



Oconee County Conservation Bank Application for Funding Oconee County, South Carolina

**To be completed pursuant to the
OCCB Ordinance and OCCB Board Policies No. 0001 and 0003**

Send Completed Application to:

Oconee County Conservation Bank Board
c/o Clerk to Council
via email to: councilclerkinfo@oconeesc.com

Application Deadlines: April 1, August 1, November 1

SECTION I - General Property/Project Information

General Information

Property/Project Name: _____

Property Address or Description of Location: _____

Acquisition type: ____ Fee Simple or ____ Conservation Easement

Note that Applicant acquiring a fee simple property interest with grant funds must simultaneously place a conservation easement on the property.

Total monetary amount requested: \$ _____

Conservation Value of property? \$ _____

Attach a certified appraisal or an explanation of the basis for the Conservation Value. S1-A

Landowner

Name _____

Mailing Address _____

Email Address _____

Cell Phone (____) _____

Work Phone (____) _____

Home Phone (____) _____

Eligible OCCB Recipient ("Applicant") Seeking Funding

Name of Organization _____

Mailing Address _____

Contact Name _____

Contact Email Address _____

Contact Cell Phone (____) _____

Contact Work Phone (____) _____

Organization EIN _____

Property Information

Parcel ID or TMS#: _____

Plat Reference (*Plat Book/Page*) S1-B1: _____

Deed Reference (*Deed Book/Page*) S1-B1: _____

Current Zoning Classification: _____

Total Acres: _____

Total Acres Forested: _____

Total Acres Cleared/Open/Pasture: _____

Total Acres Wetlands: _____

Creeks and/or Rivers – Names, Length, Width: _____

Total Acres Farmed – List Farm Type, e.g. livestock, row crop: _____

Is project acreage part of larger parcel? If so, what is larger parcel acreage: _____

Unique characteristics of property (may be submitted as part of Applicant’s narrative):

Show location of property on County Map S1-B2 and show location on other pertinent documents such as plat, USGS map, etc. S1-B3.

Section II - Mandatory Requirements/Submissions

1. Applicant's Requirements - by signing below the Applicant confirms that to the best of the Applicant's knowledge and belief all answers in this Application are accurate:

- a. At the time of filing this application, the Applicant certifies that it notified all adjoining landowners and lessees of the property that:
- i. The Applicant is applying for funding from the OCCB and
 - ii. The adjoining landowners and lessees of the property have 30 days to submit comments to the OCCB regarding the application. *Attach a list of the adjoining landowners and lessees of the property, if any, with addresses. S2-A1*

_____ yes _____ no

Failure to meet the above requirement will require the application to be returned to applicant for correction and resubmission.

- b. Applicant agrees that OCCB funds may not be used for endowments, monitoring, staffing, management, planning, or any costs not associated with the purchase.

_____ yes _____ no

- c. Applicant acknowledges that if no appraisal is attached and the Applicant is awarded a grant, a certified appraisal establishing the Fair Market Value of the Conservation Value and Property must be submitted prior to closing but no later than twelve (12) months of Oconee County Council approval and that the award shall be 10% of the Conservation Value in the Appraisal or the amount the Council awarded, whichever is less.

_____ yes _____ no _____ N/A

- d. Applicant acknowledges that, if the attached appraisal is more than twelve (12) months old on the date County Council approves the award of a grant, a market analysis update covering the time period from the date of the original appraisal to the present in the form of a letter prepared and signed by the original appraiser must be submitted to the Board no later than thirty (30) days prior to the first scheduled Board meeting following the Council's decision and that the award shall be 10% of the Conservation Value in the market update letter or the amount the Council awarded, whichever is less n .

_____ yes _____ no _____ N/A

- e. If this is a fee simple acquisition project, Applicant agrees to be bound by the Grant Agreement and to place a conservation easement on the property at closing.

_____ yes _____ no

- f. Is this a small grant application as defined in OCCB Ordinance Section 2-404(c)(3)d. and OCCB Policy No. 0003, Grant Procedures? To be a small grant application the request must be no greater than either \$30,000 or 10% of the Conservation Value, whichever is smaller.

_____ yes _____ no *If no, Applicant agrees to submit a certified environmental hazard assessment. S2-A5*

Signature of Applicant

Date

2. Landowner's Requirements*: *by signing below the Landowner confirms that to the best of the Landowner's knowledge and belief all answers in this Application are accurate, in addition:*

- a. Is Landowner committed to placing a Conservation Easement on the property or to conveying title to the property to the Applicant with OCCB deed restrictions if a grant of OCCB funds is approved?

_____ yes _____ no

- b. Landowner certifies that the Applicant notified Landowner in writing:

- i. that the property interest purchased with OCCB funds will result in a permanent conveyance of such property interests from the Landowner to the Applicant, and
- ii. that it may be in the Landowner's best interests to retain independent legal counsel, appraisals, and other professional advice.

- c. Does Landowner agree to allow inspection by the OCCB of the property and project being presented for OCCB funding?

_____ yes _____ no

- d. Are there any existing liens, mortgages, or other encumbrances, such as easements, restrictive covenants, etc., that currently exist on the property.

_____ yes _____ no

If yes, attach a list of the encumbrances. S2-B4a.

If there is a mortgage, Applicant must submit documentation showing that Applicant or Landowner has notified each lender in writing that if OCCB funding is awarded, the mortgage will be subordinate to the Conservation Easement or conservation provisions in the deed.. S2-B4b.

Signature of Landowner _____

Date _____

Sworn and subscribed this ____ day of _____ 20__.

Notary Public for
My Commission expires:

** May be submitted as Landowner's notarized affidavit.*

Section III - Applicant and Project Information

1. Applicant Information - Type of Organization seeking funding. Check one:

- Oconee County
- Municipality located in Oconee County
- Oconee County agency or commission whose mission relates to land conservation
- Public Charity having tax-exempt status under IRS Code of 1986
- Federal, State, or local agency operating for natural protection, land conservation, or historical preservation purposes

2. Entity that will be responsible for managing the land

Name _____

Mailing Address _____

Contact Name _____

Contact Email _____

Cell Phone (____) _____

Work Phone (____) _____

3. Entity that will be responsible for enforcing conservation easement or deed restrictions and grant agreement.

Name _____

Mailing Address _____

Contact Name _____

Contact Email _____

Cell Phone (____) _____

Work Phone (____) _____

4. Applicant Information

a. How will you be able to complete the project and secure additional funding to acquire the designated property interests? *Attach additional sheet if necessary. S3-D1*

b. How many total acres of land have you conserved in:

_____ South Carolina _____ Oconee County _____ Other

c. Briefly describe the lands your organization has preserved in this State and County, include size, location, and method of preservation.

d. Explain how the Conservation Easement and/or deed restrictions on the protected land will be enforced. *Attach additional sheet if necessary. S3-D4*

5. Land Management Information

a. Please describe the financial resources and qualifications of the managing entity.
Attach additional sheet if necessary. S3-E1

b. Does the Applicant or Landowner have a conservation land management plan for this project? *If so, attach the plan or a summary of the plan. If no, please describe the uses to which the property will be put and how they will conserve the property. S3-E2*

_____ yes

_____ no

Section IV - Conservation Criteria

1. Environmental Sensitivity

a. Does the property contain or adjoin wetlands?

_____ yes

_____ no

If yes, attach documentation, such as GIS using NWI or USFWS; regarding the wetlands, wetland delineation, or certification by USACOE or NRCS. S4-1a

b. Does the property contain or adjoin a USGS Blue Line Stream or Lake?

_____ yes

_____ no

If yes, provide a USGS topographic map showing such stream or lake in relation to property. S4-1b

c. Does the property contain or adjoin Water Classified as:

_____ (i) Outstanding Natural Resource Water

_____ (ii) Outstanding Resource Water

_____ (iii) Trout Water

If yes, provide evidence of classification by SC DHEC. S4-1c

d. Does the property currently contain threatened or endangered species?

_____ yes

_____ no

If yes, attach certification by SC DNR, NRCS, USFS or other qualified professional providing evidence of such species or likelihood of existence on the property. S4-1d

- e. Does the property currently contain habitat suitable for threatened or endangered species?

_____ yes _____ no

If yes, attach documentation by SC DNR, NRCS, USFS or other qualified professional providing evidence of the habitat suitability for specific species. S4-1e

- f. Does the property currently contain native wildlife species or habitat suitable for native wildlife species?

_____ yes _____ no

If yes, provide evidence (e.g. Statement from a qualified agency or professional, etc.) of such species existence on the property or of habitat suitability for such species. S4-1f

- g. Does the property contain special or concentrated biodiversity? *If yes, please provide evidence of the biodiversity on the property, such as photographs, species list, or narrative description. S4-1g*

_____ yes _____ no

- h. Does the property currently contain a unique geological feature?

_____ yes _____ no

If yes, provide a description and evidence of geological feature(s). S4-1h

- i. Are there any restoration plans for the property? *If yes, provide a description. S4-1i*

2. Does the property share a boundary with Protected Land?

_____ yes _____ no

If yes, describe the Protected Land and present a legible map showing such Protected Land in relation to the property. S4-2a

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

_____ 1%-25% _____ 26%-50% _____ > 50% _____ 100%

3. Does the property contain any of the following pre-historic or historic features or designations? Check those in a – e that apply.

a. _____ Listing on the National Historic Register? *Provide a letter or other evidence from the Department of the Interior demonstrating such listing. S4-3a*

b. _____ Eligible for listing on the National Historic Register? *Provide a letter or other evidence from the SC State Historic Preservation Office demonstrating such eligibility. S4-3b*

c. _____ Contains historic or pre-historic structures? *Provide evidence in the form of photographs and a description of the reason the structure(s) are considered historic or pre-historic. S4-3c*

d. _____ Contains a site(s) of historic or pre-historic significance without a structure? *Provide evidence in the form of photographs and a description of the reason the site(s) are considered historic or pre-historic. S4-3d*

e. _____ Location of an Historic Event? *Provide a description and evidence of the event. S4-3e*

f. Is this an application for a solely cultural or historic site?

_____ yes _____ no

If yes, submit documentation describing the significance of the site and the preservation plans; plans to restore the property, provide public access, and provide signage related to the cultural or historical significance, etc. S4-3f

4. Does the property contain soils classified as Prime or Important by the State of South Carolina?

_____ yes _____ no

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

_____30%-44% _____45%-59% _____60%-75% _____>75 %

If yes, provide a legible soil overlay map showing such Prime or important soil types upon the property. S4-4b

5. Is the property farmland as defined under one or both of following criteria?

a. _____ Actively Farmed - *Provide documentation that the property has been farmed for the last five years, such as copies of filed IRS Forms Schedule F or documentation demonstrating that the landowner has produced significant agricultural products. S4-5a*

b. _____ Future Plans - *Provide documentation explaining the extent to which the proposal will keep the property in farmland or wooded land. S4-5b*

6. Is the property visible to the public from one of the following?

a. Public road? _____ yes _____ no

b. Public land? _____ yes _____ no

If yes, provide supporting documentation. S4-6

7. Does the property provide one of the following?

a. Scenic View from the property? _____ yes _____ no

b. Maintain Scenic Nature of the County? _____ yes _____ no

If yes, provide supporting documentation. S4-7

8. Does the proposal for the conservation project on the Property allow for the following? See OCCB Policy No. 0003 for definitions.

a. Limited Access by the public to the property? _____ yes _____ no

If yes, provide supporting documentation. S4-8a

b. Unlimited Access by the public to the property? _____ yes _____ no

If yes, provide supporting documentation. S4-8b

9. Location of Property.

a. Proximity to Protected Lands: _____
_____ *Provide supporting documentation. S4-9a*

b. Proximity to municipality or community: _____
_____ *Provide supporting documentation. S4-9b*

10. Is there a threat of development?

_____ yes _____ no

If yes, provide documentation or a detailed narrative description of the threat. S4-10

11. What is the approximate acreage of the property to be conserved?

_____ Acres

Provide documentation to support the stated acreage, including survey(s), tax information, deeds or other similar documentation. S4-11

12. What, if any, is the potential positive or negative impact on water quality to wetlands or other water bodies not on the property?

13. Attach a narrative description of the intended plans for the property, including the specific requirements that will be in the Conservation Easement or Deed, and how they will be accomplished. Include plans, such as restoration plans, commitments for future public access, and stream buffers for the property not already addressed in this Application. *S4-13*

14. Applicant agrees that the property interest acquired with grant funds (either fee simple or a conservation easement) can be transferred only to an Eligible Recipient and with the approval of the Board.

Signature: _____ **Date:** _____

Section V - Financial Criteria

1. Provide a narrative description to verify that the entity obligated to enforce the Conservation Easement or deed restrictions has the financial resources to enforce the easement or restrictions. *If Applicant fails to provide sufficient information, the Board will not recommend Council award a grant. S5-1*

2. What percent of Conservation Value is being requested from the OCCB?

a. Conservation Value \$ _____

b. OCCB Request \$ _____

c. Percent _____ % (b ÷ a x 100%)

- 3. Describe any committed, applied for, or potential matching funds and known or predicted timeline for receipt of matching funds, including landowner donation or a bargain sale by seller.**
- 4. Describe partnerships, management agreements, management leases, or other joint efforts that will help this project succeed.**
- 5. How does the proposal present a unique value opportunity in that it protects land at a reasonable cost?**
- a. \$_____ Cost per acre of OCCB funds
 - b. \$_____ Fair market value per acre
 - c. _____% ($a \div b \times 100 =$ _____%)
- 6. Describe other ways that the project could provide economic benefits to Oconee County.**

OCCB Application Attachment List (Each attachment must reference section and question to which it applies.)

Check	Reference	Title	Required
	S1-A	Certified appraisal or explanation of basis for Conservation Value	X
	S1-B1	Legal Description of the property	
	S1-B2	Location on County Map	X
	S1-B3	Surveys, USGS maps, directions, county locator map, etc.	
	S2-A1	Adjoining landowners notification: landowners and addresses list	X
	S2-A5	Certified environmental hazard assessment	
	S2-B4a	List of liens, mortgages, or encumbrances, etc.	
	S2-B4b	Mortgage lender notification: subordinate to CE	
	S3-D1	Project Completion and additional funding plans	
	S3-D4	Conservation Easement/deed restriction enforcement plan	
	S3-E1	Qualification of Managing Entity	
	S3-E2	Land Management Property Plan	
	S4-1a	Wetland certification	
	S4-1b	USGS Blue Line Stream or Lake documentation and map	
	S4-1c	SC DHEC Water Classification	
	S4-1d	Threatened or endangered species certification/evidence	
	S4-1e	Habitat suitability certification/evidence	
	S4-1f	Native wildlife species or habitat certification/evidence	
	S4-1g	Biological diversity evidence	
	S4-1h	Geological feature evidence	
	S4-1i	Plans for restoration	
	S4-2a	Protected Land Map relationship	
	S4-3 a-e	National Historic Register or Pre-historic structures/site evidence	
	S4-3f	Solely Cultural or Historic Site documentation	
	S4-4b	Soil overlay map of Prime or important soils types	
	S4-5 a-b	Actively Farmed documentation or plans/proposal	
	S4-6	Property visibility to public documentation	
	S4-7	Scenic View documentation	
	S4-8 a-b	Limited or Unlimited Access to Property documentation	
	S4-9 a-b	Location of Property supporting documentation	
	S4-10	Threat of development documentation or narrative	
	S4-11	Property size documentation: surveys, tax or deeds information	
	S4-13	Narrative of property plans	
	S5-1	Enforcement Party financial resources documentation	X