

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403
and
THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Water Quality Certification and Wetlands Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: P/N SAC-2016-01502

October 28, 2016

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.), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

MR. JAMES VAN NESS
SOUTH CAROLINA PORTS AUTHORITY
POST OFFICE BOX 22287
CHARLESTON, SOUTH CAROLINA 29413

for a permit to place fill material in waters of the U.S. to construct a new headquarters building in

WANDO RIVER

at a location approximately 0.25 miles southeast of the intersection of Wando Park Boulevard and Wando River Way in Mount Pleasant Charleston County, South Carolina (Latitude: 32.843544 °N, Longitude: -79.877619 °W; Fort Moultrie Quad).

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

NOTICE

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

15 Days from the Date of this Notice,

and **SCDHEC** will receive written statements regarding the proposed work 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 work consists of the development of a new headquarters in order to consolidate existing South Carolina Ports Authority (SCPA) staff and operations at one location. In detail, the work consists of the placement of fill material in 6.70 acres of jurisdictional wetlands and

other waters of the U.S. in order to develop a 19.41-acre site that is located immediately adjacent to the existing Wando Welch Terminal (WWT). The proposed building is four stories tall (approximately 90,000 square feet) and is being designed to accommodate SCPA staff, business visitors, tour groups, board meetings, press events, and other public events. Public access would be provided by two driveways that connect to Wando Park Drive. Wando River Way currently ends at a cul-de-sac and would be extended toward the south to serve as the main entrance for the proposed SCPA headquarters. Park areas (green space), a walking trail, overflow parking and/or space for future development are planned for the remainder of the site. According to the SCPA, the proposed impacts to waters of the U.S. are unavoidable. The applicant has proposed to mitigate for impacts to wetlands and other waters of the United States by purchasing credits from either Pigeon Pond or Congaree Carton Mitigation Bank, which are both located in the same watershed as proposed impact site. The project purpose is to develop a new headquarters facility that consolidates SCPA staff and operations at one location.

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

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 work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. The District Engineer will not process this application to a conclusion until such certifications are received. 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 6.70 acres of water of the U.S. that are located upstream of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. 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 determined, based on the most recently available information that the project will have no effect on any Federally endangered, threatened, or proposed species and will not 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 listed or proposed endangered or threatened species 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)(f)(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 and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act. That decision will reflect the national concern for both protection and utilization of important resources. 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.

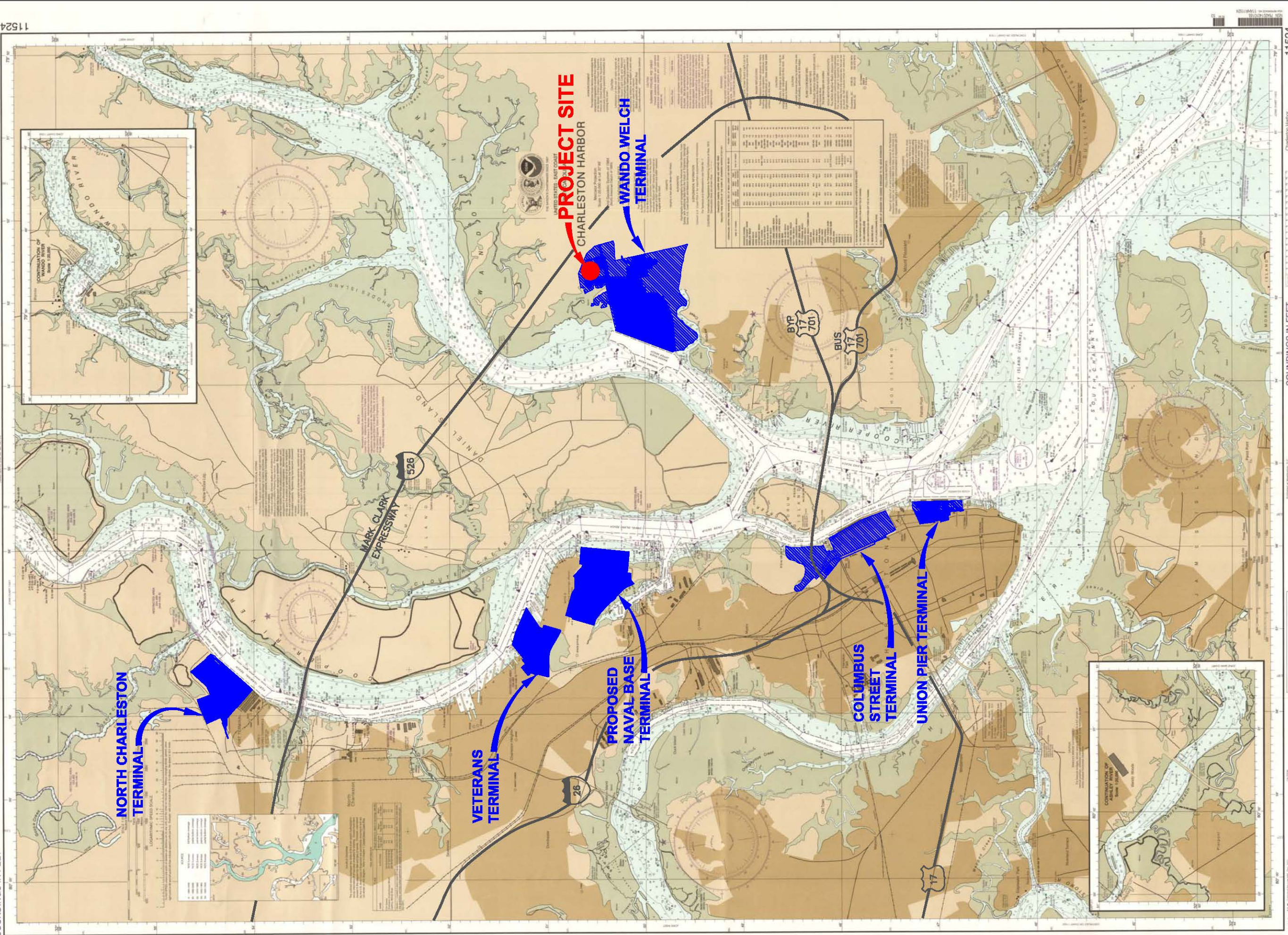
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403**

If there are any questions concerning this public notice, please contact Nat Ball, Project Manager, at 843-329-8047 or toll free at 1-866-329-8187.

11524



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South Carolina PORTS AUTHORITY
ENGINEERING DEPARTMENT
 P. O. BOX 22287
 CHARLESTON, SC 29413
 Ph. (843)856-7048
 FAX (843)856-7087

WANDO WELCH TERMINAL - STATE PIER 41
 MAIN OFFICE
 VICINITY MAP

FILE NAME
Wwmop1

DATE
10/20/16

SCALE
GRAPHIC

PROJECT NUMBER
CIF13C002

DRAWN BY
P. BROWN

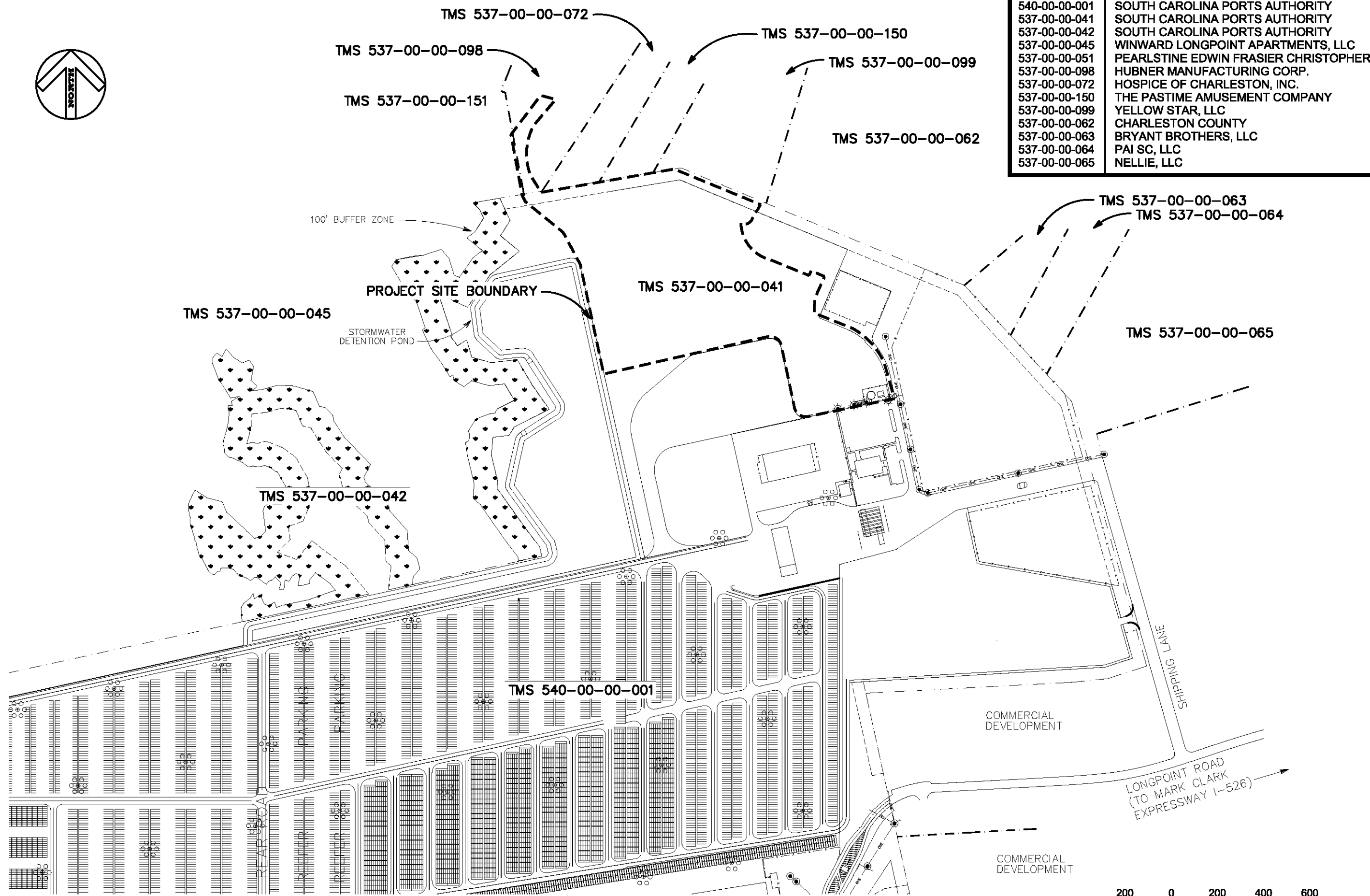
CHECKED BY

APPROVED BY

SHEET NUMBER
1

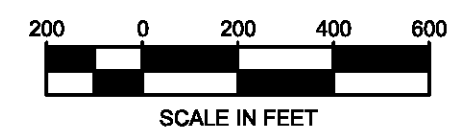
REVISION NO.
-

| NO. | DESCRIPTION | DATE | APP'D. BY |
|-----------|-------------|------|-----------|
| REVISIONS | | | |



| TAX MAP # | OWNER |
|---------------|--------------------------------------|
| 540-00-00-001 | SOUTH CAROLINA PORTS AUTHORITY |
| 537-00-00-041 | SOUTH CAROLINA PORTS AUTHORITY |
| 537-00-00-042 | SOUTH CAROLINA PORTS AUTHORITY |
| 537-00-00-045 | WINWARD LONGPOINT APARTMENTS, LLC |
| 537-00-00-051 | PEARLSTINE EDWIN FRASIER CHRISTOPHER |
| 537-00-00-098 | HUBNER MANUFACTURING CORP. |
| 537-00-00-072 | HOSPICE OF CHARLESTON, INC. |
| 537-00-00-150 | THE PASTIME AMUSEMENT COMPANY |
| 537-00-00-099 | YELLOW STAR, LLC |
| 537-00-00-062 | CHARLESTON COUNTY |
| 537-00-00-063 | BRYANT BROTHERS, LLC |
| 537-00-00-064 | PAI SC, LLC |
| 537-00-00-065 | NELLIE, LLC |

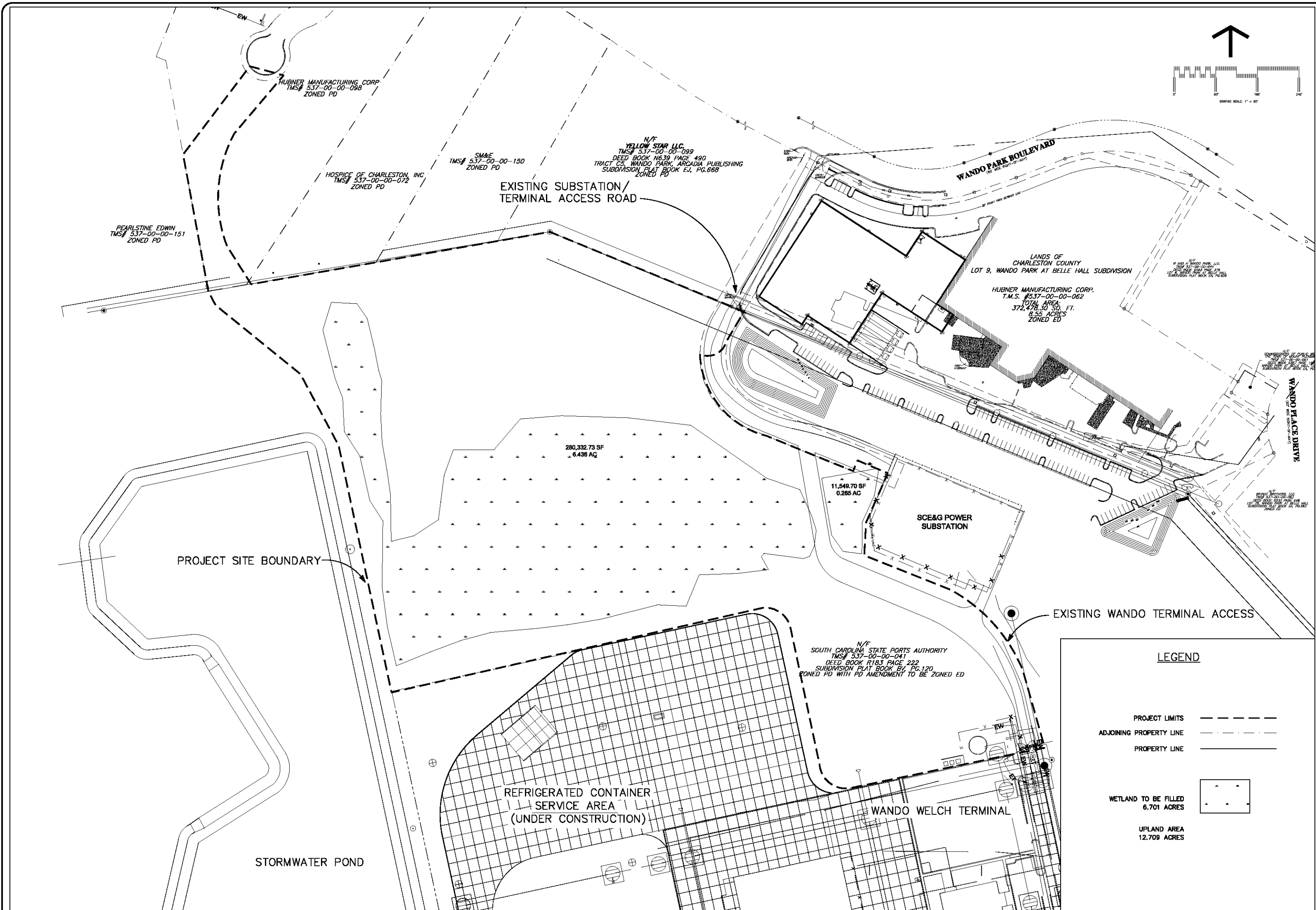
**PLAN VIEW
TERMINAL LAYOUT**



| NO. | DESCRIPTION | DATE | APP'D. BY |
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| REVISIONS | | | |

South Carolina PORTS AUTHORITY
 ENGINEERING DEPARTMENT
 P.O. BOX 22287
 CHARLESTON, SC 29413
 Ph: (843)856-7048
 Fax: (843)856-7087
WANDO WELCH TERMINAL - STATE PIER 41
 MAIN OFFICE
 SITE PLAN - ADJACENT PROPERTY OWNERS

| | |
|----------------|-----------|
| FILE NAME | Wwmp03 |
| DATE | 10/20/16 |
| SCALE | GRAPHIC |
| PROJECT NUMBER | CIF13C002 |
| DRAWN BY | P. BROWN |
| CHECKED BY | |
| APPROVED BY | |
| SHEET NUMBER | 3 |
| REVISION NO. | - |



South Carolina Ports Authority
ENGINEERING DEPARTMENT
 P.O. BOX 22287
 CHARLESTON, SC 29413
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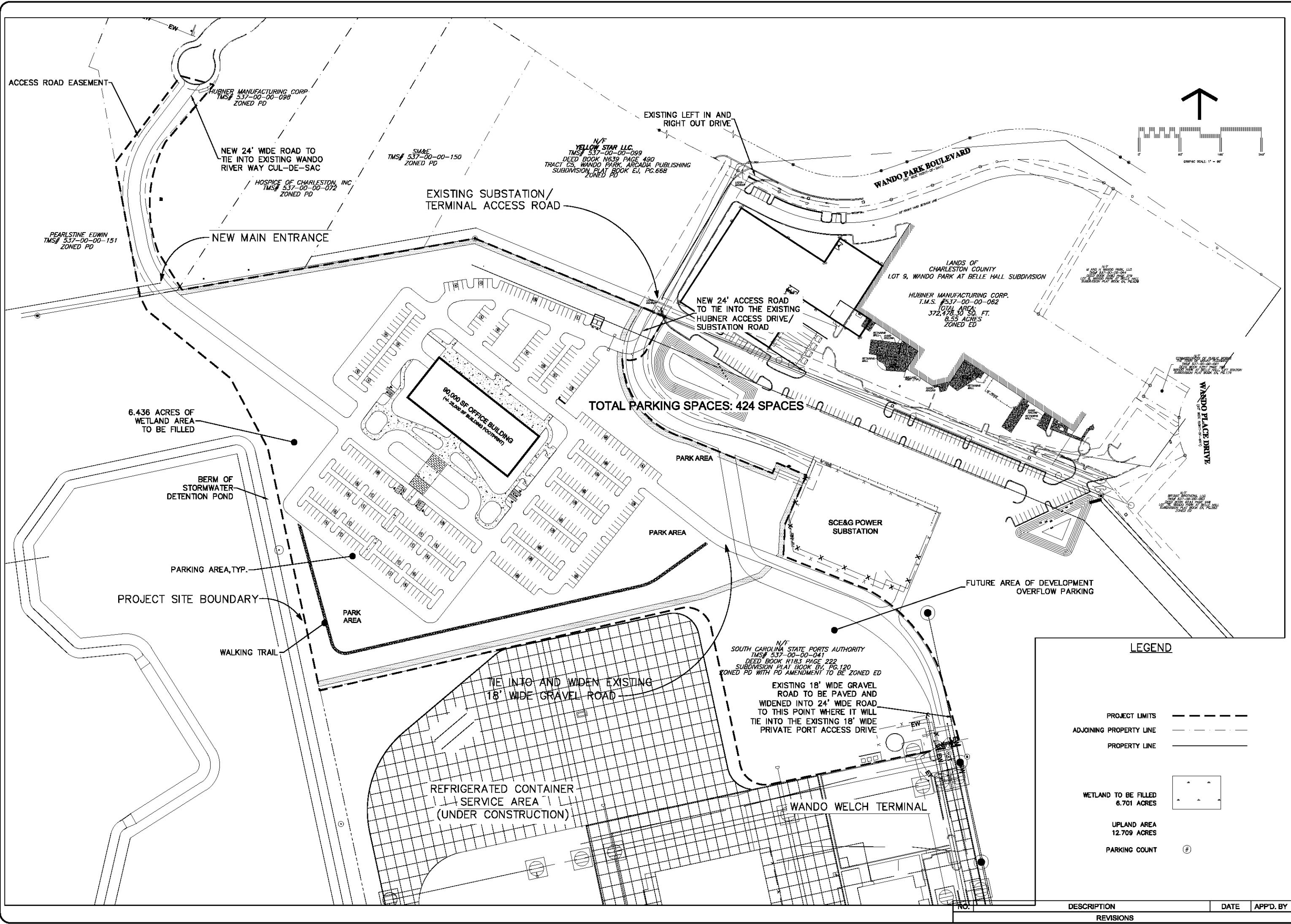
WANDO WELCH TERMINAL - STATE PIER 41
 MAIN OFFICE
 SITE PLAN - EXISTING CONDITIONS

FILE NAME: Wwmop4
 DATE: 10/20/16
 SCALE: GRAPHIC
 PROJECT NUMBER: CIF13C002
 DRAWN BY: P. BROWN
 CHECKED BY:
 APPROVED BY:

SHEET NUMBER
4

REVISION NO. -

| NO. | DESCRIPTION | DATE | APP'D. BY |
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| REVISIONS | | | |



South Carolina PORTS AUTHORITY

WANDO WELCH TERMINAL - STATE PIER 41

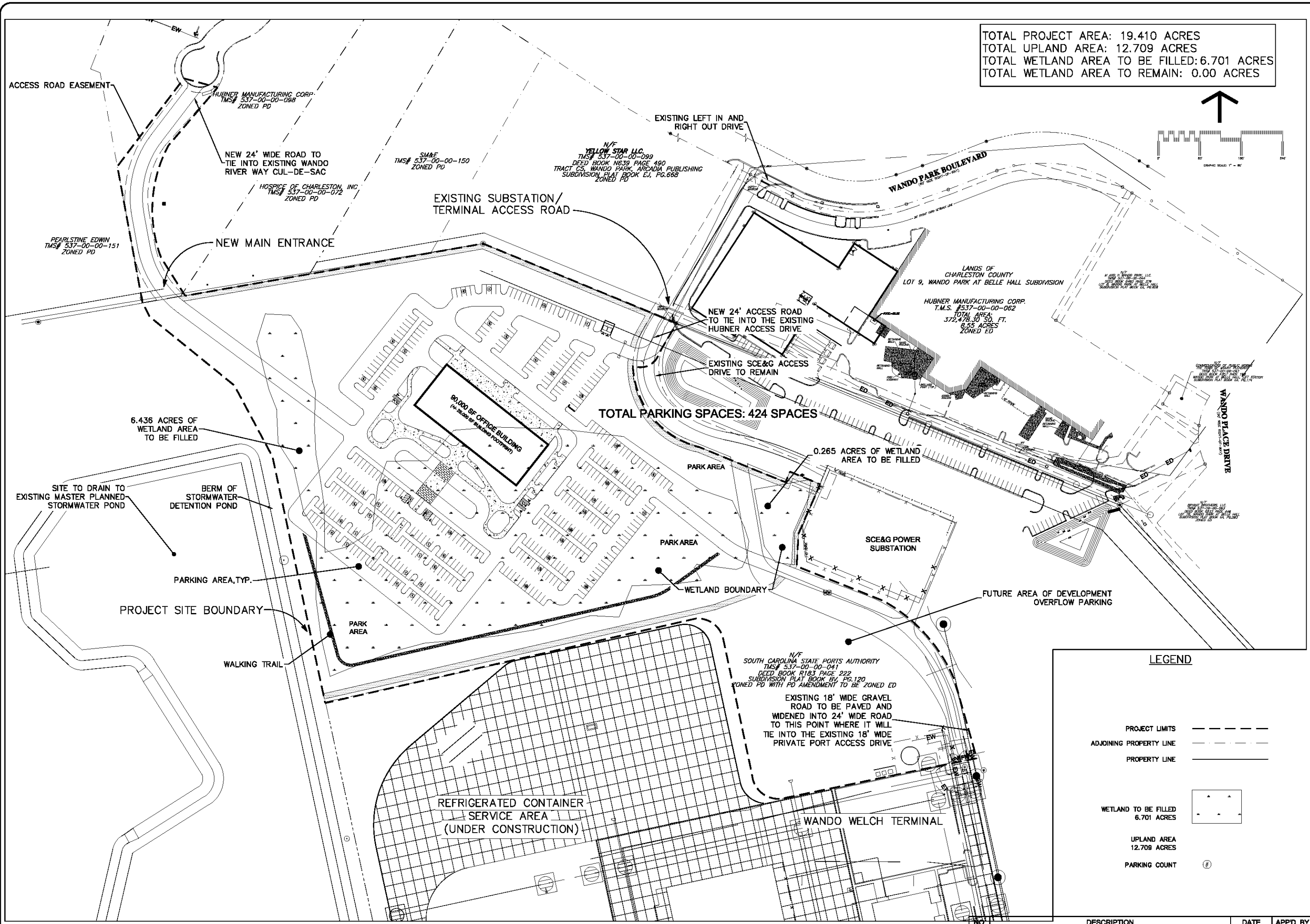
ENGINEERING DEPARTMENT
P.O. BOX 22287
CHARLESTON, SC 29413
Ph: (843)956-7048
FAX: (843)956-7067

MAIN OFFICE
SITE PLAN - NEW CONDITIONS

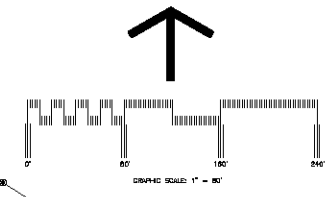
FILE NAME: Wwmop5
DATE: 10/20/16
SCALE: GRAPHIC
PROJECT NUMBER: CIF13C002
DRAWN BY: P. BROWN
CHECKED BY:
APPROVED BY:

SHEET NUMBER
5
REVISION NO.:

| DESCRIPTION | DATE | APP'D. BY |
|-------------|------|-----------|
| REVISIONS | | |



TOTAL PROJECT AREA: 19.410 ACRES
 TOTAL UPLAND AREA: 12.709 ACRES
 TOTAL WETLAND AREA TO BE FILLED: 6.701 ACRES
 TOTAL WETLAND AREA TO REMAIN: 0.00 ACRES



LEGEND

| | |
|-------------------------------------|-------------------------|
| PROJECT LIMITS | --- |
| ADJOINING PROPERTY LINE | ---- |
| PROPERTY LINE | ===== |
| WETLAND TO BE FILLED 6.701 ACRES | [Symbol: Dotted area] |
| UPLAND AREA 12.709 ACRES | [Symbol: Stippled area] |
| PARKING COUNT | [Symbol: #] |

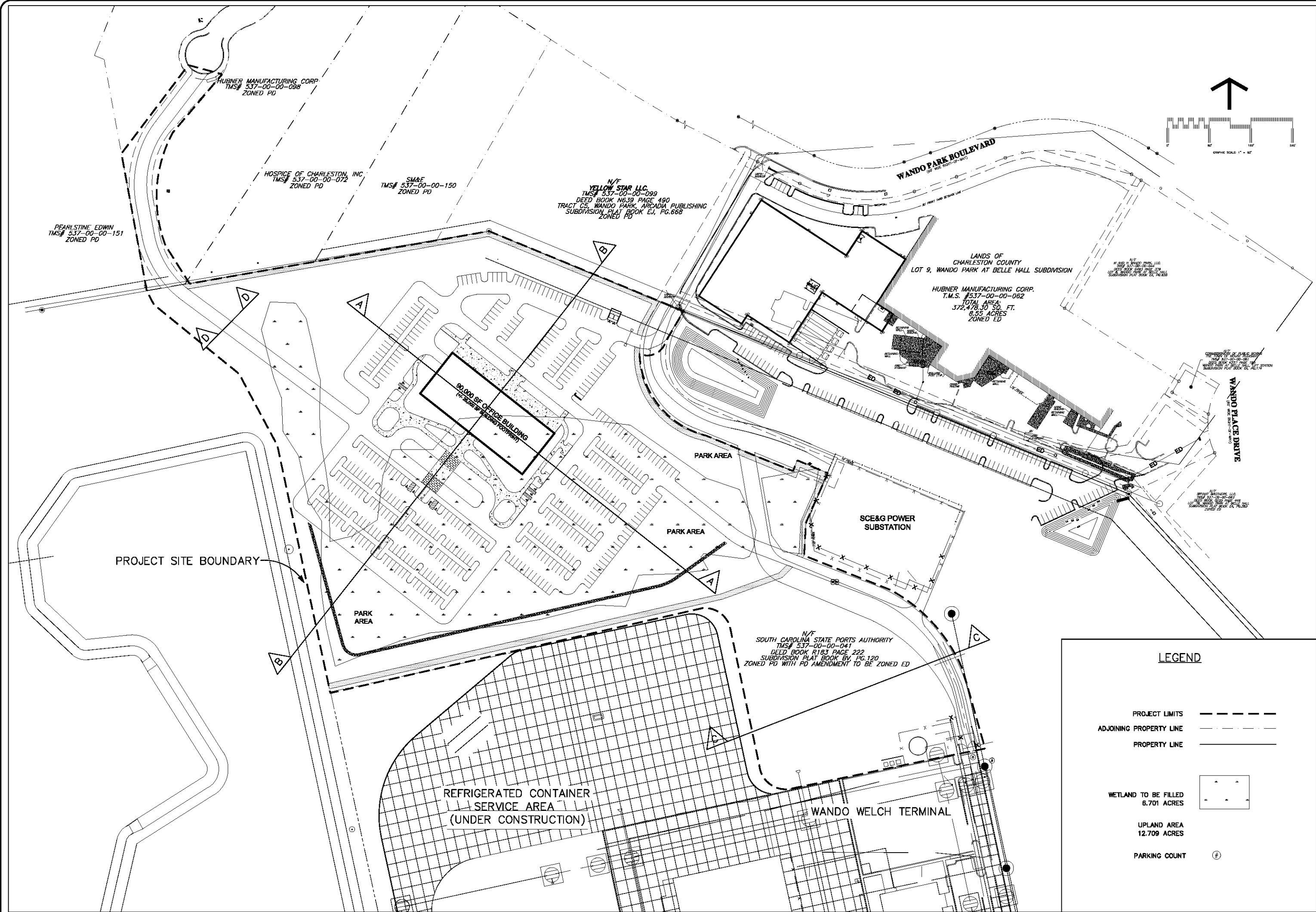
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South Carolina Ports Authority
ENGINEERING DEPARTMENT
 P.O. BOX 22287
 CHARLESTON, SC 29413
 Ph. (843)856-7048
 FAX (843)856-7067

WANDO WELCH TERMINAL - STATE PIER 41

MAIN OFFICE
 SITE PLAN - WETLANDS

FILE NAME: Wwmp06
 DATE: 10/20/16
 SCALE: GRAPHIC
 PROJECT NUMBER: CIF13C002
 DRAWN BY: P. BROWN
 CHECKED BY:
 APPROVED BY:
 SHEET NUMBER: **6**
 REVISION NO.:



LEGEND

PROJECT LIMITS ————

ADJOINING PROPERTY LINE - - - - -

PROPERTY LINE —————

WETLAND TO BE FILLED
6.701 ACRES

UPLAND AREA
12.709 ACRES

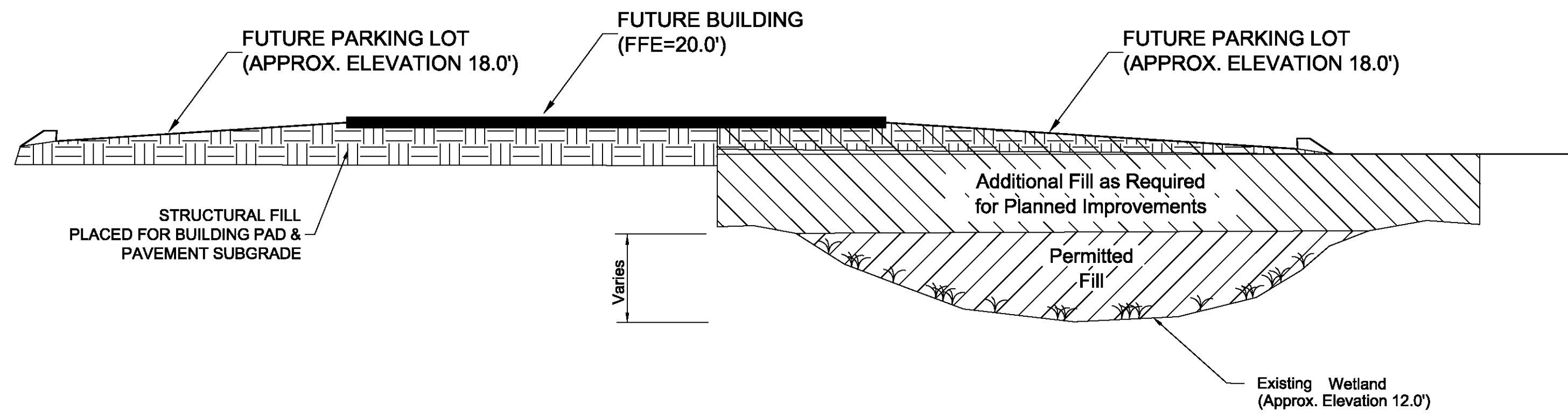
PARKING COUNT (P)

South Carolina Ports Authority
ENGINEERING DEPARTMENT
 P.O. BOX 22287
 CHARLESTON, SC 29413
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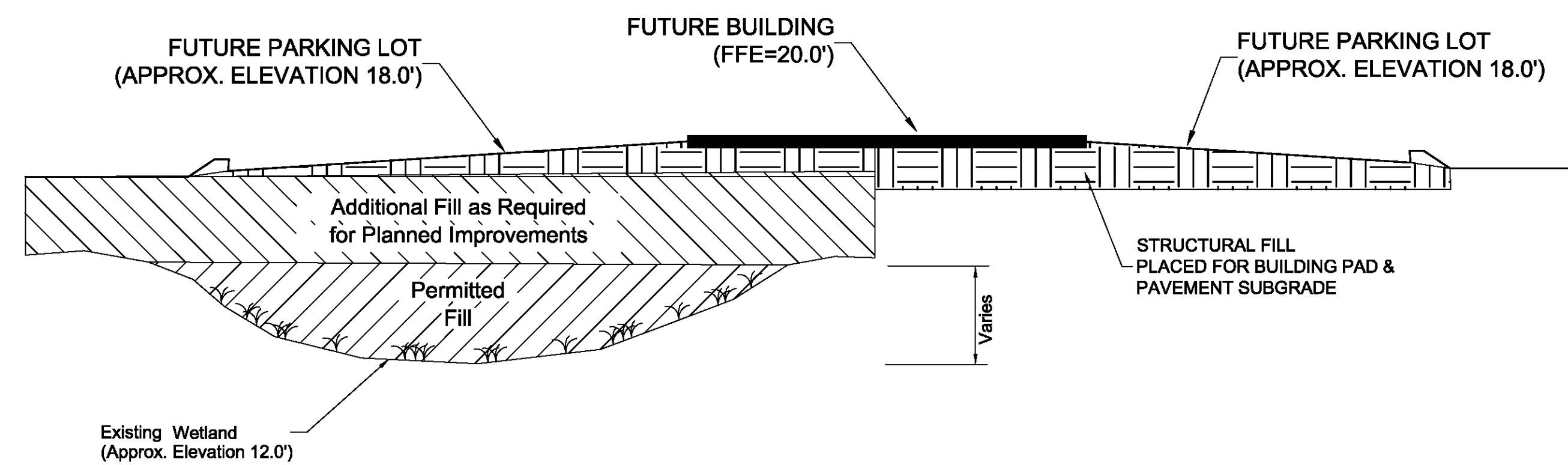
WANDO WELCH TERMINAL - STATE PIER 41
 MAIN OFFICE
 WETLAND PLAN VIEW

FILE NAME: Wwmp07
 DATE: 10/20/16
 SCALE: GRAPHIC
 PROJECT NUMBER: CIF13C002
 DRAWN BY: P. BROWN
 CHECKED BY:
 APPROVED BY:
 SHEET NUMBER: **7**
 REVISION NO.:

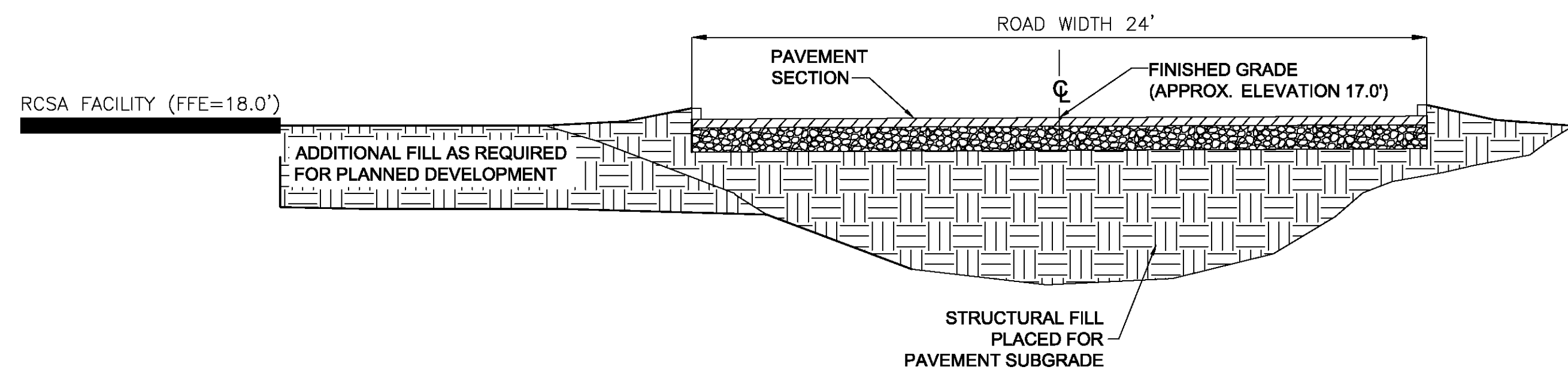
| NO. | DESCRIPTION | DATE | APPD. BY |
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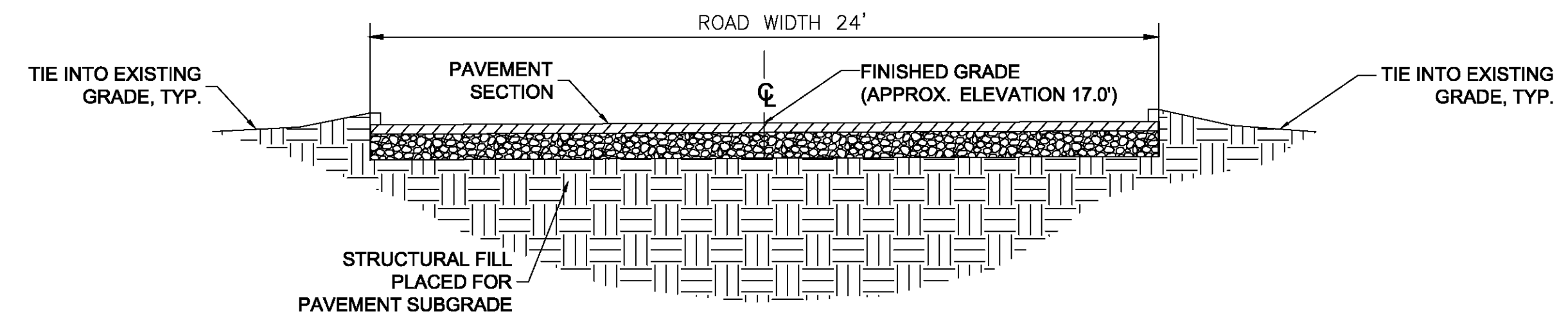
WETLAND CROSS SECTION A-A
(NOT TO SCALE)



WETLAND CROSS SECTION B-B
(NOT TO SCALE)



WETLAND CROSS SECTION C-C
(NOT TO SCALE)



CROSS SECTION D-D
(NOT TO SCALE)

| NO. | DESCRIPTION | DATE | APP'D. BY |
|-----------|-------------|------|-----------|
| REVISIONS | | | |

South Carolina PORTS AUTHORITY
 ENGINEERING DEPARTMENT
 P.O. BOX 22287
 CHARLESTON, SC 29413
 Ph: (843)856-7048
 Fax: (843)856-7067
WANDO WELCH TERMINAL - STATE PIER 41
 MAIN OFFICE
 WETLANDS CROSS SECTIONS

FILE NAME
 Wwmop8
 DATE
 10/20/16
 SCALE
 GRAPHIC
 PROJECT NUMBER
 CIF13C002
 DRAWN BY
 P. BROWN
 CHECKED BY
 APPROVED BY
 SHEET NUMBER
8
 REVISION NO.
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