

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107

REGULATORY DIVISION

Refer to: P/N -SAC-2021-00522

DATE: March 18, 2021

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et.seq.), a prospectus has been submitted to the Department of the Army and the South Carolina Interagency Review Team by

RED BLUFF MITIGATION BANK
C/O AMERICAN TIMBERLANDS COMPANY
98 CENTERMARSH LN.
PAWLEYS ISLAND, SC 29585

for a proposal to establish and operate a wetland and stream mitigation bank that is adjacent to the

NEW and WRIGHT RIVERS

at a location approximately 16 miles west of Hilton Head Island and 3.5 miles southeast of the South Okatie Highway on Glasgow Landing Road in Jasper County. It is bordered by Glasgow Landing Road and the New and Write Rivers (Latitude: 32.1369°, Longitude: -80.9756°), Pritchardville and Fort Pulaski U.S. Geological Service Quadrangle sheets.

In order to give all interested parties an opportunity to express their views

N O T I C E

is hereby given that written statements regarding the proposed work will be received by the **Corps** until

30 Days from the Date of this Notice

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed project consists of establishing a freshwater and saltwater wetland and freshwater stream mitigation bank in the Lower Savannah and Calibogue Sound/Wright River watersheds (8-digit Hydrologic Unit Codes 03060109 and 03060110). The proposed 5,514.74-acre mitigation site includes approximately 427.63 acres of freshwater wetlands, 4,704.74 acres of tidal wetlands, 5,514.74 linear feet (lf) of non-wetland waters, and 382.37 acres of uplands.

The proposal is to preserve approximately 904.9 lf of streams, 163.3 acres of palustrine, forested wetlands, and 4,677.7 acres of tidal wetlands through the permanent protection of a conservation easement. In addition, 151.9 acres of freshwater wetlands will be enhanced through removal of loblolly pine and replanted in native species. 75.6 acres of freshwater wetlands will be enhanced through removal of loblolly pine, replanting native species, and removing hydrologic

impairments. 3.9 acres of freshwater wetland will be restored by filling the ditches, removing the roads, and re-planting the area with native wetland species. 0.8 acres of tidal wetlands will be restored or enhanced by increasing tidal flow through breaking or removal of berms to allow for full range of tidal flows. 26.2 acres of tidal marsh will be created in areas that were converted to agricultural lands. 4,139.3 lf of streams will be enhanced through removal of undersized culverts, bank stabilization, and construction of new channels. An upland buffer will be placed around all wetland resources. The bank sponsor, using a conservation easement, will protect the bank site.

NOTE: This public notice and associated plans are available on the Corps' website at:
<http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .

Also, according to the Prospectus, the proposed mitigation bank will provide in-kind compensatory mitigation for authorized impacts to aquatic resources. The work required to complete the proposed activities on the mitigation site may be authorized under Nationwide Permit #27 after reviews by the Corps, the South Carolina Department of Health and Environmental Control, and the Interagency Review Team.

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.8 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. Overall, the proposed project is expected to restore 26.2 acres of estuarine substrates. The District Engineer's initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information provided by the applicant, and the District Engineer has made no determination of effect on any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any Federally listed or proposed to be listed endangered or threatened species and/or designated or proposed critical habitat may be present in the area which would be affected by the activity.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(I)(1)), and has initially determined that historic properties, are present; moreover, these

historic properties may be affected by the undertaking. This public notice serves to notify the State Historic Preservation Office that the Corps plans to initiate Section 106 consultation on these historic properties. Individuals or groups who would like to be consulting parties for the purposes of the NHPA should make such a request to the Corps in writing within 30 days of this public notice. To ensure that other historic properties that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office and other interested parties to provide any information they may have with regard to historic properties.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

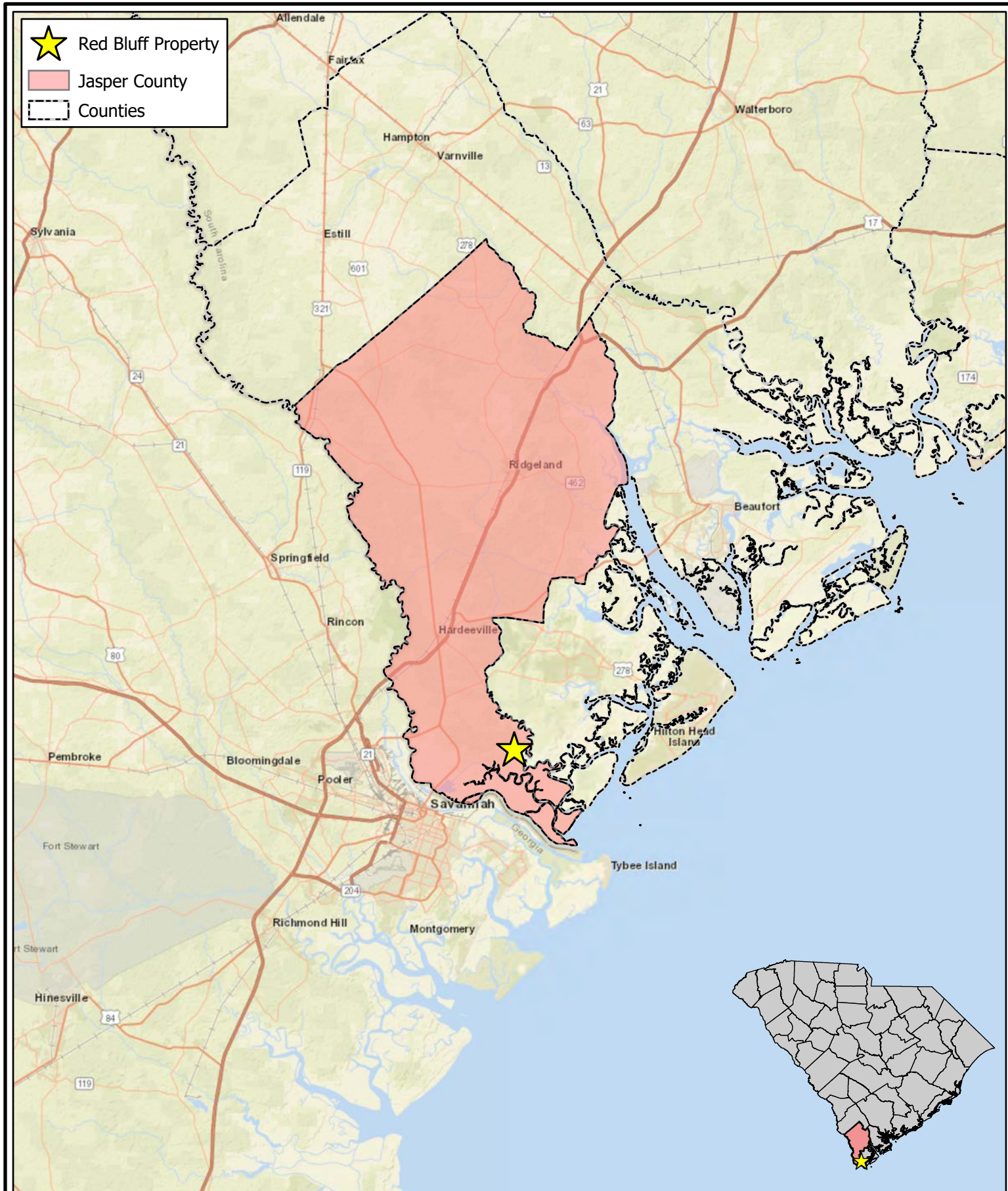
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.




The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps cannot undertake to adjudicate rival claims.

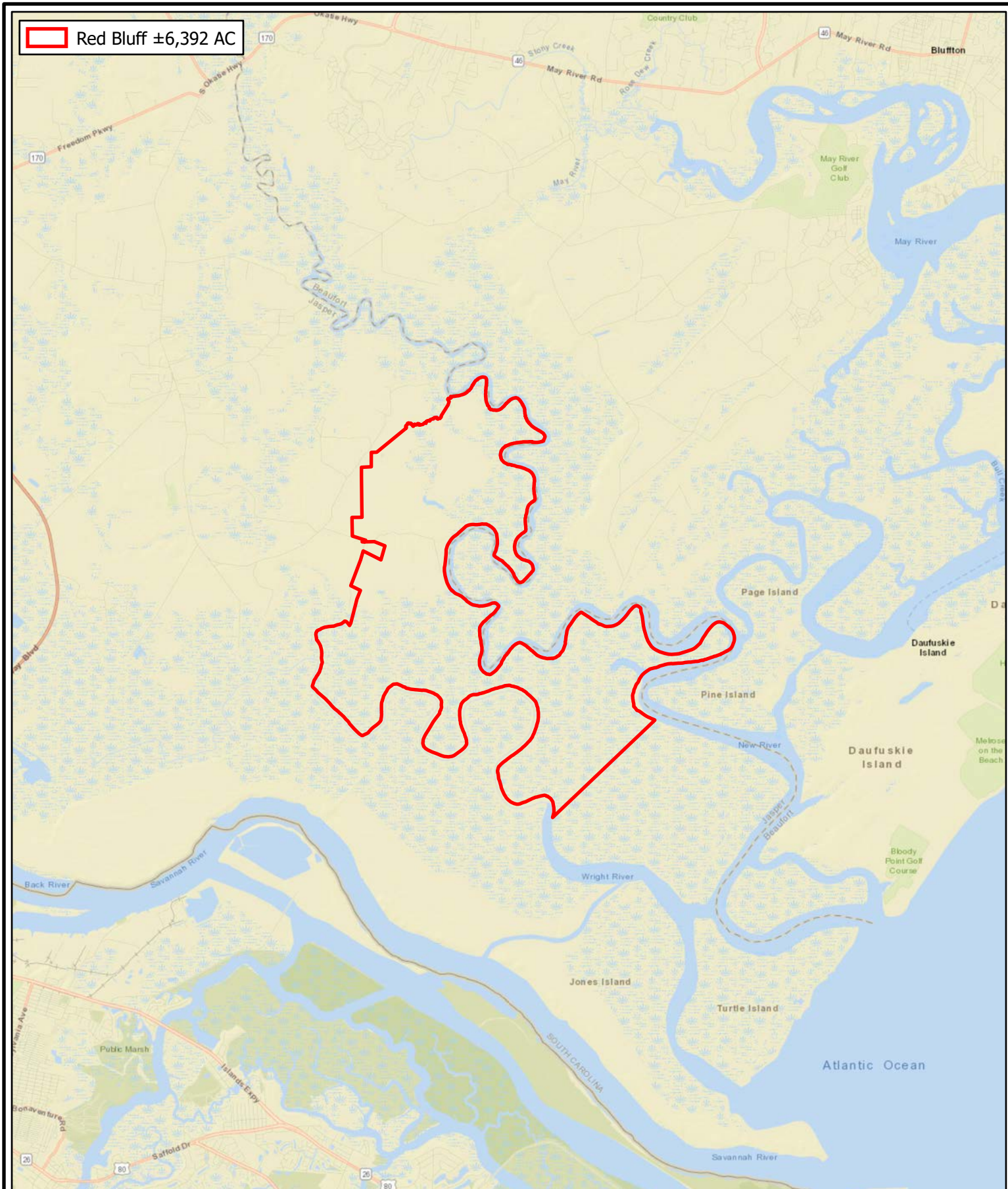
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity. **Please submit comments in writing, identifying the project of interest by public notice number, to the following address:**

**U.S. Army Corps of Engineers
Attention: Regulatory Division
69A Hagood Avenue
Charleston, South Carolina 29403**

The Prospectus for the proposed mitigation bank is available for review upon request. If there are any questions concerning the proposed mitigation bank or the information included in this public notice please contact David Wilson by e-mail at David.B.Wilson@usace.army.mil or by telephone at 843-329-8026.



-  Red Bluff Property
-  Jasper County
-  Counties



 Red Bluff ±6,392 AC

Red Bluff ±6,392 AC
Conservation Easement ±5,520.10 AC

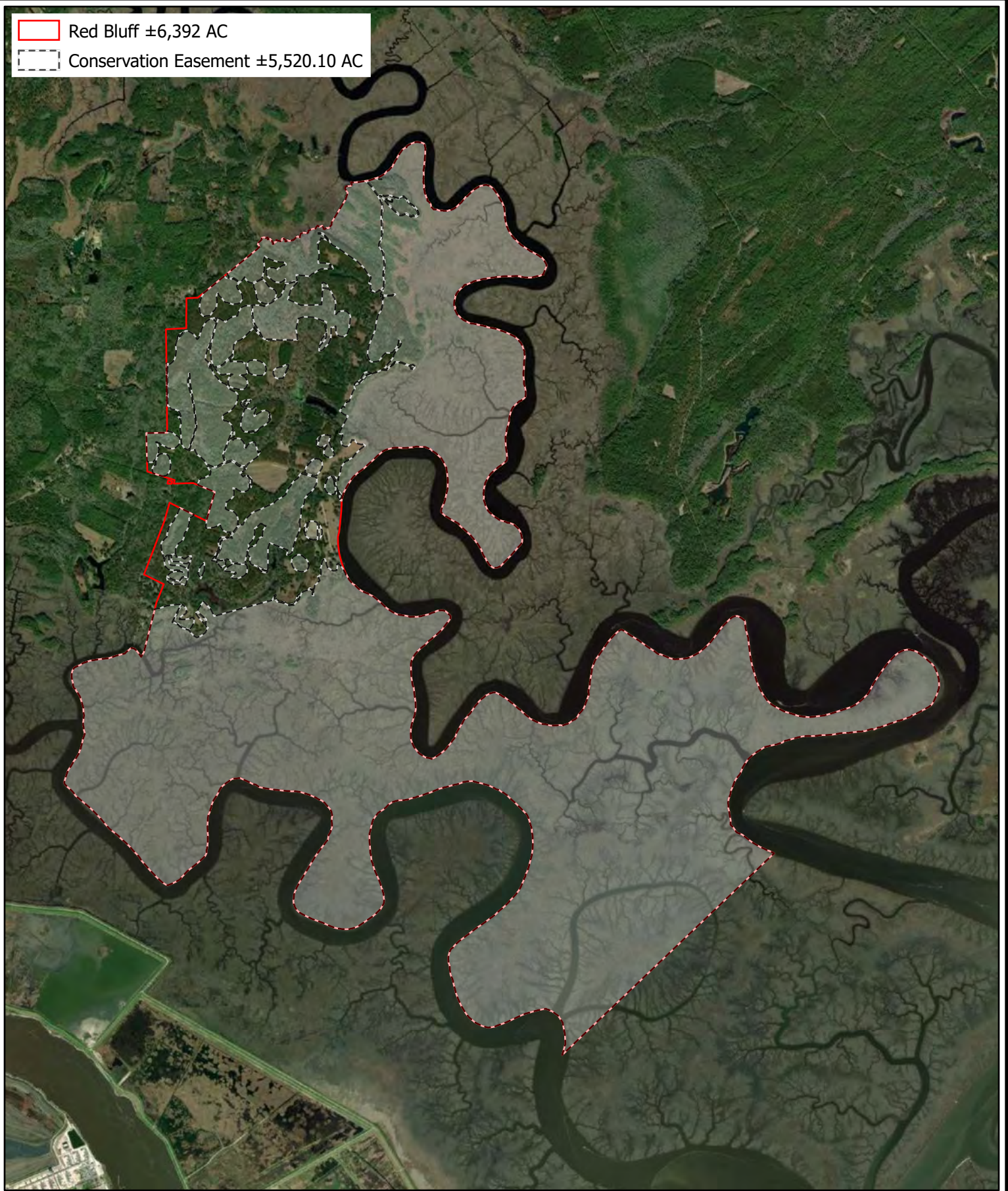


Figure 3: Mitigation Bank Boundary Map

Red Bluff Mitigation Bank
Jasper County, South Carolina

Source: ESRI
Date: October 2020

1 inch = 4,000 Feet

0 2,000 4,000 6,000 8,000 Feet



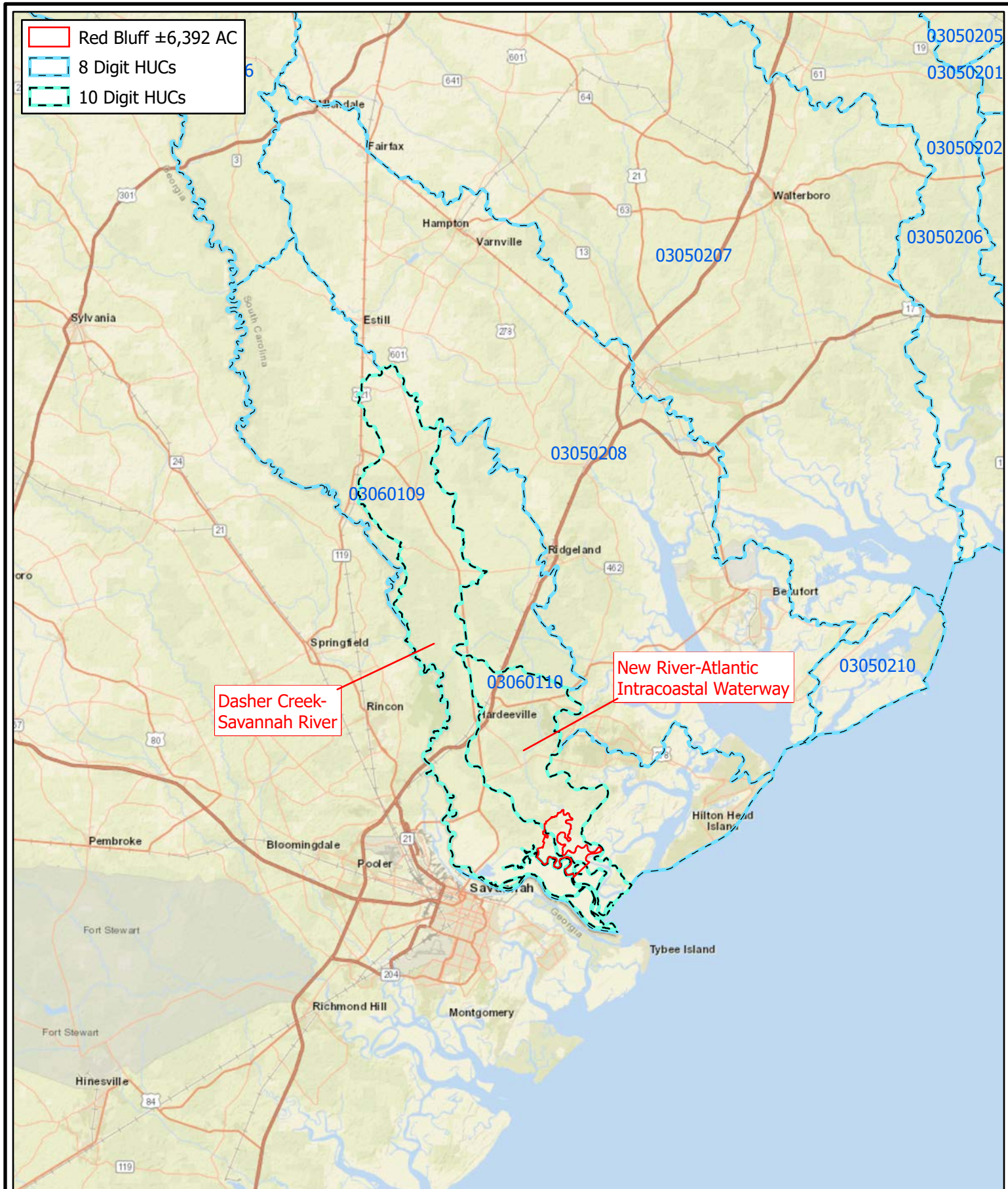


Figure 4: 8-Digit Hydrologic Unit Code Map

Red Bluff Mitigation Bank
Jasper County, South Carolina
Source: ESRI, USGS
Date: October 2020

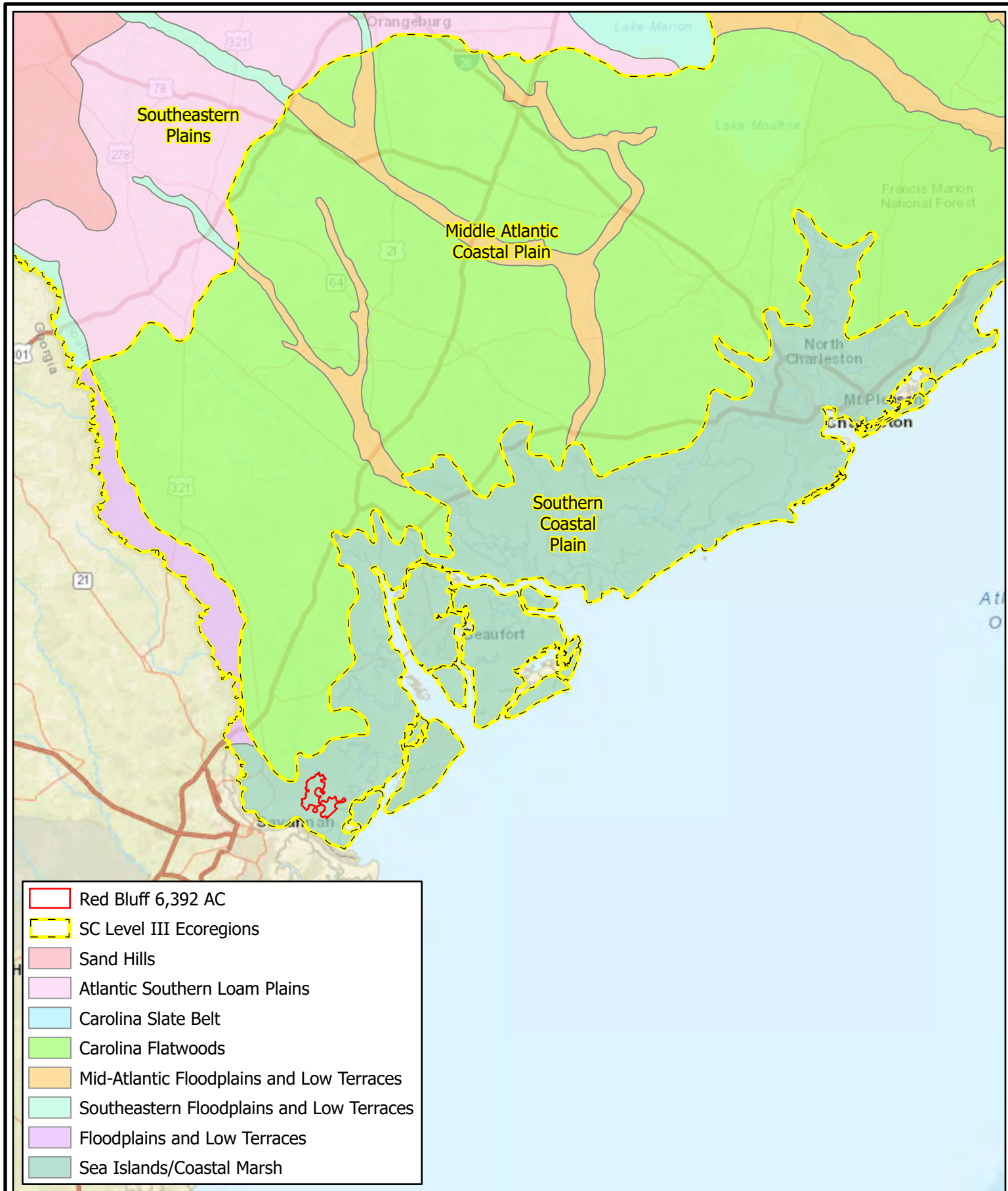
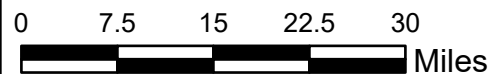


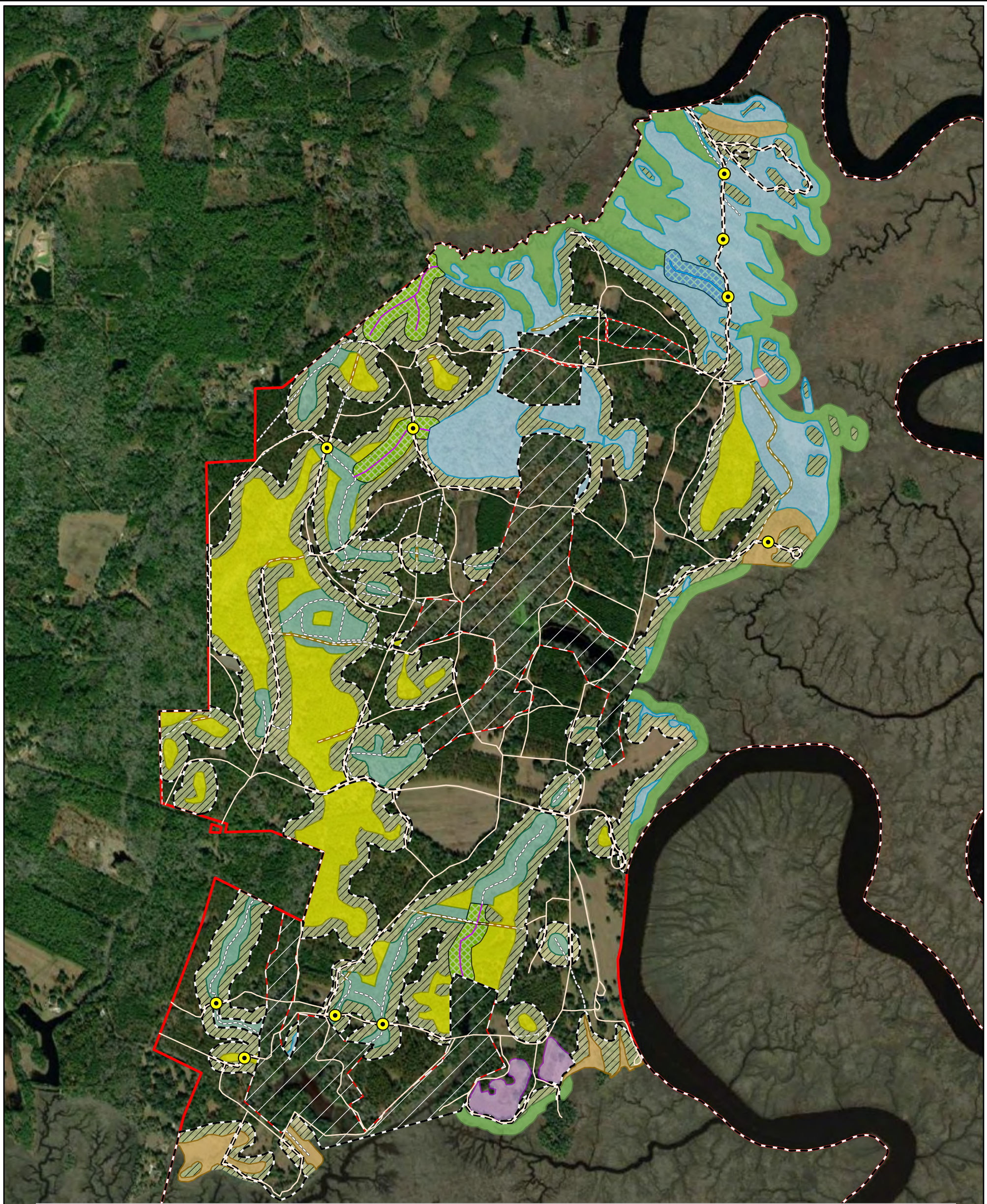
Figure 5: Level III and IV Ecoregion Map

Red Bluff Mitigation Bank
Jasper County, South Carolina

Source: ESRI, EPA
Date: October 2020

1 inch = 15 miles





Red Bluff ±6,392 AC	New Culverts	Unit 7: SM Restoration ±26.22 AC
PRM ± 28.94 AC	Unit 1: FW Preservation ±163.34 AC	Unit 8: Stream Preservation ±904.92 LF
WRP ±196.37 AC	Unit 2: FW Enhancement (Veg) ±151.93 AC	Unit 9: Stream Enhancement ±4,139.30 LF
Conservation Easement ±5,520.10 AC	Unit 3: FW Enhancement (Veg & Hydro) ±75.60 AC	Stream Buffer Preservation ±6.56 AC
Roads	Unit 4: FW Restoration ±3.87 AC	Stream Buffer Enhancement ±26.32 AC
Road Removal	Unit 5: SM Preservation ±115.95 AC	Buffers ±382.20 AC
Ditches ±34,011.87 LF	Unit 6: SM Enhancement (Hydro) ±0.79 AC	Borrow Pit ±1.78 AC
		Controlled Duck Pond ±20.84 AC

Figure 6: Mitigation Unit Map
Red Bluff Mitigation Bank
Jasper County, South Carolina
Source: ESRI
Date: October 2020

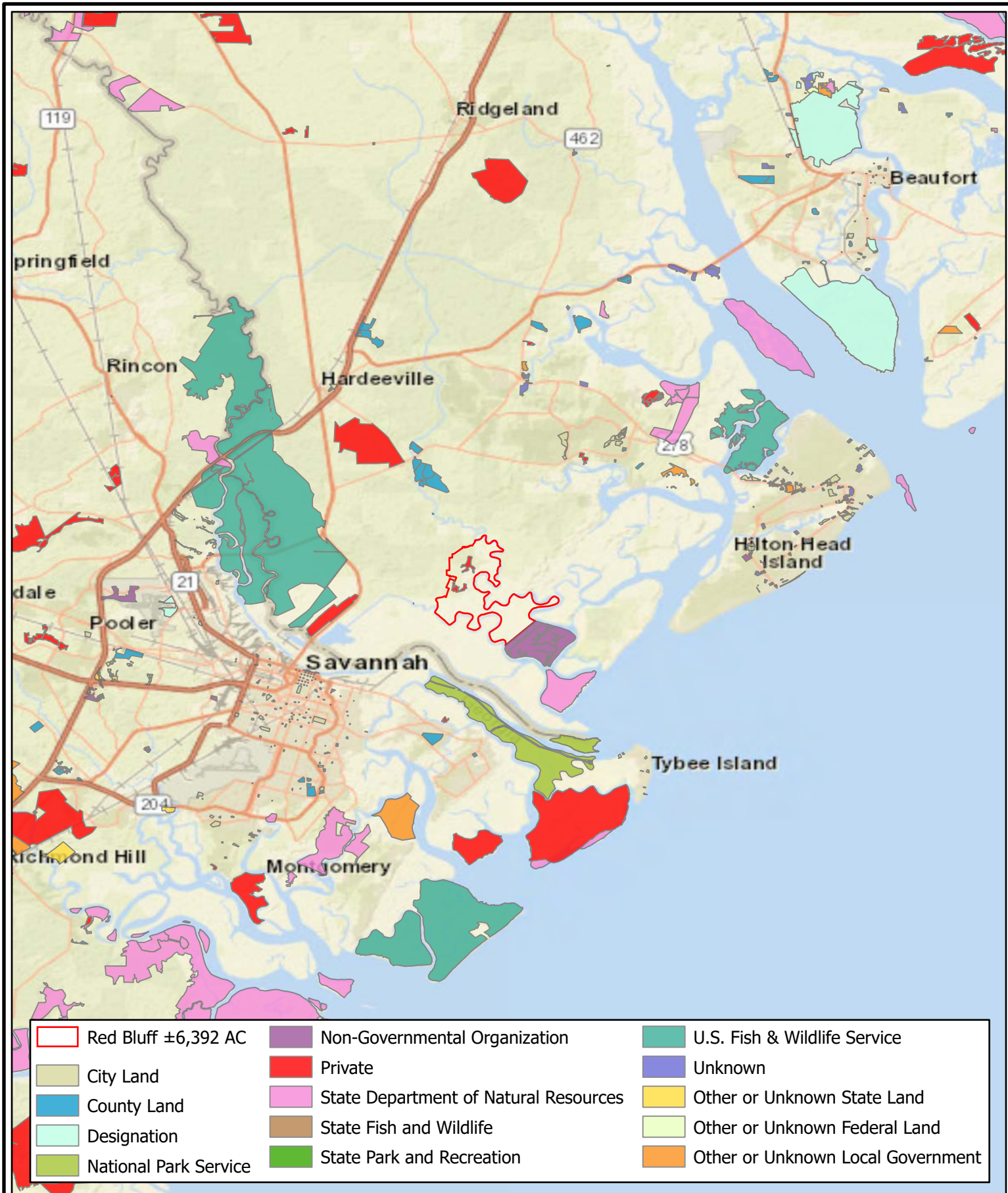
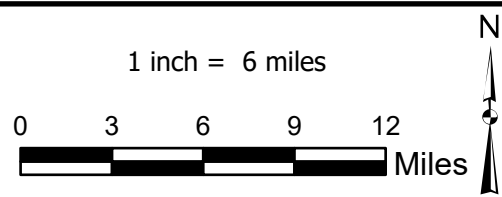


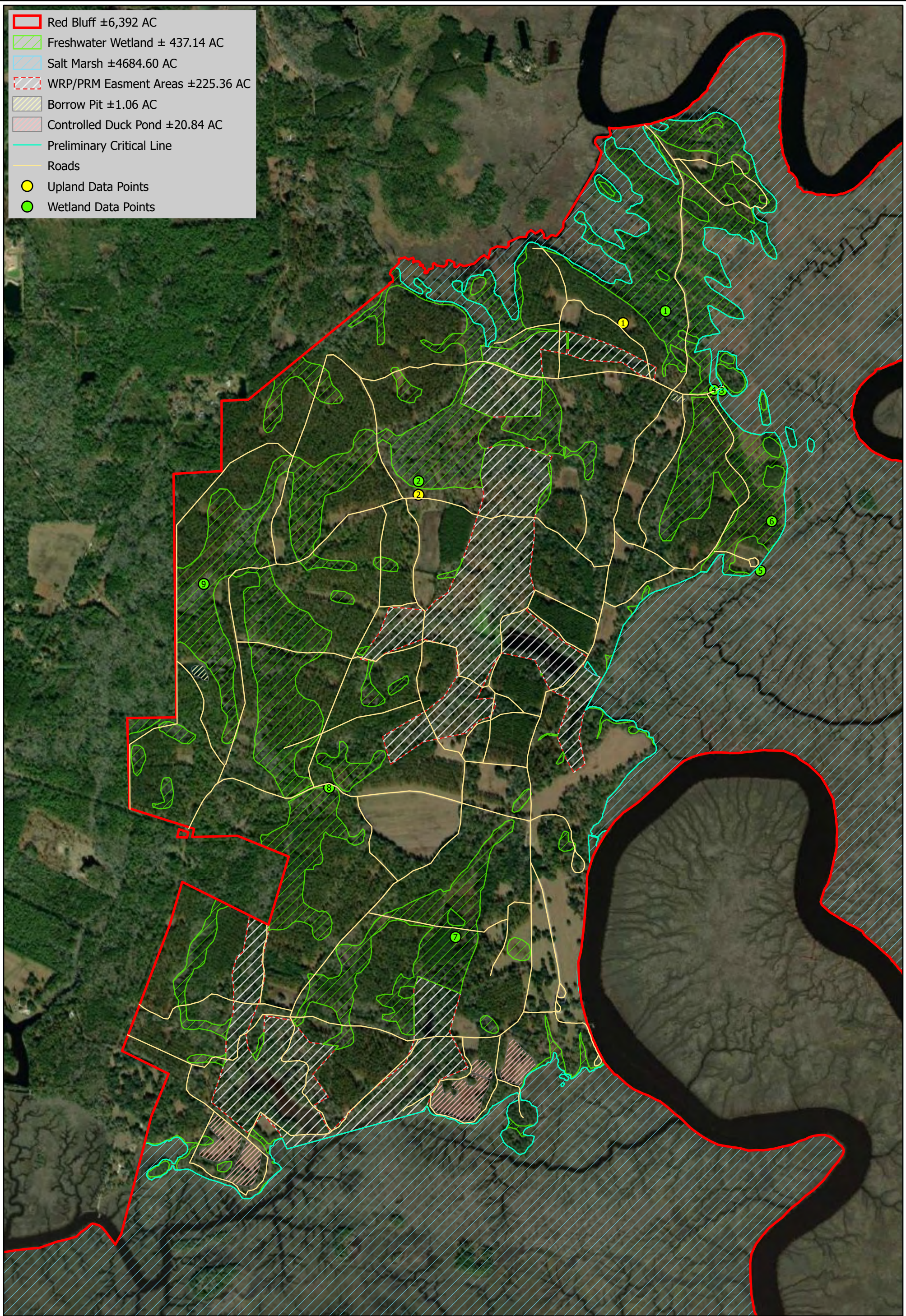
Figure 7: Protected Lands Map

Red Bluff Mitigation Bank
 Jasper County, South Carolina

Source: ESRI, SCDNR

Date: October 2020





- Red Bluff ±6,392 AC
- Freshwater Wetland ± 437.14 AC
- Salt Marsh ±4684.60 AC
- WRP/PRM Easment Areas ±225.36 AC
- Borrow Pit ±1.06 AC
- Controlled Duck Pond ±20.84 AC
- Preliminary Critical Line
- Roads
- Upland Data Points
- Wetland Data Points

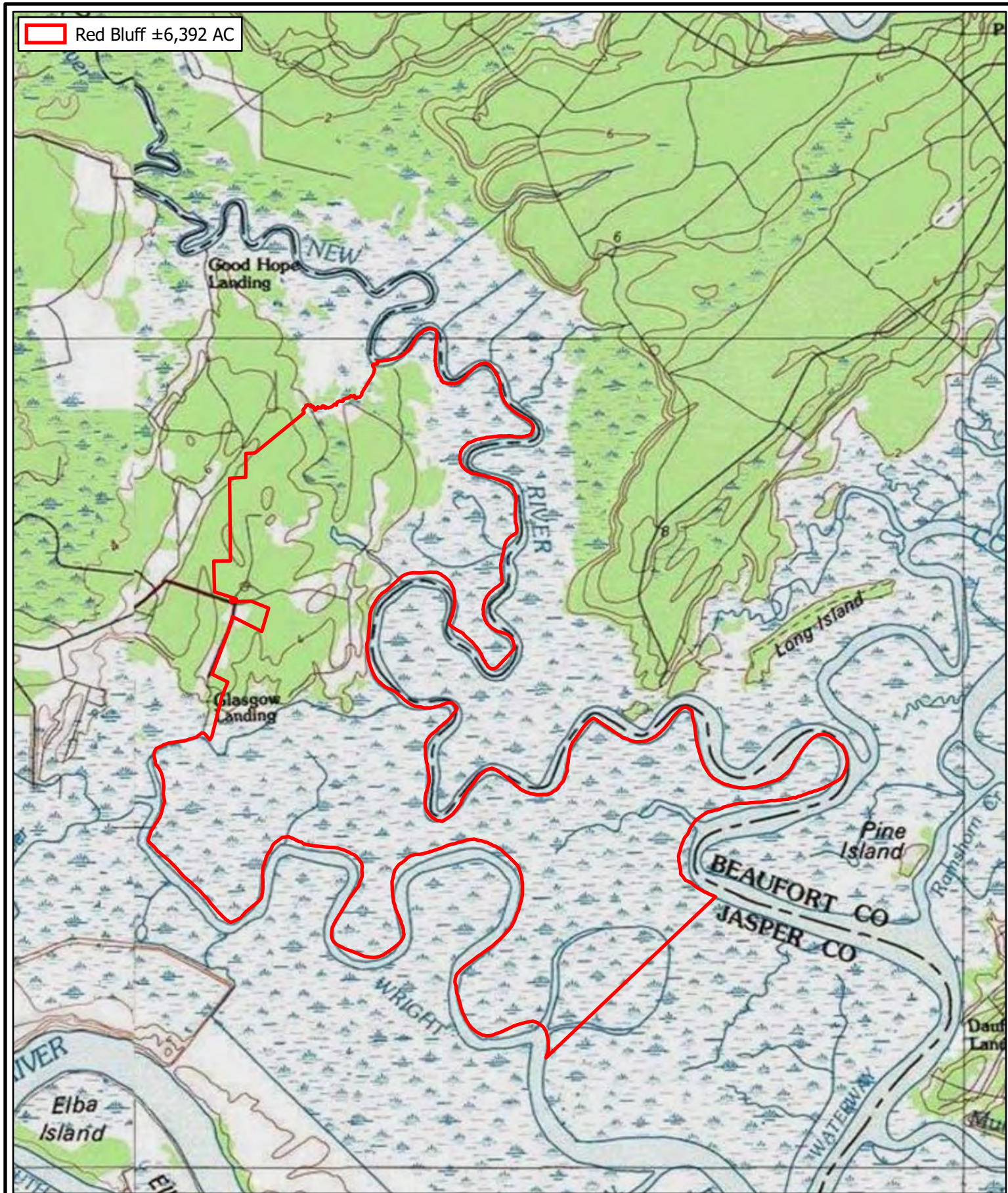
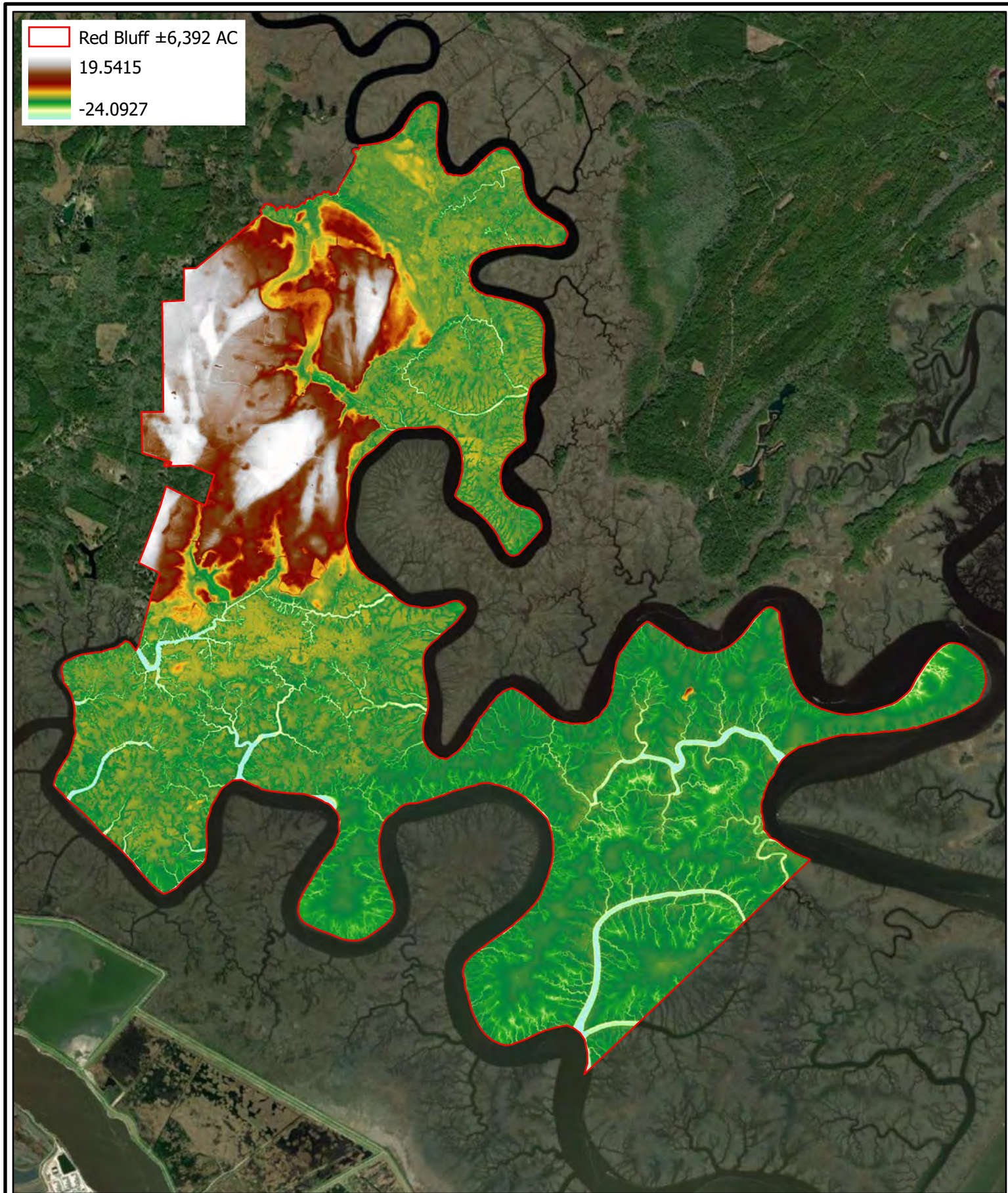


Figure 10: USGS Topographic Map

Red Bluff Mitigation Bank
Jasper County, South Carolina

Source: Esri, USGS

Date: October 2020



Red Bluff ±6,392 AC
19.5415
-24.0927

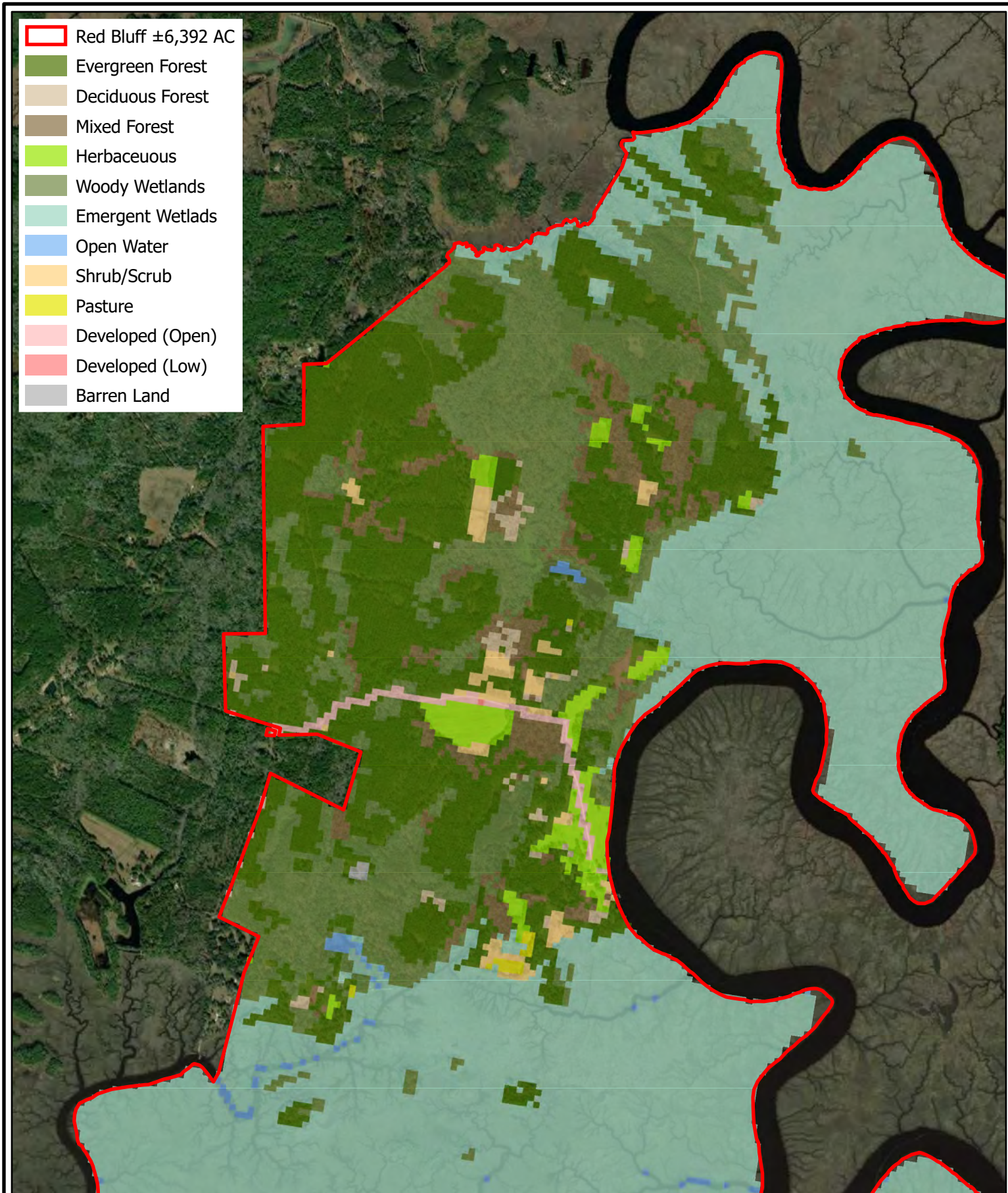


Figure 12: Land Use/Land Cover Map

Red Bluff Mitigation Bank
Jasper County, South Carolina

Source: ESRI, SCDNR

Date: October 2020

1 inch = 2,000 Feet
0 1,000 2,000 3,000
Feet



- Red Bluff ±6,392 AC
- Hydric (100 %)
- Hydric (1 to 32%)
- Not Hydric (0%)

Map Unit	Map Unit Name	Rating	% Slopes	Acres in AOI
Ae	Argent fine sandy loam	100	1.0	175.4
BK	Bohicket association	100	1.0	1,629.70
Ca	Cape Fear loam	100	1.0	74.6
CE	Capers association	100	11.0	358.4
Cs	Coosaw loamy fine sand	0	1.0	349.2
De	Deloss fine sandy loam	100	1.0	8.3
Ee	Eulonia fine sandy loam	0	1.0	94
HA	Handsboro soils	100	1.0	2,548.70
Lo	Leon fine sand, 0 to 2 percent slopes	97	1.0	61.2
Mu	Murad fine sand	0	1.0	147.6
Rd	Ridgeland fine sand	2	1.0	32.4
Sa	Santee fine sandy loam	100	1.0	15.7
Sk	Seabrook fine sand	4	1.0	177.1
W	Water	0		149.9
Wa	Wahee fine sandy loam	5	1.0	44.4
Wd	Wando fine sand, 0 to 6 percent slopes	0	3.0	86
Wn	Williman loamy fine sand	100	1.0	402.8
Ye	Yemassee loamy fine sand	4	1.0	8.7
Yo	Yonges loamy fine sand	100	1.0	25.4
Totals for Area of Interest				6389.5

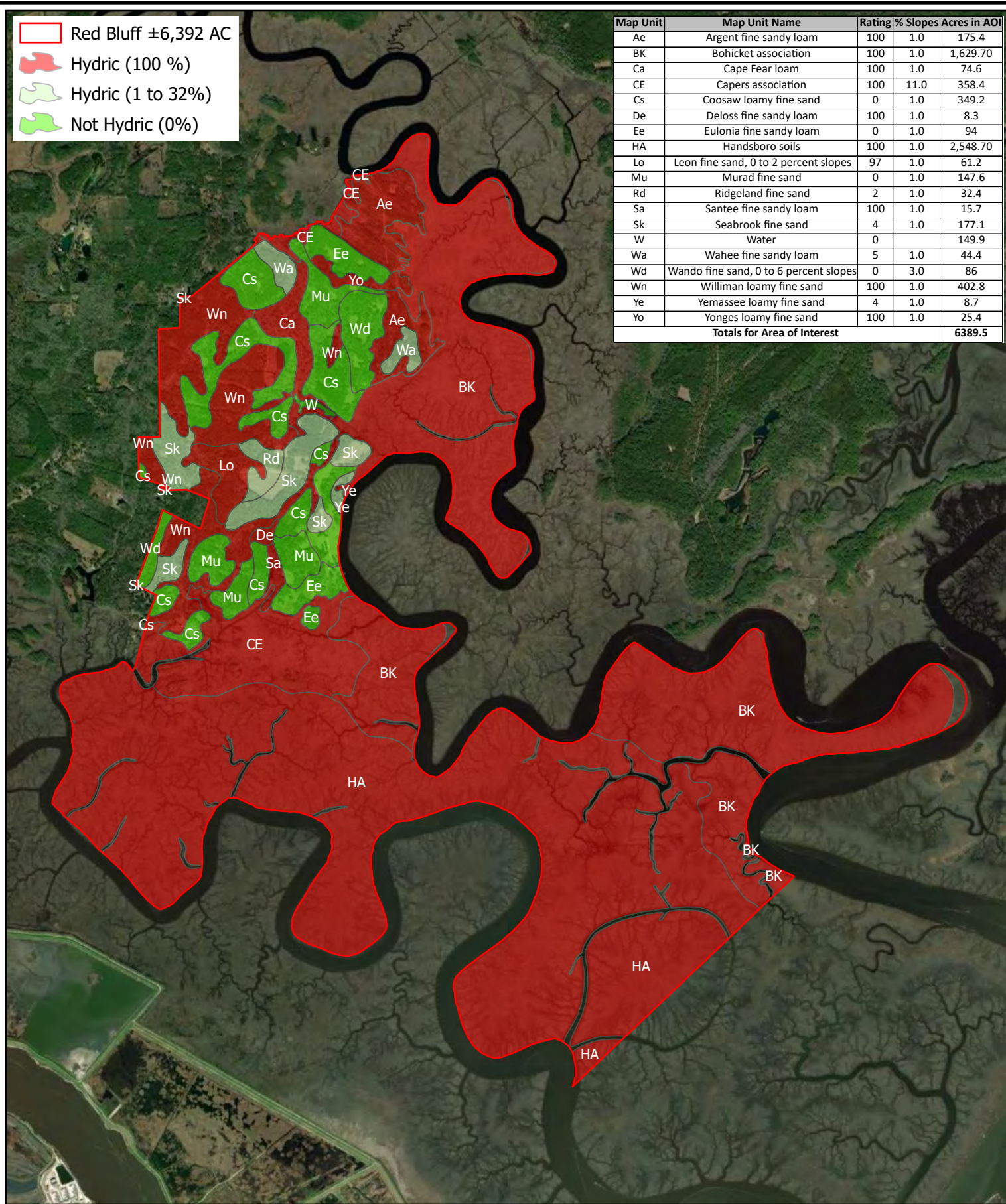

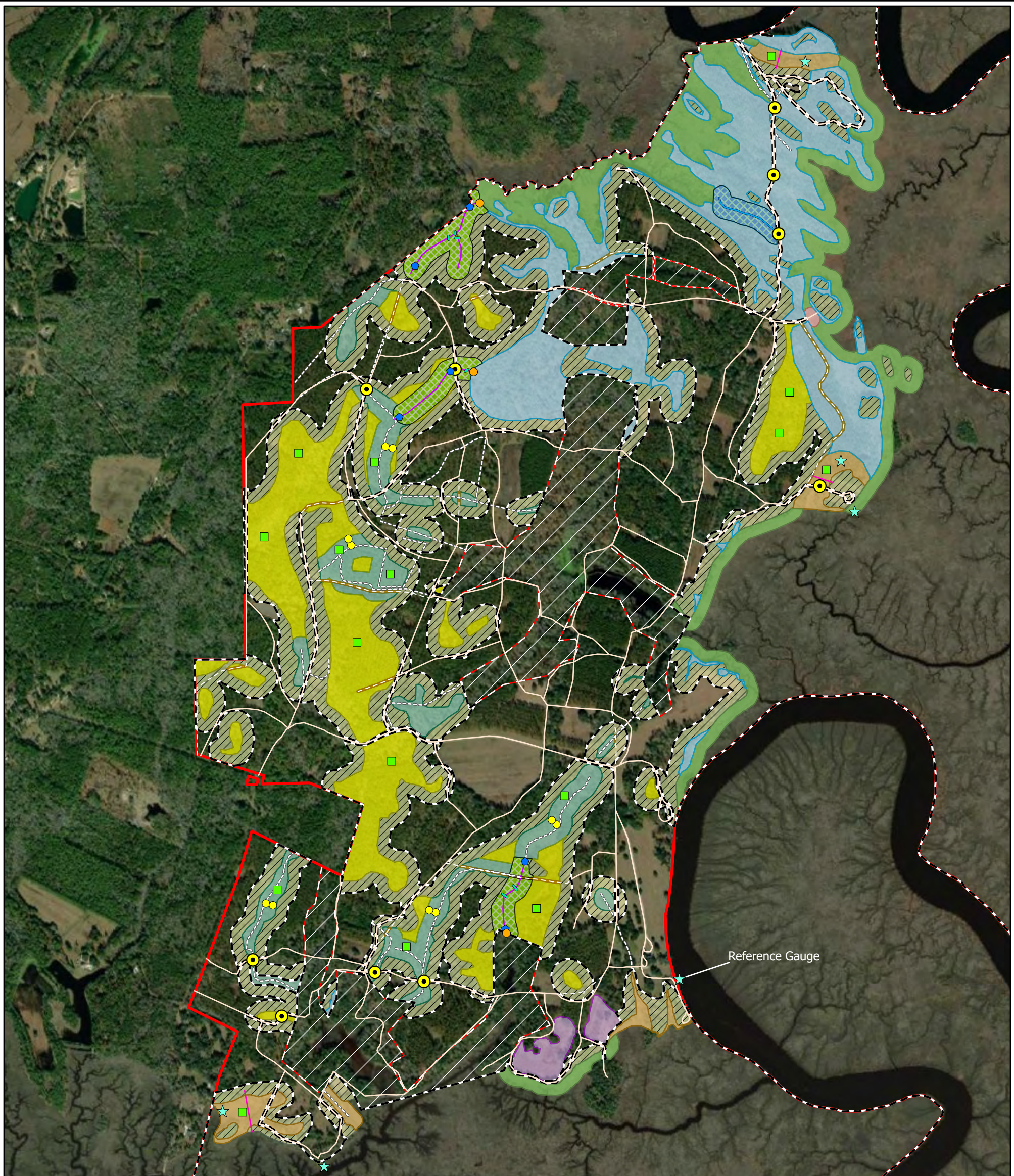


Figure 13: NRCS Hydric Soils Rating Map

Red Bluff Mitigation Bank
 Jasper County, South Carolina
 Source: ESRI, NRCS
 Date: October 2020

1 inch = 1 mile
 0 0.25 0.5 0.75 1
 Miles





- | | | |
|---|--|--------------------------------|
| Red Bluff ±6,392 AC | Unit 3: FW Enhancement (Veg & Hydro) ±75.60 AC | Controlled Duck Pond ±20.84 AC |
| PRM ± 28.94 AC | Unit 4: FW Restoration ±3.87 AC | Buffers ±382.20 AC |
| WRP ±196.37 AC | Unit 5: SM Preservation ±115.95 AC | Vegetation Transects |
| Conservation Easement ±5,520.10 AC | Unit 6: SM Enhancement (Hydro) ±0.79 AC | Cross Sections |
| Roads | Unit 7: SM Restoration ±26.22 AC | WQ and Benthics |
| Road Removal | Unit 8: Stream Preservation ±904.92 LF | StreamGauge |
| Ditches ±34,011.87 LF | Unit 9: Stream Enhancement ±4,139.30 LF | Tidal Gauge |
| New Culverts | Stream Buffer Enhancement ±26.32 AC | Groundwater Well |
| Unit 1: FW Preservation ±163.34 AC | Stream Buffer Preservation ±6.56 AC | Veg Quadrats |
| Unit 2: FW Enhancement (Veg) ±151.93 AC | Borrow Pit ±1.78 AC | |

Figure 15: Baseline Data Collection Map
Red Bluff Mitigation Bank
Jasper County, South Carolina
Source: ESRI
Date: October 2020

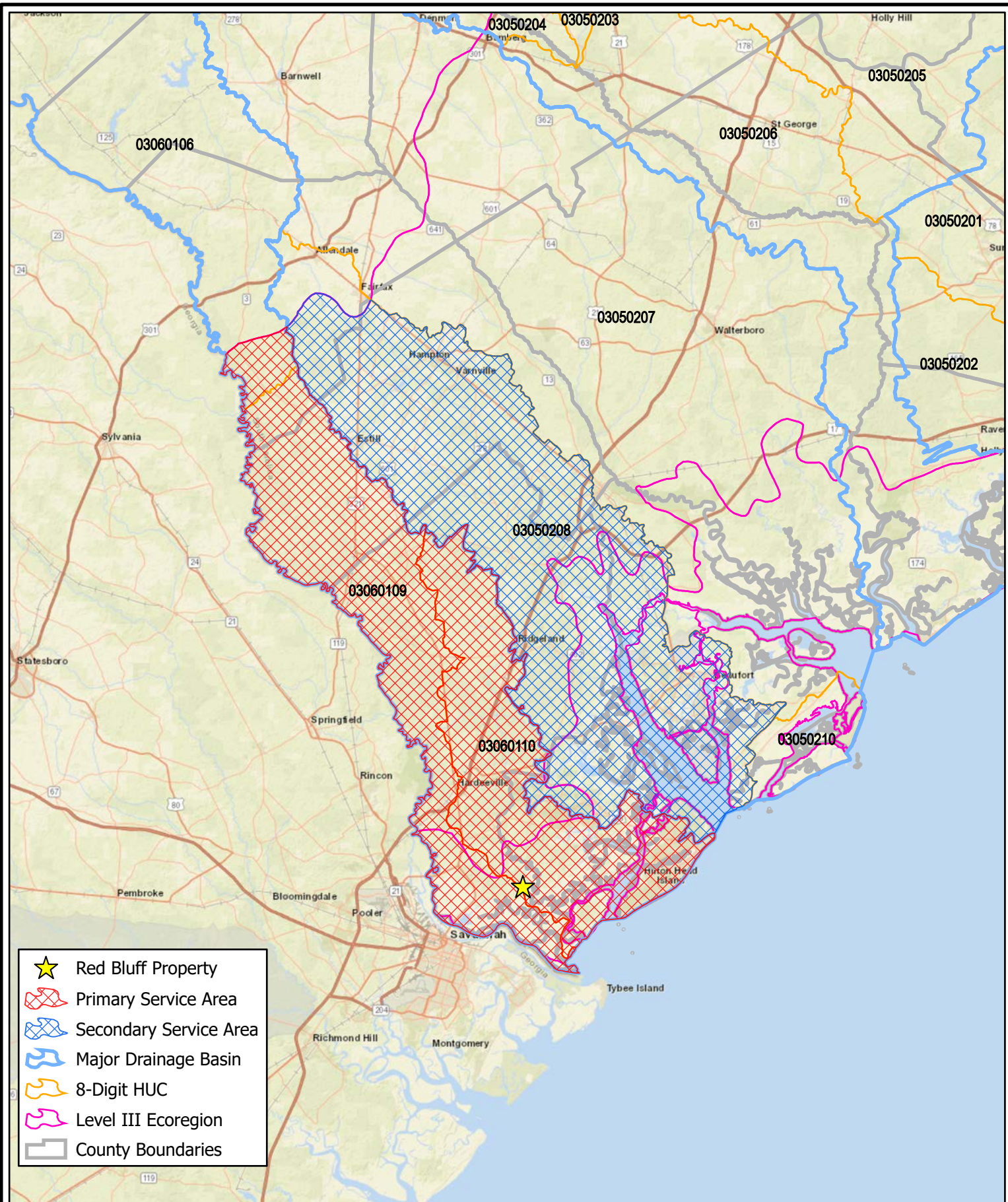


Figure 16: Freshwater Service Area Map

Red Bluff Mitigation Bank
Jasper County, South Carolina
Source: ESRI, EPA, USGS
Date: October 2020

