

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403-5107
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: SAC-2023-00806

December 7, 2023

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. Daniel Farrar
Stream Realty Acquisition, LLC
1218 South Church St, Suite 300
Charlotte, North Carolina 28203

Mr. Ryan Clarey
Newkirk Environmental, Inc.
P O Box 746
Mt. Pleasant, South Carolina 29465
ryan@newkirkenv.com

for the placement of fill in freshwater wetlands and non-wetland waters associated with the

Ashley River

located at Tax Map Sequence (TMS) # 110-00-00-022, Summerville, Dorchester County, South Carolina (Latitude: 33.07614 °, Longitude: -80.2578 °), Ridgeville 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.

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

Applicant's Stated Purpose

According to the applicant, the purpose of the proposed project is to construct a strategically located distribution facility to serve the supply chain logistics and operations associated with the expansion of the Port of Charleston.

Project Description

The proposed work consists of the discharge of fill material into 3.11 acres of wetlands, 1.94 acres of ponds (non-wetland waters), and 652.48 linear feet / 0.05-acre of linear systems (non-wetland waters) to construct an industrial warehouse facility. In detail, the facility includes six (6) warehouse buildings with loading docks, parking areas for trailers and personal vehicles, stormwater management facilities, and internal access roads. In total, the project would impact 5.10 acres of waters of the United States.

Avoidance and Minimization

The applicant has stated that the proposed project will avoid and/or minimize impacts to the aquatic environment by minimizing the project impacts to those only necessary to complete the project's purpose. Furthermore, the applicant is proposing to construct utilities without separate impacts to aquatic resources; utilities would either be constructed in uplands or constructed in the location of already proposed impact (i.e., road crossings). Lastly, the applicant is proposing to preserve 22.03 acres of wetlands and 4,702 linear feet / 0.18-acre of linear systems (non-wetland waters). Preserved wetlands are proposed to be buffered with an average width of 25', totaling 3.18 acres of preserved upland buffer.

Proposed Compensatory Mitigation

The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by purchasing 49.6 wetland credits and 733.3 stream credits from an approved mitigation bank with a service area that covers the project area. The applicant is proposing a 25% reduction (244.4 credits) in required stream credits due the proposed buffering and preservation of aquatic resources, reducing the proposed stream credits

from 977.7 to 733.3.

South Carolina Department of Health and Environmental Control

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the certifying authority, South Carolina Department of Health and Environmental Control, in accordance with provisions of Section 401 of the Clean Water Act (CWA). The CWA Section 401 Certification Rule (Certification Rule, 40 CFR 121), effective September 11, 2020, requires certification, or waiver, for any license or permit that authorizes an activity that may result in a discharge. The scope of a CWA Section 401 Certification is limited to assuring that a discharge from a Federally licensed or permitted activity will comply with water quality requirements. The applicant is responsible for requesting certification and providing required information to the certifying authority. In accordance with Certification Rule part 121.12, the Corps will notify the U.S. Environmental Protection Agency Administrator when it has received a Department of the Army (DA) permit application and the related certification. The Administrator is responsible for determining if the discharge may affect water quality in a neighboring jurisdiction. The DA permit may not be issued pending the conclusion of the Administrator's determination of effects on neighboring jurisdictions.

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. 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.

Essential Fish Habitat

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 3.11 acres of wetlands, 1.94 acres of ponds (non-wetland waters), and 652.48 linear feet / 0.05-acre of linear systems (non-wetland waters) 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.

Endangered Species

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project and based on the location of the project and available information, the following species may be present in the County(s) where the work will occur: Canby's dropwort (*Oxypolis canbyi*), northern long-eared bat (*Myotis septentrionalis*), pondberry (*Lindera melissifolia*), red-cockaded woodpecker (*Picoides borealis*), and tricolored bat (*Perimyotis subflavus*).

Based on all information provided by the applicant and the most recently available information, the District Engineer has determined the following:

The project will have no effect on red-cockaded woodpecker and will not result in the destruction or adverse modification of designated or proposed critical habitat.

The project is not likely to adversely affect Canby's dropwort, northern long-eared bat, tricolored bat, and pondberry, 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 (USFWS project code: 2024-0009208) 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.

Cultural Resources

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)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. 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 any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

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.

Corps' Evaluation

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed 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 and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. 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.

Solicitation of Public Comment

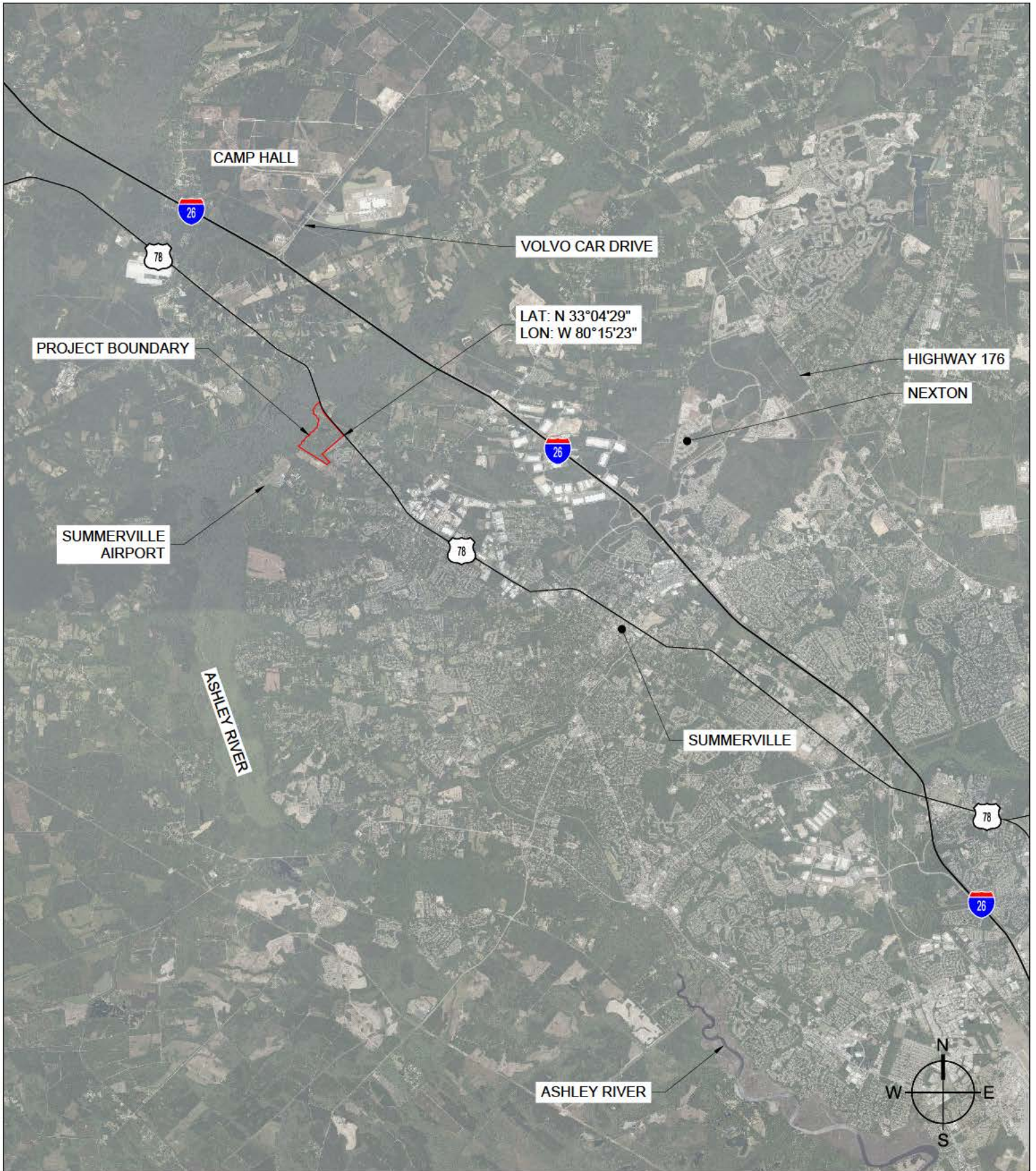
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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. 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.

Please submit comments in writing, identifying the project of interest by public notice/file number (SAC-2023-00806), to kelby.a.callahan@usace.army.mil or the following address:

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A HAGOOD AVENUE**

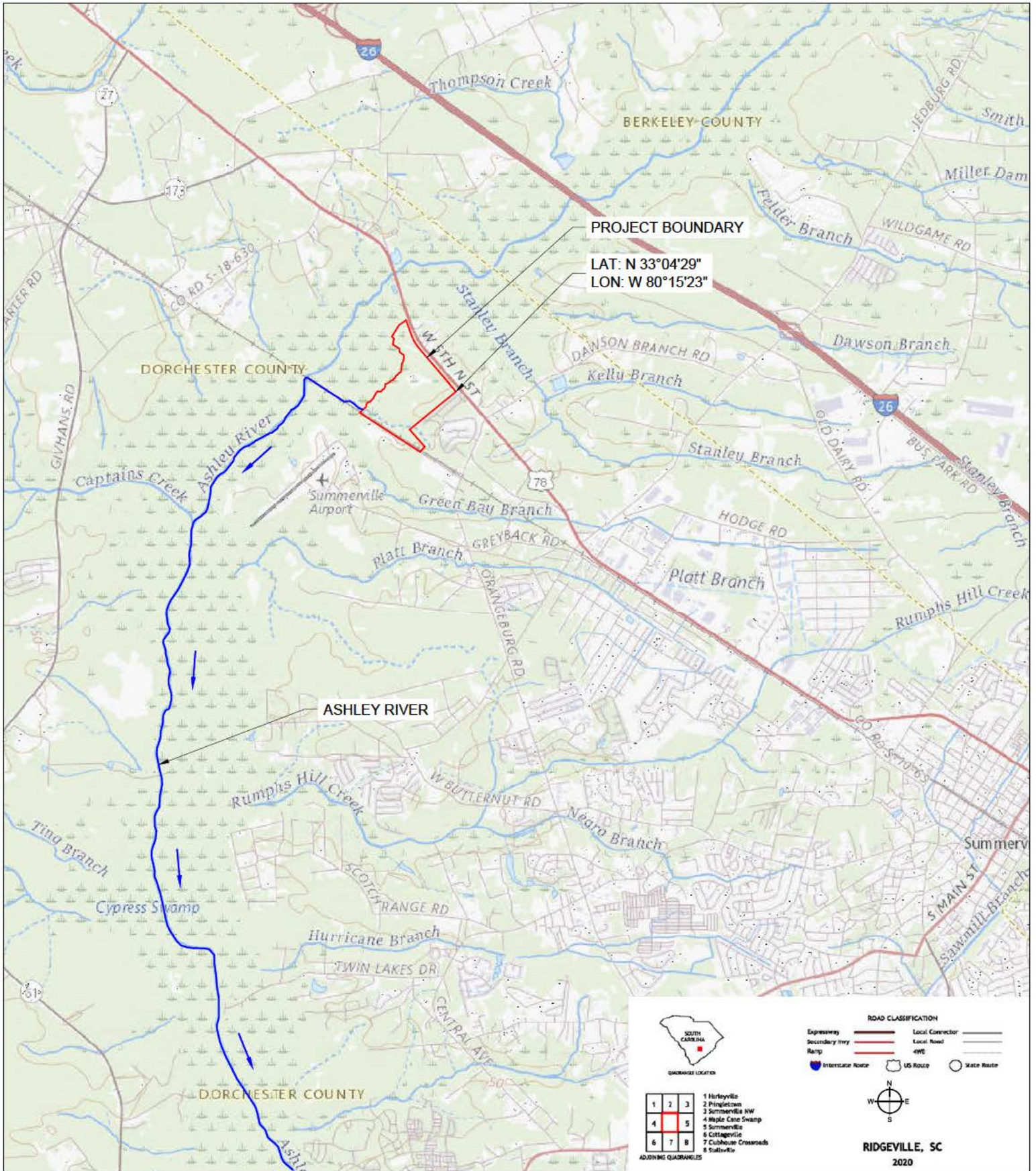
CHARLESTON, SOUTH CAROLINA 29403-5107

If there are any questions concerning this public notice, please contact Kelby Callahan, Project Manager, at 843-278-9356, or by email at kelby.a.callahan@usace.army.mil.



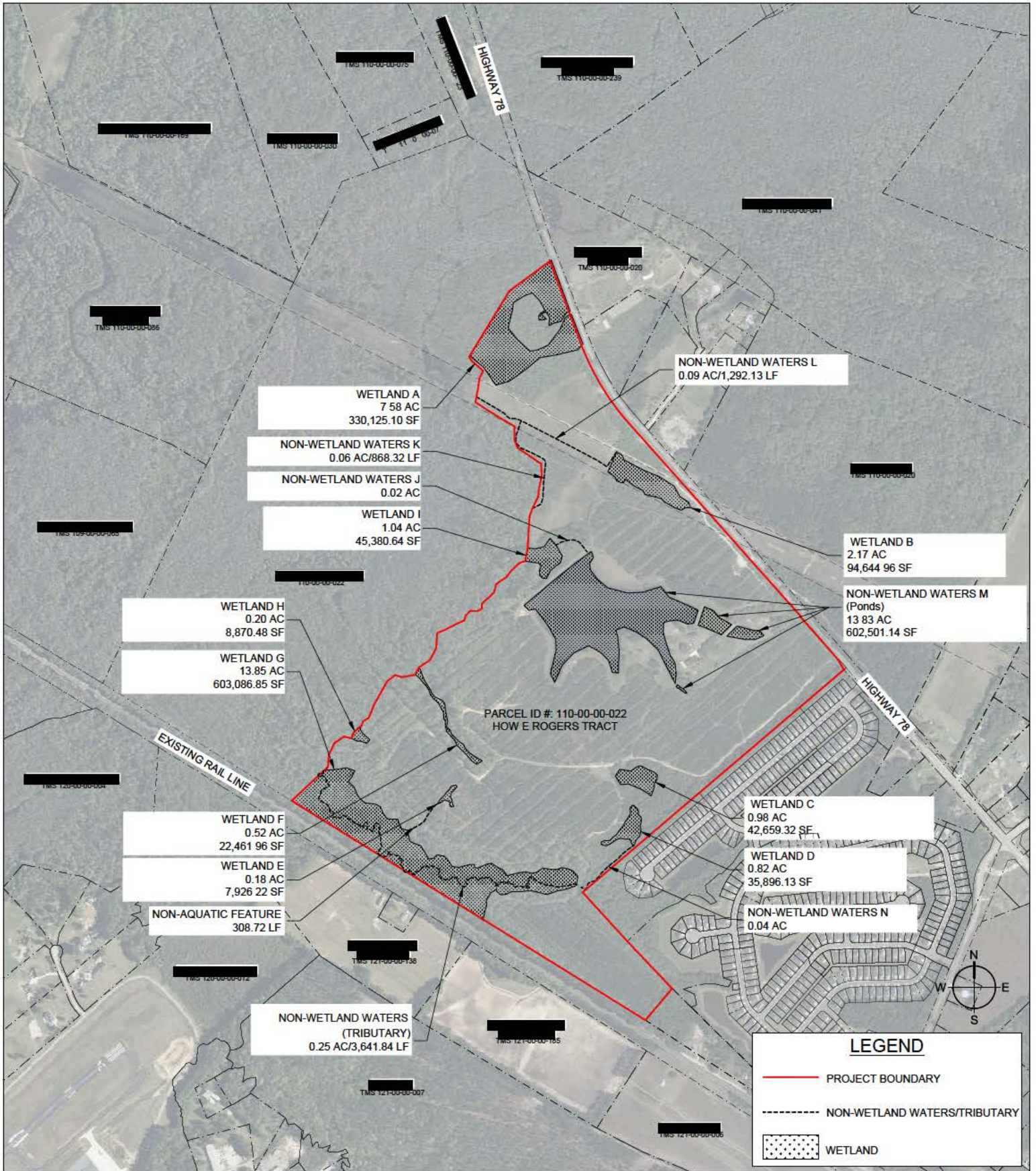
HOWIE ROGERS
SW+ PROJECT: 10402
10/31/2023

SHEET 1
LOCATION EXHIBIT



HOWIE ROGERS
 SW+ PROJECT: 10402
 10/31/2023

SHEET 2
 USGS MAP EXHIBIT

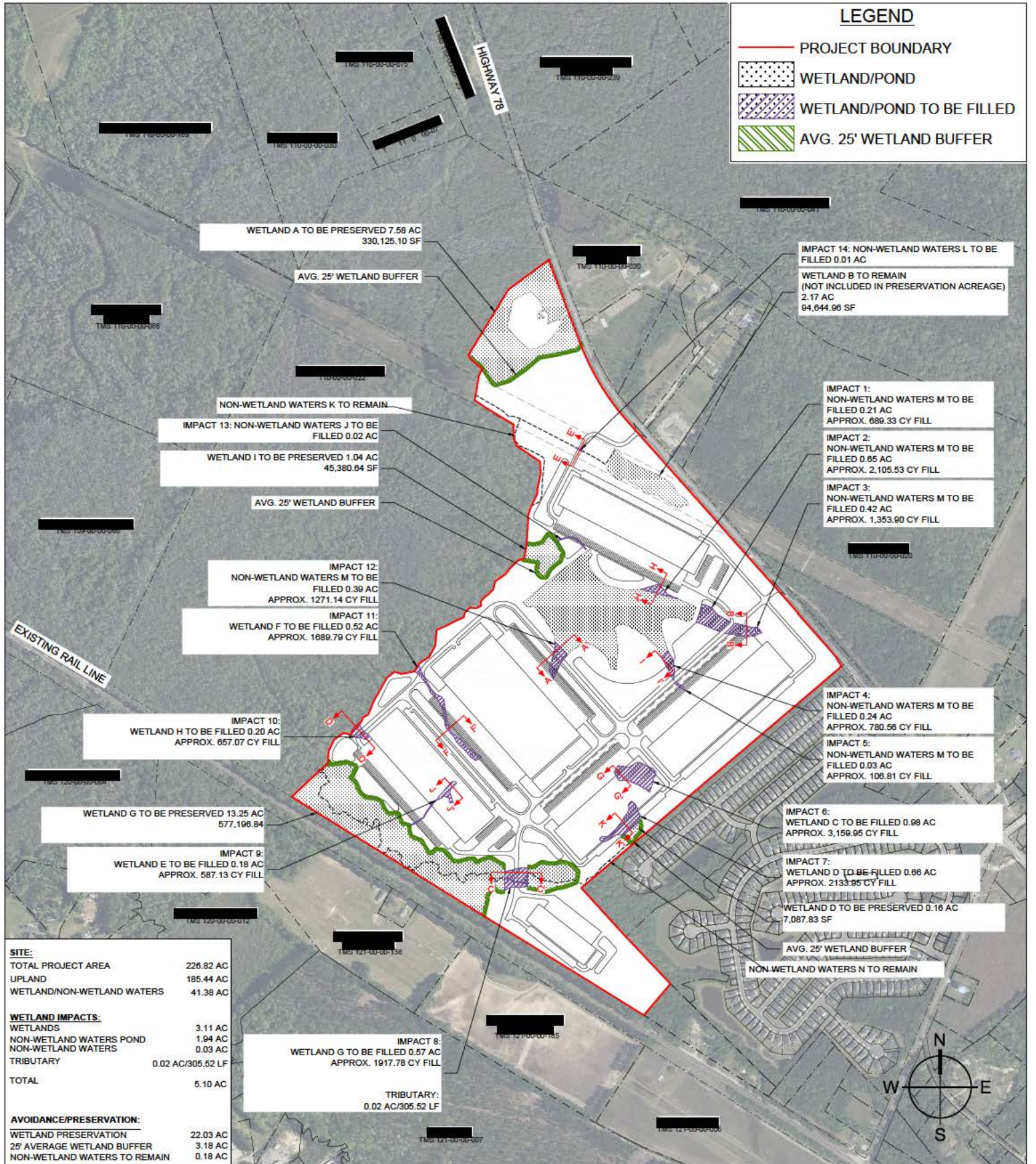


HOWIE ROGERS
SW+ PROJECT: 10402
10/31/2023
1" = 1000'

SHEET 3
EXISTING CONDITIONS

LEGEND

- PROJECT BOUNDARY
- WETLAND/POND
- WETLAND/POND TO BE FILLED
- AVG. 25' WETLAND BUFFER



SITE:	
TOTAL PROJECT AREA	226.82 AC
UPLAND	185.44 AC
WETLAND/NON-WETLAND WATERS	41.38 AC
WETLAND IMPACTS:	
WETLANDS	3.11 AC
NON-WETLAND WATERS POND	1.94 AC
NON-WETLAND WATERS	0.03 AC
TRIBUTARY	0.02 AC/305.52 LF
TOTAL	5.10 AC
AVOIDANCE/PRESERVATION:	
WETLAND PRESERVATION	22.03 AC
25' AVERAGE WETLAND BUFFER	3.18 AC
NON-WETLAND WATERS TO REMAIN	0.18 AC

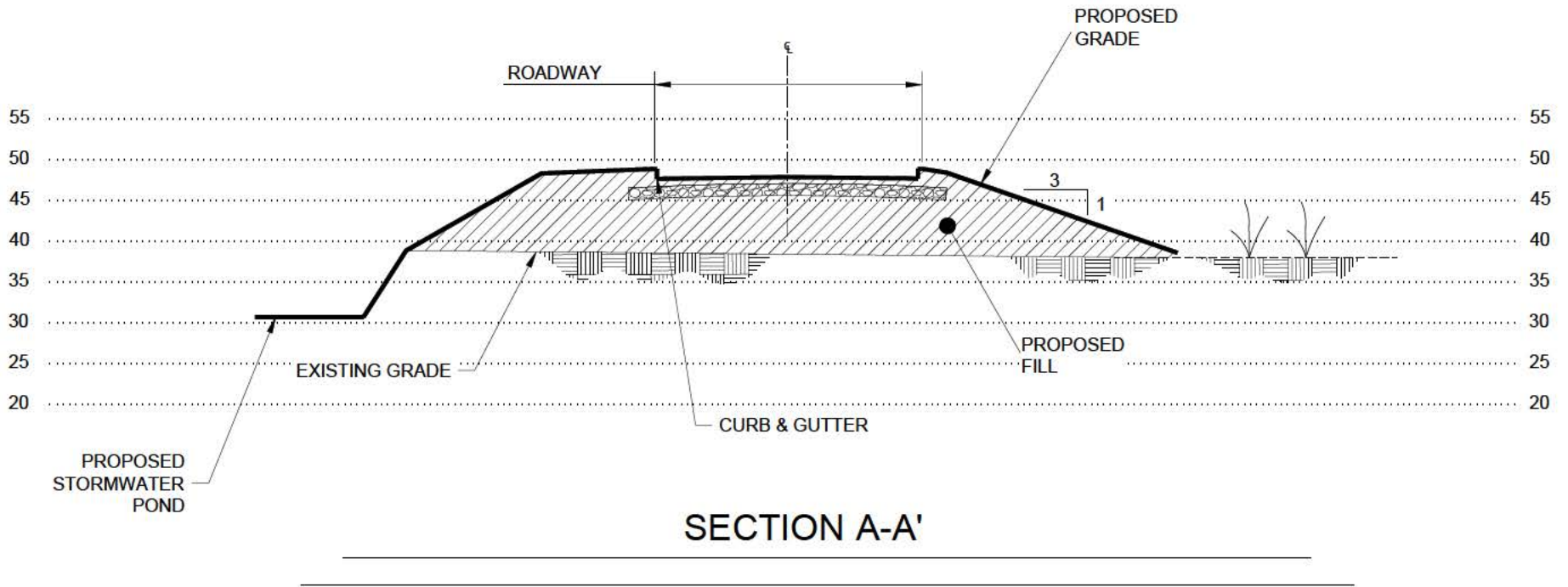
IMPACT 8:
WETLAND G TO BE FILLED 0.57 AC
APPROX. 1917.78 CY FILL

TRIBUTARY:
0.02 AC/305.52 LF



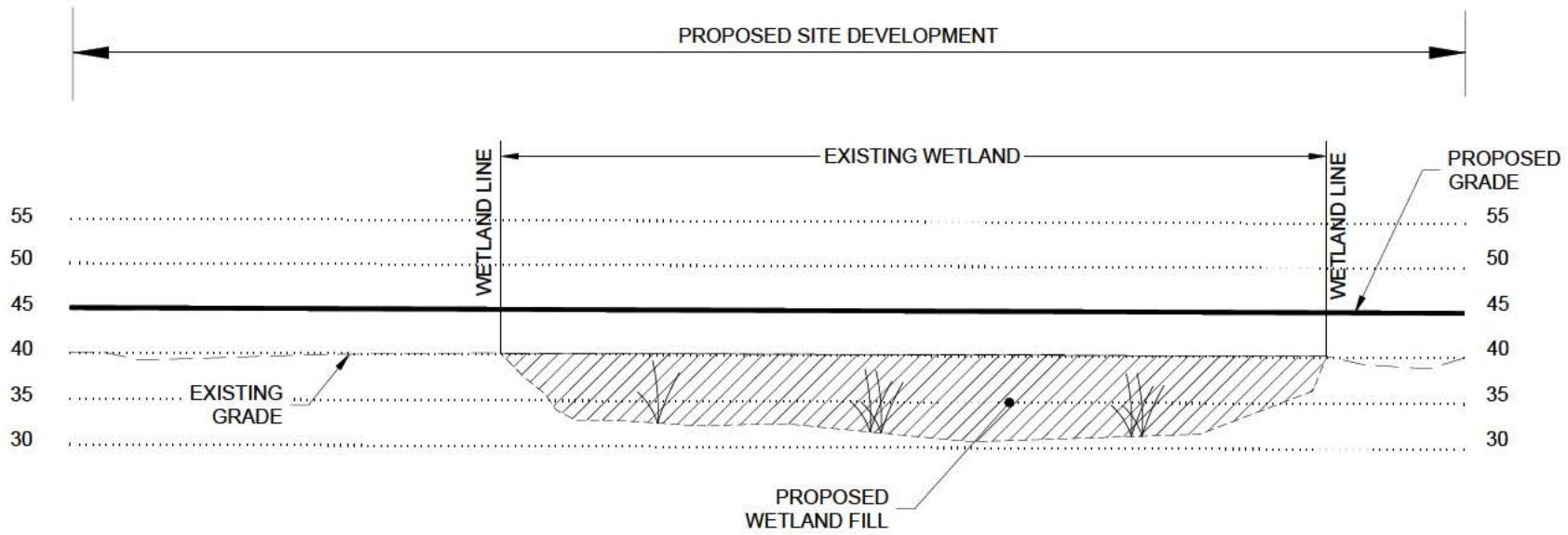
HOWIE ROGERS
SW+ PROJECT: 10402
10/31/2023
1" = 1000'

SHEET 4
SITE DEVELOPMENT



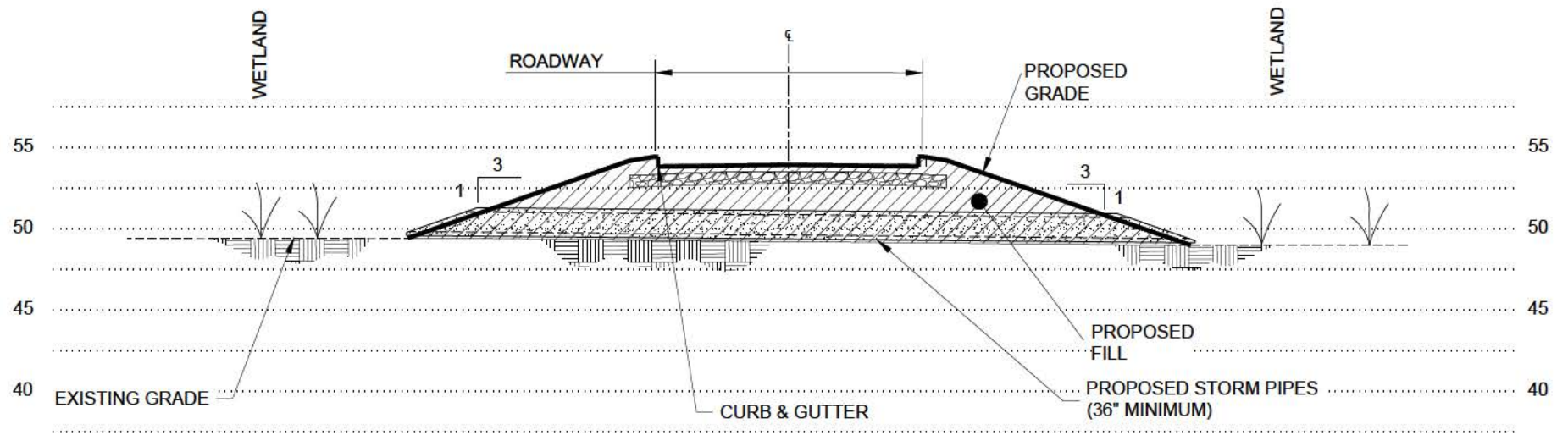
HOWIE ROGERS
 SW+ PROJECT: 10402
 10/31/2023

SHEET 5
 WETLAND FILL CROSS
 SECTION A-A'

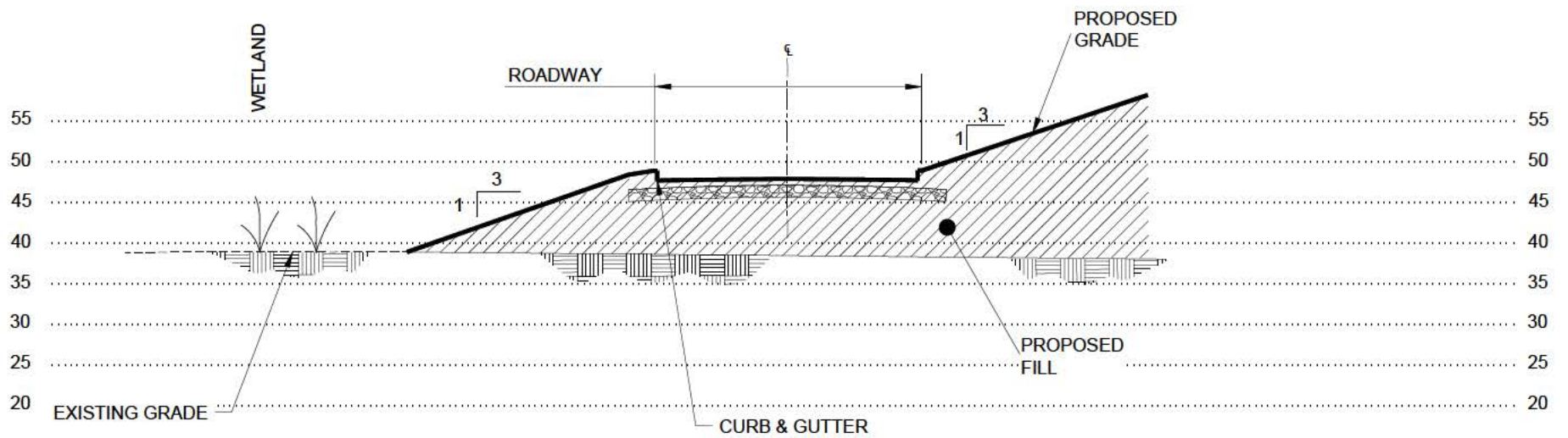


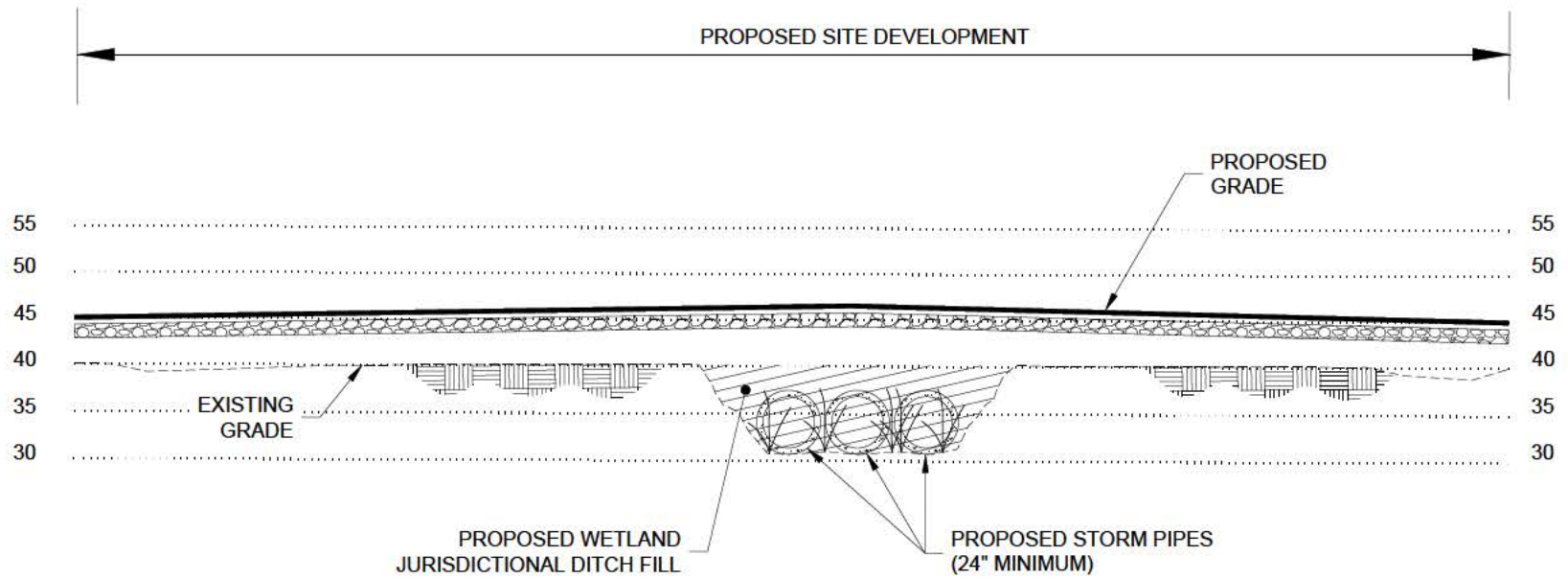
SCALE: N.T.S.

SECTION B-B'

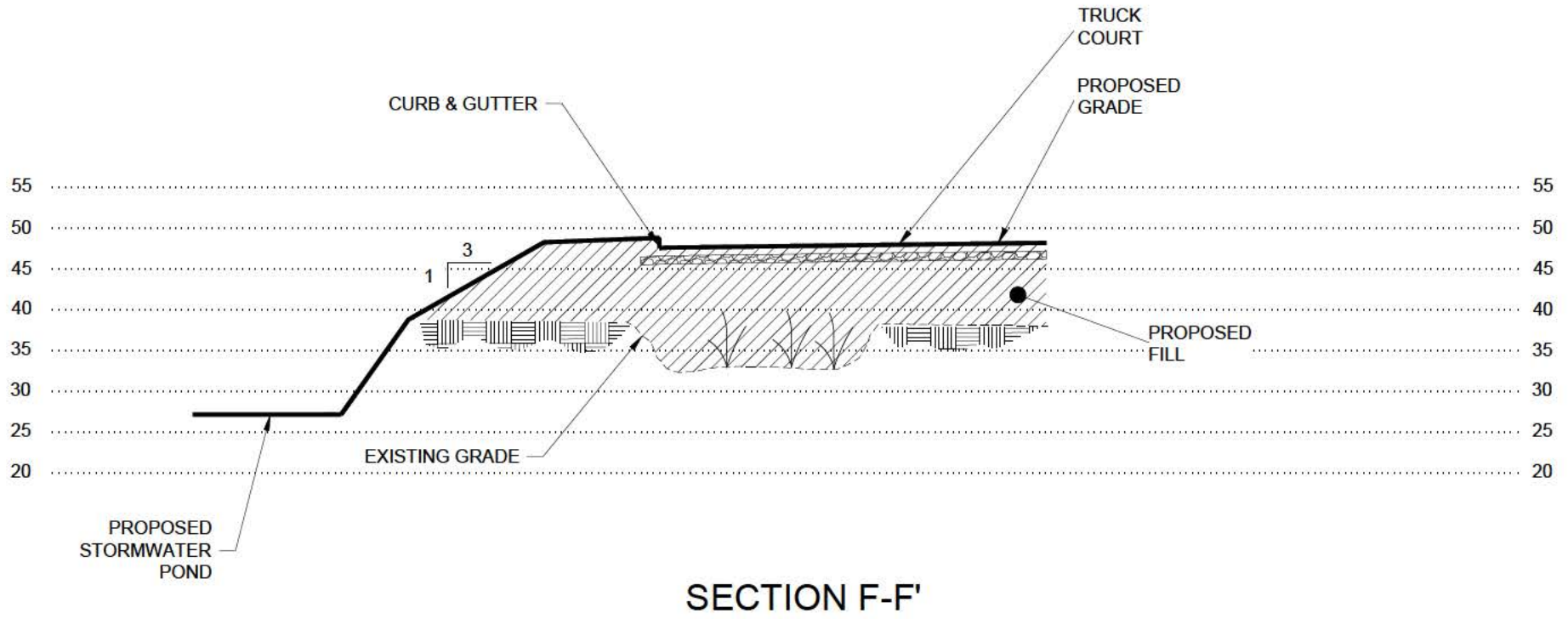


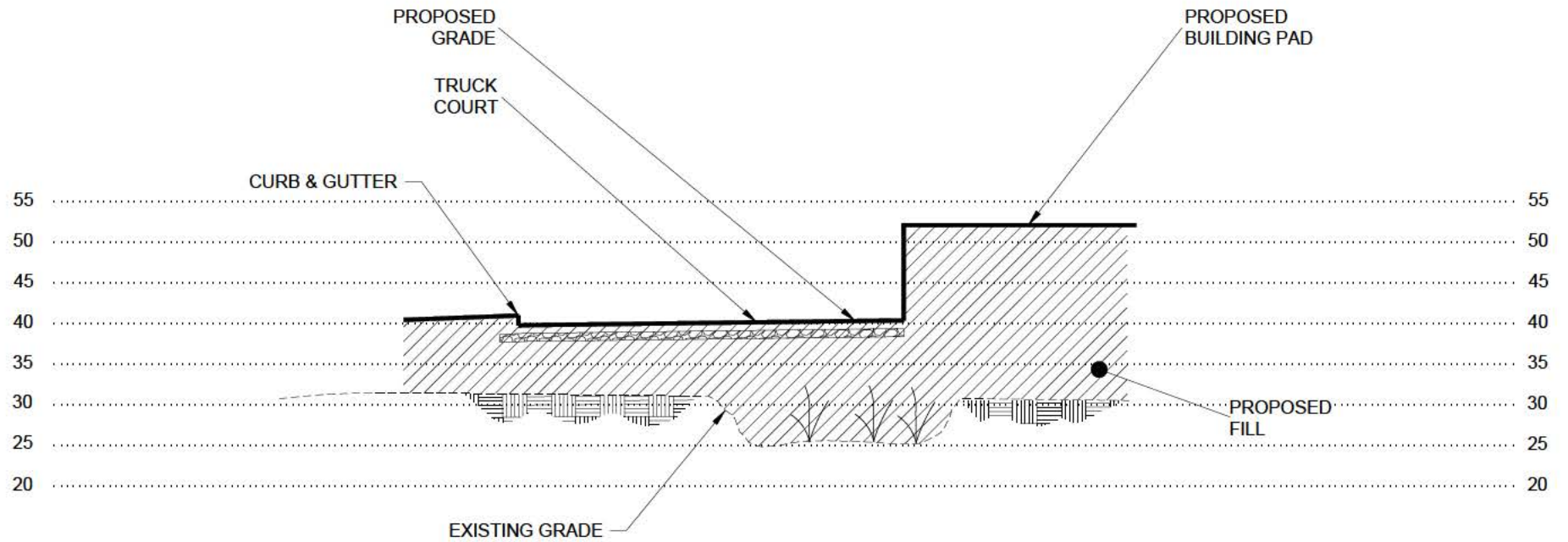
SECTION C-C'



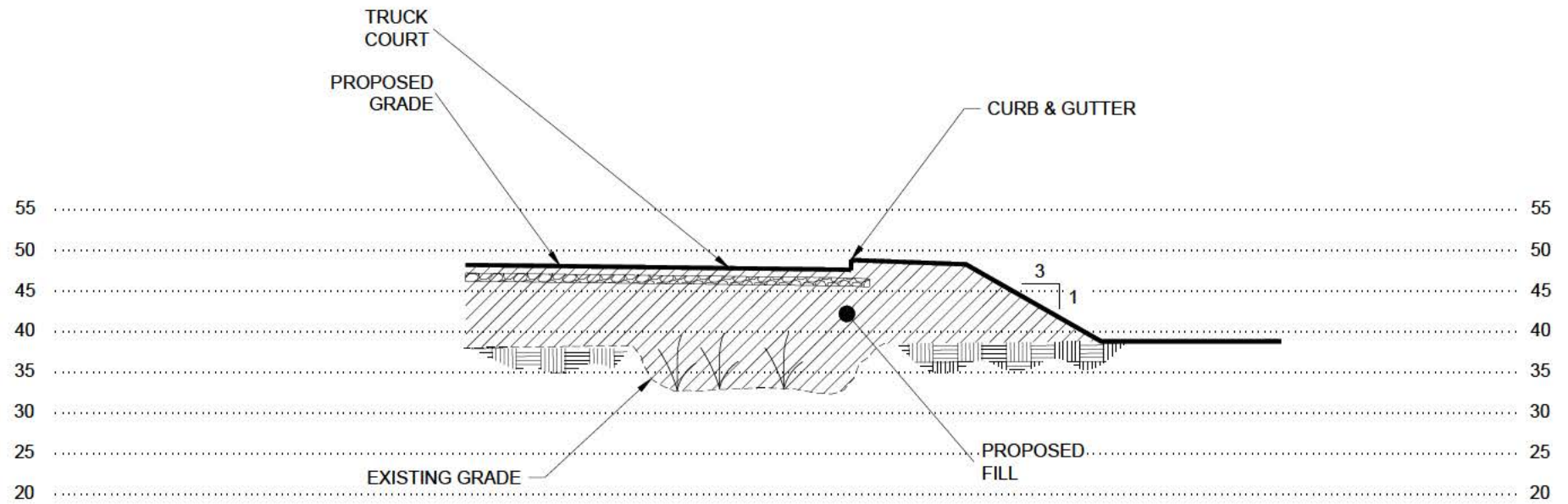


SECTION E-E'

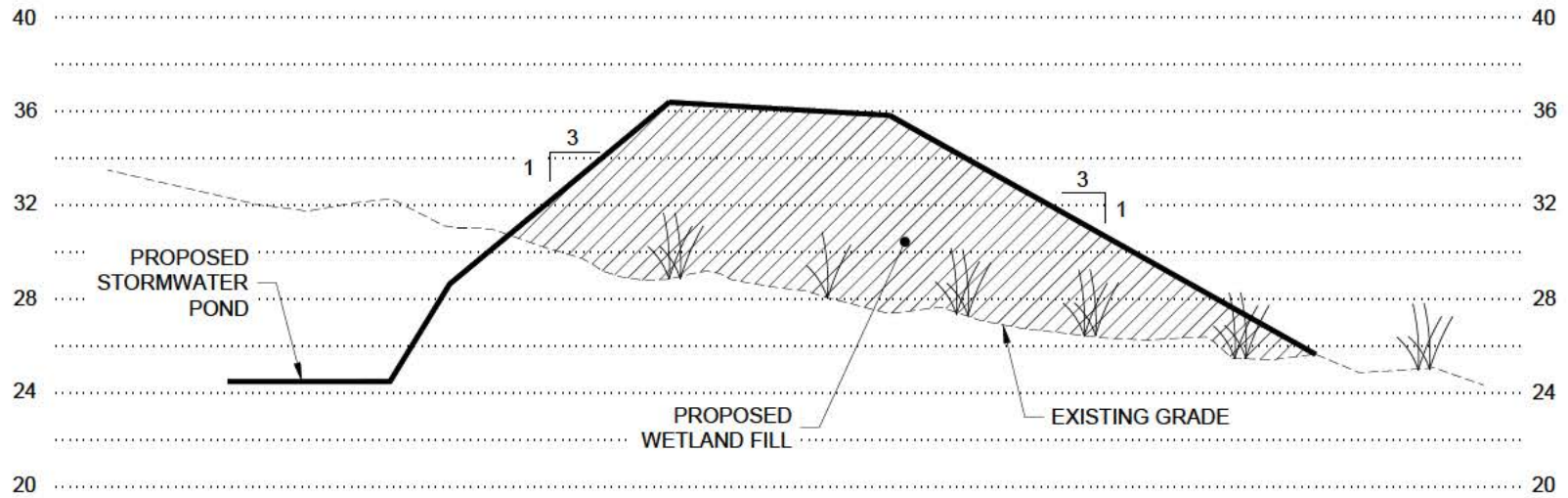




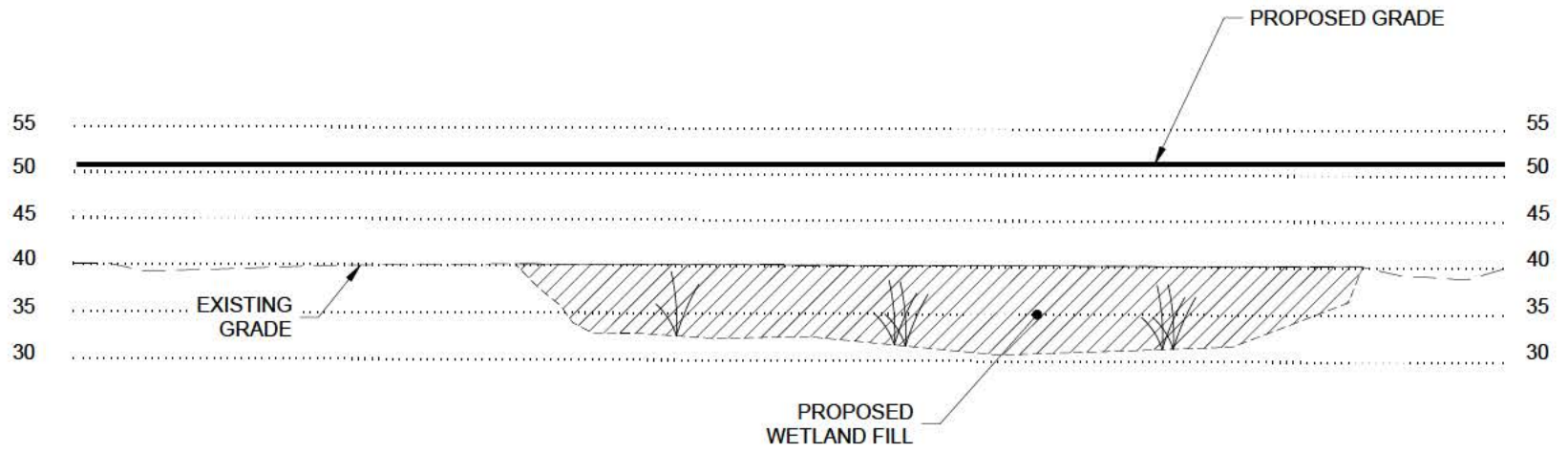
SECTION G-G'



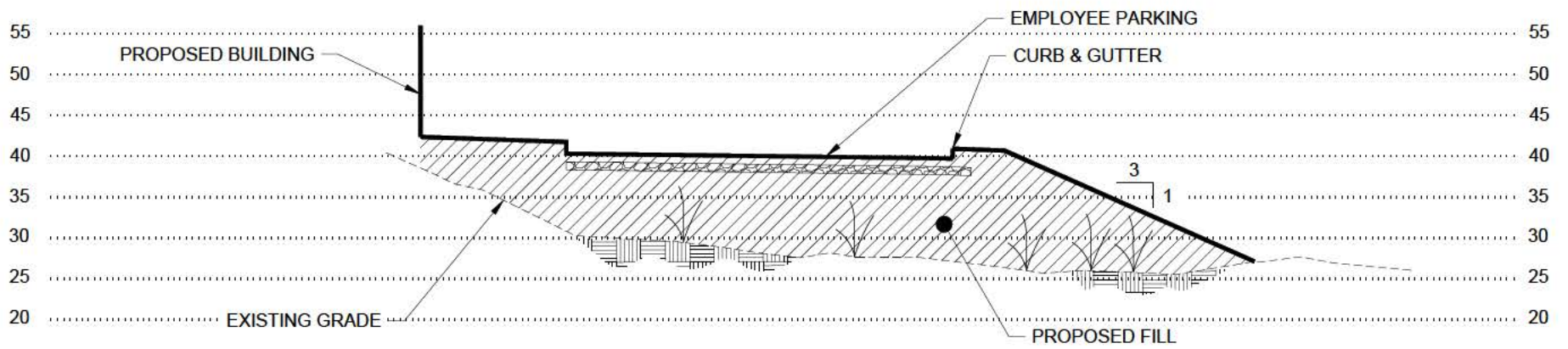
SECTION H-H'



SECTION I-I'



SECTION J-J'



SECTION K-K'