

TEST



Oconee County Conservation Bank Criteria Worksheet

Oconee County, South Carolina

CATEGORY	POINTS	REQUIRED EVIDENCE
Environmental Sensitivity <i>(Allow and add points for all that apply. Maximum Points = 35)</i>		
Wetlands	5	Certification by USACOE or NRCS
USGS Blue Line Streams & Lakes	5 ✓	USGS Topographic Map with Property Boundary
Adjacent to Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC.	5 ✓	Proof of such classification by SC DHEC
Presence of or Habitat Suitable for Threatened/Endangered Species	5	Certification by SC DNR, NRCS, USFS or other qualified professional
Presence of or Habitat Suitable for Native Wildlife Species	5 ✓	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.)
Presence of special or concentrated Biodiversity	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.)
Unique Geologic/Natural Feature	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, description in publication, etc.)

15

Percentage of Property Sharing a Boundary with Protected Land <i>(Select one appropriate category, if any. Maximum Points = 10)</i>		"Protected Land" includes any land or byway substantially protected from development or designated as scenic or protected through any federal, state, or local act. Applicant may be required to provide evidence if requested by the Board of the OCCB.
1% - 25%	4	
26% - 50%	6	
> 50%	10 ✓	

Historic/Cultural Features (Allow points for one category, if any. Maximum Points = 5)		
National Historic Register Designation	5	NHR designation letter from the Department of the Interior.
National Historic Register Eligible	5	Letter of eligibility from the SC State Historic Preservation Office.
Historic/Prehistoric Structures	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.
Historic/Prehistoric Site or Location of a Historic Event	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.

Prime/Statewide Important Soil Types (Select the appropriate category, if any. Maximum Points = 10)		
50 - 60%	4	Prime or Statewide Important Soils overlay on current aerial photograph. Show total acreage of P/SWI Soils. This proof applies to all percentage ranges in this category.
61 - 74%	8	
>75%	10	

Actively Farmed (Either applies or does not. If yes, Maximum Points = 5)	5	Applicant must provide one of the following:
	✓	<ul style="list-style-type: none"> - (i) IRS Form Schedule F filed two previous tax years; - (ii) IRS Form Schedule F filed seven of the last ten years; or - (iii) Documentation of selling and/or growing agricultural products in Oconee County for the previous two years.
		OCCB Board reserves the right NOT to award points, pending assessment of natural resource protection in conjunction with Oconee Soil & Water Conservation District.

REMOVE per actions of Board

TEST

Public Visibility of Property <i>(Allow points for only one category, if any. Maximum Points = 5)</i>		
Visible from Federal, State or County Road	5 ✓	Documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
Visibility from Public Access Lands or Waterways	3	Documentation describing precise location of point along public access land or waterway where property is visible. Include a photograph taken from this point.

Scenic View from Property <i>(If applies, the OCCB Board may apply points ranging from 1-5 for the quality of the Scenic View and the public's ability to benefit from the Scenic View. Maximum Points = 5)</i>		
	2	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include photographs, publications, topographic map, description of mountains, rivers, or other features in the view.

Public Access <i>(Allow points for only one category, if any. Maximum Points = 10)</i>		
Limited	5 ✓	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include formal agreements with agencies or groups authorized to use the property, description of use and extent of use (times/seasons when the property is accessible).
Unlimited	10	Same as above with additional evidence that public access is reasonably advertised or communicated to the public.

Threat of Development*(Select the highest one applicable category.**Maximum Points = 5)*

Property is within or adjacent to property of USFS, State Forest, State Park, County Park or Municipal Park.	5	Documentation describing location of property in relation to such Federal, State or County property.
Property is within one mile of an incorporated municipality.	4	Measurements will be taken on aerial photography with the shortest distance between the property boundary and the municipality boundary. This proof also applies to the following two measurements of distance from municipality.
Property is 2 – 5 miles of an incorporated municipality.	3	
Property is greater than 5 miles from an incorporated municipality.	2	

Size of Protected Property*(Select the applicable category, if any.**Maximum Points = 10)*

51 Acres – 250 Acres	5	
251 Acres – 500 Acres	8	
> 500 Acres	10	

TOTAL POINTS**Maximum = 100**



Oconee County Conservation Bank Evaluation Criteria Scoring

Oconee County, South Carolina

Parcel Name: _____

Owner: _____

Acres: _____

Location: _____

Tax Map[s]: _____

TEST

Section I – Conservation Criteria Calculation of Conservation Criteria

	Score
Environmental Sensitivity	15
Sharing Boundary With Protected Land	10
Historic or Cultural Features	10
Prime or Important Soil Types	4
Actively Farmed	5
Public Visibility of Property	5
Scenic View	2
Public Access	5
Threat of Development	5
Size of Protected Property	3
TOTAL SECTION I – Max 100	56

Section II – Financial

Scoring of Financial Criteria

	None 0	Poor 2	Fair 3	Good 4	Excellent 5	Score
Funding Percentage Requested						
Matching or Other Monetary Contributions from Other Agencies or Groups						
Low Cost for Value Received						
Other Financial Benefit						
Other incentives						
TOTAL SECTION II – Max 25						

Total OCCB Scoring Index (OSI):

Comments:



Oconee County Conservation Bank
PROPERTY OWNER
STATEMENT OF INTEREST FORM
Oconee County, South Carolina

Property Owner Name John Landowner

Property Owner Address 630 Landowner Road, Seneca SC 29678

Eligible OCCB Recipient Upstate Forever
Name and Address Dana Leavitt, 507 Pettigru St., Greenville SC 29601

Property Owner Telephone Numbers Home: 864-123-4567
Cell: 864-xxx-xxxx
Work: 864-123-4568

Description & Size of Your Property in Acres: 130.91 acres with approx. 30% in pasture and remainder in mixed hardwood/pine. Rocky Fork Creek flows through the property which has 3,500 foot common boundary with the Sumter National Forest.

General Location of Your Property: ½ mile north of Hwy. 76 and west of Westminster by 9 miles.

Oconee County Tax Map Number[s] *[required]* 186-00-01-003; 186-01-013; 188-00-01-002

Your Property's Unique Characteristics: Has a 15 foot waterfall on the Rocky Fork Creek immediately above border with Sumter National Forest. The confluence of 5 streams forms Rocky Fork with the landscape being sloping topography and rich bottomland soils.

Completed Form to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691

or
via email to: bhulse@oconeesc.com



Oconee County Conservation Bank Application for Funding

Oconee County, South Carolina

Completed Application to be forwarded to:

Oconee County Conservation Bank Board
c/o Clerk to Council
Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29681

or

via email to: bhulse@oconeesc.com

SECTION I

I. General Information:

Acquisition type: Fee Simple Conservation Easement

Landowner's Name John Landowner

Mailing Address: 630 Landowner Road

Seneca, SC 29678

Daytime Telephones (864) 123-4567

Eligible OCCB Recipient Seeking Funding

(See Oconee County Ordinance 2011-16, Section II, G)

Name of Organization Upstate Forever

Authorized Agent Name: Dana H. Leavitt

Mailing Address: 507 Pettigru St.

Greenville, SC

Daytime Telephones (864) 250-0500 ext. 23

II. Property Information

Legal Description

County: Oconee

Tax Map #: 140-00-12-345

Assessor's Plat & Lot Numbers:

Book A123, Page 4

Deed Reference [Book & Page]

Book 1234, Page 56

Current Zoning Classification

None

Location on County Map (attach copy as **EXHIBIT A**)

Brief description of property including:

a. Total Acres	130.91
b. Total Forested	+/- 85 acres
c. Total Cleared / Open	+/- 43 acres
d. Total Wetlands	+/- 0 acres
e. Creeks and/or Rivers	+/- 3 acres

Please include any surveys, USGS maps, directions, county locator map, or any other pertinent information.

III. Miscellaneous Information:

Who is the Party responsible for managing the land?

Name John Landowner

Address: 630 Landowner Road

Seneca, SC 29678

Telephone Number 864-123-4567

Who is responsible for enforcing any conservation easements or other restrictions on this property?

Name Upstate Forever; Land Trust

Address: 507 Pettigru Street

Greenville, SC 29601

Telephone Number 864 250-0500 ext. 23

IV. Adjoining landowners.

Adjoining landowners must be notified of this grant request by Oconee County ordinance. Please attach an affidavit that all adjoining landowners have been notified.

Signature of Eligible OCCB Recipient (Applicant)

Date

Section II
To be filled out by the landowner

1. Has the Eligible OCCB Recipient seeking funding notified you in writing:
(See Oconee County Ordinance 2011-16, Section VII)

a. That interests in land purchased with trust funds result in a permanent conveyance of such interests from the landowner to the eligible trust fund.

yes no

b. That it may be in the landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.

yes no

2. Are there any existing liens, mortgages, or encumbrances that currently exist on this property?

yes no If yes, please explain below:

There is a mortgage on the farm with a local bank.

Oconee County Conservation Bank—Landowner Inspection Consent Agreement.

I, John Landowner, as the landowner or landowner's agent agree to allow inspection, or appraisal if necessary, of the property being presented to the OCCB Board for consideration. I agree to allow authorized or designated agent or staff to inspect this property as may be required. Reasonable notice of inspection will be given.

Signature of Landowner/Agent

Date

Section III

To be filled out by the Eligible OCCB Recipient seeking funding (Applicant)

Organization Name Upstate Forever

Address 507 Pettigru Street

Greenville, SC 29601

Daytime Telephones (864) 250-0500 ext. 23

Contact Person Dana H. Leavitt; Director of Special Projects

Organization EIN Number: 57-1070433

NOTE: You are required to attach certification that this is a charitable not-for-profit corporation or trust authorized to do business in this state; whose principal activity is the acquisition and management of land for conservation or historic purposes and which has tax-exempt status as a public charity under the Internal Revenue Code of 1986 or Certification that the applicant is an otherwise qualified entity under Oconee County Ordinance 2011-16, Section II and Section VII.

How will you be able to complete the project and acquire the interests in the proposed lands?

Upstate Forever will complete the project by acquiring a conservation easement that will ensure permanent protection of this tract.

How many total acres of lands or projects have you preserved in this State? In this County?

Upstate Forever holds easements on 16,050 acres in South Carolina, 2,617 acres in Oconee County and in addition has assisted in the acquisition of thousands of acres which have been turned over to public park services.

Briefly describe the lands your organization has preserved in this State, and then County, including their size, location and method of preservation. Note: this section need not be complied with for specific preserved lands if the privacy or proprietary interests of the owners of such preserved lands would be violated.)

Of the 85 properties conserved with Conservation Easements the majority are privately owned properties with county and state parks. In addition, Upstate Forever has assisted in the acquisition of approximately 1,500 acres of other properties which are now in State Parks or with a sister Land Trust. With the exception of 2 parcels in adjoining North Carolina, all properties are in the Upstate region primarily as working farm and forest lands. Of the 2,486 acres in Oconee County, 403 acres is owned by the City of Walhalla as the Stumphouse / Issaqueena Falls Park, primary use being youth hunting & fishing through SC DNR. Ramsey Creek Preserve is a certified cemetery for "natural" human burials within the mature hardwood forests. Chestnut Return is 244 acres devoted to creating replacement hybrids of the native American Chestnut trees. Four easement properties, totaling 625 acres adjoin either State park or National Forest remaining two properties, consisting of 950 acres, are working farmlands in the southeastern corner of the county.

Has the Eligible OCCB Recipient notified the owner of the land that is the subject of the potential OCCB grant of the following in writing? (See Oconee County Ordinance 2011-16, Section VII)

a. That interests in land purchased with trust funds result in a permanent conveyance of such interests in land from the landowner to the eligible trust fund recipient or it assignees.

Yes

b. That it may be in the landowner's interest to retain independent legal counsel, appraisals and other professional advice.
Yes.

Note: Applications not having affirmation that the notice requirement of this section has been met will not be considered for funding requests.

Does the Eligible OCCB Recipient or the landowner have a general summarized land management plan for this proposal? If so, please attach.

yes no

Should this project be awarded funding the landowner has agreed to have a Forest Management Plan prepared by a Registered Forester, which will be shared with the Land Trust prior to the easement being in place.

Explain how the Eligible OCCB Recipient intends to enforce the easement restrictions on this proposal, if a conservation easement is proposed. Attach additional sheet if necessary.

Upstate Forever administers and manages a Land Trust Program that includes criteria for accepting conservation easements, the preparation of Baseline Reports for each accepted easement, annual inspections of the property, and enforcement actions, if necessary, to address and correct violations of the easements. When the nationally based Conservation Defense Insurance program is available (expected in 2013) Upstate Forever has pre-qualified to enter their blanket insurance program. In the interim, Upstate Forever has a separate Stewardship Fund which is reserved exclusively for the costs associated with monitoring and enforcing its' conservation easements.

Does the Eligible OCCB Recipient agree that OCCB funds may only be used for the acquisition of interests in land including closing costs and not for management, planning, staffing, or any costs not associated with the purchase of interests in lands?

yes no

Does the Eligible OCCB Recipient have reasonable documentation to support this request? Please attach.

The proposal will not be considered without adequate substantiation of estimated Fair Market Value and a qualified and competent appraisal establishing fair market value and/or the value of the proposed easement will subsequently be required prior to closing.

(See Oconee County Ordinance 2011-16, Section VII,B,f)

yes no

What is the amount of support sought for this proposal?

\$53,000 which is 10% of the appraised conservation value

Explain how this proposal will satisfy the Criteria listed in Sections Four and Five of the ensuing pages. (Please attach a narrative of what your intended plans are and how you plan to accomplish them.)

Signature of Authorized Agent for Eligible OCCB Recipient (Applicant)

Notary Signature

My commission expires: _____

Section IV
Conservation Criteria
Oconee County Ordinance 2011-16, Section VI
Information to be considered in filling out the application

1. Does the property contain or adjoin wetlands? Yes ____ No X

If yes, please attach certification by USACOE or NRCS.

2. Does the property contain or adjoin a USGS Blue Line Stream or Lake? **Yes**

If yes, please provide USGS topographic map showing such stream or lake in relation to property. ***Topo with blue line streams attached***

3. Does the property contain or adjoin Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC. **YES. Data attached for Chauga River and Rocky Fork as named tributary.**

If yes, please provide evidence of such classification by SC DHEC.

4. Does the property currently contain threatened or endangered species or habitat suitable for threatened or endangered species? **Transplanted Oconee Bell, photo attached.**

If yes, please provide a certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species existence on the property or of such habitat suitability.

5. Does the property currently contain native wildlife species or habitat suitable for native wildlife species? **Yes, photos attached. A healthy population of deer, turkey, songbirds, raccoon and amphibians exist on the property.**

If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such species existence on the property of such habitat suitability.

5. Does the property currently contain special or concentrated biodiversity? **Yes. Five streams adjoin on the property with mature hickory / oak stands in 2 locations.**

If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such biodiversity on the property.

7. Does the property currently contain a unique geological feature, such as a mountain, rock outcropping, waterfall or other similar feature?

Yes. A large pool below a waterfall on the Rocky Fork Creek and a second 15 foot waterfall where the property line to the Sumter National Forest is.

If yes, please provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.) of such geological feature on the property.

8. Does the property share a boundary with other Protected Land? For purposes of this question, "Protected Land" includes any land or byway substantially protected from development or designated as scenic or protected through any federal, state, or local act.

(a) If yes, what percentage of a boundary is shared with such Protected Land?

_____ 1%-25%

X 26%-50% *Yes, there is a 3,500 foot border with Sumter National Forest.*

_____ Greater than 50%

(b) If yes, please describe the Protected Land and present a legible map showing such Protected Land in relation to the property.

9. Does the property contain any of the following pre-historic or historic features or designations?
No.

(a) Listing on the National Historic Register? If yes, please provide a letter or other evidence from the Department of the Interior demonstrating such listing.

(b) Eligible for listing on the National Historic Register? If yes, please provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility.

(c) Contains historic or pre-historic structures? If yes, please provide evidence in the form of photographs and statement of a qualified agency or professional describing the structure(s) on the property.

(d) Contains a site of historic or pre-historic significance? If yes, please provide evidence in the form of photographs and statement of a qualified agency or professional describing the site(s) on the property.

10. Does the property contain fifty percent (50%) or greater surface area of soils classified as Prime or Important by the State of South Carolina?

(a) If yes, what percentage of the property contains soils classified as Prime or Important by the State of South Carolina?

_____ 50%-60%

_____ 61%-75%

X Greater than 75 %: *Hayesville and Cecil Fine Sandy Loam are predominant.*

(b) If yes, please provide a legible soil overlay map showing such Prime or Important soil types upon the property. ***Soils map attached.***

11. Has the property been Actively Farmed as defined under one of the following qualifications?
Yes. Property is active pasture for cattle and goat production.

(a) The landowner has filed IRS Form Schedule F in the previous two tax years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application;

- (b) The landowner has filed IRS Form Schedule F in seven of the last ten years? If yes, please provide evidence of such tax filings and a notarized statement affirming that such farming activities pertained to the property referred to in this application; or
- (c) The landowner can produce documentation demonstrating that the landowner has produced significant agricultural products in Oconee County in the last two years? If yes, please provide such documentation and a notarized statement affirming that such farming activities pertained to the property referred to in this application.

12. Does the property allow public viewing:

- (a) ...from a Federal, State or County maintained road? If yes, please provide documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
- (b) ...from any other public access land or waterway? If yes, please provide documentation describing precise location of point along such public access land or waterway where property is visible. Include a photograph taken from this point.
Yes. Photo attached along 3,500 ft. common boundary w/ Sumter National Forest.

13. Does the property provide a Scenic View to the public or help maintain the Scenic Nature of an area in the County? For purposes of this question, a Scenic View includes mountain, river, lake, forest, pasture, agricultural and other pastoral views which are viewable by the public from a public roadway or other publically accessible area.

No.

If yes, please provide photograph evidence to support the Scenic View, a description of the Scenic View and a description of the specific locations with map references from which the public may observe the Scenic View.

14. Does the proposal for the conservation project on the Property allow...

- (a) ...Limited Access by the public to the property? For purposes of this question, Limited Access means any access which is less than access on a year round and continual basis, but allows access by the public for some limited time or seasonal period(s).

Yes.

If yes, please provide documentation supporting such Limited Access, including any formal agreements with agencies or groups authorized to use the property, a description of the use(s) permitted and the times or seasons when the property will be accessible by the public.

Landowner has historically allowed the Boy Scouts and Girl Scouts of America to use the cabin, shelter and pond for overnight stays and will continue this within a condition written in the Conservation Easement if it is funded by the OCCB. Language from the Conservation Agreement draft is attached.

(b) ...Unlimited Access by the public to the property? For purposes of this question, Unlimited Access means any access which provides the public access to the property on a year round and continual basis and, additionally, requires that such access is (or will be) communicated to the public.

If yes, please provide documentation supporting such Unlimited Access, including any formal agreements with agencies or groups authorized to use the property, a description of the use(s) permitted and the times or seasons when the property will be accessible by the public. In addition, please provide evidence that the Unlimited Access is (or will be) reasonably communicated to Oconee County citizens.

15. Is the property located in any one or more of the following locations? If yes, for each such location please provide an aerial map and supporting documentation which demonstrates such location in relation to the relevant municipality or other land. **Yes.**

(a) Is the property located within or adjacent to land of the United States Forest Service, a South Carolina State Forest, a State Park, a County Park or a Park of Municipality located in Oconee County, South Carolina?

See attached map with 3,500 ft. frontage with Sumter National Forest.

(b) Is the property located within 1 mile of a municipality?

(c) Is the property located from 2-5 miles of a municipality?

(d) Is the property located greater than 5 miles from a municipality?

16. What is the approximate size (in acres) of the property? Please provide documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation.

<u>Tax Map #</u>	<u>Acres</u>
123-00-12-345	45.73
123-00-12-346	65.30
123-00-12-347	19.88

Also please see attached survey map.

<p style="text-align: center;">Section V - Financial Criteria Oconee County Ordinance 2011-16 Section VI</p>
--

Information to be considered in filling out the application

1. (a) What is the Total Market Value of the proposed conservation project? \$530,000
(Total Market Value for a fee simple project is the total fair market value of the property as supported by a current appraisal. Total Market Value for a conservation easement project is the value of the conservation easement as determined under the methods prescribed in IRS Treasury Regulations 1.170A-14(h) as supported by a current appraisal.)

(b) What is the amount of the grant requested from the OCCB? \$53,000

Based on the figures above, what is the total percentage of funding requested for the project from the OCCB. (Divide Sum (b) by Sum (a) to Find Percentage)? 10%

2. Please list and describe any other grants, contributions or gifts from any non-governmental agencies, groups, entities or individuals which will support the proposed conservation project?
An application has been submitted to the South Carolina Conservation Bank requesting 40% funding of the appraised conservation value at \$212,000.

For any listed grant, contribution or gift, please provide evidence or a written pledge of such support from the relevant non-governmental party.

3. How does the proposal present a unique value opportunity in that it protects land at a reasonable cost? Parcel:

X is available at a low cost per acre

_____ is available from a willing seller at a reasonable price

4. How does the proposal leverage OCCB funds by including funding or in-kind assets or services from other governmental sources? ***None have been aligned.***

Have matching funds of any kind or services-in-kind been applied for or received?

Please explain and described the in-kind services or amount of financial support applied for or received. Please also provide written documentation to support such application or receipt of such support.

5. Please describe any other financial advantage of the proposed conservation project which helps ensure that the project represents a good use of limited OCCB funds and/or provides a good return on investment for the citizens of Oconee County?

Please explain any other such financial advantage and provide documentation to support your answer to this question.

This farm and forest land property provides a protective buffer to two thirds mile boundary of the Sumter National Forest. The appraised value of the land was \$1,439,000. By providing the requested \$53,000 conservation easement incentive, the County will have achieved a protective buffer to the forest and the water quality of the Chauga watershed at less than 4% of the cost of acquiring the land. Of further benefit, the landowner can still derive income and employment opportunities through agriculture and timber management and the landowner will continue paying property taxes on the land. A copy of the appraisal will be furnished upon request.



Waterfall Just Across Boundary in
Sumter National Forest






Rocky Fork Creek



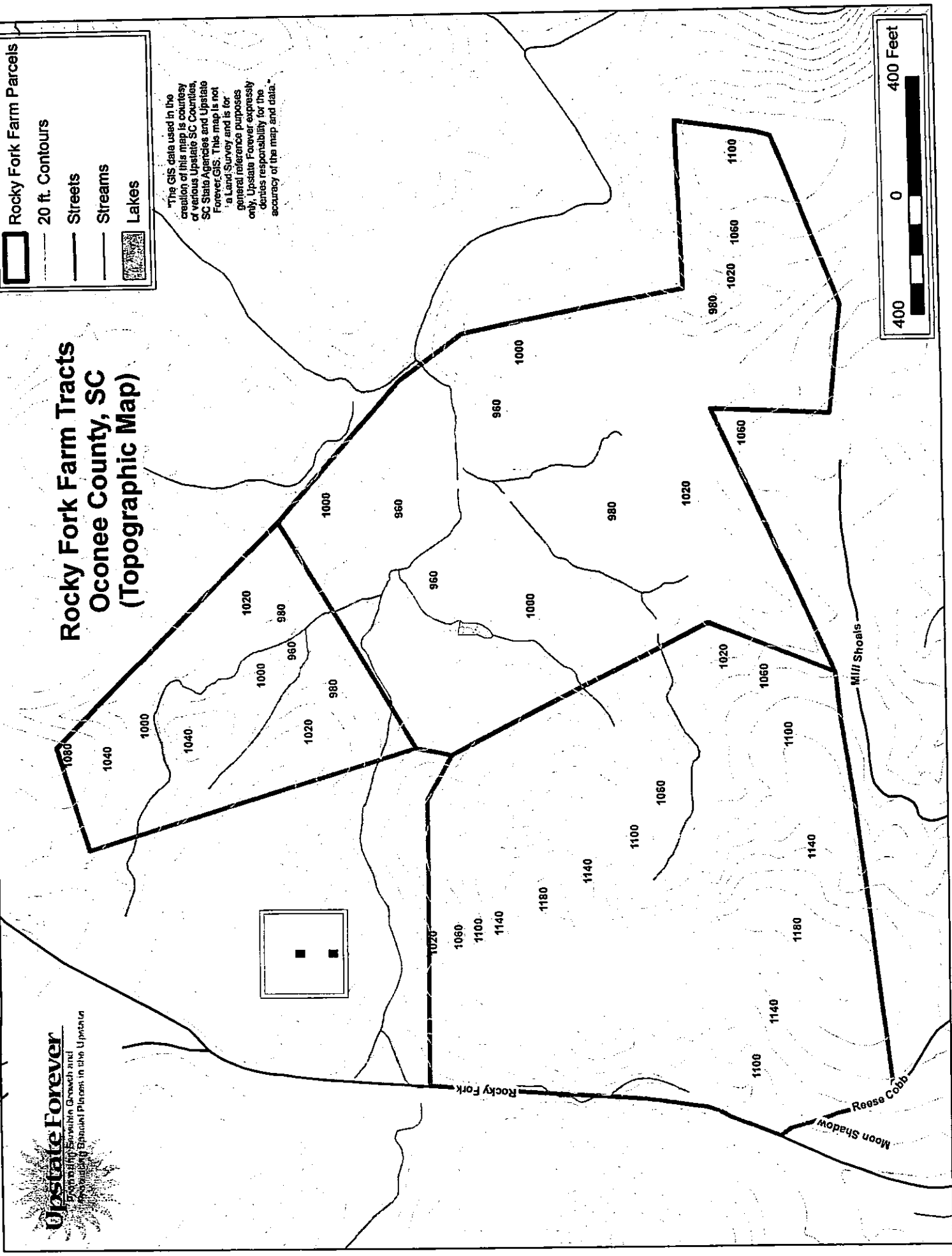
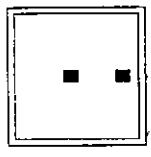
3. Use of Protected Property. Grantor agrees to allow limited access to and use of the Protect Property by members, employees and representatives of the Boy Scouts, the Girl Scouts, YMCA, and similar groups, organizations and agencies, and Grantor shall have the sole right to establish conditions for such access and use including, but not limited to, advance notification, time and duration of the use, and the nature and extent of the use.

Otherwise, access to and use of the Protected Property shall be restricted to Grantor and his heirs, successors, assigns and invitees.

Rocky Fork Farm Tracts Oconee County, SC (Topographic Map)

-  Rocky Fork Farm Parcels
-  20 ft. Contours
-  Streets
-  Streams
-  Lakes

"The GIS data used in the creation of this map is courtesy of various Upstate SC Counties, SC State Agencies and Upstate Forever GIS. This map is not a Land Survey and is for general reference purposes only. Upstate Forever expressly denies responsibility for the accuracy of the map and data."



03060102-03
(Chauga River)

General Description

Watershed 03060102-03 (formerly 03060102-120) is located in Oconee County and consists primarily of the *Chauga River* and its tributaries. The watershed occupies 70,776 acres of the Blue Ridge region of South Carolina. Land use/land cover in the watershed includes: 83.3% forested land, 11.8% agricultural land, 3.8% urban land, 0.5% forested wetland (swamp), 0.4% water, and 0.2% barren land. A map depicting this watershed is found in Appendix A, page A-31.

Village Creek (West Village Creek, Mountain Rest Lake) and East Village Creek (Clear Branch, Big Stakey Creek, Ores Mill Creek, Chattooga Lake, Taylor Creek) join to form the Chauga River. The river accepts drainage from Jerry Creek (Crystal Lake, Lake Becky, Oconee State Park Lake), Miller Field Branch, Coppermine Branch, Limestone Creek (Grapevine Branch), Bone Camp Creek (Sawyer Branch, Orchard Branch, Chambers Branch), Hell Hole Creek (Long Branch), and Shingle Mill Branch. Further downstream, the Chauga River accepts drainage from Hickory Flat Branch, Rhoda Branch, Mill Creek (Woodall Branch), Double Branch, Spider Valley Creek (Persimmon Branch, Laurel Creek, Sand Creek), Doran Creek, and Crooked Creek. Cedar Creek (Baker Branch) enters the river next, followed by Spy Rock Creek, Devils Fork Creek (Flint Creek), Barton Creek, Muddy Creek (Findley Branch), and Rocky Fork. The Chauga River and its tributaries from its origin to 1 mile above US 76 are classified ORW, with the exception of Jerry Creek (FW).

The Chauga River then accepts drainage from Ramsey Creek (Collins Lake) and Dickson Lake. West Toxaway Creek and East Toxaway Creek join to form Toxaway Creek (Big Branch, Little Longnose Creek, Sourwood Branch, Little Toxaway Creek, Harper Pond), which flows into the Chauga River near the base of the watershed to form an arm of Lake Hartwell. The Chauga River and its tributaries from 1 mile above US 76 to its confluence with the Tugaloo River are classified FW. There are a total of 323.4 stream miles and 456.3 acres of lake waters in this watershed. The upper two thirds of the watershed resides within the Sumter National Forest.

Surface Water Quality

<u>Station #</u>	<u>Type</u>	<u>Class</u>	<u>Description</u>
RS-04538	RS04	FW	CHAUGA RIVER AT FOOT BRIDGE IN CHAU-RAM COUNTY PARK
SV-344	INT	FW	CHAUGA RIVER AT S-37-34
SV-225	BIO	FW	TOXAWAY CREEK AT S-37-34
RS-04380	RS04/BIO	FW	CHAUGA TRIB. AT BRIDGE ON CO. RD S-37-142, 5.8 MI SW OF WESTMINSTER

Chauga River – There are two SCDHEC monitoring stations along the Chauga River (*RS-04538*, *SV-344*). Aquatic life and recreational uses are fully supported at both sites; however, there are significant increasing trends five-day biochemical oxygen demand and total nitrogen concentration at the downstream site (*SV-344*).

Toxaway Creek (SV-225) – Aquatic life uses are fully supported based on macroinvertebrate community data.

Chauga River Tributary (RS-04380) - Aquatic life uses are fully supported based on macroinvertebrate community data. Recreational uses are not supported due to fecal coliform bacteria excursions.

Natural Swimming Areas

<i>FACILITY NAME</i> <i>RECEIVING STREAM</i>	<i>PERMIT #</i> <i>STATUS</i>
CAMP CHATUGA ORES MILL CREEK	37-N04 ACTIVE
OCONEE STATE PARK JERRY CREEK	37-N02 ACTIVE

NPDES Program

Active NPDES Facilities

<i>RECEIVING STREAM</i> <i>FACILITY NAME</i>	<i>NPDES#</i> <i>TYPE</i>
JERRY CREEK SCPRT/OCONEE STATE PARK	SC0024872 MINOR DOMESTIC

Water Supply

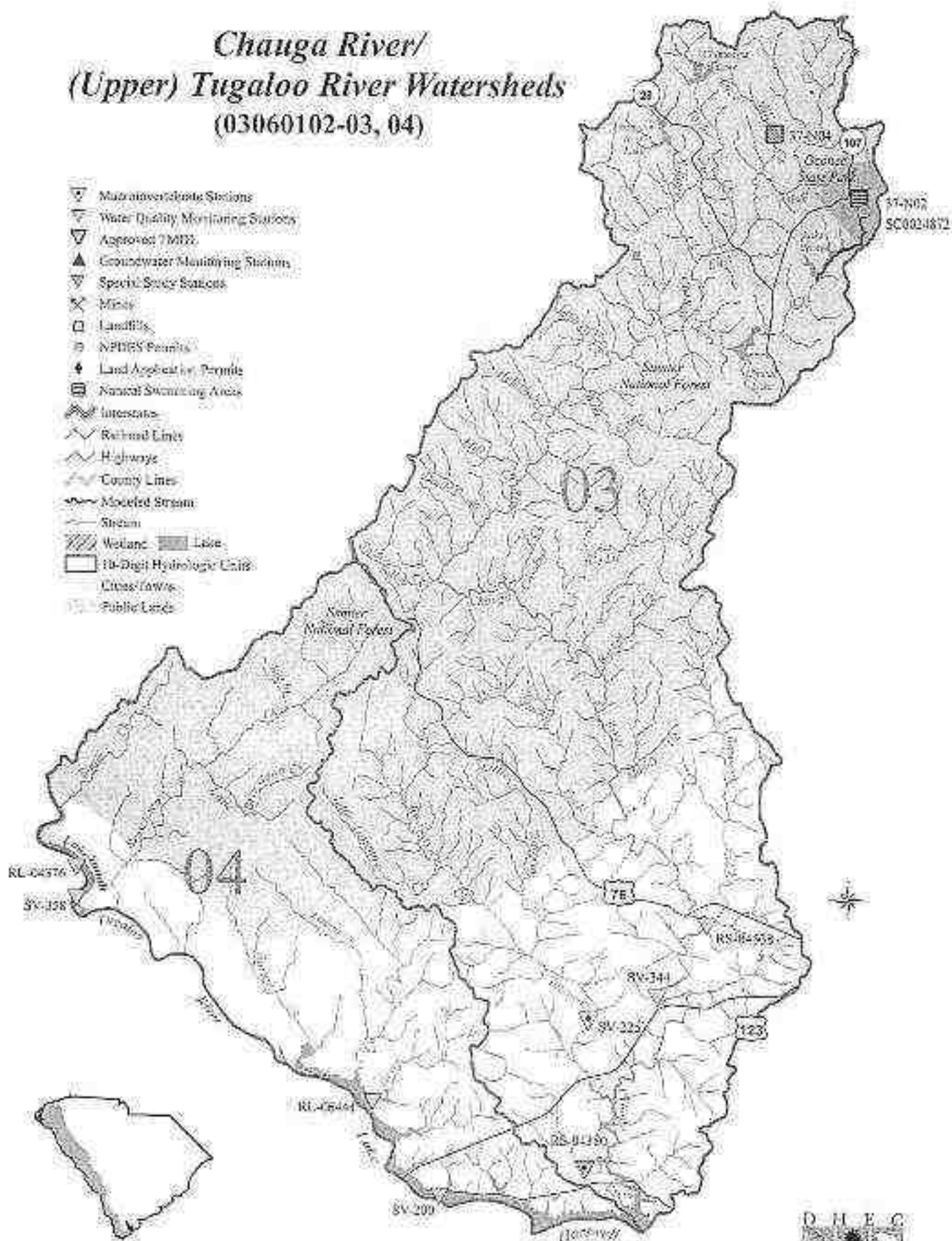
<i>WATER USER (INTAKE #)</i> <i>STREAM</i>	<i>TOTAL PUMP. CAPACITY (MGD)</i> <i>RATED PUMP. CAPACITY (MGD)</i>
TOWN OF WESTMINSTER (S37103) RAMSEY CREEK	3.8 1.8
TOWN OF WESTMINSTER (S37104) CHAUGA RIVER	8.0 4.0

Growth Potential

There is a low potential for growth in this watershed, which has a large area residing within the Sumter National Forest. The steep slopes of this region would limit establishment of infrastructure and any serious growth.

Chauga River/ (Upper) Tugaloo River Watersheds (03060102-03, 04)

- Major water divide Stations
- Water Quality Monitoring Stations
- Approved TMDL
- Groundwater Monitoring Stations
- Specific Stress Stations
- Mines
- Landfills
- NPDES Permits
- Land Application Permits
- National Swamping Areas
- Interstates
- Railroad Lines
- Highways
- County Lines
- Modeled Stream
- Stream
- Wetland
- Lake
- 10-Digit Hydrologic Unit
- Cities/Towns
- Public Lands

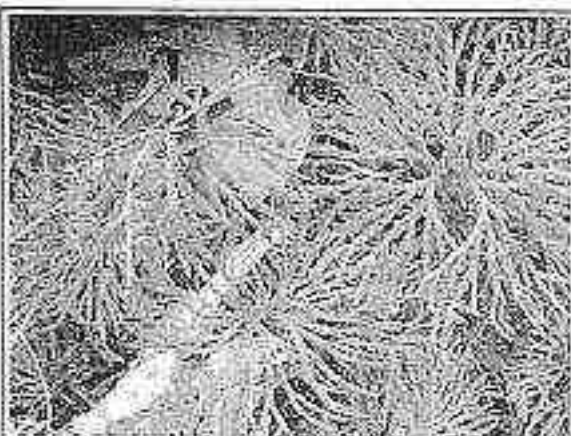




Wood Frog Eggs at Rocky Fork Farm



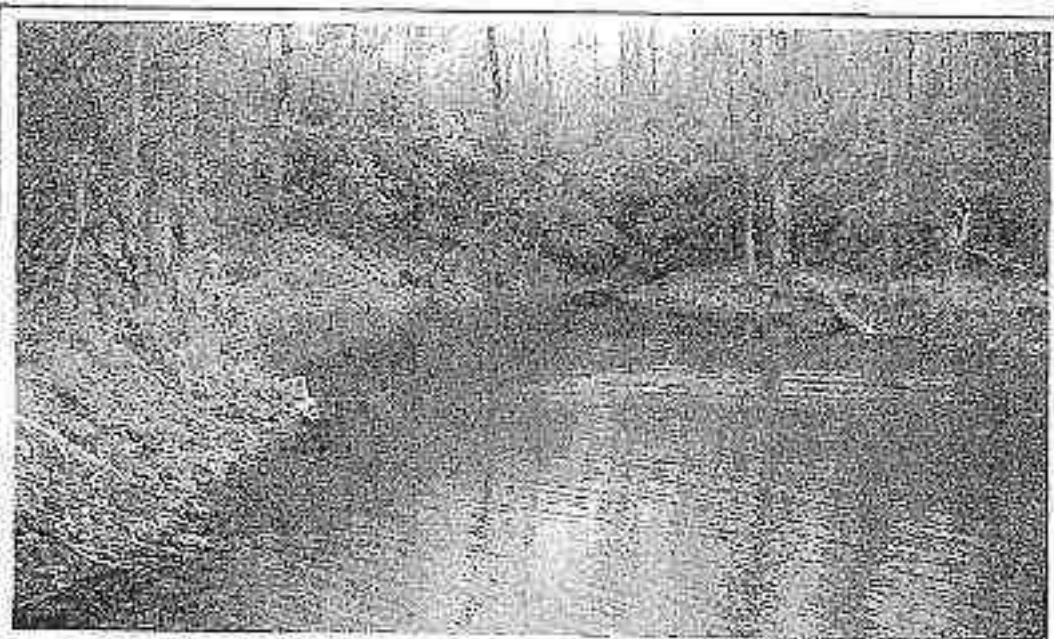
Transplanted Oconee Bell at
Rocky Fork Farm



Ground Cedar at Chattooga Valley Farm



Spotted Salamander at Rocky Fork Farm
State Amphibian



Pond at Rocky Fork Farm

Rocky Fork Farm

Oconee County, SC



Opstate forever

DISCLAIMER

This map is not a land survey and is for general reference only. Opstate Forever makes no warranty or representation as to the accuracy of the map, and the user assumes all responsibility for any errors or omissions that may occur from its use. Opstate Forever County, Georgia, and South Carolina Departments of Land and

Resources - 2014 Print

Sumter National Forest

Sumter
National
Forest



Oconee County Conservation Bank

Criteria Worksheet

Oconee County, South Carolina

CATEGORY	POINTS	REQUIRED EVIDENCE
Environmental Sensitivity <i>(Allow and add points for all that apply. Maximum Points = 35)</i>		
Wetlands	5	Certification by USACOE or NRCS
USGS Blue Line Streams & Lakes	5	USGS Topographic Map with Property Boundary
Adjacent to Water Classified as either (i) Outstanding Natural Resource Water (ii) Outstanding Resource Water or (iii) Trout Water, by South Carolina DHEC.	5	Proof of such classification by SC DHEC
Presence of or Habitat Suitable for Threatened/Endangered Species	5	Certification by SC DNR, NRCS, USFS or other qualified professional
Presence of or Habitat Suitable for Native Wildlife Species	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.)
Presence of special or concentrated Biodiversity	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, etc.)
Unique Geologic/Natural Feature	5	Applicant must provide substantial evidence (e.g. Statement from a qualified agency or professional, description in publication, etc.)

Percentage of Property Sharing a Boundary with Protected Land <i>(Select one appropriate category, if any. Maximum Points = 10)</i>	"Protected Land" includes any land or byway substantially protected from development or designated as scenic or protected through any federal, state, or local act. Applicant may be required to provide evidence if requested by the Board of the OCCB.
1% - 25%	4
26% - 50%	6
> 50%	10

Historic/Cultural Features

*(Allow points for one category, if any.
Maximum Points = 5)*

National Historic Register Designation	5	NHR designation letter from the Department of the Interior.
National Historic Register Eligible	3	Letter of eligibility from the SC State Historic Preservation Office.
Historic/Prehistoric Structures	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.
Historic/Prehistoric Site or Location of a Historic Event	5	Points to be determined by OCCB board according to evidence submitted by applicant. Suggested evidence may include photographs, statements by professionals regarding integrity of structures, publications, etc.

Prime/Statewide Important Soil Types

*(Select the appropriate category, if any.
Maximum Points = 10)*

50 – 60%	4	Prime or Statewide Important Soils overlay on current aerial photograph. Show total acreage of P/SWI Soils. This proof applies to all percentage ranges in this category.
61 – 74%	8	
>75%	10	

Actively Farmed

*(Either applies or does not. If yes,
Maximum Points = 5)*

5

Applicant must provide one of the following:

- (i) IRS Form Schedule F filed two previous tax years;
- (ii) IRS Form Schedule F filed seven of the last ten years; or
- (iii) Documentation of selling and/or growing agricultural products in Oconee County for the previous two years.

OCCB Board reserves the right NOT to award points, pending assessment of natural resource protection in conjunction with Oconee Soil & Water Conservation District.

Public Visibility of Property*(Allow points for only one category, if any.)**Maximum Points = 5)*

Visible from Federal, State or County Road	5	Documentation describing precise location of point along a Federal, State or County Road where property is visible. Include a photograph taken from this point.
Visibility from Public Access Lands or Waterways	3	Documentation describing precise location of point along public access land or waterway where property is visible. Include a photograph taken from this point.

Scenic View from Property

(If applies, the OCCB Board may apply points ranging from 1-5 for the quality of the Scenic View and the public's ability to benefit from the Scenic View. Maximum Points = 5)

5

Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include photographs, publications, topographic map, description of mountains, rivers, or other features in the view.

Public Access*(Allow points for only one category, if any.)**Maximum Points = 10)*

Limited	5	Points to be determined by OCCB Board according to evidence submitted by applicant. Suggested evidence may include formal agreements with agencies or groups authorized to use the property, description of use and extent of use (times/seasons when the property is accessible).
Unlimited	10	Same as above with additional evidence that public access is reasonably advertised or communicated to the public.

Threat of Development*(Select the highest one applicable category.**Maximum Points = 5)*

Property is within or adjacent to property of USFS, State Forest, State Park, County Park or Municipal Park.	5	Documentation describing location of property in relation to such Federal, State or County property.
Property is within one mile of an incorporated municipality.	1	Measurements will be taken on aerial photography with the shortest distance between the property boundary and the municipality boundary. This proof also applies to the following two measurements of distance from municipality.
Property is 2 – 5 miles of an incorporated municipality.	3	
Property is greater than 5 miles from an incorporated municipality.	2	

Size of Protected Property*(Select the applicable category, if any.**Maximum Points = 10)*

51 Acres – 250 Acres	5	
251 Acres – 500 Acres	8	
> 500 Acres	10	

TOTAL POINTS**Maximum = 100**



Oconee County Conservation Bank Evaluation Criteria Scoring

Oconee County, South Carolina

Parcel Name

Owner

Acres

Location

Tax Map[s]

Section I – Conservation Criteria

Calculation of Conservation Criteria

	Score
Environmental Sensitivity	
Sharing Boundary With Protected Land	
Historic or Cultural Features	
Prime or Important Soil Types	
Actively Farmed	
Public Visibility of Property	
Scenic View	
Public Access	
Threat of Development	
Size of Protected Property	
TOTAL SECTION I – Max 100	

Section II – Financial

Scoring of Financial Criteria

	None 0	Poor 2	Fair 3	Good 4	Excellent 5	Score
Funding Percentage Requested						
Matching or Other Monetary Contributions from Other Agencies or Groups						
Low Cost for Value Received						
Other Financial Benefit						
Other incentives						
TOTAL SECTION II – Max 25						

Total OCCB Scoring Index (OSI):

Comments:

OCCB "To Do" -

Draft: "Know What to Expect Form"

- 1. Make sheet listing disclosures and requirements. Perhaps make sheet a part of the intake/statement of interest form.
 - o Should include disclosure that application and qualification will require an appraisal and may require surveys and additional professional work which the landowner is solely responsible to secure. The landowner should sign to understand that they are solely responsible for the costs of securing any work required to complete the application and that the OCCB is not responsible for such costs. While each applicant may apply for a grant to cover, in whole or in part, the costs of such required work, the OCCB is under no obligation to approve any application.
 - o Describe the items they will be required to provide:
 - Detailed information about their property including deed and tax map references.
 - Detailed information about their properties value which will require a detailed appraisal.
 - May require and updated survey.
 - Coordination with a non-profit managed to conserve land and similar resources or other eligible entity as described in the Oconee County ordinance creating the OCCB.
 - Maps, photos and other documentation to support the conservation values of the land.
 - o Note that the application, as presented, represents a binding proposal and that any approval, conditional or final, is contingent upon the Landowner's fulfillment of any and all pledges and proposals as presented in the application.
 - Must be a signed statement incorporated in the Statement of Interest Form.

- 2. Make sheet listing "Process" for OCCB projects:

Draft "Process" Form:

- o A. Landowner and their OCCB eligible "partner" (e.g., a non-profit managed to hold conservation lands, government body or other eligible entity) present a signed "statement of interest" form to the OCCB.
 - Landowner will hear that their land appears eligible to submit a full application to the OCCB. Any such determination of eligibility to apply does not represent approval of the project.
- o B. Landowner and their OCCB eligible "partner" submit full application with substantiation to the OCCB for review.

- OCCB contacts landowner to (i) request add'l information (ii) decline the application OR (iii) schedule a site visit. Note: the scheduling of a site visit does not represent approval of any project.
- C. Landowner provides additional requested information, if necessary.
 - OCCB contacts landowner to (i) decline the application OR (ii) schedule a site visit. Note: the scheduling of a site visit does not represent approval of any project.
- D. OCCB representatives or agents make scheduled site visits to each property in the application cycle deemed appropriate for a site visit. Note: the scheduling of a site visit does not represent approval of any project.
 - After the site visits are completed, OCCB contacts the landowner to (i) decline the application OR (ii) conditionally approve the project. Note: Conditional approval is not final approval and is subject to the landowner's agreement with and satisfaction of all pre-conditions as well as County Council's final approval of the project.
- E. For each conditionally approved project, the landowner and their eligible OCCB must sign a notarized statement stating their commitment to satisfy all pre-conditions and must prove to the OCCB's satisfaction that all pre-conditions have been met.
 - Upon receiving such commitment and satisfaction, the OCCB will prepare any such properties for presentation to the Oconee County Council.
 - NOTE: Only Oconee County Council can finally approve any project and no project shall be considered approved or final until such final approval is granted. The landowner and eligible OCCB partner remain fully responsible for all expenses and costs associated with application to and interaction with the OCCB throughout the application process. The landowner and eligible OCCB partner will only be reimbursed for those expenses and costs associated with application to and interaction with the OCCB if such reimbursement is sought in the grant application and finally approved by the OCCB and Oconee County Council.

Beth Hulse

From: Beth Hulse
Sent: Thursday, June 07, 2012 10:50 AM
To: Andrew; Beth Hulse; Carlos Galarza; Chad Dorsett; Greenville News (localnews@greenvillenews.com); LaDonna Becker (ladonna@dailyjm.com); Michael Eads (meads@dailyjm.com); Ray Chandler; Stan Welch; Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dick.mangrum@wgog.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com)
Cc: Andy Lee; Bob Hill; Ed Land; Lake Keowee; Lynn Harwell; Marvin Prater; Rocky Nation; Shea Airey
Subject: Oconee County Conservation Bank Board - Meeting Schedule Change

Please be advised that the meeting originally scheduled for Thursday, July 5, 2012 has been cancelled and rescheduled to Thursday, July 12, 2012 at 9:00 a.m. in Council Chambers, Oconee County Administrative Offices, 415 S. Pine Street, Walhalla.



Elizabeth G. Hulse

Clerk to County Council

Oconee County Administrative Offices
415 South Pine Street
Walhalla, SC 29691
864-718-1023
864-718-1024 [fax]
bhulse@oconeesc.com
www.oconeesc.com/council

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. If you are not the intended recipient, you may not read, use, copy, or distribute this e-mail message or its attachments. If you believe you have received this e-mail message in error, please contact the sender by reply e-mail or telephone immediately and destroy all copies of the original message.