

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
and
THE S.C. DEPARTMENT OF ENVIRONMENTAL SERVICES
Water Quality Certification and Wetlands Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: SAC-2024-00693

November 8, 2024

Pursuant to 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 South Carolina Department of Environmental Services by

Mr. Scott Stocker
The Boeing Company
5400 International Blvd.
North Charleston, South Carolina 29418

Mr. Reggie Reeves
GEL Engineering, LLC
2040 Savage Rd
Charleston, South Carolina 29407
reggie.reeves@gel.com

for a permit to build a tarmac and parking area resulting in a loss of

2.5 acres of non-tidal freshwater wetlands near Filbin Creek

located immediately adjacent to the Boeing South Carolina Dreamliner final assembly and delivery facility, northwest of Aviation Avenue, in Charleston County, South Carolina (Latitude: 32.8808 °, Longitude: -80.0283 °), USGS Ladson Quad

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

15 Days from the Date of this Notice,

and **SCDES** 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 build a new tarmac and parking area in support of the existing Boeing Facility.

Project Description

The proposed work consists of the addition of the Dreamlifter servicing and testing facility to the northwest portion of the North Parcel. The activity includes the addition of approximately 8.2 acres of structural concrete. The proposed location is immediately adjacent to the Dreamlifter loading and unloading area. This loading/unloading area is the specially designated area for components to be unloaded from Dreamlifters for transport into the assembly building. This proposed activity would require filling of 2.11 acres of freshwater wetlands. The proposed project also includes the construction of a new employee parking lot in the southeast portion of the North Parcel, immediately adjacent to an existing parking lot. Construction of the additional employee parking would require filling of 0.39 acres of freshwater wetlands. The total impacts to freshwater wetlands are 2.5 acres.

Avoidance and Minimization

The applicant has stated that the proposed project will avoid and/or minimize impacts to the aquatic environment by evaluating no-build and other location alternatives, and minimizing the footprint of development where possible.

Proposed Compensatory Mitigation

The applicant has proposed to mitigate for impacts to freshwater wetlands by purchasing 20.5 freshwater wetland mitigation credits from a USACE-approved mitigation bank.

South Carolina Department Environmental Services

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 Environmental Services, 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 South Carolina Department of Environmental Services. 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 2.5 acres of freshwater wetlands 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.

Endangered Species

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the proposed project and based on location and available information, including **IPaC Project Code 2024-0095440** the following species have the potential to occur in the vicinity of the proposed work: Northern long-eared bat (*Myotis septentrionalis*), eastern black rail (*Laterallus jamaicensis*), piping plover (*Charadrius melodus*) red-cockaded woodpecker (*Picoides borealis*), rufa red knot (*Calidris canutus rufa*) green sea turtle (*Chelonia mydas*), Kemp's Ridley sea turtle (*Lepidochelys kempii*),

leatherback sea turtle (*Dermochelys coriacea*), loggerhead sea turtle (*Caretta caretta*), American chaffseed (*Schwalbea americana*), Canby's dropwort (*Oxypolis canbyi*), pondberry (*Lindera melissifolia*), and the tricolored bat (*Perimyotis subflavus*).

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

The project will have no effect on eastern black rail (*Laterallus jamaicensis*), piping plover (*Charadrius melodus*) red-cockaded woodpecker (*Picoides borealis*), rufa red knot (*Calidris canutus rufa*) green sea turtle (*Chelonia mydas*), Kemp's Ridley sea turtle (*Lepidochelys kempii*), leatherback sea turtle (*Dermochelys coriacea*), loggerhead sea turtle (*Caretta caretta*), American chaffseed (*Schwalbea americana*), Canby's dropwort (*Oxypolis canbyi*), pondberry (*Lindera melissifolia*) and will not result in the destruction or adverse modification of designated or proposed critical habitat.

The project is not likely to adversely affect Northern long-eared bat (*Myotis septentrionalis*) and tricolored bat (*Perimyotis subflavus*), or result in the destruction or adverse modification of designated or proposed critical habitat. Note the tricolored bat (*Perimyotis subflavus*) is a proposed species pending listing.

This public notice serves as a request to the U.S. Fish and Wildlife Service (USFWS project code: 2024-0095440) 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)(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 (SHPO) 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 (THPO)).

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, 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-2024-00693), to Benjamin.G.Burdette@usace.army.mil or 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 Benjamin Burdette at 843-329-8158, or by email at Benjamin.G.Burdette@usace.army.mil.

SET FOR PERMITTING, NOT
FOR CONSTRUCTION



PURPOSE: SEE ATTACHED

APPLICANT: THE BOENG COMPANY

GEL Project No. BOEN00216

SURVEY DATUM: NAD83

DATE: 09/13/2024

**FIGURE 1
SITE LOCATION MAP**

SCALE: 1" = 2000'

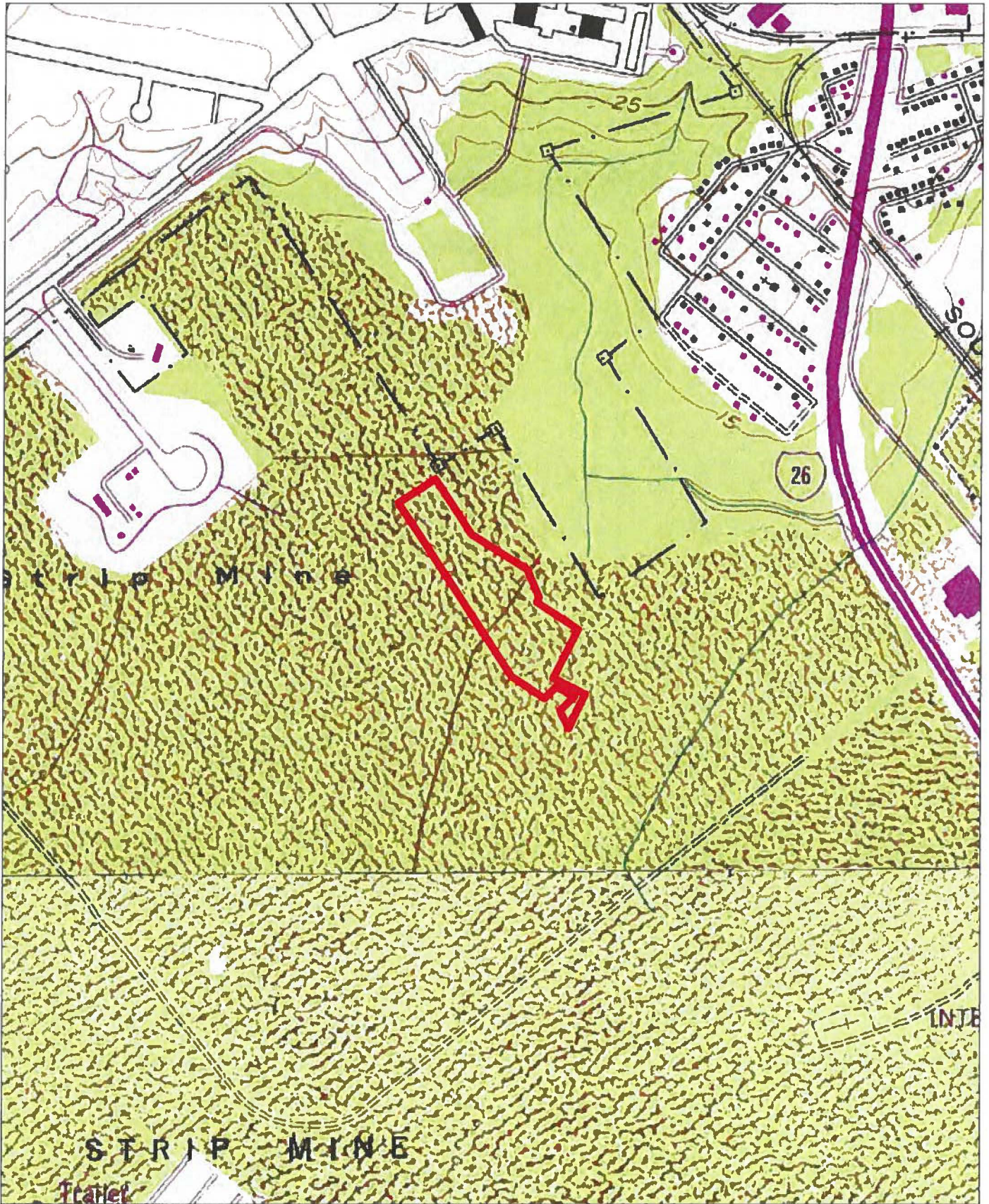


BOEING NORTH PARCEL EXPANSION
NORTH CHARLESTON, SOUTH
CAROLINA

PROPOSED: WETLAND FILL FOR FACILITY
EXPANSION PROGRAM

IN: NORTH CHARLESTON
COUNTY OF: CHARLESTON, SC

SHEET: 1 OF 5



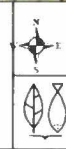
EXTERNAL SOURCES: USGS TOPO LADSON & JOHNS ISLAND QUADS, BUSSEY GAY BELL PARCEL BOUNDARY

Created By: Stephen Bennett
Date Created: May 31, 2024
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2024 ussc - topo.mxd
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Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Sabine & Waters, Inc. disclaims all responsibility and liability for the use of this map.

REVISED: 5/31/2024

**TOPOGRAPHIC MAP
LADSON & JOHNS ISLAND QUADS
BOEING NORTH TRACT
CHARLESTON COUNTY, SC**



LEGEND

 **PROPERTY BOUNDARY: 19.1 AC**

Long: -80.028248 W
Lat: 32.880849 N

**THE APPROXIMATE WETLAND
BOUNDARIES DEPICTED ON THIS
MAP ARE NOT FINAL AND ARE
SUBJECT TO CHANGE BY THE
U.S. ARMY CORPS OF ENGINEERS.**



EXTERNAL SOURCES: NAIP 2023 TRUE COLOR AERIAL, U.S. CENSUS ROADS, JUSSEY GAY BELL PARCEL BOUNDARY

Created By: Stephen Bennett
Date Created: May 31, 2024
Copyright 2024 Sabine & Waters, Inc.
R: cusdat gel boeing land exchange
2024 usace-approx wetland
Disclaimers: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Sabine & Waters, Inc. disclaims all responsibility and liability for the use of this map.

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<http://www.sabine.net>

APPROXIMATE WETLANDS BOEING NORTH TRACT CHARLESTON COUNTY, SC



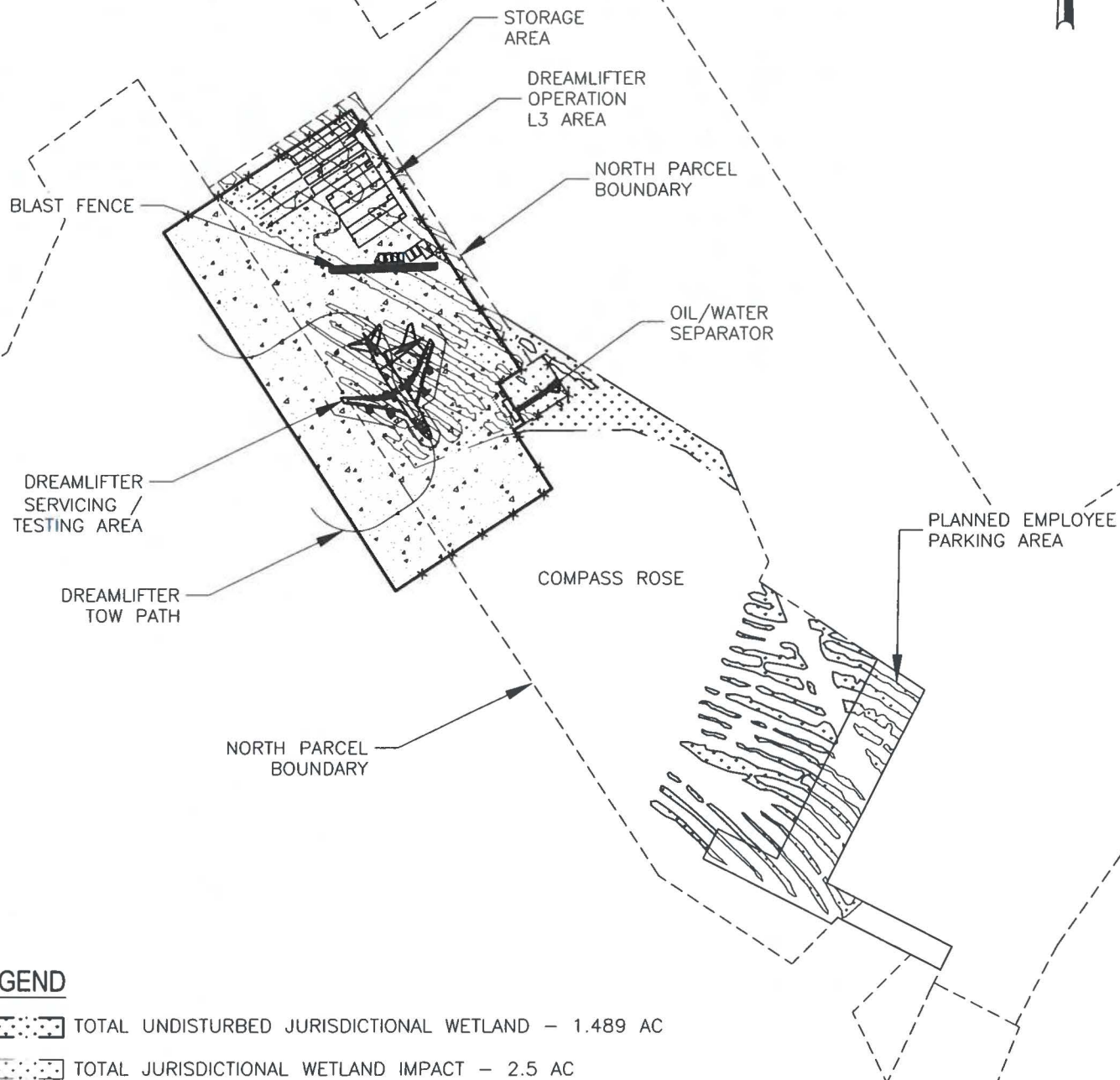
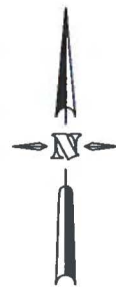
LEGEND

- PROPERTY BOUNDARY: 19.1 AC
- APPROXIMATE WETLANDS: 4.0 AC
- PHOTO DIRECTION
- DATA POINTS
- ROADS

Long: -80.028248 W
Lat: 32.880849 N

REVISED: 5/31/2024

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LEGEND

- TOTAL UNDISTURBED JURISDICTIONAL WETLAND - 1.489 AC
- TOTAL JURISDICTIONAL WETLAND IMPACT - 2.5 AC

PURPOSE: SEE ATTACHED

APPLICANT: THE BOEING COMPANY

GEL Project No. BOEN00216

SURVEY DATUM: NAD83

DATE: 09/13/2024

FIGURE 4 PROPOSED SITE PLAN

SCALE: 1" = 300'

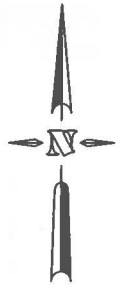
BOEING NORTH PARCEL EXPANSION
NORTH CHARLESTON, SOUTH
CAROLINA

PROPOSED: WETLAND FILL FOR FACILITY
EXPANSION PROGRAM

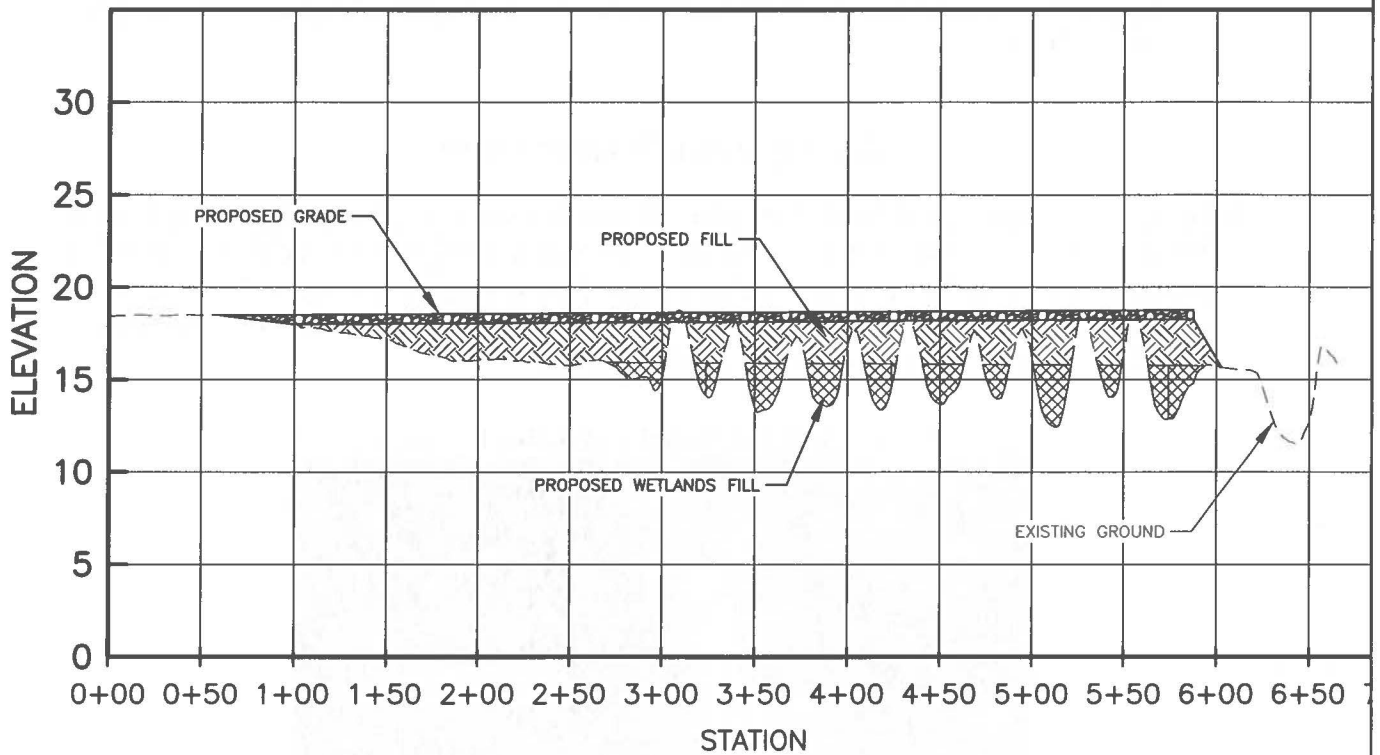
IN: NORTH CHARLESTON
COUNTY OF: CHARLESTON, SC

SHEET: 4 OF 5

SET FOR PERMITTING, NOT
FOR CONSTRUCTION



ALIGNMENT – CROSS SECTION A-A PROFILE



PURPOSE: SEE ATTACHED

APPLICANT: THE BOENG COMPANY

GEL Project No. BOEN00216

SURVEY DATUM: NAD83

DATE: 09/13/2024

FIGURE 5
CROSS SECTION

SCALE: 1" = 100'



BOEING NORTH PARCEL EXPANSION
NORTH CHARLESTON, SOUTH
CAROLINA

PROPOSED: WETLAND FILL FOR FACILITY
EXPANSION PROGRAM

IN: NORTH CHARLESTON
COUNTY OF: CHARLESTON, SC

SHEET: 5 OF 5