

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
1835 Assembly Street, Room 865B-1
Columbia, South Carolina 29201
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-2018-01612

DATE 03/31/2020

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

Mr. Michael Eades
Lexington County
212 South Lake Drive
Lexington, South Carolina 29072

for a permit to place fill material to construct a pharmaceutical manufacturing facility in two

freshwater wetlands adjacent to Dry Creek

at a location west of 12th Street Extension and east of Interstate 26 within the Saxe Gotha Industrial Park, Lexington County, South Carolina (Latitude: 33.9067 °, Longitude: -81.0473°),
Southwest Columbia.

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 would consist of the placement of fill material in wetlands adjacent to Dry Creek for the construction of four 200,000 square-foot pharmaceutical manufacturing buildings and supporting infrastructure such as parking lots, roads, and storm-water detention basins. The project known as the Holy Grail Project (HGP) is proposed to consist of two phases. Phase I consists of constructing two of the four buildings on the western portion of the site with supporting

infrastructure. Phase II consists of constructing the final two buildings with supporting infrastructure on the eastern portion of the site approximately 5 years after the completion of Phase I. In detail the proposed project consists of filling 6.78 acres of freshwater wetlands with approximately 131,000 cubic yards of clean, earthen, fill material for the construction of four 200,000 square-foot pharmaceutical manufacturing buildings and supporting infrastructure such as parking lots, roads, and storm-water detention basins.

The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States for the HGP by implementing a Permittee-Responsible Mitigation plan (PRM) using 60.14 acres of an off-site 63.34 acres site which is approximately 7.5 miles away from the HGP, and within the same watershed (Saluda River, [HUC: 03060110]) as the proposed impacts. The proposed PRM plan as described by the applicant would include enhancing approximately 20 acres of a former pond bottom and beaver impounded wetlands, preserving approximately 14.5 acres of wetlands, and preserving approximately 24.5 acres of upland buffers surrounding these aquatic features. The applicant proposes to exclude a 3.20 acres portion of the overall 63.34 acres site. The 3.20 acres portion has been proposed to be used as compensatory mitigation for a separate project that is currently being reviewed. Furthermore, the applicant proposes to preserve and buffer the remaining on-site 38.78 acres of wetlands and 2,459 linear feet of tributaries to receive a 25% reduction in required compensatory mitigation credits.

The project purpose as stated by the applicant is to construct a pharmaceutical gel-caps manufacturing facility within the existing industrial park.

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. 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.

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 6.78 acres of freshwater habitat well inland 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)(I)(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.

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 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.

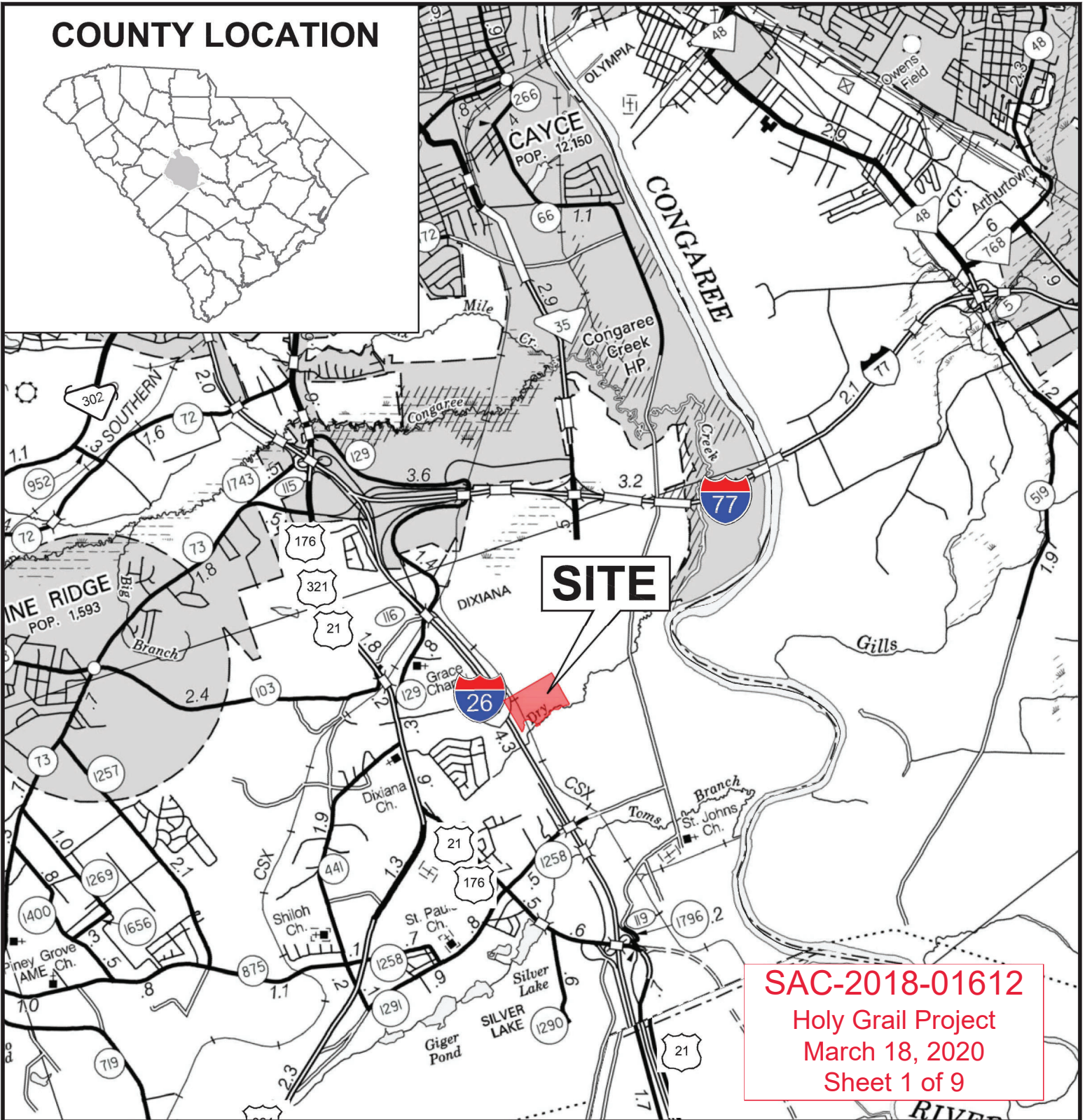
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to

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
1835 Assembly Street, Room 865B-1
Columbia, South Carolina 29201**

If there are any questions concerning this public notice, please contact Jonathan Swartz, Project Manager, at (803) 253-3906, or by email at Jonathan.M.Swartz@usace.army.mil.

COUNTY LOCATION

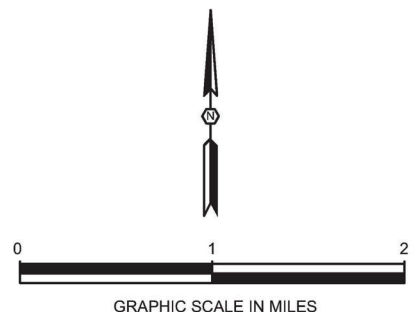


SAC-2018-01612
Holy Grail Project
March 18, 2020
Sheet 1 of 9

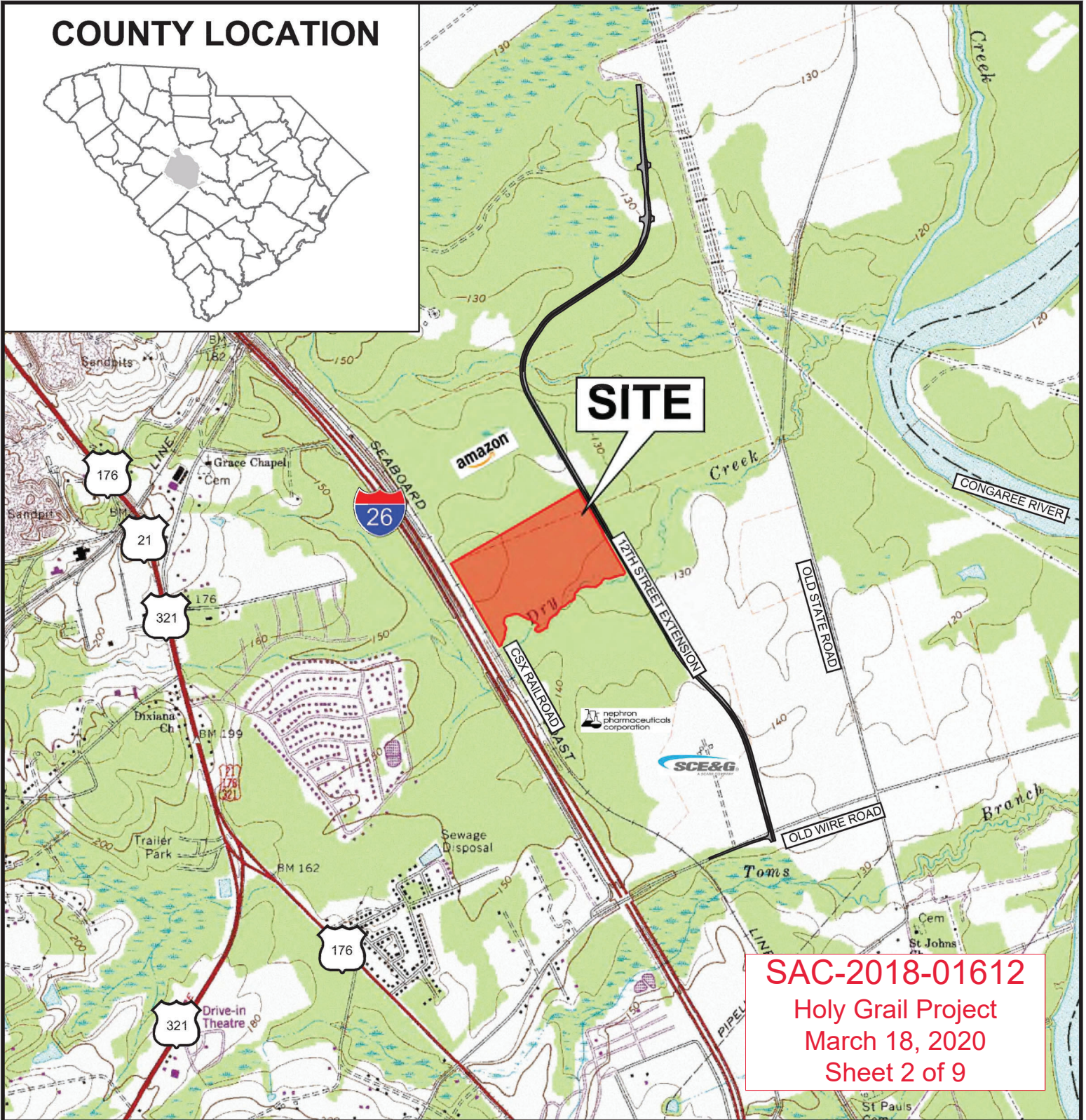
REFERENCE:
 LEXINGTON COUNTY, RICHLAND COUNTY
 AND CALHOUN COUNTY
 HIGHWAY MAP
 DATED 2015

Vicinity Map

Project Title: Project Holy Grail
 at the Saxe Gotha Industrial Park
Applicant: Lexington County
Location: Lexington County, South Carolina
Date: April 24, 2019
Permit Number:



COUNTY LOCATION



REFERENCE:
LEXINGTON COUNTY
USGS DATA
DATED 2010



Location Map

Project Title: Project Holy Grail
at the Saxe Gotha Industrial Park
Applicant: Lexington County
Location: Lexington County, South Carolina
Date: April 24, 2019
Permit Number:

Sheet: 2 of 5



GRAPHIC SCALE IN FEET



SAC-2018-01612
 Holy Grail Project
 March 18, 2020
 Sheet 3 of 9

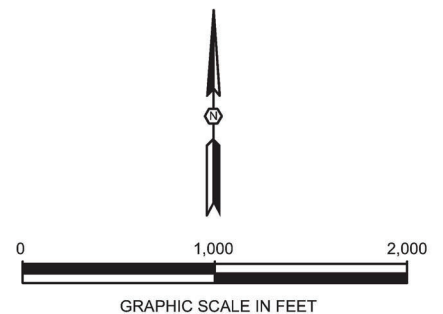
REFERENCE:
 LEXINGTON COUNTY MAP
 USDA NRCS GEOSPATIAL GATEWAY
 DATED 2015



Aerial Map

Project Title: Project Holy Grail
 at the Saxe Gotha Industrial Park
Applicant: Lexington County
Location: Lexington County, South Carolina
Date: April 24, 2019
Permit Number:

Sheet: 3 of 5



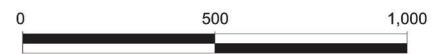


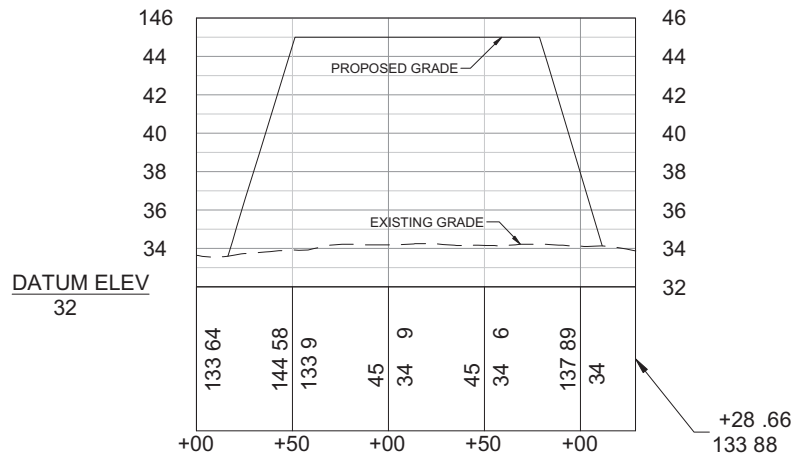
REFERENCE:
Conceptual Site Plan for Project Holy Grail
prepared by Alliance Consulting Engineers, Inc.
dated February 5, 2018



Overall Site Plan

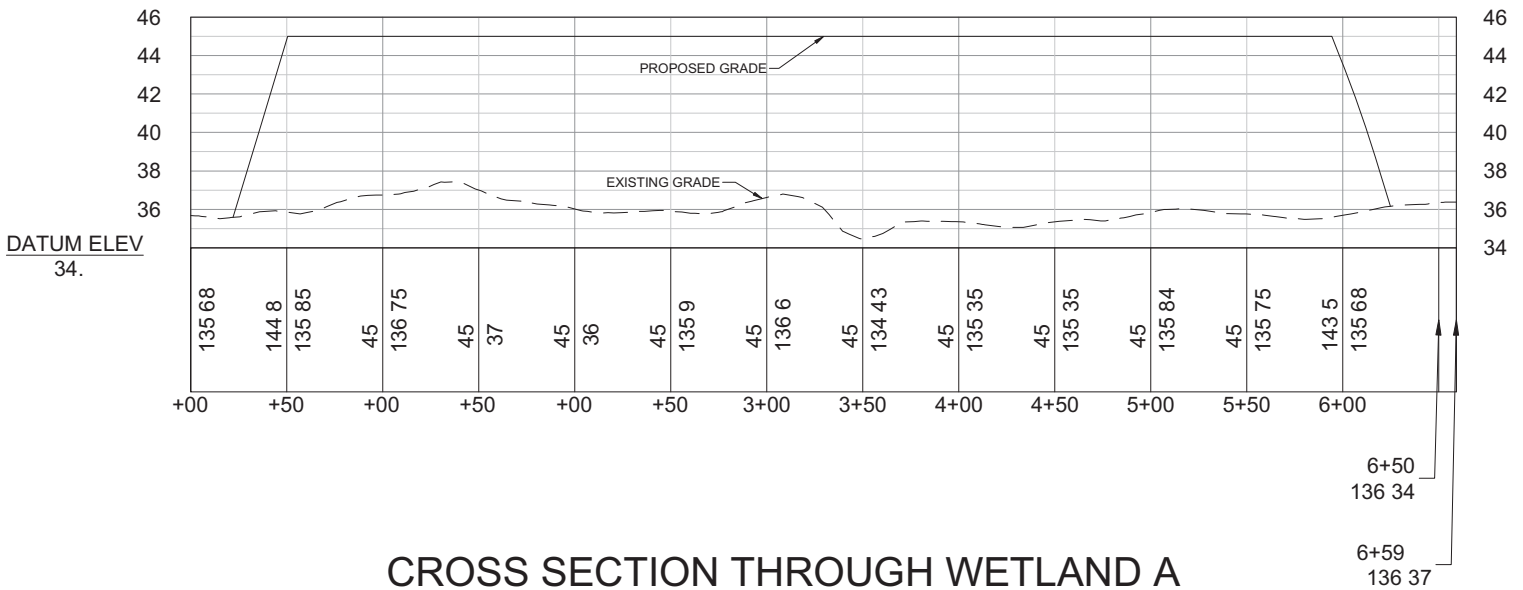
Project Title: Project Holy Grail
at the Saxe Gotha Industrial Park
Applicant: Lexington County
Location: Lexington County, South Carolina
Date: April 24, 2019
Permit Number:





CROSS SECTION THROUGH WETLAND Z

HORIZONTAL SCALE: " = 1 '
 VERTICAL SCALE: " = 1 '



CROSS SECTION THROUGH WETLAND A

HORIZONTAL SCALE: " = 1 '
 VERTICAL SCALE: " = 1 '

Proposed Wetland Fill Cross Sections



Project Title: Project Holy Grail
 at the Saxe Gotha Industrial Park
Applicant: Lexington County
Location: Lexington County, South Carolina
Date: April 4, 2019
Permit Number:

SAC-2018-01612
Holy Grail Project
March 18, 2020
Sheet 5 of 9

Drawing Path: T:\Projects\2018\ENV\4261-18-1 6 Alliance_Bear Creek Pond_Edmund\GIS\mxd\Conceptual Mapping\Base Maps\November 2011 \Conceptual Mitigation Plan Vicinity Exhibit.mxd plotted by chandley 11-26-201

REFERENCE
PLEASE NOTE THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR SURVEY USES. THERE ARE NO GUARANTEES ABOUT ITS ACCURACY. S ME, INC. ASSUMES NO RESPONSIBILITY FOR ANY DECISION MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON THIS EXHIBIT.



APPROXIMATE SITE LOCATION
-81.1715, 33.8540

SAC-2018-01612
Holy Grail Project
March 18, 2020
Sheet 6 of 9

0 2,000 4,000 FEET

 Project Area Limits



Vicinity Exhibit

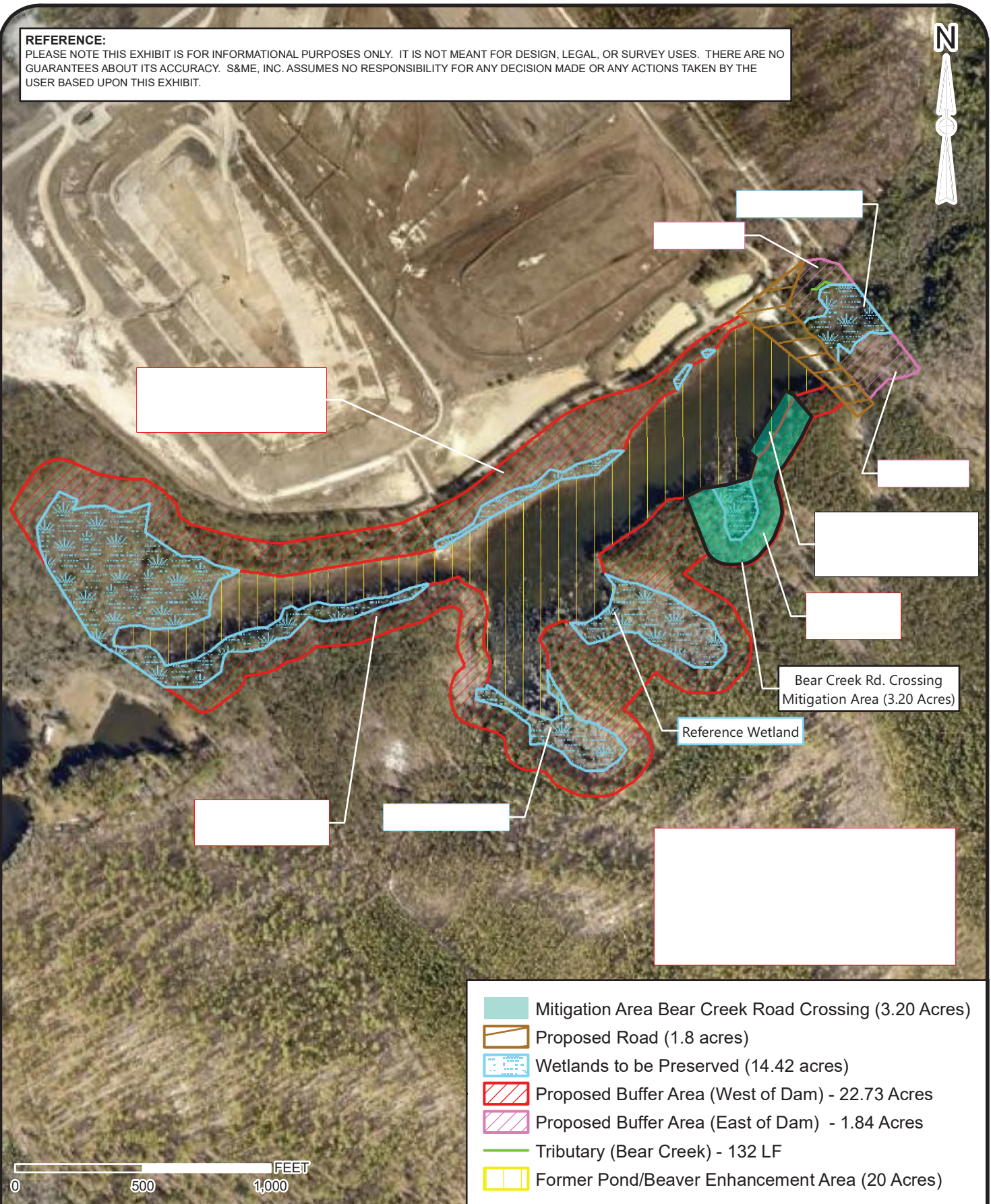
Conceptual Mitigation Plan +/- 63.34 Acres
Lexington, Lexington County, South Carolina
Source: World Street Map

SCALE:
1" = 2,000
DATE:
11-26-1
PROJECT NUMBER
4261-18-1 6

EXHIBIT NO.
1

REFERENCE:

PLEASE NOTE THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR SURVEY USES. THERE ARE NO GUARANTEES ABOUT ITS ACCURACY. S&ME, INC. ASSUMES NO RESPONSIBILITY FOR ANY DECISION MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON THIS EXHIBIT.



Bear Creek Rd. Crossing Mitigation Area (3.20 Acres)

Reference Wetland

- Mitigation Area Bear Creek Road Crossing (3.20 Acres)
- Proposed Road (1.8 acres)
- Wetlands to be Preserved (14.42 acres)
- Proposed Buffer Area (West of Dam) - 22.73 Acres
- Proposed Buffer Area (East of Dam) - 1.84 Acres
- Tributary (Bear Creek) - 132 LF
- Former Pond/Beaver Enhancement Area (20 Acres)

0 500 1,000 FEET



Aerial Exhibit

Conceptual Mitigation Plan +/- 63.34 Acres

Lexington, Lexington County, South Carolina

Source: Lexington Co. GIS 2017

SCALE:
1" = 500

DATE:
11-26-19

PROJECT NUMBER
4261-18-196

EXHIBIT NO.

4

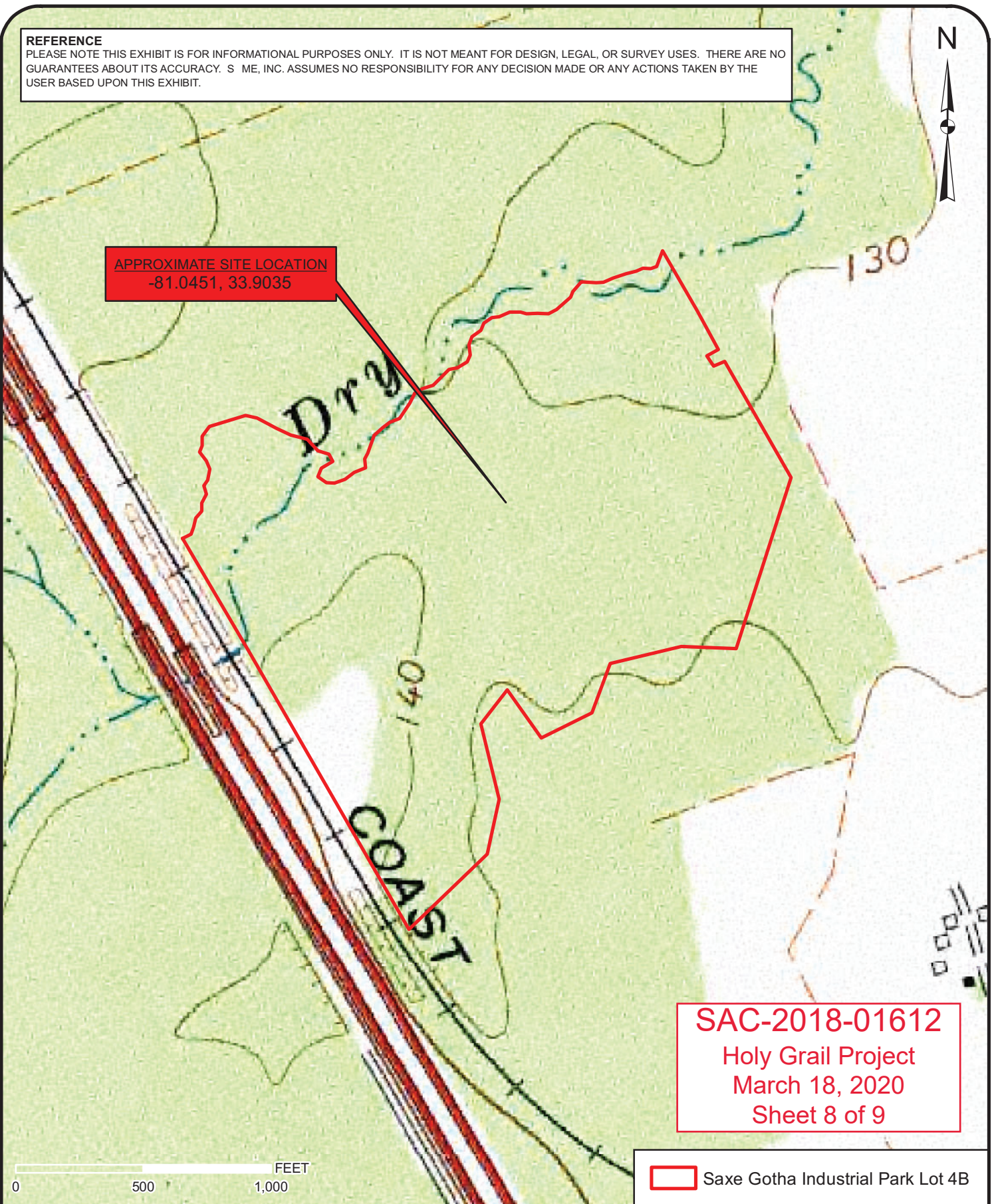
Drawing Path: T:\Projects\2018\EN\4261-18-195 Alliance_77.1-Ac Site SGIP Lot 4B Wetland Delineation_W. Coia\GIS\Saxe Gotha South Parcel\mxds\Saxe Gotha IP Lot 4B Topographic Exhibit.mxd plotted by chandley 12-07-2018

REFERENCE

PLEASE NOTE THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR SURVEY USES. THERE ARE NO GUARANTEES ABOUT ITS ACCURACY. Saxe Gotha, INC. ASSUMES NO RESPONSIBILITY FOR ANY DECISION MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON THIS EXHIBIT.



APPROXIMATE SITE LOCATION
-81.0451, 33.9035



SAC-2018-01612
Holy Grail Project
March 18, 2020
Sheet 8 of 9

 Saxe Gotha Industrial Park Lot 4B



Topographic Exhibit

Saxe Gotha Industrial Park Lot 4B +/- 77.11 Acres

West Columbia, Lexington County, South Carolina

Source: USGS 7.5-Minute Topo Quad Southwest Columbia, SC 1972 (Rev. 1982)

SCALE:
1" = 500

DATE:
12-7-18
PROJECT NUMBER
4261-18-195

EXHIBIT NO.

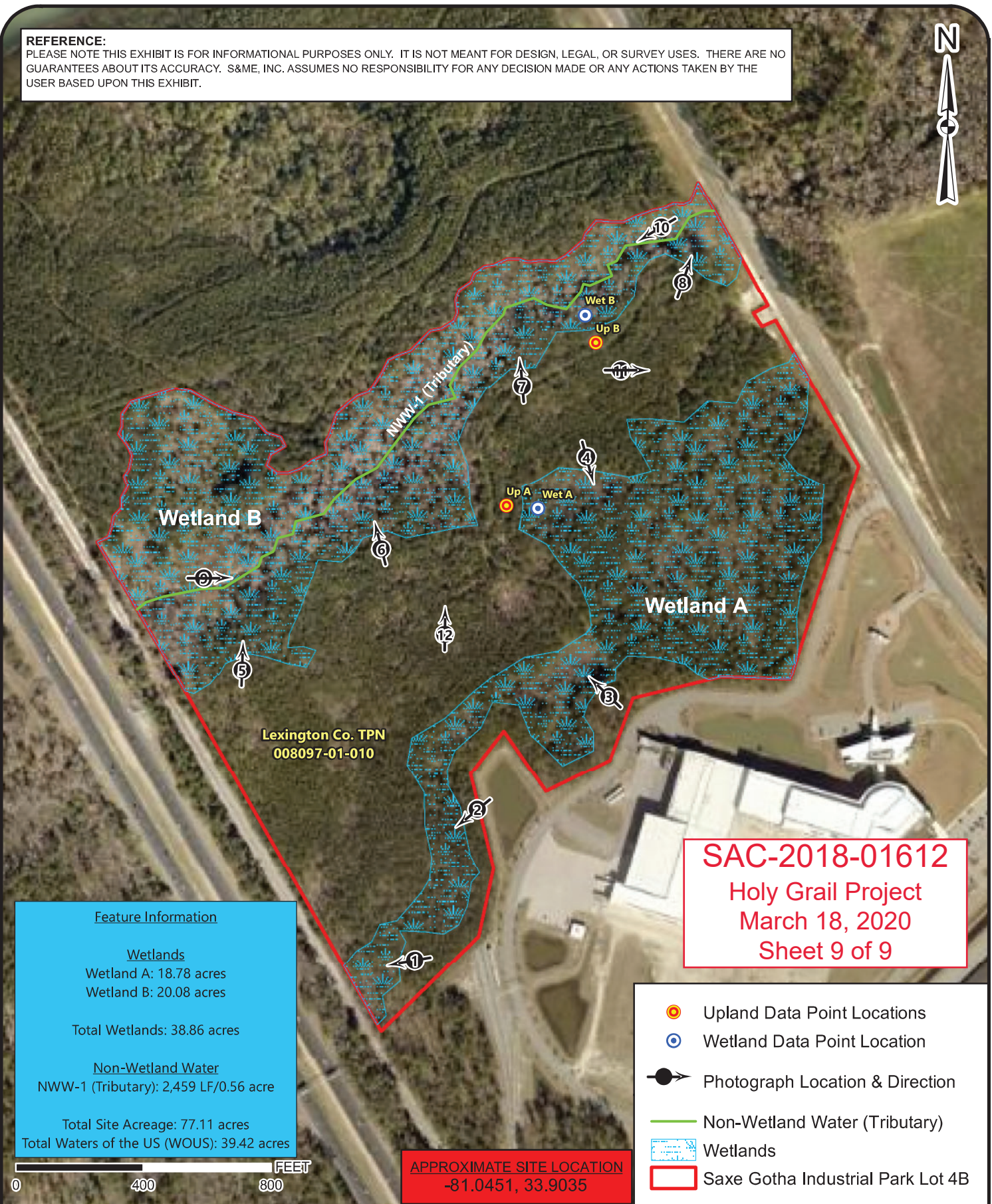
2

REFERENCE:

PLEASE NOTE THIS EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR SURVEY USES. THERE ARE NO GUARANTEES ABOUT ITS ACCURACY. S&ME, INC. ASSUMES NO RESPONSIBILITY FOR ANY DECISION MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON THIS EXHIBIT.



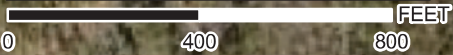
Drawing Path: T:\Projects\2018\EN\4261-18-195 Alliance_77.1-Ac Site SCIP Lot 4B Wetland Delineation_W. Cola\GIS\Saxe Gotha South Parcel\mxds\Saxe Gotha IP Lot 4B ID Aerial Exhibit.mxd plotted by chandley 12-07-2018



SAC-2018-01612
Holy Grail Project
March 18, 2020
Sheet 9 of 9

Feature Information	
Wetlands	
Wetland A:	18.78 acres
Wetland B:	20.08 acres
Total Wetlands:	38.86 acres
Non-Wetland Water	
NWW-1 (Tributary):	2,459 LF/0.56 acre
Total Site Acreage:	77.11 acres
Total Waters of the US (WOUS):	39.42 acres

- Upland Data Point Locations
- Wetland Data Point Location
- Photograph Location & Direction
- Non-Wetland Water (Tributary)
- Wetlands
- Saxe Gotha Industrial Park Lot 4B



APPROXIMATE SITE LOCATION
-81.0451, 33.9035



Aerial Exhibit

Saxe Gotha Industrial Park Lot 4B +/- 77.11 Acres
 West Columbia, Lexington County, South Carolina
 Source: Lexington County Aerial 2017

SCALE:	1" = 400'
DATE:	12-7-18
PROJECT NUMBER	4261-18-195

EXHIBIT NO.	3
-------------	----------