

# **FREDERICK COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM**

**RURAL LEGACY EASEMENTS  
&  
CONSERVATION RESERVE ENHANCEMENT PROGRAM  
(CREP) EASEMENTS**



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# Frederick County Agricultural Land Preservation Program

Frederick  
County  
Critical Farms  
Program

Frederick  
County  
Installment  
Purchase  
Program  
(IPP)

Maryland  
Agricultural  
Land  
Preservation  
Program  
(MALPF)

Rural  
Legacy

Other

Maryland  
Environmental  
Trust (MET)

ACEP/RCPP  
Federal  
Farmland  
Protection

ISTEA

MARBIDCO  
Next  
Generation

County-  
Held

CREP

# 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

<b>Program</b>	<b>Acres Preserved</b>	<b># Easements</b>
Maryland Agricultural Land Preservation Foundation (MALPF )Easement	21,815	143
Maryland Agricultural Land Preservation Foundation (MALPF ) District	4,216	41
Conservation Reserve Enhancement Program (CREP) Easement	2,840	24
Maryland Environmental Trust (MET) Easement	4,533	51
Intermodal Surface Transportation Efficiency (ISTEA) Easement	1,523	20
Rural Legacy Easement	5,853	45
Installment Purchase Program (IPP) Easement	20,014	129
Federal Farmland and Ranch Protection (FRPP) Easement	496	4
Other Governmental Easement	2,054	9
County Held Easement	682	5
Critical Farms Option	954	7
MARBIDCO Next Generation	167	1
<b>Total Participating</b>	<b>64,980</b>	<b>479</b>
<b>Total Permanently Preserved</b>	<b>60,931</b>	<b>438</b>

# 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.

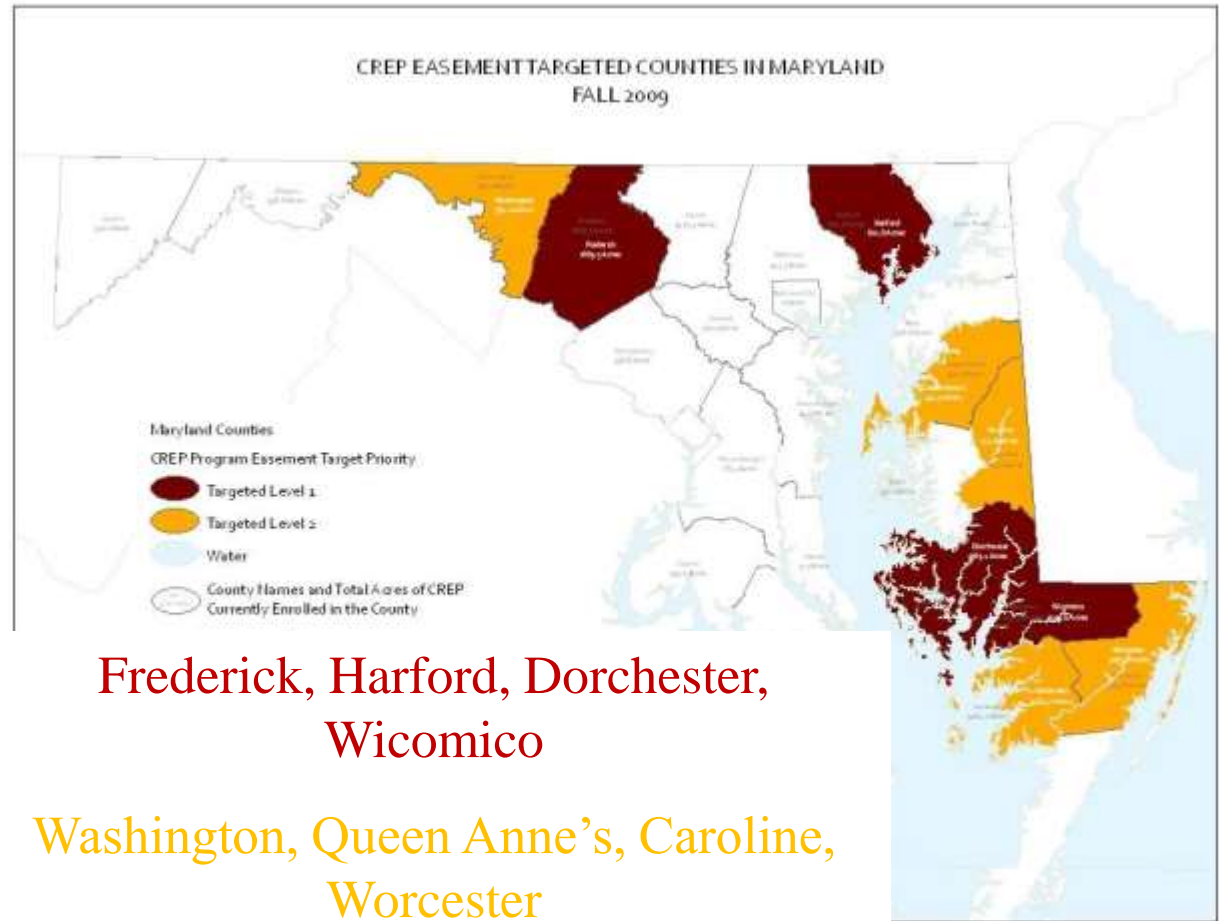


# Conservation Reserve Enhancement Program (CREP) Easements

- 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



(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













# **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**

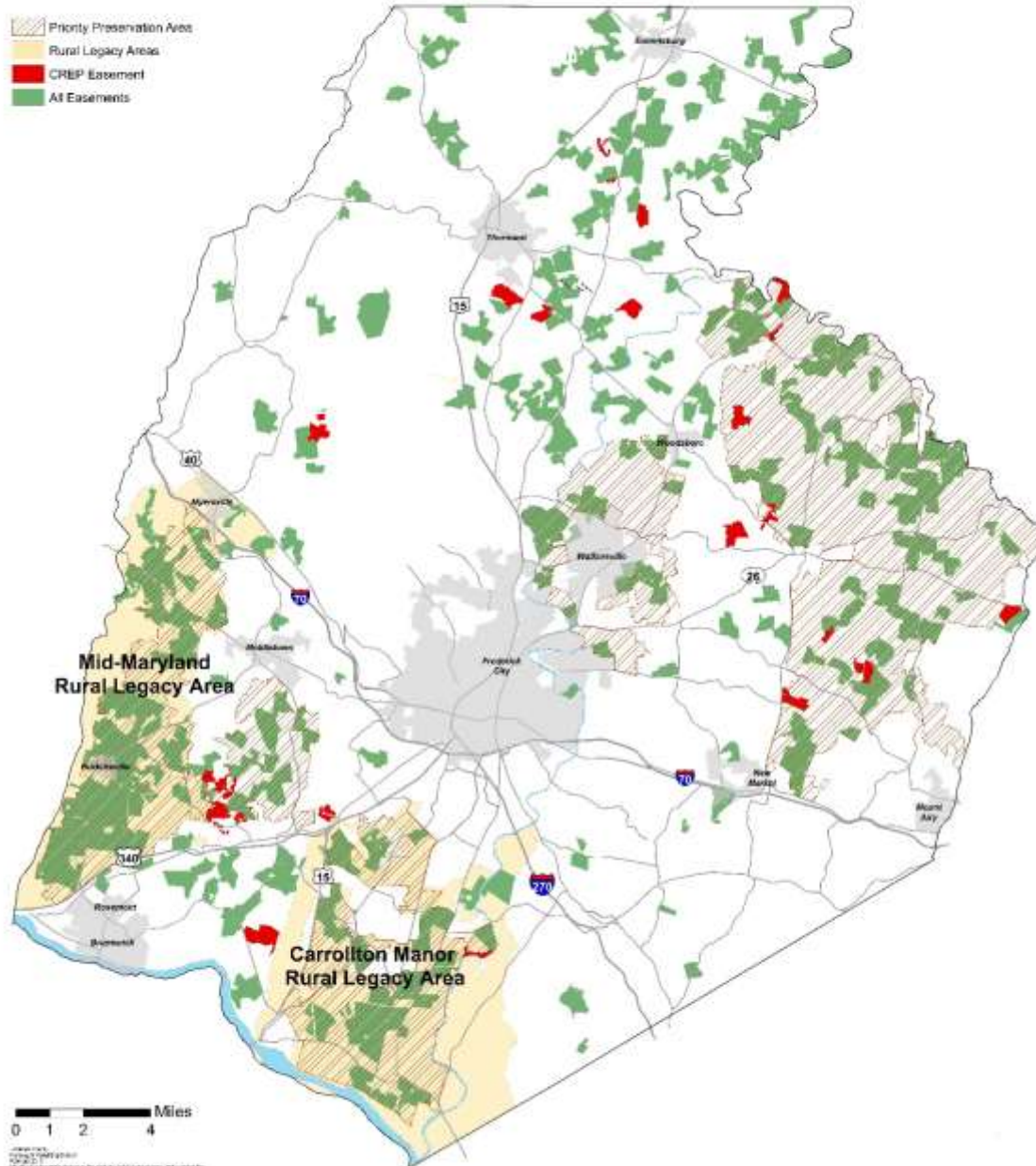




# Frederick County Agricultural Preservation

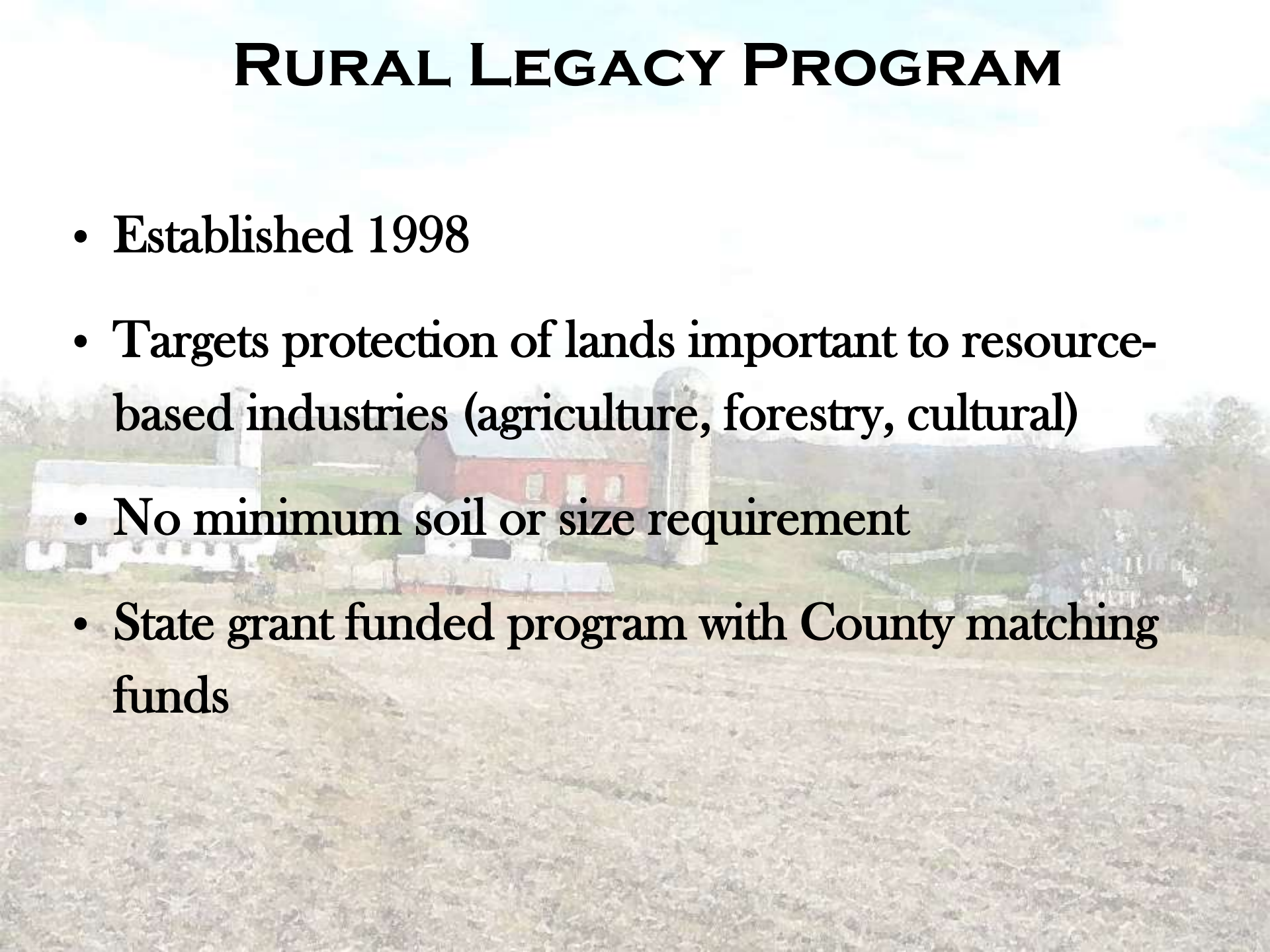


- Priority Preservation Area
- Rural Legacy Areas
- CRBP Easement
- All Easements



# 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**

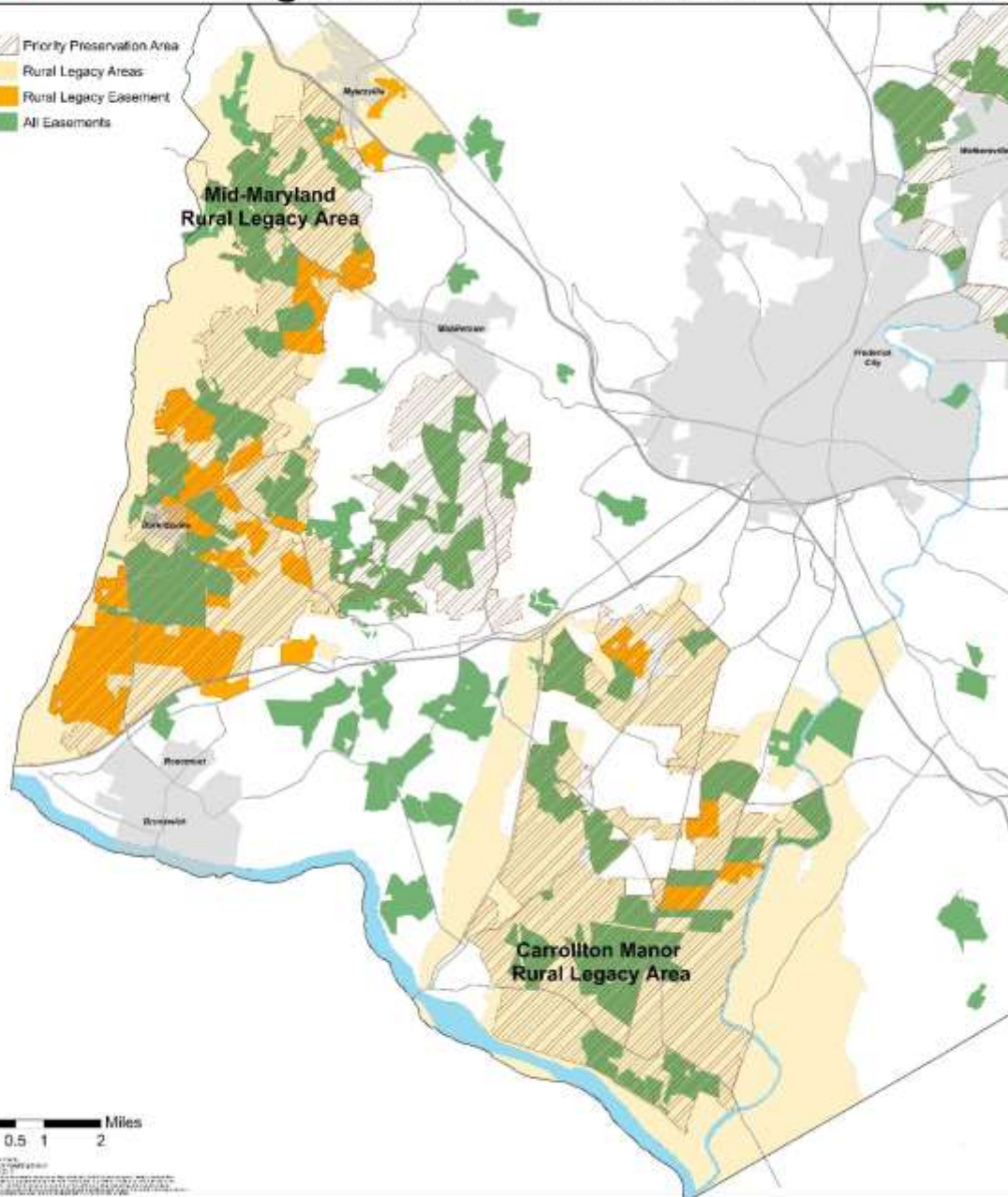
- Almost 5,562 acres/ 43 farms protected
- 4 projects currently pending settlement



# Frederick County Agricultural Preservation



- Priority Preservation Area
- Rural Legacy Areas
- Rural Legacy Easement
- All Easements

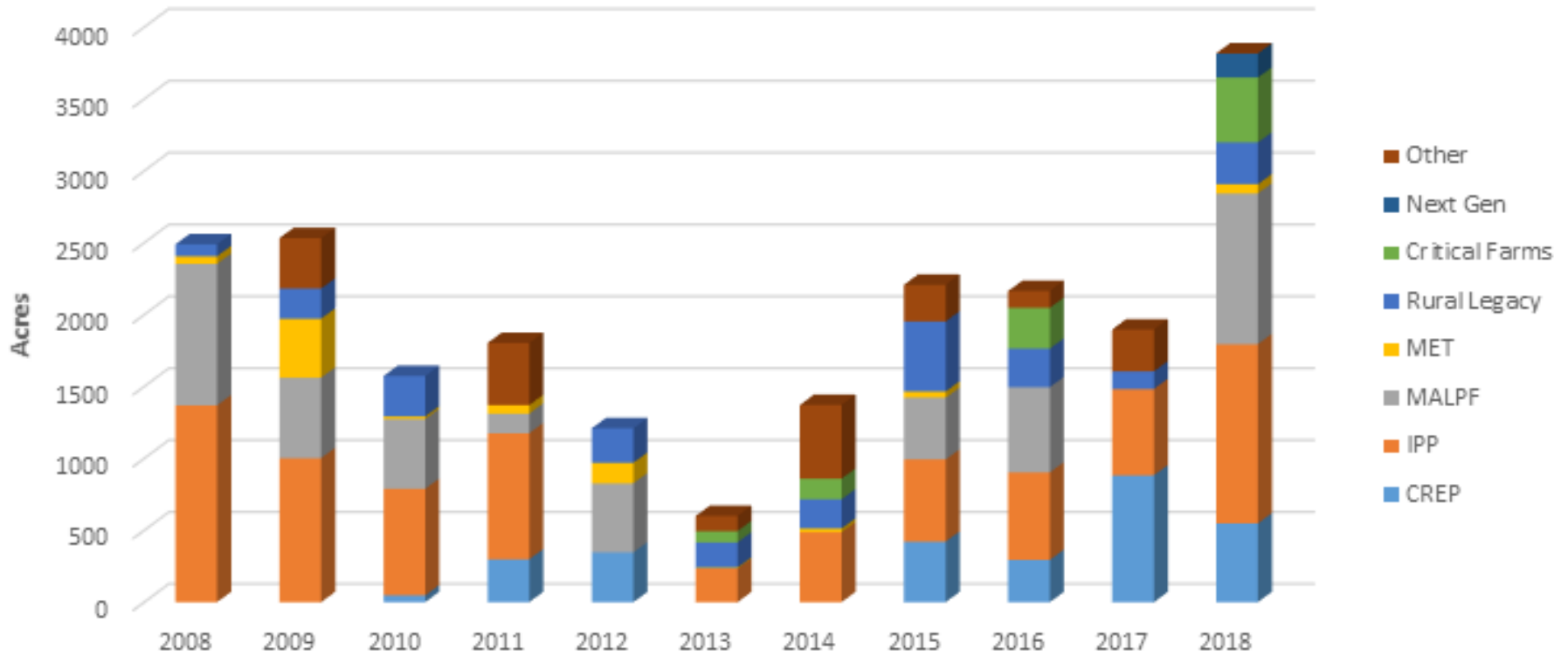




# RURAL LEGACY PROGRAM EXAMPLE



## Frederick County Agricultural Preservation Acres Permanently Preserved by Program





**THANK YOU FOR YOUR TIME!**

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