

WASHINGTON COUNTY CODE

CHAPTER 15

LAND AND WATER CONSERVATION

- 15.01 LAND CONSERVATION COMMITTEE
- 15.02 POWERS OF THE LAND CONSERVATION COMMITTEE
- 15.03 DUTIES OF THE LAND CONSERVATION COMMITTEE
- 15.04 LAND AND WATER CONSERVATION DIVISION
- 15.05 TECHNICAL ASSISTANCE
- 15.06 PROJECT BIDDING AND COST SHARING
- 15.07 SOIL EROSION CONTROL STANDARDS FOR FARMLAND  
PRESERVATION PROGRAM PARTICIPANTS

## CHAPTER 15

### LAND AND WATER CONSERVATION

15.01 LAND CONSERVATION COMMITTEE. (1) Establishment. There is hereby established a County Land Conservation Committee for Washington County in accordance with §92.06, Wis. Stats.

(2)(AM 99-45) Membership. The Planning, Conservation and Parks Committee shall serve as the Land Conservation Committee and shall include the Chairperson of the Farm Services Agency (FSA Committee) or the designee of the FSA Committee Chairperson from the membership of the FSA Committee when serving as the Land Conservation Committee.

(3) Per Diem. The FSA Committee representative shall be entitled to per diem or reimbursement from the County as provided by §92.06(1)(d), Wis. Stats.

(4) Terms. Members shall serve a 2 year term commencing with the organizational meeting of the County Board.

15.02 POWERS OF THE LAND CONSERVATION COMMITTEE. (1) The Land Conservation Committee, herein after referred to as the Committee, shall have such powers as may be necessary to enable it to perform its functions and duties to promote the conservation of soil, water and other natural resources in the county; and such powers shall include the following:

(a) To develop and adopt standards and specifications for management practices to control soil erosion, sedimentation and nonpoint sources of water pollution.

(b) To distribute and allocate Federal, State, County and other funds made available to the Committee for cost sharing programs or other incentive programs for improvements and practices relating to soil and water conservation on private or public lands, and within the limits permitted under these programs, to determine the methods of allocating these funds.

(c) To develop and adopt policy or guidelines necessary to carry out the Committee's responsibilities or duties through Federal, State or County programs under the authority of the Committee.

(d) To draft ordinances for County Board approval which may regulate land use, land management and pollutant management practices by the authority of and in accordance with procedures established by State Statutes and Administrative Rules.

(e) To appoint the County Conservationist on recommendation of the Administrative Coordinator and such agents and employees as may be necessary to carry out its functions.

(f) To make and execute contracts, agreements, and other instruments as necessary, and within the authority granted by the County Board, to carry out its duties.

(2) The Committee shall have all additional powers and duties granted or assigned by the Wisconsin Statutes to land conservation committees; and any amendments thereto are hereby granted or assigned to the Committee; and such statutes are hereby adopted by reference.

15.03 DUTIES OF THE LAND CONSERVATION COMMITTEE. The Committee shall have the following functions and duties:

(1) To establish goals and prepare and carry out specific plans for the conservation of soil, water and other natural resources in the County.

(2) To provide technical assistance through its appointed agents and employees to landowners or land operators and units of government in applying soil and water conservation principles and practices, in support of, and in cooperation with Federal, State or local programs.

(3) To identify County information/educational needs relating to soil and water conservation and coordinate efforts to provide for these through the County Agricultural Extension, Education and Conservation Committee.

(4)(AM 04-27) To approve cost sharing agreements for land owners/operators in the County in accordance with secs. 15.05 and 15.06 of this chapter.

(5) To review and make recommendations for County Board action on matters relating to the following:

(a) The development, adoption, implementation or amendment of all natural resource management plans; specifically those aimed to control soil erosion or to protect or improve surface and groundwater resources in the County. Such plans may include, but are not limited to the following: Area-wide Water Quality Management Plans, Nonpoint Source Water Pollution Abatement Plans, Lake Management Plans, County Animal Waste Management Plans and the County Land and Water Resource Management Plan.

(b) County landowner applications for Farmland Preservation Agreements, pursuant to Ch. 91 subch. II, Wis. Stats. In basing its recommendation to the County Board, the Committee shall consider those comments received from other agencies notified pursuant to §91.13, Wis. Stats., and shall consider the following criteria:

1. Whether the farmland is designated an agricultural preservation area in a certified agricultural preservation plan or is an area zoned for exclusive agricultural use under an ordinance certified under Ch. 91, Wis. Stats.

2. The productivity and viability of the land for agricultural use.

3. The predominance of agricultural use on the land.

LAND AND WATER CONSERVATION 15.03

4. Whether the inclusion of all contiguous lands which are in single ownership, is essential to the farmland preservation purposes of the agreement. As used for farmland preservation application purposes, contiguous land is defined as those lands which are in physical contact, including those land which join solely at a single point and including those lands separated solely by public or private highways, roadways or railroads.

5. Whether the property is eligible farmland.

6. Consistency with the County Agricultural Preservation Plan, including the proposed length of the agreement in relation to the location of the property.

7. Any other criteria established by the County Board consistent with the agricultural preservation purposes of Ch. 91, Wis. Stats., as further directed by the County Board.

(c) The County's policy toward, or participation in programs relating to water pollution control, soil conservation, drainage/flood management, farmland preservation, wildlife management/damage and abatement, forestry or other natural resources management issues or programs within the County.

(6)(AM 04-27) To hear appeals on matters relating to the following:

(a) The issuance of a notice of noncompliance to landowners who are found to be in violation of the soil conservation requirements of the Farmland Preservation Program, in accordance with sec. 15.07(7)(f) of this chapter.

(b) The denial of an Animal Waste Storage Facility permit or any regulatory action taken by the Land and Water Conservation Division relating to animal waste storage, in accordance with Ch. 16 of this Code.

(c) Any crop damage abatement measures or crop damage claimed by a landowner through the Wisconsin Wildlife Damage Abatement and Claims Program.

(7)(AM 04-27) To establish fees, set policy and develop guidelines related to the administration of County erosion control and storm water management requirements under Chapters 16, 17 and 18 of this Code.

15.04(AM 04-27) LAND AND WATER CONSERVATION DIVISION. (1)(AM 04-27) Creation. There is hereby established a Land and Water Conservation Division of Washington County herein referred to as the Division, of which the position of County Conservationist shall serve as Division Manager. Other Division positions are described in the official staffing plan.

(2)(AM 04-27) Supervising Committee. The Land Conservation Committee shall have jurisdiction over the activities and functions of the Land and Water Conservation Division.

(3)(AM 04-27) Duties of the Land and Water Conservation Division. The Land and Water Conservation Division shall be responsible for the following:

## LAND AND WATER CONSERVATION 15.04

- (a) The implementation of all policies and programs under the jurisdiction of and as directed by the Land Conservation Committee, or as assigned by this section.
- (b) The animal waste storage facility requirements of Ch. 16 of this Code.
- (c) The soil erosion control and stormwater management requirements of Ch. 17 of this Code.
- (d) The Nonmetallic Mining requirements of Ch. 18 of this Code.
- (e) Adhering to the technical standards found in sec. 15.05(1) of this chapter when carrying out all applicable Division responsibilities.

15.05 TECHNICAL ASSISTANCE. (1) Technical Standards. The following standards are adopted recognizing the need for sound technical standards in order to provide adequate protection of the County's natural resources, to ensure proper and consistent planning and application of all recommended conservation practices, and to minimize County liability:

(a) All technical standards, specifications and other planning and design references set forth in Section IV, Wisconsin Edition of the Natural Resources Conservation Service Field Office Technical Guide, published by the Natural Resources Conservation Service (NRCS) of the U.S. Department of Agriculture.

(b) All technical standards, specifications and design references set forth in Chapter 3, Wisconsin Construction Site Best Management Practice Handbook; published by the Wisconsin Department of Natural Resources.

(c) All tolerable erosion rates ("T-Values") for soils of Washington County as specified in Section II-D of the Wisconsin Edition of the Natural Resources Conservation Service Field Office Technical Guide, published by the Natural Resources Conservation Service of the U.S. Department of Agriculture. T-Values and methods of calculating Natural Resources loss are described further in sec. 15.07(3) of this chapter.

(d) The method of calculating storm runoff volume, peak rate of discharge, hydrographs and storage volumes for floodwater reservoirs as described in Technical Release-55, Urban Hydrology for Small Watersheds, published by the Natural Resources Conservation Service of the U.S. Department of Agriculture.

(2) Amendments to Standards. Any future amendment, revision or modification of the standards referenced in this section, unless otherwise noted, are hereby made a part of this chapter.

(3)(AM 04-27) Engineering. For those reasons stated in sub. (1) above, the need for engineering assistance and a system of quality control in the design and implementation of conservation practices is recognized. The County's policy in furtherance thereof is:

(a) As long as these services are offered to the County in a reasonable and timely manner through the NRCS or DATCP, the Committee will rely on their assistance.

(b) Engineering certification authorized for Land and Water Conservation Division staff by the NRCS or the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP), shall be approved in concurrence with the County Conservationist. Any proposed changes or additions shall be brought before the County Conservationist before final action is taken.

(c) Engineering assistance may be sought from sources other than NRCS, DATCP or the Land and Water Conservation Division. All engineering services provided by other sources shall be with licensed professional engineers. All contracts with the private sector shall be approved by the Committee in accordance with other applicable sections of this code and State Administrative Rules.

(4) Conservation Planning. (a) Definition. A conservation plan, also termed schedule of compliance in sec. 15.07(3)(i) of this chapter, is a written record of a landowner's or land operator's management decisions and the conservation practices planned to be used or maintained on a given parcel of land. Further description of the items commonly found in a conservation plan are listed in sec. 15.07(3)(i) of this chapter.

(b) Purpose. The purpose of a conservation plan is to document how a landowner or land operator is or will preserve or enhance the soil, water and other natural resources present on the subject land. The particular resource management objectives of any conservation plan may vary depending on the owner or operator's preference as well as possible government program requirements or regulations.

(c) Minimum Technical Standards. Conservation plans developed for landowners or land operators in Washington County shall be in accordance with the minimum technical standards found in sub. (1) above or required by applicable laws or program administrative rules. Where there is a conflict, the more stringent technical standard shall apply.

(d) Conservation Plan Approval. Conservation plans developed for landowners or land operators shall be approved in accordance with the following:

1. All conservation plans prepared in cooperation with, or to satisfy the requirements of United States Department of Agriculture (U.S.D.A.) programs, shall be presented for approval or disapproval by the District Conservationist of the U.S.D.A. NRCS and the Committee. All amendments to these conservation plans shall be presented for approval or disapproval by the District Conservationist, with a summary of approved plan amendments periodically reported to the Committee. The District Conservationist shall certify that these conservation plans meet all applicable technical standards.

2. All conservation plans or amendments thereof prepared in cooperation with, or to satisfy the requirements of State, County or other non-Federal programs shall be

presented for approval or disapproval by the County Conservationist with a summary of approved plans periodically reported to the Committee. The County Conservationist shall certify that these conservation plans meet all applicable technical standards.

(e) Variances. Any conservation plan or amendment of a conservation plan that contains a planned conservation system which does not meet the technical standards found in sec. (1) above, shall be presented to the Committee for approval or disapproval of a variance along with a detailed summary of field conditions, management decisions, estimates of soil erosion and the tolerable erosion rate for the dominant soil type. The Committee may request field checks of soil erosion calculations prior to taking action on the proposed variance. The Committee may not grant a variance from any technical standard that is required by applicable law or program administrative rule. Any variance request for Farmland Preservation Program participants shall follow the requirements outlined in sec. 15.07(6) of this chapter.

15.06 PROJECT BIDDING AND COST SHARING. (1) Establishment. The following policy is hereby established for bidding and cost sharing conservation projects carried out by contract between the Committee and County landowners.

(2) Purpose. The policies and procedures described in this section were developed for the following purposes:

(a) To assist cost share recipients with soliciting bids from capable and interested contractors; and

(b) To contain costs, and satisfy such requirements in State programs administered by the County; and

(c) To encourage fairness and consistency for contractors bidding on projects.

(3)(AM 00-5) Procedures. The Committee shall prepare a document, herein described as LCC procedures, which outlines the Committees bidding and cost sharing procedures and policies for conservation projects in contract with the Committee. Said LCC procedures shall be made available to the general public and shall include the following:

(a) The Committee must approve all cost sharing agreements and amendments to these agreements.

(b) All projects estimated to cost \$5,000 or greater shall be bid according to the LCC procedures, and this section. The Committee may request the assistance of the Purchasing Department in establishing procedures or evaluating bids.

(c) Bidding is optional for all projects with total estimated costs below \$5,000. However, projects not bid will be subject to other cost containment requirements as specified in the LCC procedures.

## LAND AND WATER CONSERVATION 15.06

(d) The Committee shall establish and keep current in-kind rates to be used for reimbursement of costs of conservation work completed by the cost share recipient.

(e) Bidding of conservation projects in contract with the Committee shall be published a minimum of one time in the legal section of the West Bend News.

(f) The bid prices shall be used to establish cost sharing limits only. The cost share recipient shall execute a contract with the bidder that he or she chooses. The County does not award any contracts as a result of this bid procedure.

(g) Final bid accepted by the cost share recipient will be properly documented and made available to the general public upon request.

(h) All conservation work must be certified by the Department as meeting the technical standards of sec. 15.05 of this chapter before final reimbursement will be made to the cost share recipient.

(i) Any cost share reimbursement of \$10,000 or greater shall be processed according to the procedures outlined in sec. 2.42(7)(a) of this Code.

(j) Documentation of all cost sharing reimbursements made through this chapter shall be consistent with County requirements, applicable program Administrative Rules and State or Federal law.

(4)(AM 00-5) Financial Subcommittee. (a) There is hereby established a Financial Subcommittee of the Land Conservation Committee, for the purpose of reviewing and taking action on landowner cost share agreements or amendments.

(b) Membership on the Financial Subcommittee shall include any 3 members of the Committee as appointed by the Committee Chairperson at the time a meeting of the Subcommittee is called.

(c) All members of the Committee shall be notified when the Financial Subcommittee meets, and shall review and approve the minutes from those meetings.

15.07(RR 04-27) SOIL EROSION CONTROL STANDARDS FOR FARMLAND PRESERVATION PROGRAM PARTICIPANTS. (1) Authority, Purpose, and Applicability.

(a) These standards are established by the Washington County Land Conservation Committee pursuant to §§92.104, 92.105, Wis. Stats., ATCP 50.16, Wis. Adm. Code, and related guidelines adopted by the Wisconsin Land and Water Conservation Board under §92.105(2), Wis. Stats. They provide for soil and water conservation standards to be met and procedures to be followed by participants in the Wisconsin Farmland Preservation Program. Conformance with these standards and procedures will be necessary for landowners to establish and maintain eligibility for farmland preservation tax credits under Subchapter IX of Chapter 71 of the Wisconsin Statutes, and §§92.104 and 92.105, Wis. Stats.



(b) These standards shall apply to all landowners who claim a farmland preservation tax credit for which they are eligible because their land is located in a district zoned exclusive agricultural use or agricultural transitional use. In cases where the tax credits are based on the landowner participating under an farmland preservation agreement, the landowner is subject to the soil and water conservation standards applicable at the time the agreement was signed by the landowner.

(2) Definitions. (a) "Committee" means the Washington County Land Conservation Committee appointed by the Washington County Board of Supervisors.

(b) "Division" means the Washington County Land and Water Conservation Division of the Washington County Planning and Parks Department.

(c) "Participant" means a landowner who owns land that that is included on a valid zoning certificate or subject to a farmland preservation agreement under §71.59(1), Wis. Stats.

(d) "Cropland" means land used for the growing and harvesting of grains, legumes, grasses, fruits or vegetables; including land used for such purposes that may occasionally be used for livestock pasture.

(e) "Farmland" means land used for any agricultural uses defined in §91.01(1), Wis. Stats., including beekeeping, commercial feedlots, dairying, egg production, floriculture, fish or fur farming, forest and game management, grazing, livestock raising, orchards, plant greenhouses and nurseries, poultry raising, raising of grain, grass, mint and seed crops, raising of fruits, nuts and berries, sod farming, placing land in federal programs in return for payments in kind and vegetable raising.

(f) "Gully Erosion" means a small valley or ravine originally worn away by running water and serving as a drainage way after prolonged heavy rains. Gully erosion involves the formation or enlargement of small to medium size ravines or channels that are too large to be obliterated by normal tillage operations.

(g) "RUSLE II" (Revised Universal Soil Loss Equation – revision 2) means the mathematical formula for estimating or predicting average annual soil erosion rates due to sheet and rill erosion caused by rainstorms on specified land areas, as described in Section I of the Technical Guide.

(h) "Technical Guide" means the state version of the Natural Resources Conservation Service Field Office Technical Guide published by the Natural Resource Conservation Service of the U.S. Department of Agriculture, and adopted by the Washington County Land Conservation Committee.

(i) "T-Value" means the maximum average annual rate of soil erosion for each soil type that will permit a high level of crop productivity to be sustained economically and indefinitely. T-values of soil are specified in Section I and II of the Technical Guide.

(j) "Wind Erosion Equation" means the mathematical formula for estimating or predicting average annual soil erosion rates due to wind erosion, as described in Section I of the Technical Guide.

(k) "Schedule of Compliance" means a written document, generally in the form of a conservation plan, which contains soil maps, aerial photographs and text that outlines the field boundaries, topographic and soil conditions, cropping management, tillage method, soil erosion calculations, the practice(s), that are necessary to comply with the soil and water conservation standards and when the practice(s) are scheduled to be implemented for each field included in the plan.

(3) Soil and Water Conservation Standards. (a) Participants in the Farmland Preservation Program shall implement soil and water conservation standards, according to a schedule of compliance approved by the Land Conservation Committee, on all lands for which the participant claims farmland preservation tax credits. The standards to be implemented are those required under ATCP 50.04, Wis. Adm. Code.

(b) Participants in the Farmland Preservation Program shall eliminate gully erosion on participating cropland according to a schedule of compliance approved by the Land Conservation Committee. Conservation practices shall be based on the Natural Resource Conservation Service (NRCS) Technical Guide concentrated flow worksheet (WI-100). Rates exceeding one (1) ton of soil loss/100 ft./year shall be used as a guide for requiring treatment and surface water runoff shall be delivered to a legal outlet or natural watercourse.

(4) Schedule of Compliance. Soil and water conservation standards described in §15.07(3) shall be achieved and maintained according to a schedule of compliance established by the committee and participant. The committee may allow participating landowners a schedule of compliance of up to five years to meet standards from the year this policy first applies to the landowner. Each landowner shall make sufficient annual progress to ensure that the standards will be met by the end of the schedule of compliance. The Committee may issue a notice of noncompliance at any time that the required standards, maintenance of practices, or prescribed annual progress are not met.

(5) Variances. (a) The committee may authorize a variance from the schedule of compliance when, upon a showing by the landowner, unnecessary hardship would result from meeting the standards schedule of compliance. Before a variance is granted upon the grounds of unnecessary hardship, the Committee must make the following findings.

1. The standard schedule of compliance, by itself, would preclude a reasonable return from the land in question;

2. The plight of the owner is due to unique circumstances and not to the general conditions of the area which may reflect the unreasonableness of the schedule of compliance itself; and

3. The conditions authorized by the variance will not have significant off-site impacts.

(b) The unavailability of cost-sharing funds to install needed practices, by itself, will not be sufficient grounds for the committee to grant a variance. The availability of cost-sharing funds may be considered in determining reasonable return under (a), however, a variance shall not be granted to allow time for the implementation of an expensive conservation practice when the implementation of a less expensive practice would allow the landowner to meet the standard schedule of compliance.

(c) The Land Conservation Committee may also authorize variances from a soil and water conservation schedule of compliance when the committee is unable to review and determine conformance due to county staff shortages.

(6) Administration. (a) This policy shall be administered by the Land and Water Conservation Division of the Washington County Planning and Parks Department. Technical assistance may also be provided by available staff of the Natural Resources Conservation Service of the United States Department of Agriculture.

(b) Screening of Participants. 1. The Land and Water Conservation Division will screen each new participant in the Farmland Preservation Program. The screening will evaluate whether each participant is meeting the soil and water conservation standards enumerated in Section III and the extent to which any participant is out of compliance with the standards.

2. Initial screening will be completed by using information submitted by the participant, to the Land and Water Conservation Division at the time the participant requests a zoning certificate.

3. If it is determined that a new participant in the Farmland Preservation Program is out of compliance the participant shall develop a schedule of compliance with assistance from the Land and Water Conservation Division. The schedule must be approved by the committee.

(c) Annual Certification. After a participant has been screened and, where needed, a schedule of compliance has been developed, the participant shall certify in writing each year that he or she is complying with the soil and water conservation standards required in §15.07(3). For participants with an ongoing schedule of compliance the participant shall certify that the annual progress to achieve required standards has or has not been accomplished. Certification may be made by mail or in person to the Land and Water Conservation Division on forms provided by the Division.

(d) Monitoring Compliance. The Land and Water Conservation Division staff will determine individual compliance with the required soil and water conservation standards, at a minimum, once every 6 years. This determination will be made through a combination of field inspections and examination of aerial photos or slides.

(e) Notice of Noncompliance. 1. The Committee may issue a notice of noncompliance to a farmer if the farmer does any of the following (see ATCP 50.16(6), Wis. Adm. Code):

- a. Fails to comply with the county standards.
- b. Fails to comply with an existing farm conservation plan.
- c. Fails to permit a reasonable inspection to determine compliance with conservation standards or an existing farm conservation plan.
- d. Fails to certify compliance with county standards, or an existing farm conservation plan, as requested by the Committee.

2. The notice of noncompliance shall disclose all of the following:

- a. The nature of the violation, and a deadline date for curing the violation.
- b. That the farmer may not claim farmland preservation tax credits unless the farmer corrects the violation.
- c. That the farmer may meet with the Committee to contest or discuss the notice of noncompliance.
- d. The notice shall include the procedure for contacting the Committee and contesting the notice.

3. If the farmer fails to cure the violation by the date specified in the Committee notice, the Committee shall forward a copy of the notice to the following (referral suspends tax credit eligibility):

- a. The Wisconsin Department of Revenue.
- b. The local zoning authority if the land is covered by an exclusive agricultural zoning ordinance.

4. A farmer who fails to comply with the Committee notice is no longer eligible for farmland preservation tax credits. A county may withdraw the notice if the farmer complies, or if the notice is incorrect. The Committee shall forward a copy of the cancellation of the notice to the following:

- a. The Wisconsin Department of Revenue.
- b. The local zoning authority if the land is covered by an exclusive agricultural zoning ordinance.

5. A Committee may issue a notice of noncompliance, and suspend the farmer's tax credit eligibility, without offering cost-sharing to the farmer.

6. The committee shall issue a notice of noncompliance as provided under §§92.104(4) and 92.105(5), Wis. Stats. The Land Conservation Committee may not issue a notice of noncompliance before a field inspection of the land has been made. The requirement for a field inspection may be waived by the Land Conservation Committee if the notice of noncompliance is voluntarily agreed upon (zoning only) or is for failure to annually certify compliance with the soil and water conservation standards. Copies of notices of noncompliance shall be submitted to the appropriate zoning jurisdiction and the Wisconsin Department of Revenue. No farmland preservation tax credits will be allowed to landowners who have been issued a notice of noncompliance with soil and water conservation requirements, unless such notice is subsequently canceled by the Committee under §§92.104(4) or 92.105(5), Wis. Stats.

(f) Notice of Hearing. Prior to issuing a notice of noncompliance with soil and water conservation standards established under §§92.104 or 92.105, Wis. Stats., the Land Conservation Committee shall notify the affected landowner by registered mail that the Committee is considering issuing a notice of noncompliance and provide the landowner an opportunity to present to the Committee reasons why the notice of noncompliance should not be issued. The Committee shall provide at least ten days notice to the landowner prior to the meeting at which the landowner shall appear. A hearing is not required if the notice of noncompliance is voluntarily (zoning only) agreed upon due to a participant not wishing to participate in the program.

(g) Cancellation of Notice of Noncompliance. If a landowner who has been issued a notice of noncompliance subsequently complies with the required technical standards or reestablishes a schedule of compliance, the committee will cancel the notice of noncompliance. The cancellation of the notice of noncompliance must be based on a request from the affected landowner and a field inspection of the farm operation. Notice of the cancellation of the notice of noncompliance will be given to the appropriate zoning authority and the Wisconsin Department of Revenue.

(7) Annual Report. By April 15<sup>th</sup> of each year, the Committee will file a report with DATCP of the previous year's status of administering this policy, consistent with ATCP 50.18, Wis. Adm. Code.

(8) Amendments. This policy may be amended following a public hearing held by the Committee for which a class 2 notice shall be published. All amendments shall be consistent with the Wisconsin Land and Water Conservation Board Guidelines for soil and water conservation requirements in the Farmland Preservation Program.