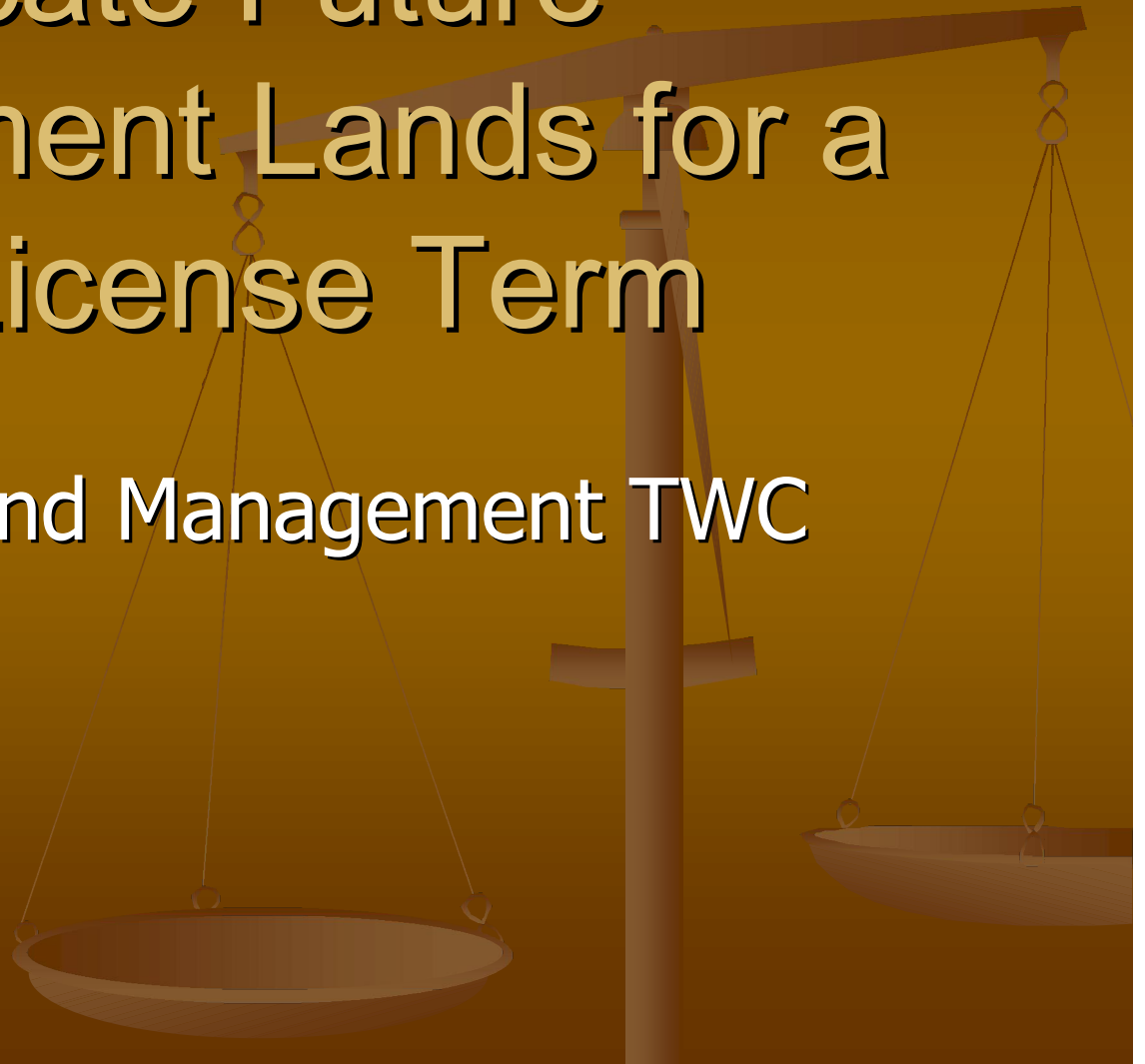


# Land Rebalancing: How To Allocate Future Development Lands for a New License Term

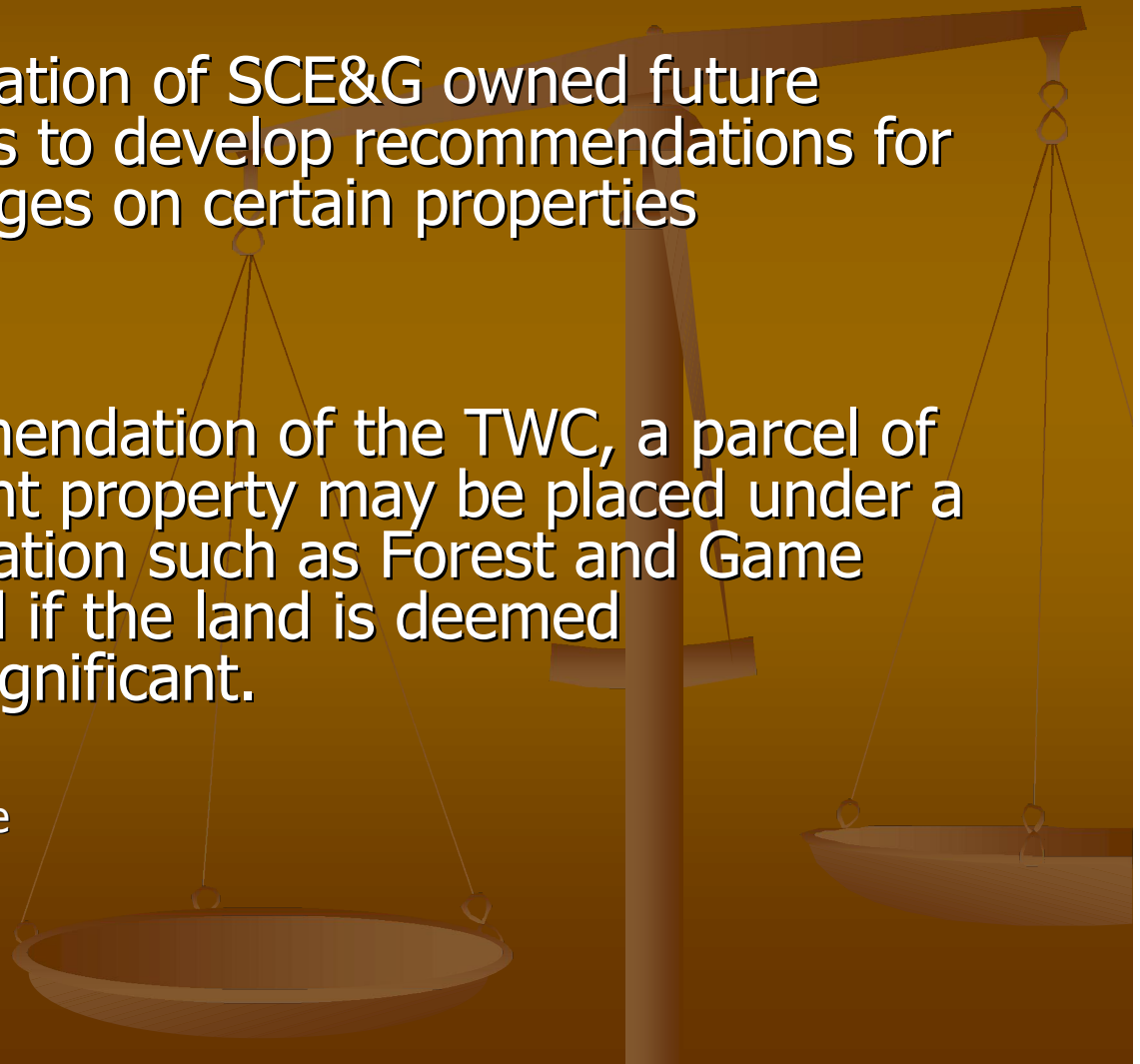
Lake and Land Management TWC



# What Is Land Rebalancing?

- General Definition:
  - The TWC's\* evaluation of SCE&G owned future development lands to develop recommendations for classification changes on certain properties
  - ex) At the recommendation of the TWC, a parcel of future development property may be placed under a protected classification such as Forest and Game Management Land if the land is deemed environmentally significant.

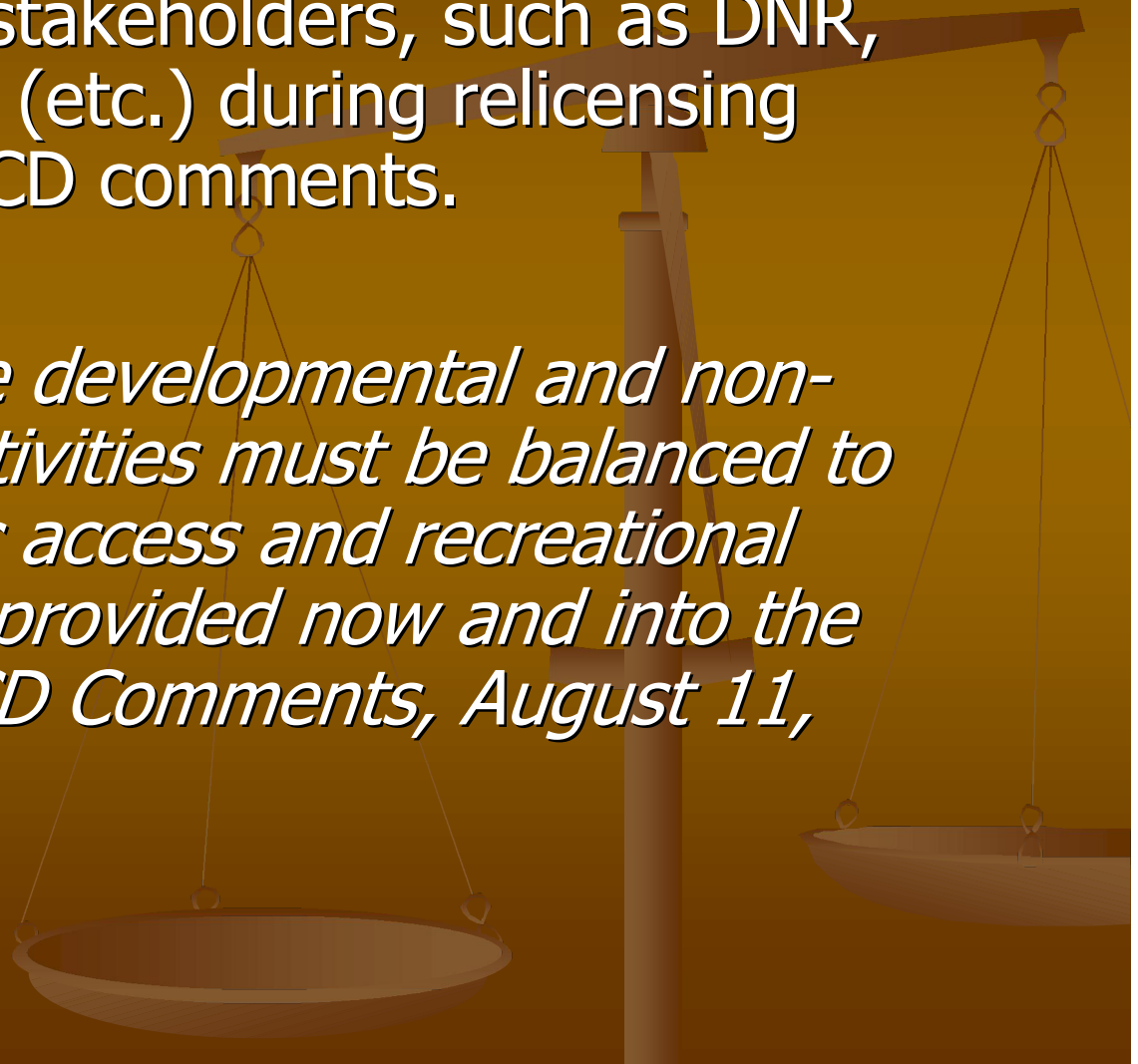
\*Technical Working Committee



# What Brought This Process About?

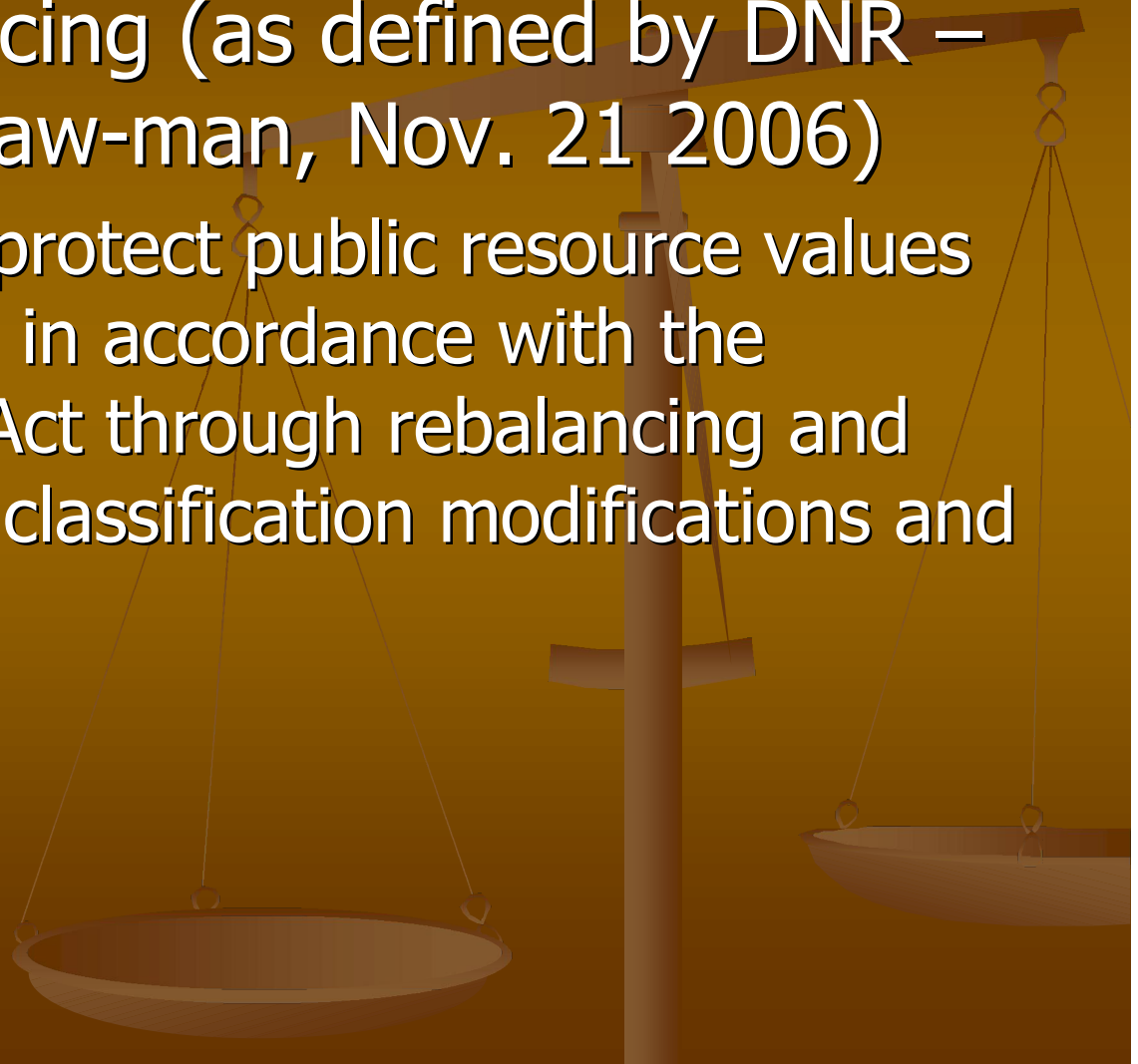
- At the request of stakeholders, such as DNR, LMA, Lake Watch, (etc.) during relicensing meetings and in ICD comments.

*“We believe that the developmental and non-developmental activities must be balanced to ensure that public access and recreational opportunities are provided now and into the future” – DNR (ICD Comments, August 11, 2005)*



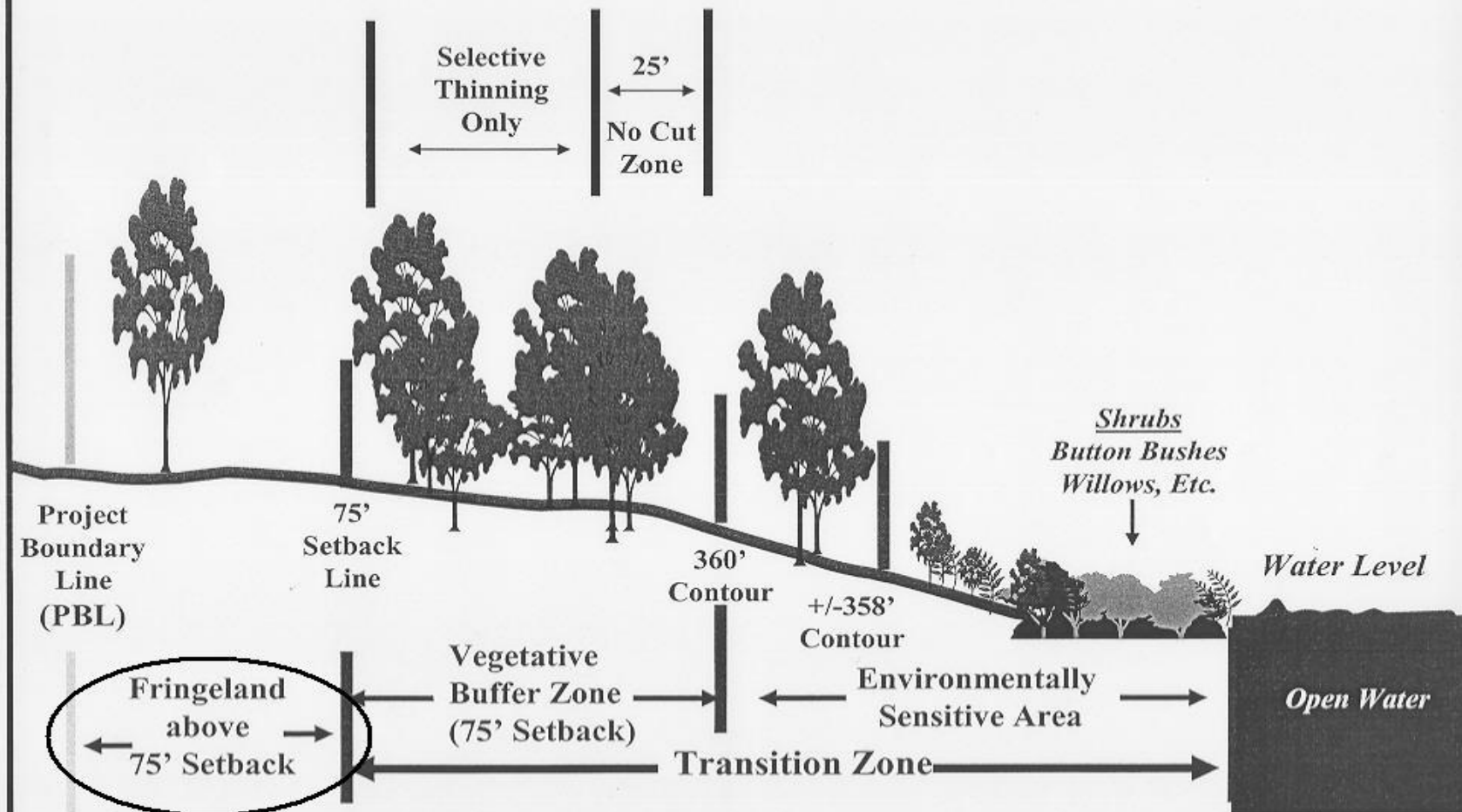
# What Is Land Rebalancing (cont.): Goal

- Goal of Rebalancing (as defined by DNR – Rebalancing Straw-man, Nov. 21 2006)
  - “The goal is to protect public resource values of Project lands in accordance with the Federal Power Act through rebalancing and other shoreline classification modifications and restrictions.”



# What Lands Are Involved?

## Future Development Fringeland Classification Example Lake Murray (FERC Project 516)



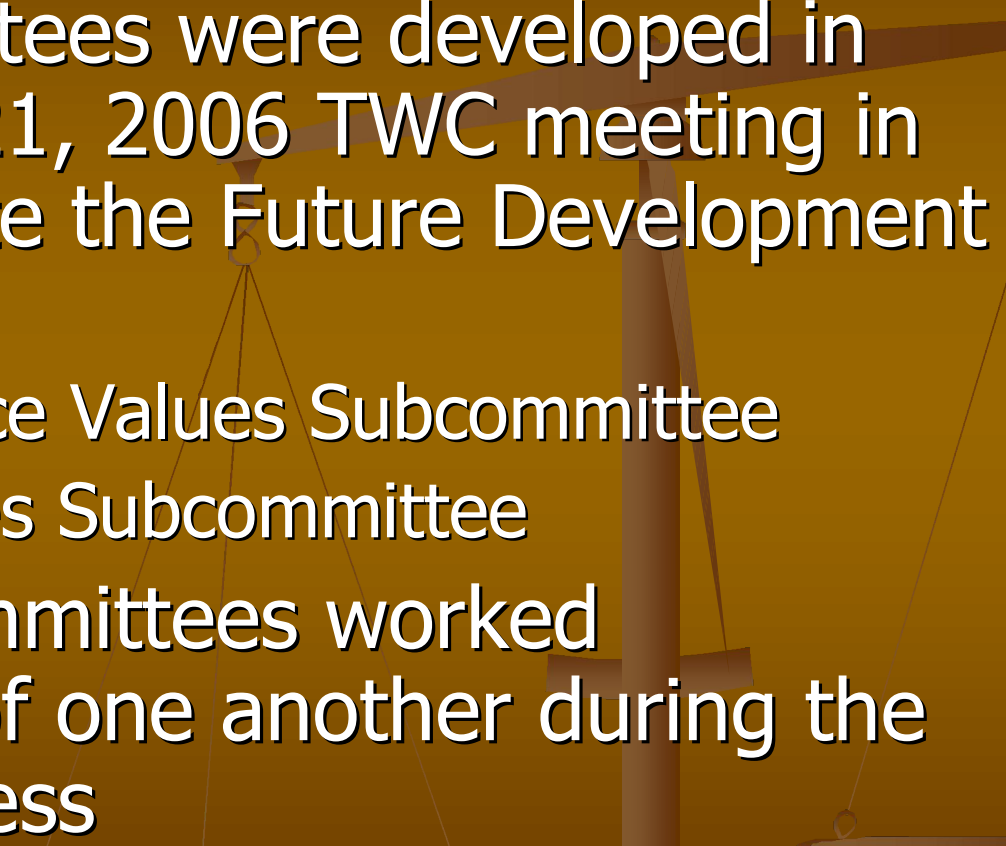
# How Does One Determine The Value of a Parcel of Land?

Two Conflicting Values.....

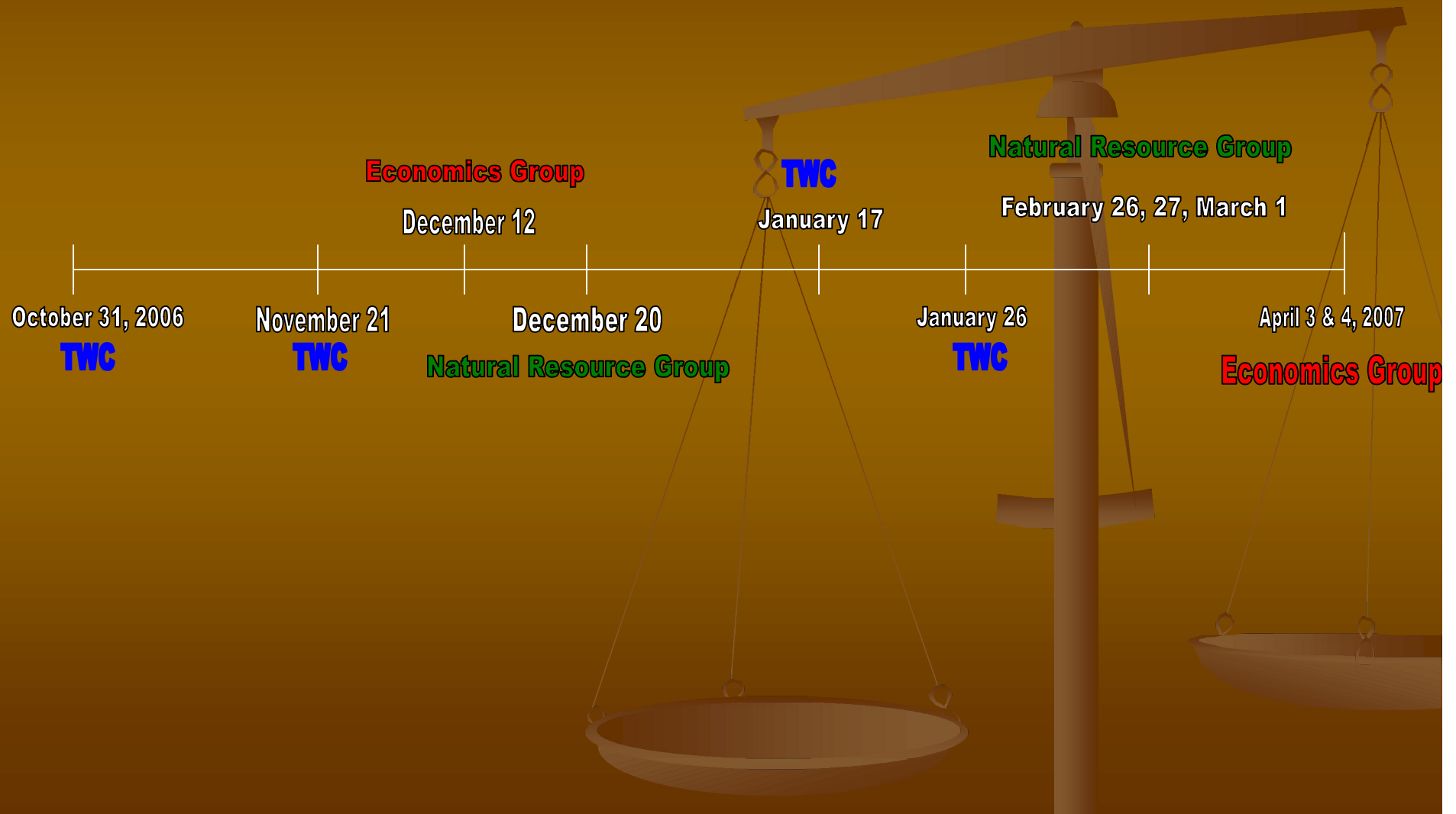
Economic Value of the Land <-----> Natural Resource Value of the Land



# How Was This Process Accomplished?

- Two subcommittees were developed in the November 21, 2006 TWC meeting in order to evaluate the Future Development lands:
    - Natural Resource Values Subcommittee
    - Economic Values Subcommittee
  - The two subcommittees worked independently of one another during the evaluation process
- 

# How Was This Process Accomplished: Process Timeline





# How Was This Process Accomplished: Process Timeline



- October 31, 2006 – Introductory discussion on rebalancing
- November 21, 2006 – separation of TWC into Economics and Natural resource subcommittees
- December 12, 2006 – Meeting of Economics Subcommittee to develop rebalancing criteria
- December 20, 2006 – Meeting of Natural Resources Subcommittee to develop rebalancing criteria
- January 17, 2007 – Collective review of the criteria developed by each subcommittee
- January 26, 2007 – Continued review of Economic committees scoring criteria
- February 26,27, March 1 – Natural resource subcommittee's rebalancing exercise with Orbis
- April 3-4 – Economic subcommittee's rebalancing exercise with Orbis

# Natural Resource Values Subcommittee

- Members:

David Hancock – SCE&G

Randy Mahan – SCANA

Bill Argentieri – SCE&G

Joy Downs – Lake Murray Association

Dick Christie – SCDNR

Ron Ahle – SCDNR

Tony Bebber – SCPRT

Steve Bell – Lake Watch

Amanda Hill – US Fish and Wildlife Service



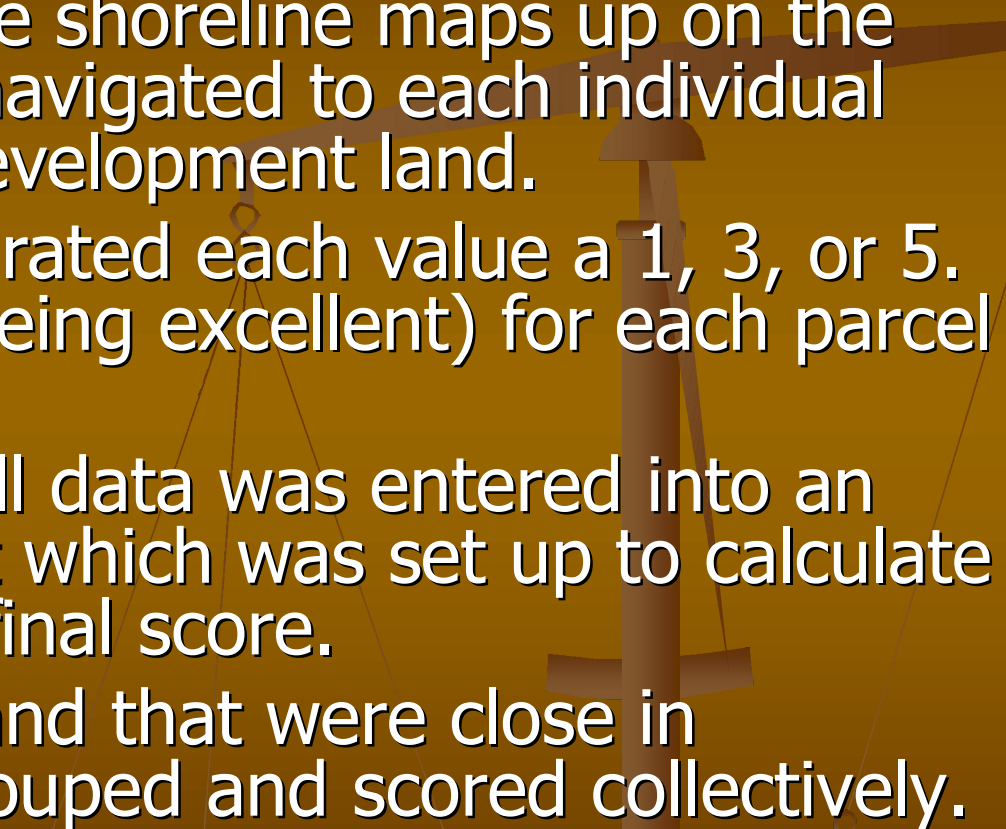
# Natural Resource Values Subcommittee

## ■ Scoring Criteria:

- Fish spawning and nursery habitat
- Length of shoreline
- Mean width of fringeland
- Waterfowl hunting opportunity
- Regional importance
- Land Use
- Recreational values
- Adjacency
- Environmentally sensitive areas, conservation areas
- Unique habitats
- Terrestrial Wildlife



# What Happened During the Rebalancing Exercise?

- Orbis projected the shoreline maps up on the front screen and navigated to each individual parcel of future development land.
  - Group collectively rated each value a 1, 3, or 5. (1 being poor, 5 being excellent) for each parcel of land.
  - During exercise, all data was entered into an Excel Spreadsheet which was set up to calculate mean width, and final score.
  - Some parcels of land that were close in proximity were grouped and scored collectively.
- 



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A	B	C	D	E	F	G	H	I	J	K
	Group Chosen #	Parcel # (s) - FDID	Tract Name	Total Acres	After_75ft_Buffer	After_100ft_Buffer	Shoreline Feet : Value	Length of Shoreline: Score	Fish Spawning and Nursury Habitat: Value	Fish Spawning And Nursury Habitat:Score
<i>Definition:</i>	<i>As the group moves around the lake, these are the numbers that the group assigns to a parcel, or combined parcels of land.</i>	<i>Original parcel numbers as assigned by Orbis.</i>						<i>&lt; 300ft - moderate (1) 300' to 1000' - good (5) &gt;1000' - best (5)</i>		<i>&lt; 10% - ..... - poor (1) 10% to 30% - good (5) &gt;30% - ..... - best (5)</i>
Blue are those that have been e	1		<b>CoastGuard Island</b>	1.04	0.02	0.00	1577.75			
	Group 8	2, 8, 16, 25	Sunset	4.16	1.55	1.04	1610.62			
	Eliminated, NS	3	Marina Rd.	0.53	0.34	0.26	276.47			
		4	Salem Church Rd.	1.88	1.60	1.48	147.02	1	fire shoreline is ESA	5
		5	Moore Property	32.56	17.03	12.45	9176.87	5	80 percent	5
		6	Old Ferry/Amick's Ferry	10.19	6.17	4.88	2335.1	5	80 percent	5
		7	<b>Check Ownership/Saluda Island</b>	9.68	6.68	5.87	1579.45	5	100 percent	5
	Group 8	8, 2, 16, 25	Sunset	5.22	1.96	1.34	2320.72			
		9	Old Ferry/Amick's Ferry	16.49	11.60	9.98	2841.35	5	75 percent	5
		10	Lion's Club	14.32	9.50	7.93	2838.16	5	35 percent	5
		11	Black	12.62	6.39	4.70	4060.27	5.00	60 percent	5
	Eliminated, NS	12	Black	1.50	0.84	0.62	395.4			
	Eliminated, NS	13	Lion's Club	0.88	0.44	0.40	273.46			
		14	Maple Knoll	6.15	3.34	2.61	1743.48	5	100 percent	5
	Eliminated, NS	15	Marina Rd.	0.37	0.23	0.16	57.25			
	Group 8	16, 2, 8, 25	Sunset	8.73	4.92	4.05	2704.20			
	Eliminated, NS	17	Lion's Club	0.66	0.35	0.26	185.42			
	Eliminated, NS	18	Johnson Marina Rd.	0.80	0.06	0.01	501.28			
	Group 2	19 & 23	Stone Mountain	2.00	0.47	0.22	1157.9			
	group 2	20 with 34 and 26	Koon Tract	0.00	0.00	0.00	33.69			
	Eliminated, NS	21	Ballentine Estates	1.34	1.34	1.34	350.5			
		22	Indian Cove Rd.	1.30	0.62	0.40	415.5	3		5
	Group 2	23 & 19	Stone Mountain	0.61	0.00	0.00	692.96			
	Eliminated, NS	24	Johnson Marina Rd.	1.19	0.55	0.30	288.3			
	Group 8	25, 16, 2, 8	Sunset	9.58	4.62	3.32	3179.05	5.00	40 percent	5



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X	Y	Z	AA	AB	AC	AD	AE	AF	AG
ESA's : Value	ESA's: Score	Unique Habitat (including RT&E Species): Value	Unique Habitats (including RT&E Species): Score	Terrestrial Wildlife: Value	Terrestrial Wildlife: Score	Average Final Score	Total Final Score	Additional Comments	
<i>Specific amount or estimate of ESAs or SA's on the property</i>	<i>&lt; 10% ----- poor (1) 10% to 30% -- good (3) &gt;30% ----- best (5)</i>	<i>Specific amount or estimate of habitat that is considered unique on this parcel of land</i>	<i>&lt; 5% ----- poor (1) 5% to 20% ----- good (3) &gt;20% or with RTE species - best (5) ex) piedmont seepage wetlands, gum swamps, old growth hardwoods, eagle nest sites</i>		<i>&lt; 1 acre - mod (1) 1-5 acres - good (3) 15 acres - best (5)</i>	<i>Sum of all score categories/11</i>		<i>Notes may include why parcels are combined, unique features of the parcel, or parcels that rated low but are specifically important for other reasons</i>	
						0	0		
						0	0		
						0	0	two little pieces on each side of rd	
	5			1		2.454545455	27	ESA	
10 percent	5	bald eagle		5		3.909090909	43		
10 percent	5			1		3.545454545	39		
00 percent	5			1		3	33		
						0	0		
.5 percent esa	5			1		3.545454545	39	will be house on prop, portion sold	
.5 percent	3			1		3	33	houses, newberry lions club	
10 percent	5			1		3.563636364	37		
						0	0	shoreline less than shown, 200 ft.	
						0	0	docks	
.5 percent	5			1	a lot of land in front of prop	3	33		
						0	0	dock	
						0	0		
						0	0	Docks	
						0	0	docks	
						0	0		
						0	0		
						0	0		
00 percent	5			1		2.636363636	29		
						0	0		
						0	0	acreage change, house dock, nee	
.500 ft, 25 percent	3			1		3.909090909	43		

# Economic Values Subcommittee

## ■ Members

Tommy Boozer – SCE&G

Bill Argentieri – SCE&G

John Frick – landowner

Kim Westbury – Saluda County

Randy Mahan – SCANA

Roy Parker – Lake Murray Association

Theresa Powers – Newberry County

Van Hoffman – SCE&G



# Economic Values Subcommittee

## ■ Scoring Criteria

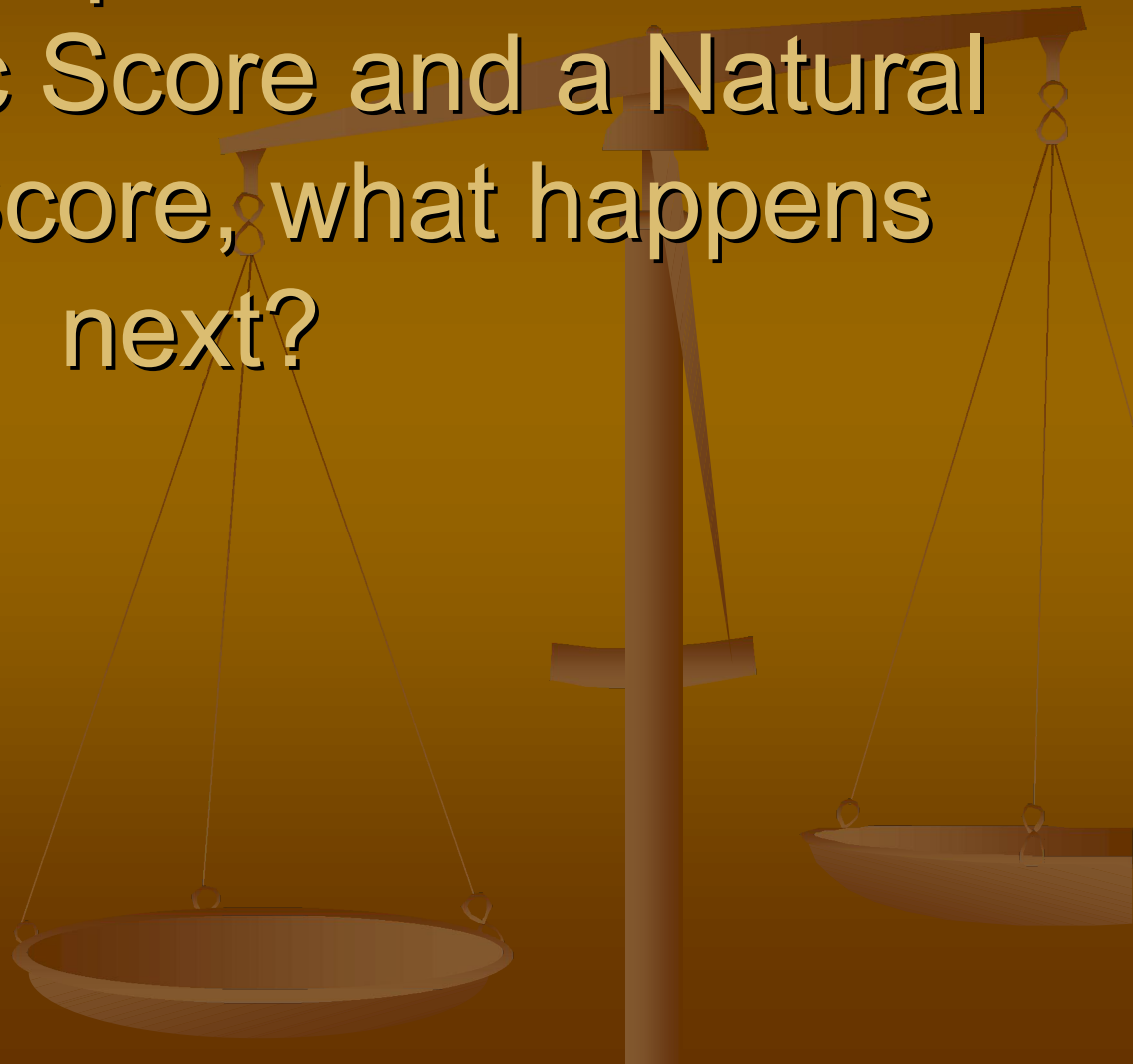
- Shoreline Footage
- Acreage
- Mean Width
- Dock Qualifications
- Economic Interest – to SCE&G
- Economic Interest – to Local Government
- Economic Interest – to Back Property Owners
- Proximity to Utilities
- Proximity to Road Access
- Proximity to Amenities
- Direct Water Usability and Topography for Boating
- Market Value







Now that each parcel has received an Economic Score and a Natural Resource Score, what happens next?





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D82 Average Final Score

A	B	C	D	E	F	G	H
	Group Chosen #	Parcel #(s) - FDID	Average Final Score	Total Score	Natural Group Ranking	Economics Group Ranking	
<i>Definition:</i>	<i>As the group moves around the lake, these are the numbers that the group assigns to a parcel, or combined parcels of land.</i>	<i>Original parcel numbers as assigned by Orbis.</i>	<i>Sum of all score categories/11</i>				
	Group 5 (332 343 & 346, 34	348	4.818181818	53.00	1	16	
		57	4.454545455	49.00	2	9	
	Group 29 (51 & 53 , 58)	58	4.454545455	49.00	2	5	
	Group 19 (103 & 108, 110)	110	4.272727273	47.00	3	5	
	Group 27 (189 & 184)	189	4.272727273	47.00	3	16	
		226	4.272727273	47.00	3	2	
		223	4.272727273	47.00	3	9	
check mean width lat	Group 2 (19 & 23, 20, 34, 2	34	4.090909091	45.00	4	7	
		185	4.090909091	45.00	4	8	
		215	4.090909091	45.00	4	9	
		225	4.090909091	45.00	4	9	
		277	4.090909091	45.00	4	12	
	Group 15 (311, 325, 328, 32	329	4.090909091	45.00	4	10	
		5	3.909090909	43.00	5	4	
	Group 8 (2 , 8, 16, 25)	25	3.909090909	43.00	5	4	
		38	3.909090909	43.00	5	4	
		45	3.909090909	43.00	5	11	
		52	3.909090909	43.00	5	14	
		121	3.909090909	43.00	5	2	
	Group 21 (122 & 129)	129	3.909090909	43.00	5	2	
	Group 17 (136 & 140)	140	3.909090909	43.00	5	10	
	Group 26 (165 & 171, 130)	171	3.909090909	43.00	5	3	
	Group 20 (211 & 205)	211	3.909090909	43.00	5	3	



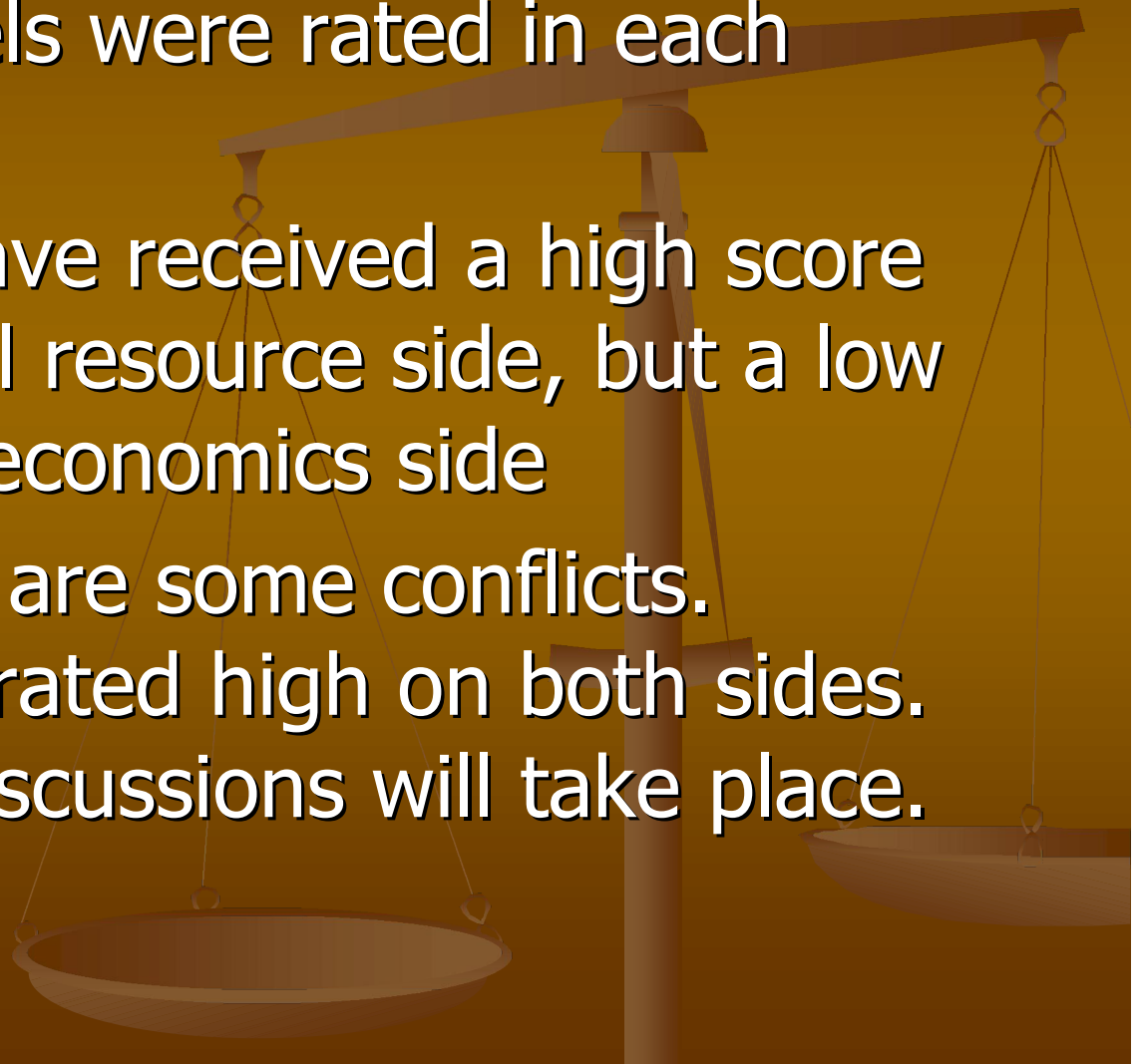
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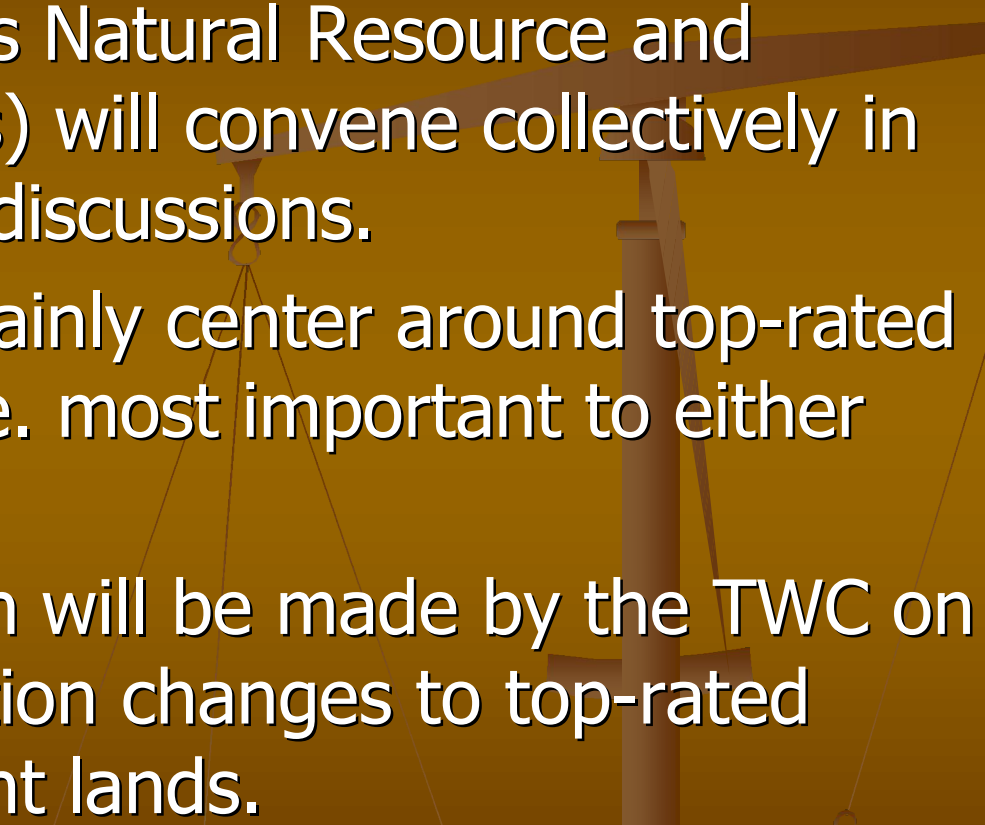
Natural Resource Group			Economics Group		
Top 5 Scored Parcels			Top 10 Scored Parcels		
Parcel Number	Average Score	Final Score	Parcel Number	Final Score	Average Score
348	4.818181818	53.00	60	60	5
57	4.454545455	49.00	10	58	4.833333333
58	4.454545455	49.00	47	58	4.833333333
110	4.272727273	47.00	121	58	4.833333333
189	4.272727273	47.00	129	58	4.833333333
226	4.272727273	47.00	169	58	4.833333333
223	4.272727273	47.00	223	58	4.833333333
34	4.090909091	45.00	298	58	4.833333333
185	4.090909091	45.00	309	58	4.833333333
215	4.090909091	45.00	9	56	4.666666667
225	4.090909091	45.00	28	56	4.666666667
277	4.090909091	45.00	94	56	4.666666667
329	4.090909091	45.00	106	56	4.666666667
5	3.909090909	43.00	138	56	4.666666667
25	3.909090909	43.00	145	56	4.666666667
38	3.909090909	43.00	164	56	4.666666667
45	3.909090909	43.00	167	56	4.666666667
52	3.909090909	43.00	168	56	4.666666667
121	3.909090909	43.00	171	56	4.666666667
129	3.909090909	43.00	177	56	4.666666667
140	3.909090909	43.00	186	56	4.666666667
171	3.909090909	43.00	193	56	4.666666667
211	3.909090909	43.00	199	56	4.666666667
220	3.909090909	43.00	211	56	4.666666667
342	3.909090909	43.00	271	56	4.666666667

# Important Items to Note About Scoring...

- The same parcels were rated in each group
- A parcel may have received a high score from the natural resource side, but a low score from the economics side
- However, there are some conflicts. Certain parcels rated high on both sides. This is where discussions will take place.



# Next Steps...

- The TWC (includes Natural Resource and Economics Groups) will convene collectively in the Fall of '07 for discussions.
  - Discussions will mainly center around top-rated parcels of land (i.e. most important to either group).
  - A recommendation will be made by the TWC on possible classification changes to top-rated future development lands.
- 

# Questions?

