



**Cumberland County
ASA Review Report**

PLANNING DEPARTMENT

Cumberland County

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<i>Name of Proposal:</i>	<i>File Number:</i>			
Agricultural Security Area (ASA) Addition - Baish				25-009
<i>Municipality:</i> West Pennsboro Township	<i>Date Received:</i> 10/9/2025	<i>Date Reviewed:</i> 10/16/2025	<i>Reviewed By:</i> NB, EG	<i>Checked By:</i> SW
<i>Type of Proposal:</i>	<i>Recommendation:</i>			
Agricultural Security Area (ASA)				<i>Approval</i>
<i>Explanation of Proposal:</i>				

West Pennsboro Township submitted an application to add parcels 46-08-0587-005 and 46-08-0587-005A located at 165 Goodyear Road to its ASA program. Parcel -005 is approximately 27.76 acres while parcel -005A is approximately 120.83 acres.

New ASA applicant parcels must be reviewed to assess their conformity with the evaluation criteria included in section §905 and §907 of the ASA Law.

ASA Evaluation Criteria	Consistent with ASA Criteria Y/N	Comments
§905(a) Size/Income The parcel shall be either 10 acres in size or have an anticipated yearly gross income of at least \$2,000.	Y	<ul style="list-style-type: none">• Parcel -005 is ~27.76 acres.• Parcel -005A is ~120.83 acres.
§907(a) Soils Land proposed for inclusion to the ASA program shall have soils that are conducive to agriculture. This factor shall be satisfied if at least 50% of the parcel contains Class 1-4 Soils.	Y	<ul style="list-style-type: none">• The parcels meet soil criteria. 100% of both parcels are in soil classes 1-4.
§907(a) Compatibility with Land Use Plans and Zoning Use of land proposed for inclusion in the ASA program shall be compatible with local government unit comprehensive plans. Zoning shall	Y	<ul style="list-style-type: none">• The parcels are located in the Rural character area of the County 2024 Future Land Use map. The Cumberland Principles can be used to further evaluate inclusion of these parcels into the ASA. "Protect the Best First"

permit agriculture use but need not exclude other uses.		<p>recommends preservation of prime farmland.</p> <ul style="list-style-type: none"> • The parcels are in the Agriculture area of the West Pennsboro Township Future Land Use map. • The parcels are located within the West Pennsboro Township Agricultural zoning district. This district permits agriculture use by right.
§907(a) Viable for Agriculture Land proposed for inclusion into the ASA shall be viable agricultural land. Viable agricultural land is defined in the ASA law as <i>"land suitable for agricultural production and which will continue to be economically feasible for such use if real estate taxes, farm use restrictions, and speculative activities are limited to levels approximating those in commercial agricultural areas not influenced by the proximity of urban and related nonagricultural development."</i>	Y	<ul style="list-style-type: none"> • The parcels are currently used for production of traditional row crops. • The surrounding area is predominantly agricultural and residential uses. • The parcels do not have access to public water or sewer, limiting the potential for large-scale non-agricultural development.
Additional Factors The proximity to other ASA/ACE's, extent and nature of farm improvements, anticipated trends in agricultural economic and technological conditions and any other matter which may be relevant may be considered in evaluating a proposal.	Y	<ul style="list-style-type: none"> • The parcels are adjacent to land enrolled in the West Pennsboro Township ASA program to the north, east, and west. West Pennsboro has over 7,700 acres enrolled in its ASA program. • The parcels are in the immediate area of land preserved through the Cumberland County Agricultural Conservation Easement Purchase Program to the north, east, and southwest. • There are general agricultural improvements on the farm at PIN 46-08-0587-005A. • The parcels are adjacent to land owned by the Cumberland Valley Rails to Trails Council.

§908 of the ASA Law, Municipal Administration:

"Within 10 days of the creation of an ASA, a description thereof shall be filed by the governing body with the recorder of deeds, who shall record the description, and with the planning commissions of the county and of the local government unit. Within 10 days of recording the ASA, the governing body shall notify the Secretary of Agriculture that the area has been approved and recorded, modified or terminated."