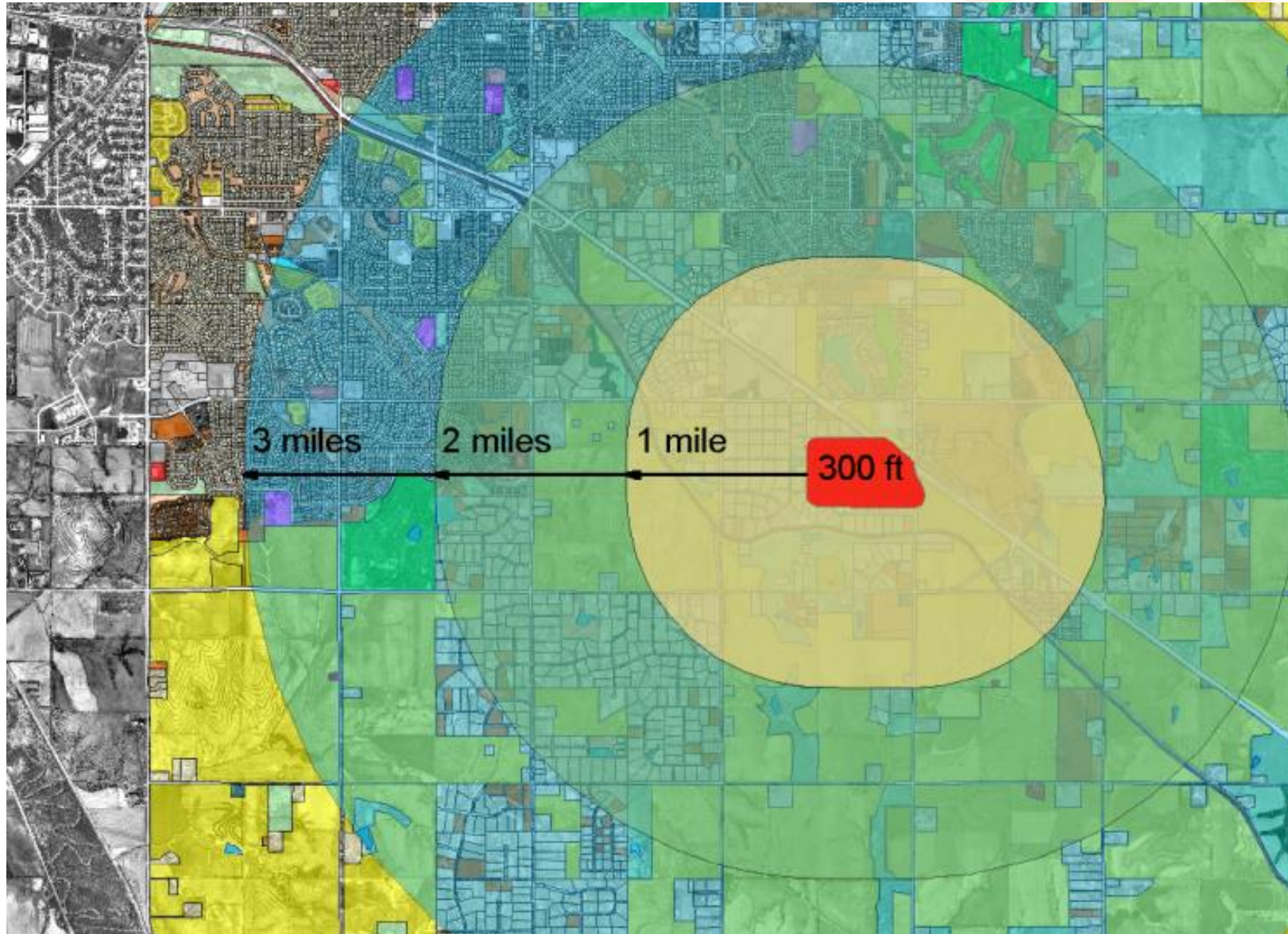
EXAMPLE

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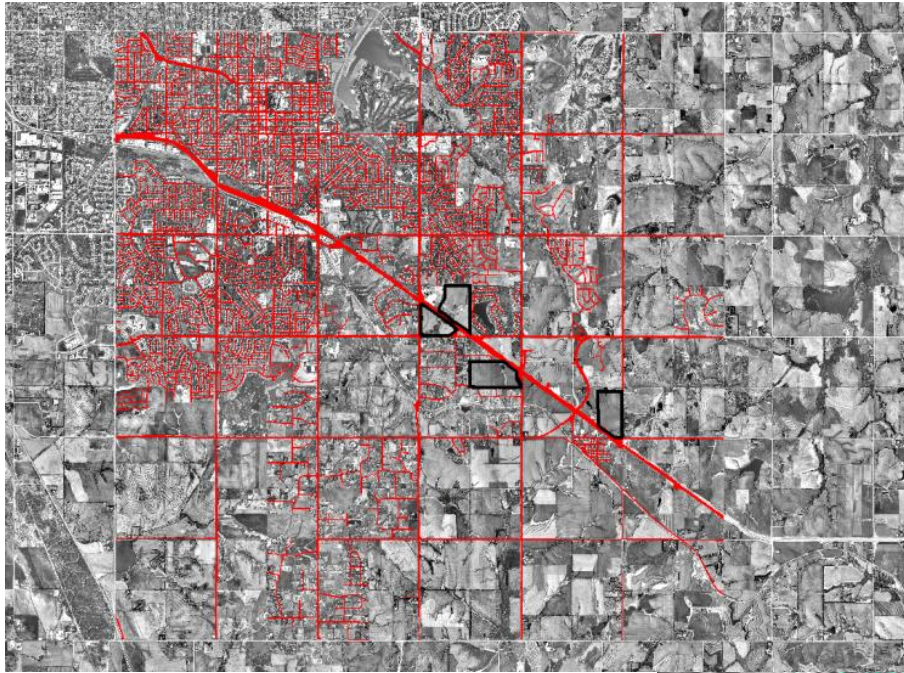
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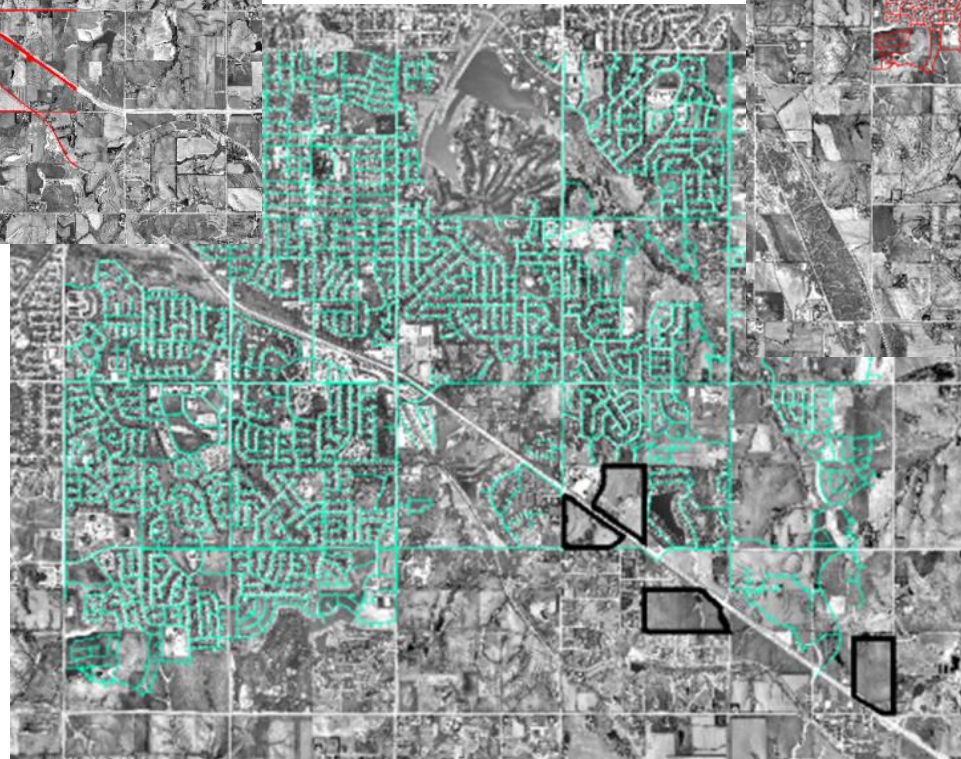
Using Buffers to Determine Proximity



Right of Way Map



Sewer Lines Map



Water Lines Map

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Preserving Farmland

Farmland is a vital local and national resource. But many communities have witnessed significant loss of this finite resource.

Recognizing the long-term economic, environmental, and social costs of this loss, many communities have taken steps to protect agricultural lands.

Local governments may adopt many planning, regulatory, and programmatic strategies to protect farmland and support the viability of their agricultural sectors.



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