

**JOINT**  
**PUBLIC NOTICE**

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

REGULATORY DIVISION

Refer to: P/N -SAC-2021-00406

DATE: March 8, 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), a prospectus has been submitted to the Department of the Army and the South Carolina Interagency Review Team by

**The Landsford Group LLC**  
**1031 South Caldwell Street, Suite 110**  
**Charlotte, NC 28203**

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

**CATAWBA RIVER**

at a location an approximate 250-acre parcel (York County parcel 7610000001, and Chester County parcel 152-00-00-007-000), west of the Catawba River and east of east US Highway 21 in York County and Chester County, South Carolina (Latitude: 34.7940°, Longitude: -80.9116°), Catawba SC U.S. Geological Service Quadrangle sheets.

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

**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 wetland and stream mitigation bank in the Lower Catawba watershed (8-digit Hydrologic Unit Code 03050103). The proposed 250-acre mitigation site includes approximately 27.18 acres of wetlands and 30,131 linear feet (lf) of non-wetland waters.

The proposal is to preserve approximately 16,712lf of streams and 24.91 acres of palustrine, forested wetlands through the permanent protection of a conservation easement. Restore approximately 3,674lf of streams by establishing a new channel and reconnecting the stream with the abandoned floodplain bench at the current stream elevation. Enhance approximately 9,745lf of streams by stabilizing of the existing channel and the creation a floodplain bench at the current stream elevation restoration. Enhance approximately 2.5 acres of freshwater

forested wetlands through restoration of a native hardwood community.

**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 located within the in the Catawba River Watershed. 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 acres 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 that the project is not likely to adversely affect 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 for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

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)(1)), and has initially determined that there are historic properties present, but they will not be affected; 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 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.

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 by appointment between the hours of 9:00 am and 4:00 pm Monday through Friday at the address listed above. 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](mailto:David.B.Wilson@usace.army.mil) or by telephone at 843-329-8026.





## Legend

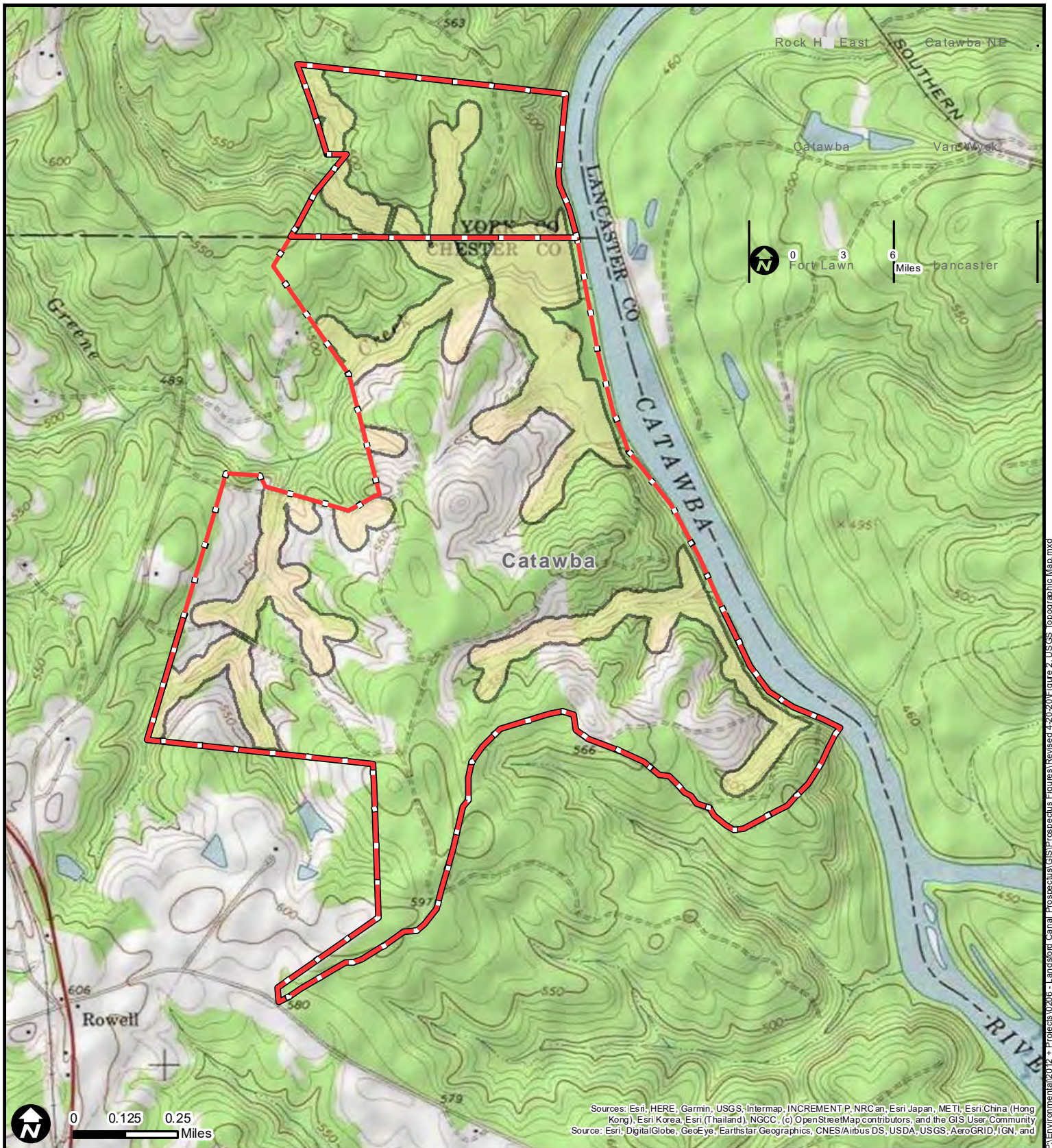
- Tract Boundaries ~ 1,028
- SC County Boundaries
- Approximate Proposed Conservation Easement ~ 250 AC
- Road Centerline

## Figure 1. Site Location Map

Landsford Canal Mitigation Bank Prospectus  
York & Chester County, South Carolina

The map shown here has been created with all due and reasonable care. All proposed mitigation is conceptual in nature and should not be considered final.





## Legend

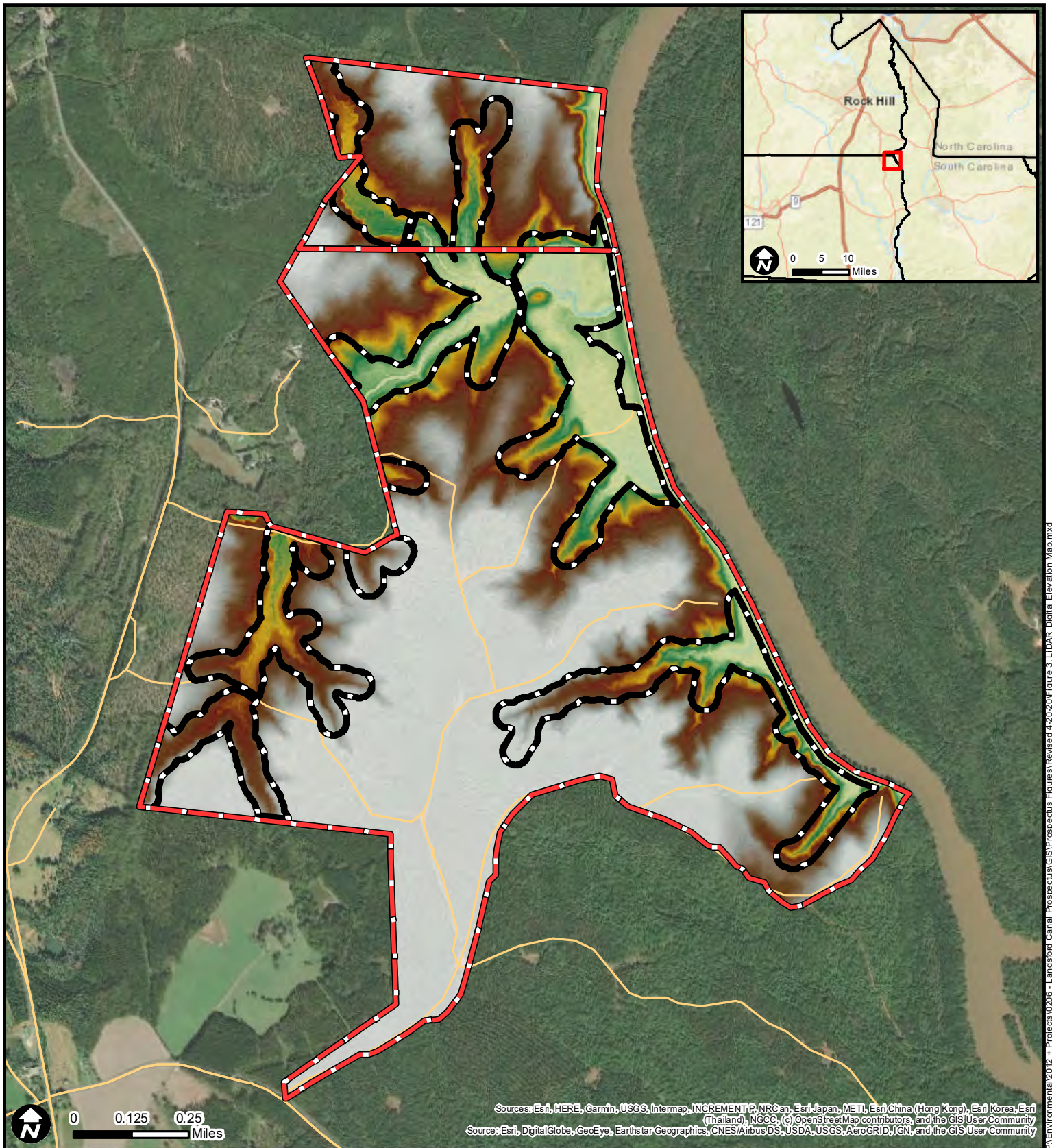
- Approximate Proposed Conservation Easement
- Tract Boundaries
- USGS 24k Topo Map Boundaries

## Figure 2. USGS Topographic Map


Landsford Canal Mitigation Bank Prospectus  
 York & Chester County, South Carolina


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


### Legend

 Approximate Proposed Conservation Easement

 Tract Boundaries

### Elevation (ft)

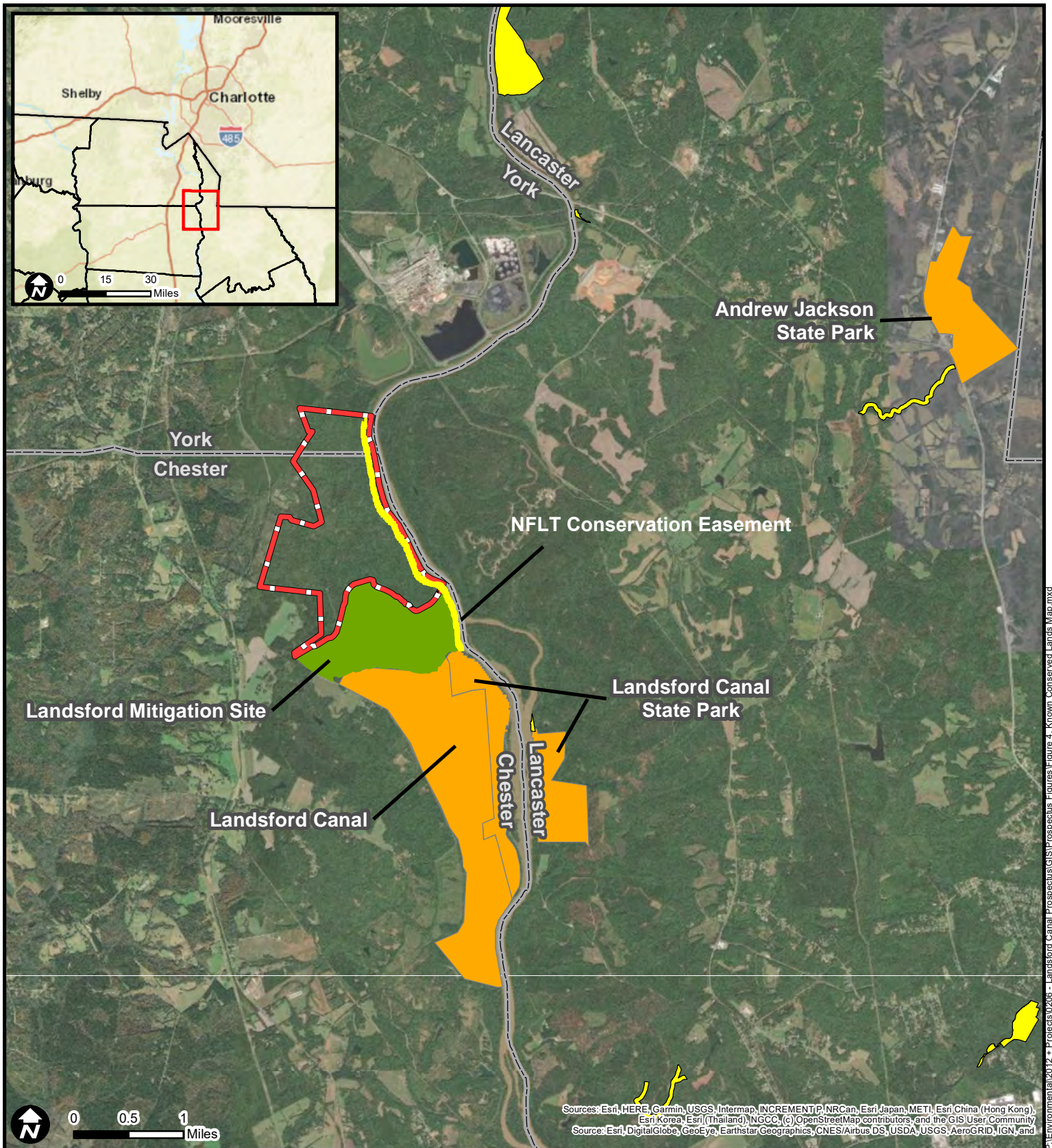
 High : 540  
Low : 444

### Figure 3. LiDAR Digital Elevation Map






Landsford Canal Mitigation Bank Prospectus  
York & Chester County, South Carolina

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## Legend

-  Project Study Area
-  Potential Mitigation Site
-  Known Private Lands
-  State Protected Land
-  SC County Boundaries

## Figure 4. Known Conserved Lands Map

Landsford Property Prospectus  
York & Chester County, South Carolina

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**Figure 5: Aquatic Resource Map**

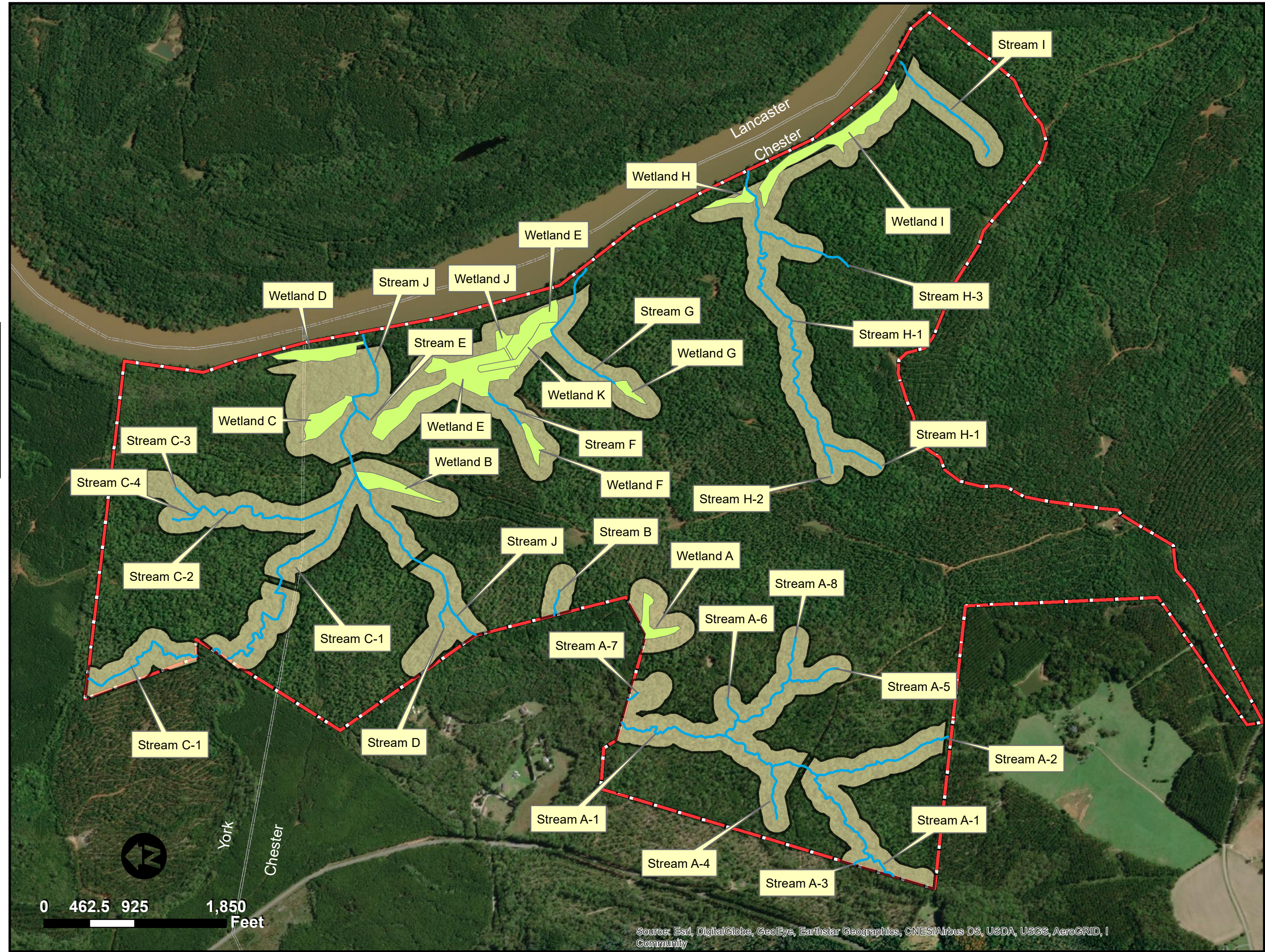
Landsford Canal  
Mitigation Bank Prospectus  
York & Chester Counties,  
South Carolina

**Legend**

- Streams ~ 29,591'
- Wetlands ~27.36 ac
- Proposed Conservation Easement
- Tract Boundary
- SC County Boundaries



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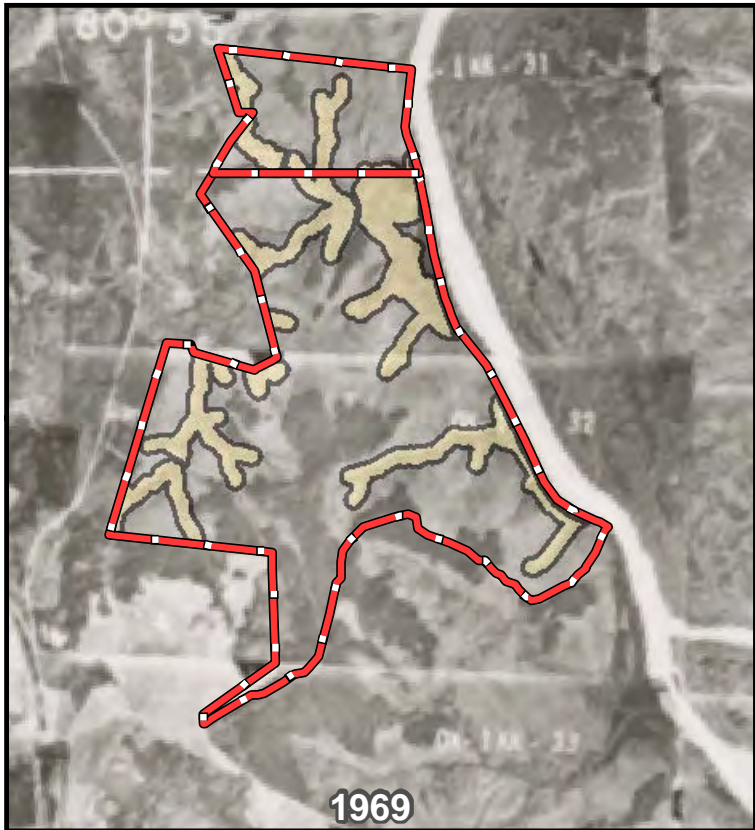
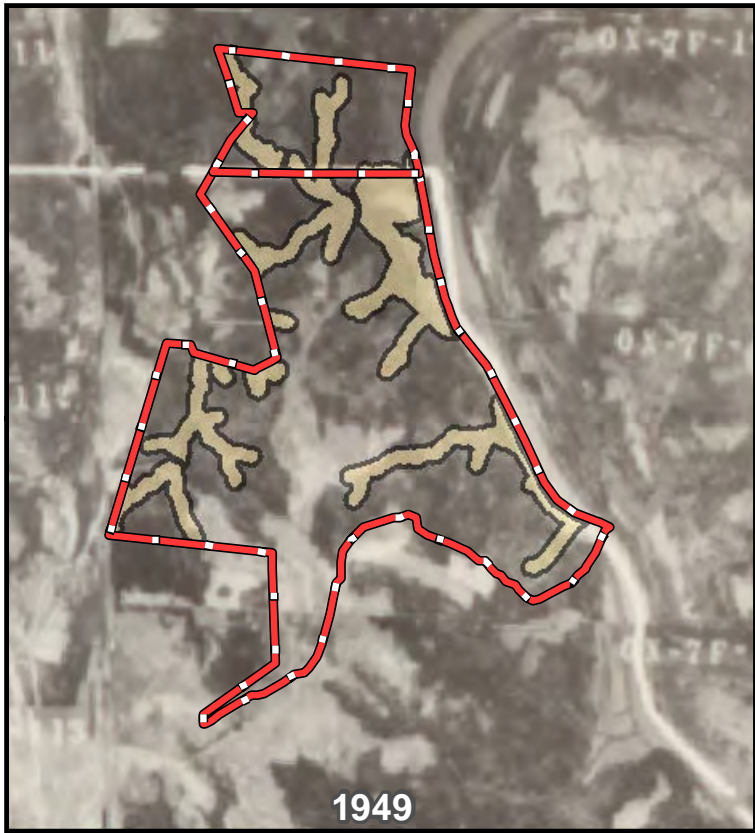












### Legend



Tract Boundaries



Approximate Proposed  
Conservation Easement

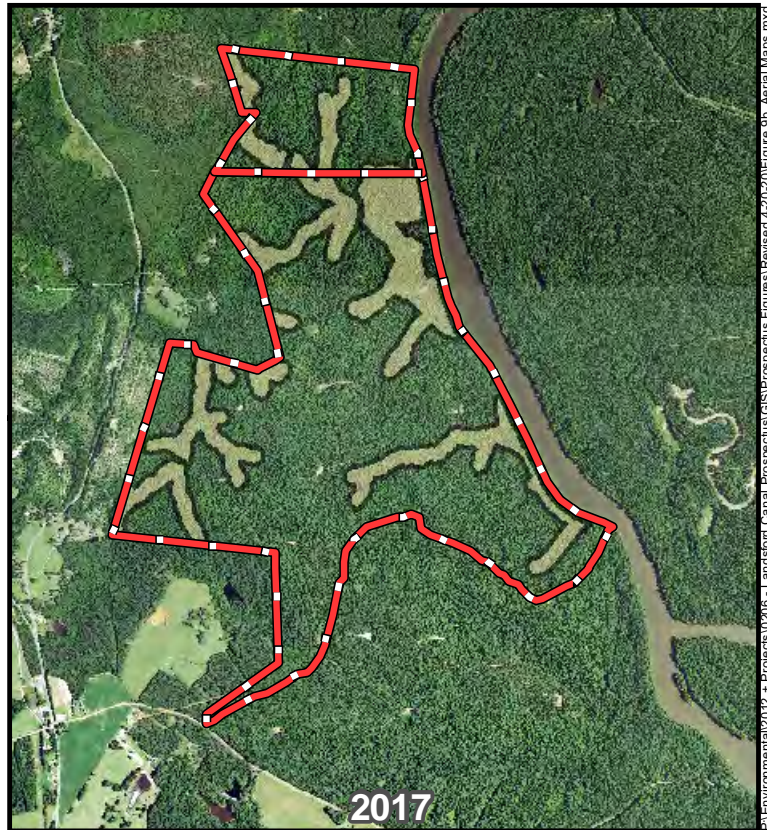
Imagery Source:  
Thomas Cooper Library

### Figure 9a. Aerial Maps

Landsford Canal Mitigation Bank Prospectus  
York & Chester County, South Carolina

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





Environmental\2012 - Projects\2006 - Landsford Canal Prospectus\GIS\Prospectus Figures\Revised 4-20-2017\figure 9b. Aerial Maps.mxd



**Legend**

 Tract Boundaries

 Approximate Proposed Conservation Easement

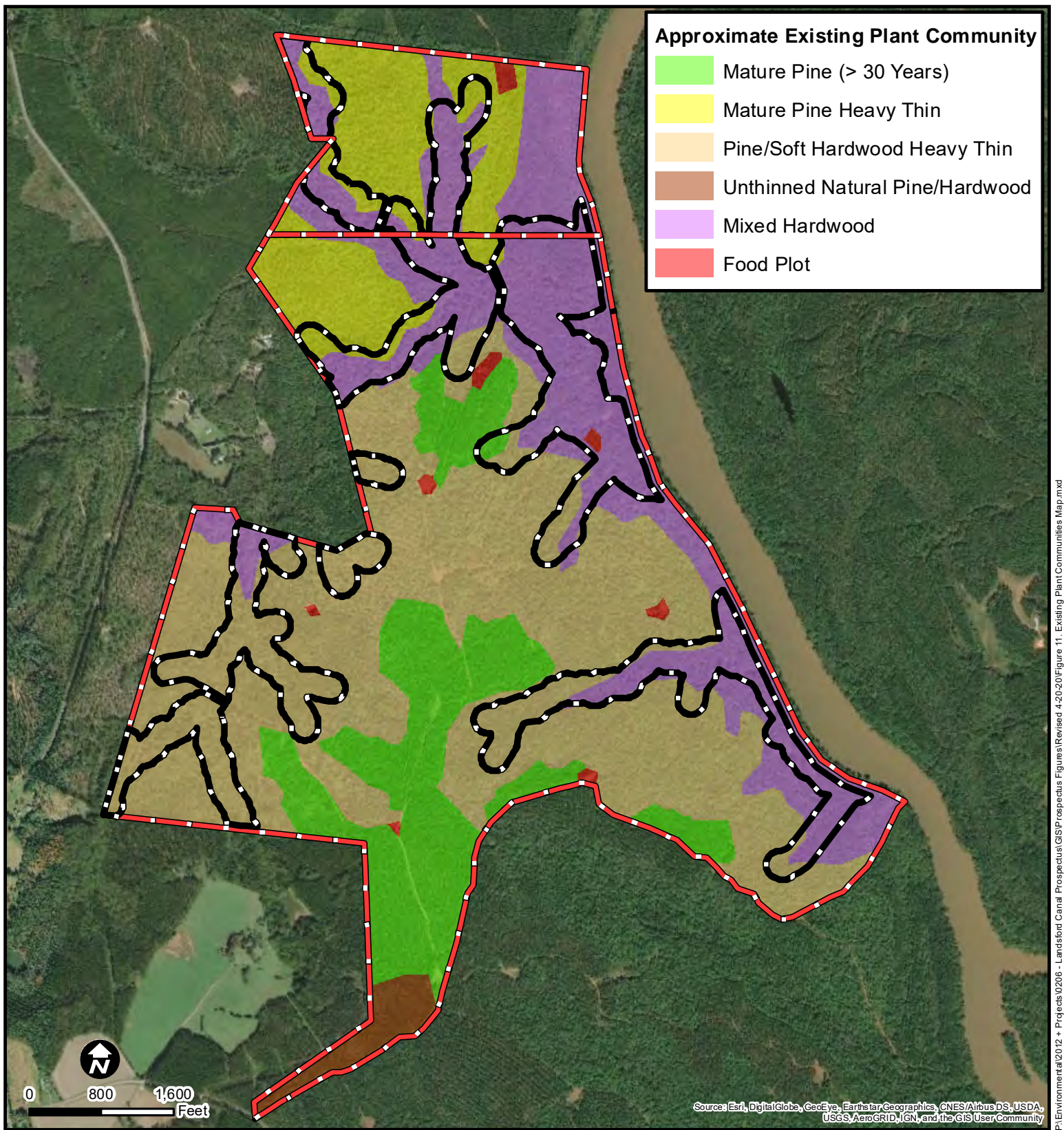
Imagery Source: USGS EarthExplorer

**Figure 9b. Aerial Maps**

Landsford Canal Mitigation Bank Prospectus  
York & Chester County, South Carolina

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P:\Environmental\2012 - Projects\0206 - Landsford Canal Prospectus\GIS\Prospectus Figures\Revised 4-20-20\Figure 11. Existing Plant Communities Map.mxd

### Legend

- Tract Boundaries
- Approximate Proposed Conservation Easement

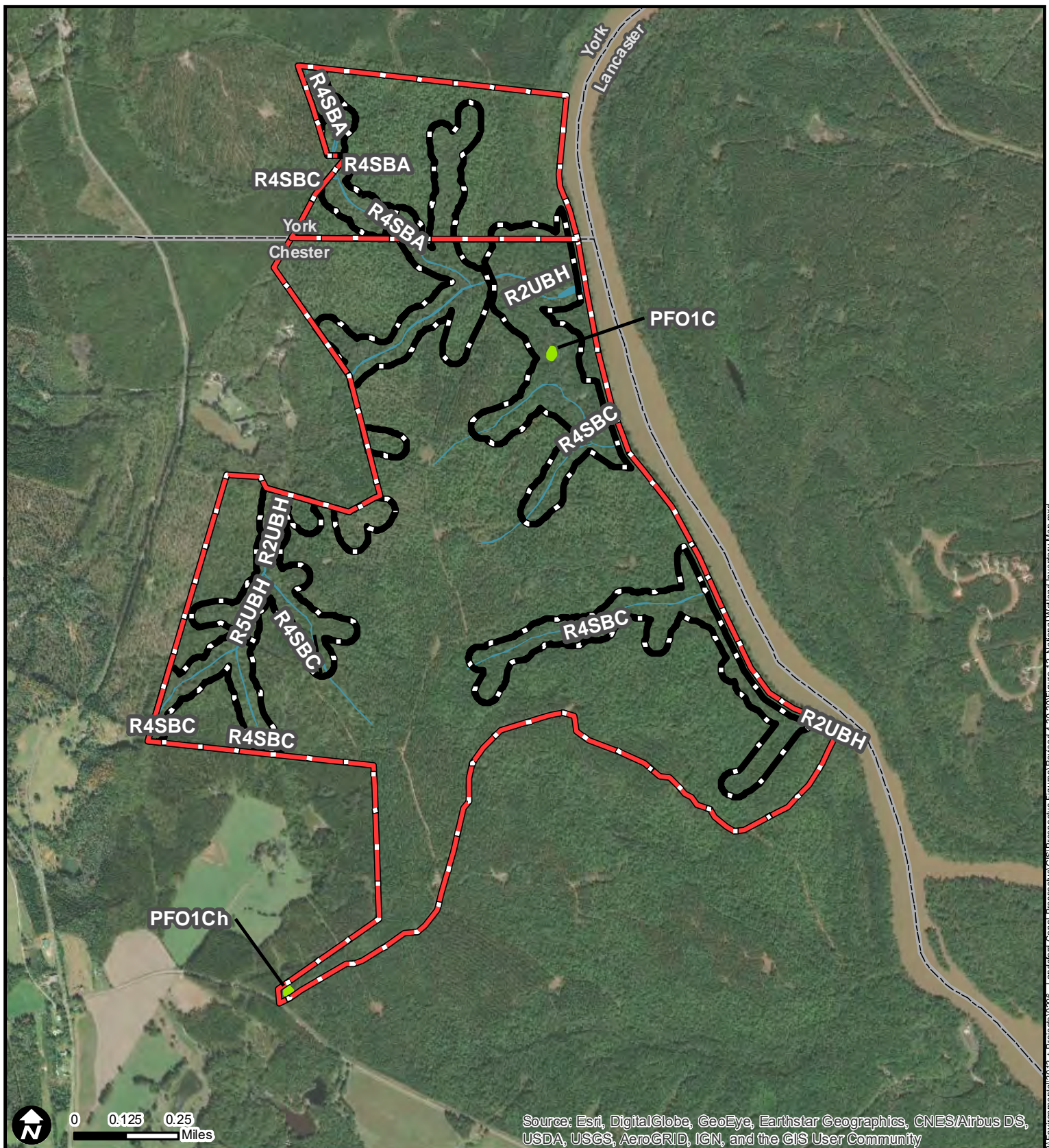
Plant communities shown are from an on-site stand map, dated June 26, 2015, prepared by American Forest Management.

### Figure 11. Existing Plant Communities Map

Landsford Canal Mitigation Bank Prospectus  
York & Chester County, South Carolina

The map shown here has been created with all due and reasonable care. All proposed mitigation is conceptual in nature and should not be considered final.





**Legend**

- Tract Boundaries
- Approximate Proposed Conservation Easement
- SC County Boundaries

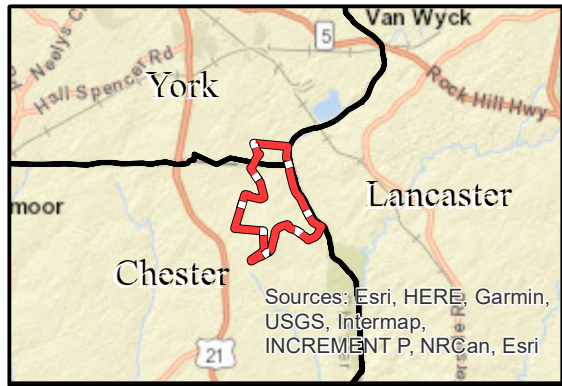
**National Wetland Inventory**

- Freshwater Forested/Shrub Wetland
- Riverine

**Figure 12. National Wetland Inventory Map**  
 Landsford Canal Mitigation Bank Prospectus  
 York & Chester County, South Carolina

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**Figure 15: Proposed Mitigation Work Plan Map**

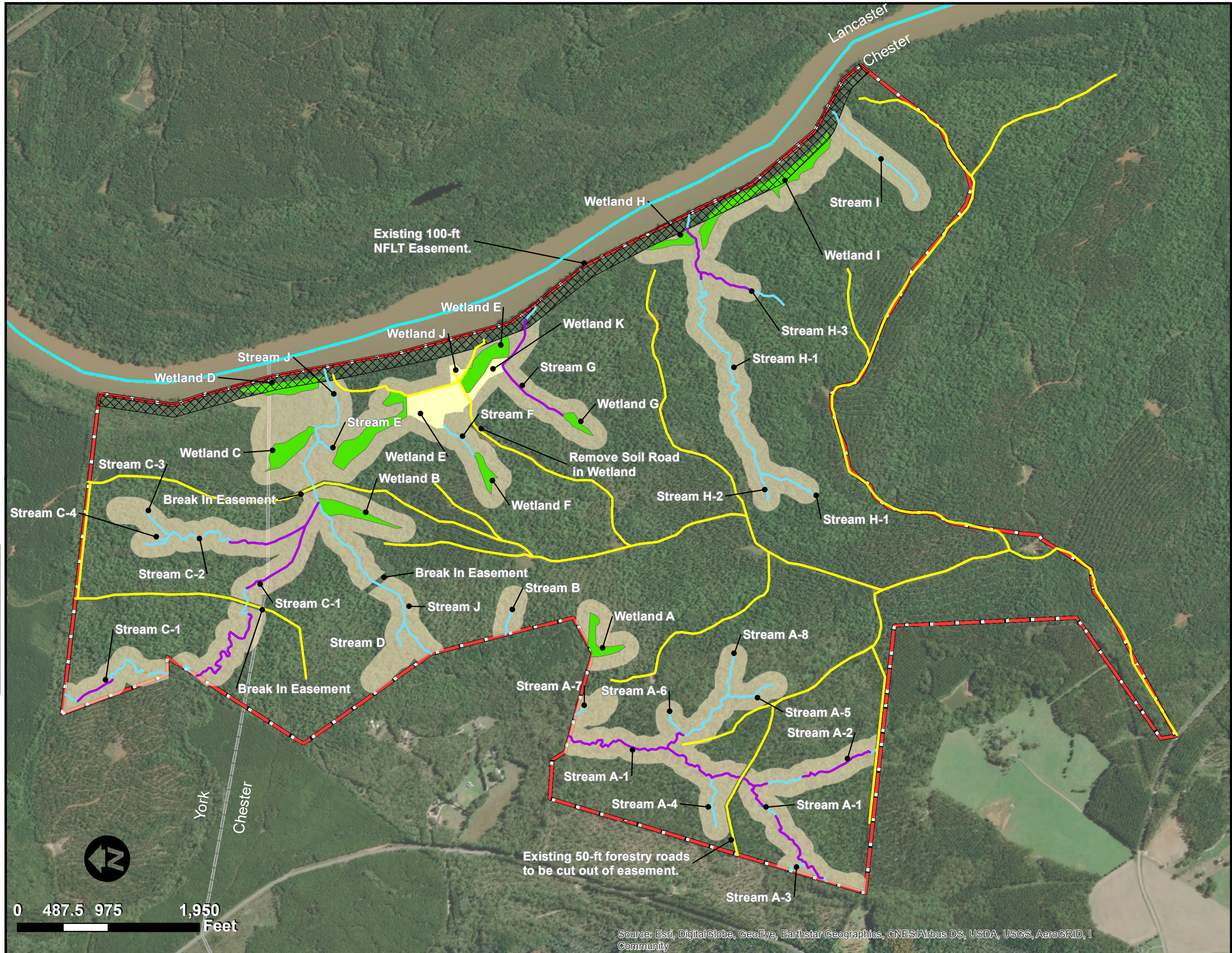
Landsford Canal  
Mitigation Bank Prospectus  
York & Chester Counties,  
South Carolina

### Legend

- Existing Forestry Road
- Stream Enhancement ~23 LF
- Stream Restoration ~11,766 LF
- Stream Preservation ~17,803 LF
- Approximate Duke Easement
- Wetland Preservation ~20.87
- Proposed Wetland Enhancement ~6.49 ac
- Proposed Conservation Easement
- Tract Boundary
- SC County Boundaries



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, I Community