



**US Army Corps
of Engineers**®
Wilmington District

FINDING OF NO SIGNIFICANT IMPACT SNOW'S CUT MASTER PLAN SUPPLEMENT



Atlantic Intracoastal Waterway,
Myrtle Grove Sound to Cape Fear River
New Hanover County, North Carolina

August 2015

**FINDING OF NO SIGNIFICANT IMPACT (FONSI)
SNOWS CUT
MASTER PLAN SUPPLEMENT**

Introduction: The Snow's Cut Master Plan Supplement Environmental Assessment (EA), August 2015 documents the environmental considerations and alternatives considered, and this FONSI documents the decision that no significant impacts to the human environment would occur if the proposal is implemented. The EA and FONSI have been prepared in accordance with the requirements of ER 200-2-2 (33 CFR Part 230): Environmental Quality Procedures for Implementing the National Environmental Policy Act (NEPA) of 1969, as amended, and 40 CFR Parts 1500 to 1508 the Council on Environmental Quality (CEQ) Regulations for Implementing the NEPA.

Description of the Proposed Action and No Action Alternatives:

Development of the alternatives to update the Snows Cut Master Plan began in 2013. The U.S. Army Corps of Engineers (USACE) collected information and coordinated with Federal, State, and local agencies with knowledge of the project resources. The data collection, agency comments, and findings of the planning team revealed that there was only one alternative that would meet the purpose, need, and objectives of the master planning process. That alternative is the adoption of the Master Plan Supplement, which is USACE's Proposed Action. The Master Plan Supplement involves minor changes to land classifications relative to the 1994 Master Plan.

These minor changes involved the reclassification of four sites from multiple resource management to project operations. Two sites were reclassified to environmental sensitive areas (tidal marsh) since they were misclassified in the 1994 master plan (Figure 1). The first was reclassified from Multiple Resource Management, and the second was reclassified from Recreation. The changes are in land use classifications only and no specific activities are proposed at this time.

The EA also analyzed a No Action Alternative which would be no change to the 1994 Master Plan.

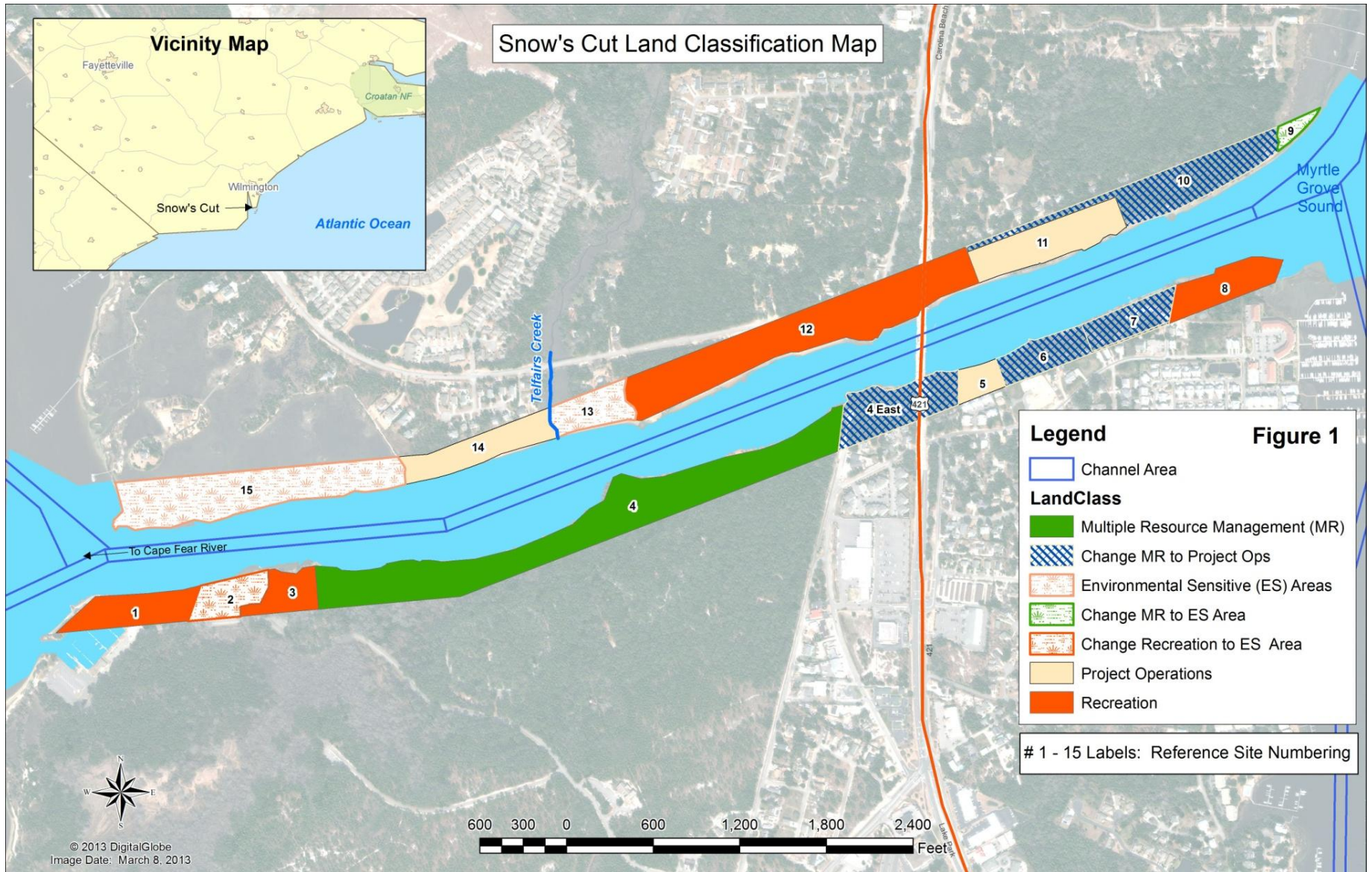


Figure 1. Snow's Cut Land Classification Map

Public and Agency Coordination: A scoping meeting was held with the Snows Cut lessees and sublessees on July 29, 2013, at the Carolina Beach State Park Visitors Center to explain the purpose of the Master Plan Supplement. Representatives attending the meeting were from New Hanover County, City of Carolina Beach, Carolina Beach State Park, the North Carolina Wildlife Resources Commission, and the USACE. A scoping letter was sent on July 30, 2013, via email to the same representatives indicated above plus the U.S. Fish and Wildlife Service (USFWS), the National Marine Fisheries Service, the North Carolina Division of Marine Fisheries and the North Carolina Department of Cultural Resources. Comments received during scoping were considered during development of the Master Plan Supplement.


The EA was sent for public review on June 26, 2015. Comments were received from five nearby landowners, the USFWS and from several State agencies. These comments and the USACE's response are located in Attachment A.

Summary of Environmental Resources and Impacts: No specific actions are proposed as a result of the Master Plan Supplement; therefore, no significant environmental impacts are anticipated. If specific actions are proposed in the future, then an EA would be prepared to address the impacts of those specific actions.

Facts and Conclusions Leading to the FONSI: Based on the results of the impact analyses, it has been determined that no significant impacts would occur as a result of implementing the Proposed Action. The Proposed Action would not have any unavoidable adverse effects, nor would it result in the irreversible or irretrievable commitment of resources. Proceeding with the Proposed Action would not significantly or adversely impact the affected environment. Additionally, no significant cumulative effects would be expected.

Finding of No Significant Impact: I have reviewed the Snow's Cut Master Plan Supplement dated August 2015, the information provided by interested parties, and the information contained in this FONSI and I find that the Proposed Action will not significantly affect the quality of the human environment. Therefore, preparation of an Environmental Impact Statement pursuant to Section 102(2)(c) of the National Environmental Policy Act of 1969, as amended, is not required.

Date: 3 SEPT 15


Kevin P. Landers Sr.
Colonel, U.S. Army
District Commander

Attachment A

Comments and Responses

United States Fish and Wildlife Service, letter dated July 16, 2015.

Comment: The project, as advertised in the Public Notice, is expected to have minimal adverse impacts to fish and wildlife resources. Therefore, we have no objection to the activity as described in the permit action.

USACE Response: Noted

Comment: In accordance with the Endangered Species Act of 1973, as amended, (ESA) and based on the information provided, and other available information, it appears the action is not likely to adversely affect federally listed species or their critical habitat as defined by the ESA. We believe that the requirements of section 7 (a)(2) of the ESA have been satisfied for this project. Please remember that obligations under the ESA must be reconsidered if:

1. New information identifies impacts of this action that may affect listed species or critical habitat in a manner not previously considered;
2. This action is modified in a manner that was not considered in this review; or,
3. A new species is listed or critical habitat determined that may be affected by the identified action.

USACE Response: Noted. Obligations under ESA will be reconsidered, as appropriate.

North Carolina Department of Environment and Natural Resources (NCDENR)-Division of Waste Management letter dated July 24, 2015.

Comment: One superfund site was identified within one mile of the project and due to the proximity of the site and the nature of the project, the site is not expected to affect the project or vice versa.

USACE Response: Noted.

NCDENR-Division of Waste Management/Solid Waste Section letter dated July 24, 2015.

Comment: The Division sees no adverse impact on the surrounding community and likewise knows of no situations in the community which would affect this project.

USACE Response: Noted.

Comment: Any waste generated by this project that cannot be beneficially reused or recycled must be disposed of at a solid waste management facility permitted by the Division. The Division strongly recommends that the United States Corps of Engineers require the Contractors to provide proof of proper

disposal for all waste generated, that is to be disposed of, in the form of disposal tickets.

USACE Response: Noted.

NCDENR-Division of Water Resources-Public Water Supply letter dated July 24, 2015.

Comment: Plans and specifications for the construction, expansion or alteration of a public water system must be approved by the Division of Water Resources/Public Water Supply Section prior to the award of a contract or the initiation of construction as per 15A NCAC 18C .0300 et. seq.

USACE Response: Noted.

Comment: If existing water lines will be will be relocated during construction, plans for the water line relocation must be submitted.

Also, no encroachment within the 100-foot radius of the public water supply well #10 owned by the Town of Carolina Beach should occur.

USACE Response: The proposed plan will not construct, expand or alter any public water system. The proposed plan will not relocate any public water lines or encroach within the 100-foot radius of the public water supply well #10.

Mrs. Courtney Borleske, email dated July 14, 2015.

Comments:

1. How will the changes affect those property owners along that side of Spencer Farlow Dr?
2. Will the existing chain link fence be moved closer to the property lines therefore eliminating the greenway path that runs along the back of our property?
3. What type of "operations" will be done at site 7?
4. Will there be more buildings constructed, industrial materials stored, etc...? How many of the trees will be removed?
5. Will this proposal effectively eliminate the greenway that runs along the entire length of the road and into the area under the bridge and close to CB State Park?
6. How wide will the access road be to the new operations site? How much traffic do you foresee using this access road?
7. Will the new operations site increase traffic on Spencer Farlow Dr at all?
8. Will there be high wattage outdoor lighting involved in the new plan?
9. There are so many properties along this portion of the road that light "pollution" would be a concern.
10. What would the hours of operation be for these operation sites?
11. What is the overall time frame for these changes?

USACE Response: The changes addressed in the master plan supplement are to land use classifications only. No specific activities are proposed at this time. If or when specific actions are proposed, a separate EA that addresses the impacts of the specific action will be prepared and circulated for public review and comment.

Ms. Aileen L. Crum and Mr. Mark E. Hurmence, letter dated July 1, 2015.

Comments:

We are disappointed in the change of the land use classification in the Master Plan of Snow's Cut. We agree changing the classification on paper has no impact as per the environmental study. The impact will occur when placed into fruition.

On page 6 you state: "The Environmental Assessment EA analyzes the potential impacts that implementing the MPS would have on natural, cultural, and human environment". If the Army Corps of Engineers does relocate their Eagle Island facilities and dredging equipment to Snow's Cut in the future it will have an impact on nature, culture and human environment.

Natural: Losing the Greenway Trail along the ICW. (Walk through a fence tunnel is not being with nature.)

Cultural: The customs of the people now enjoying Snow's Cut for hiking, biking, fishing, and viewing wildlife will be lost.

Human: The neighboring property values will be greatly decreased, as is verified by the tax assessments in Island Walk.

Noise: Removal of trees is also removal of the sound barrier between homes and the bridge and waterway traffic.

We could go on but we have already stated our concerns in previous letters and at the forum at the American Legion last fall.

USACE Response: The changes addressed in the master plan supplement are to land use classifications only. No specific activities are proposed at this time. If or when specific actions are proposed, a separate EA that addresses the impacts of the specific action will be prepared and circulated for public review and comment.

Ms. Ann and Mr. Howard Nivens, letter dated July 19, 2015.

Comments:

We purchased our townhouse on October 17, 2014 and later found out that there was a possibility of a change in the land use classification for the land behind our home.

We recently received your letter stating that a Master Plan Supplement and Environmental Assessment has been prepared and that changes in land use classifications are proposed. As new homeowners in this area, we would like to state our concerns regarding a change in land use classification.

If this land is used in the future with the relocation of the Eagle Island facilities and dredging equipment, it will have several negative impacts on natural, cultural and human environments.

1. The greenway Trail along the ICW would be lost.
2. The residents and visitors who enjoy Snow's Cut for hiking, biking, fishing, and viewing wildlife would not have this resource.
3. The property values would be greatly decreased.
4. The beauty of the area would be gone.
5. The Carolina Beach community would not be as attractive and tourism would be negatively impacted.

We are hopeful that these changes will not occur and feel very strongly that this land should not be changes in any way.

USACE Response: The changes addressed in the master plan supplement are to land use classifications only. No specific activities are proposed at this time. If or when specific actions are proposed, a separate EA that addresses the impacts of the specific action will be prepared and circulated for public review and comment.

Ms. Sandra Stallings, letter dated July 20, 2015.

Comments:

I am very disappointed that the USACE is still planning to make a negative impact in out “backyard” so to speak. There are so many good reasons NOT to develop the island side of your Snow’s Cut land.

1. Property value degradation – We all purchased our homes here at Island Walk because of the wonderful unobstructed view. We would never have done so had we thought the Corps might ever consider constructing a dredge base facility right in our “backyard”.
2. Security – The land we are speaking of has a lot of people traffic due to proximity to the public boat ramp and heavy residential development. If you move the public trail/path up the next to our property line, we will be extremely vulnerable to trespassing and vandalism.
3. Public relations with the general public – At the present time this property is being enjoyed by so many people, of all ages. They fish, bike, run, walk, observe nature, etc, and if you go through with this plan, all that will be destroyed, along with good will.
4. Would it not make more sense to re-dredge some of Snow’s Cut so its mainland side is more suitable for your project than to risk the unhappiness and devaluation of property and security that you will surely cause by deciding to save money by building on this “island side”?

I could go on but you must know of my opposition and why.

USACE Response: The changes addressed in the master plan supplement are to land use classifications only. No specific activities are proposed at this time. If or when specific actions are proposed, a separate EA that addresses the impacts of the specific action will be prepared and circulated for public review and comment.

Mr. Jeff Wick, email dated July 14, 2015.

Comments:

I am not sure why your Snow’s Cut property has not been reviewed for Zoning since 1994? In 1994, it would have affected fewer residents and would have resulted in fewer homes being built so close to your border and environment.

Now in 2015, 21 years later you want to consider the possibility of allowing the Army Corps of Engineers the flexibility in how they handle the land.

When traveling to Pleasure Island and you look over the Snow Cut Bridge to the east and imagine the equipment and vessels that are currently at Eagle Island, the Army Corp proposed location would create a visual disaster for the entire island!

Snow’s Cut Bridge is the gateway to Pleasure Island and the Army Corp of Engineers equipment and disruption along the shore would harm the vacation-tourist attitude and draw to the inland. Plus, a lot of the Pleasure Island residents rely on the tourist traffic for income.

For current residents that own homes near the site the noise of Army Corp Vessels, smell of diesel fuel, leaking of diesel fuel and contamination from underground diesel tanks this close to the State Park and residents could be very harmful to our Carolina Beach community.

As a resident of Carolina Beach, I am concerned and feel threaten that the Army Corps of Engineers could devalue my property and life style.

USACE Response: The changes addressed in the master plan supplement are to land use classifications only. No specific activities are proposed at this time. If or when specific actions are proposed, a separate EA that addresses the impacts of the specific action will be prepared and circulated for public review and comment.

The following agencies reviewed the EA and indicated that they had no comment, from the Clearinghouse letter dated July 24, 2015:

NCDENR-Division of Energy, Mineral and Land Resources (Land Quality & Stormwater)

NCDENR-Underground Storage Tank Section

NCDENR-Division of Air Quality

NCDENR-Division of Water Resources-Water Quality Regional Operations Section

Cape Fear Council of Governments

NCDENR Coastal Management

NCDENR Legislative Affairs

Department of Cultural Resources

Department of Transportation

Department of Public Safety-Division of Emergency Management

Attachment B
Comment Letters



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Raleigh ES Field Office
Post Office Box 33726
Raleigh, North Carolina 27636-3726

July 16, 2015

Elden Gatwood
U.S. Army Corps of Engineers, Wilmington District
Wilmington Regulatory Field Office
69 Darlington Avenue
Wilmington, NC 28403

Re: Snow's Cut Master Plan Supplement, EA, Atlantic Intracoastal Waterway- New Hanover County

Dear Mr. Gatwood:

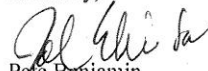
The U.S. Fish and Wildlife Service (Service) has reviewed the project advertised in the above referenced Public Notice. The project, as advertised in the Public Notice, is expected to have minimal adverse impacts to fish and wildlife resources. Therefore, we have no objection to the activity as described in the permit application.

In accordance with the Endangered Species Act of 1973, as amended, (ESA) and based on the information provided, and other available information, it appears the action is not likely to adversely affect federally listed species or their critical habitat as defined by the ESA. We believe that the requirements of section 7 (a)(2) of the ESA have been satisfied for this project. Please remember that obligations under the ESA must be reconsidered if: (1) new information identifies impacts of this action that may affect listed species or critical habitat in a manner not previously considered; (2) this action is modified in a manner that was not considered in this review; or, (3) a new species is listed or critical habitat determined that may be affected by the identified action.

For your convenience a list of all federally protected endangered and threatened species in North Carolina is now available on our website at <http://www.fws.gov/raleigh>. Our web page contains a complete and updated list of federally protected species, and a list of federal species of concern known to occur in each county in North Carolina.

The Service appreciates the opportunity to review and provide comments on the proposed action. Should you have any questions regarding the project, please contact John Ellis at (919) 856-4520, extension 26.

Sincerely,


Pete Benjamin,
Field Supervisor

cc: NMFS, Beaufort, NC
EPA, Atlanta, GA
WRC, Raleigh



North Carolina
Department of Administration

Pat McCrory, Governor

Bill Daughtride, Jr., Secretary

July 24, 2015

Mr. Eric Gasch
Department of the Army
Wilmington District
Corps of Engineers
Post Office Box 1890
Wilmington, North Carolina 28402

Re: SCH File # 15-E-0000-0670; EA; Proposal for Snow's Cut Master Plan Supplement and EA. Proposal will evaluate the impacts associated with implementation of the proposed Snow's Cut Master Plan Supplement.

Dear Mr. Gasch:

The above referenced environmental impact information has been submitted to the State Clearinghouse under the provisions of the National Environmental Policy Act. According to G.S. 113A-10, when a state agency is required to prepare an environmental document under the provisions of federal law, the environmental document meets the provisions of the State Environmental Policy Act. Attached to this letter for your consideration are the comments made by agencies in the course of this review.

If any further environmental review documents are prepared for this project, they should be forwarded to this office for intergovernmental review.

Should you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Crystal Best".

Crystal Best
State Environmental Review Clearinghouse

Attachments
cc: Region O

Mailing Address:
1301 Mail Service Center
Raleigh, NC 27699-1301

Telephone: (919)807-2425
Fax (919)733-9571
State Courier #51-01-00
e-mail state.clearinghouse@doa.nc.gov

Location Address:
116 West Jones Street
Raleigh, North Carolina

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North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

Donald R. van der Vaart
Secretary

MEMORANDUM

TO: Crystal Best
State Clearinghouse

FROM: Lyn Hardison 
Division of Environmental Assistance and Customer Service
Permit Assistance & Project Review Coordinator

RE: 15-0670
Environmental Assessment
Proposal to evaluate the impacts associated with implementation of the Snow's Cut
Master Plan Supplement
New Hanover County

Date: July 20, 2015

The Department of Environment and Natural Resources has reviewed the proposal for the referenced project. The comments are attached for the applicant's review.

The Department's agencies will continue to be available to assist the applicant through the environmental review processes.

Thank you for the opportunity to respond.

Attachment




North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

Donald R. van der Vaart
Secretary

Date: July 2, 2015

To: Linda Culpepper, Director
Division of Waste Management

From: Pete Doorn, Special Remediation Branch Head 

Subject: NEPA Project #15-0670, Environmental Assessment Master Plan Supplement Snow's Cut, New Hanover County, North Carolina

The Superfund Section has reviewed the proximity of CERCLIS and other sites under their jurisdiction to Snow's Cut in New Hanover County. The master plan supplement provides for the orderly and coordinated development and management of the land and water areas of the Snow's Cut channel area. Snow's Cut is a 9,000 ft long, navigable channel between the Cape Fear River and Myrtle Grove Sound, with 300 ft wide right-of-way strips of land on each side of the channel for various recreational and municipal uses.

One site was identified within one mile of the Snow's Cut channel as shown in the table below and on the attached map. Due to the proximity of the site and the nature of the project, the site is not expected to affect the project or vice versa. If needed, Superfund Section files can be viewed at: <http://portal.ncdenr.org/web/wm/sf-file-records>.

Please contact me at 919.707.8369 if you have any questions.

| ID # | Site Name | Status |
|--------------|-----------------------------------|---|
| NONCD0001475 | USCG Loran Station Carolina Beach | Open site on the Inactive Hazardous Sites Inventory |

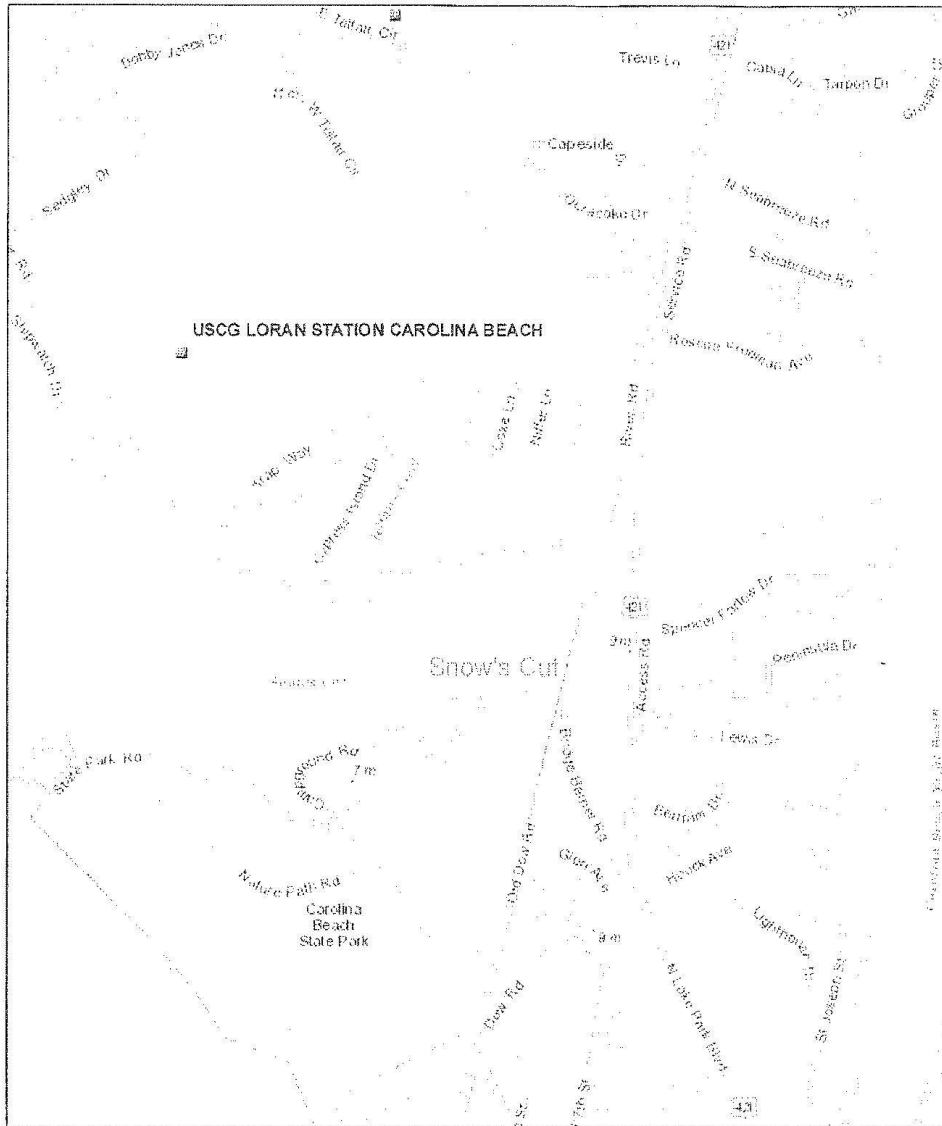
Cc: Jim Bateson

1646 Mail Service Center, Raleigh, North Carolina 27699-1646

Phone: 919-707-8200 \ Internet: www.ncdenr.gov

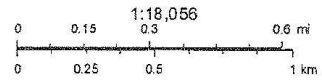
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NEPA Project #15-0670, New Hanover County



July 2, 2015

- DWM_IHSB_033015
- DWM_Sites_for_SEPA_040815



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBasis, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS



North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

Donald R. van der Vaart
Secretary

MEMORANDUM

TO: Linda Culpepper, Division Director through Sharon Brinkley

FROM: Dennis Shackelford, Eastern District Supervisor
Solid Waste Section

DATE: July 13, 2015

SUBJECT: NEPA Review 15-0670 New Hanover County
Snow's Cut Master Plan Supplement

Dennis Shackelford

Digitally signed by Dennis Shackelford
DN: cn=Dennis Shackelford,
o=Division of Waste Management -
Solid Waste Section, ou=DENR,
email=dennis.shackelford@ncdenr.gov,
c=US
Date: 2015.07.13 14:27:36 -0400

The Division of Waste Management, Solid Waste Section (Division) has reviewed the proposal for Snow's Cut Master Plan Supplement and Environmental Assessment. The proposal will evaluate the impacts associated with implementation of the proposed Snow's Cut Master Plan Supplement. The Division has completed the review and has seen no adverse impact on the surrounding community and likewise knows of no situations in the community, which would affect this project.

Any waste generated by this project that cannot be beneficially reused or recycled must be disposed of at a solid waste management facility permitted by the Division. The Division strongly recommends that the United States Corp of Engineers require the Contractors to provide proof of proper disposal for all waste generated, that is to be disposed of, in the form of disposal tickets. The nearest permitted facility to the project is the New Hanover County MSW Landfill, Permit Number 6504-MSWLF-1981 located at 5201 US Highway 421 North. Additional permitted facilities are listed on the Division of Waste Management, Solid Waste Section portal site at:
<http://portal.ncdenr.org/web/wm/sw/facilitylist>.

Questions regarding solid waste management should be directed to Mr. Wes Hare, Environmental Senior Specialist, Solid Waste Section, at (910-796-7405).

cc: Jason Watkins, Field Operations Branch Head
Wes Hare, Environmental Senior Specialist
Jessica Montie, Compliance Officer

State of North Carolina
 Department of Environment and Natural Resources
 INTERGOVERNMENTAL REVIEW - PROJECT COMMENTS

Reviewing Office: WRO
 Project Number 15-0670 Due Date: 7/14/2014
 County New Hanover

After review of this project it has been determined that the ENR permit(s) and/or approvals indicated may need to be obtained in order for this project to comply with North Carolina Law. Questions regarding these permits should be addressed to the Regional Office indicated on the reverse of the form. All applications, information and guidelines relative to these plans and permits are available from the same Regional Office.

| | PERMITS | SPECIAL APPLICATION PROCEDURES or REQUIREMENTS | Normal Process Time (statutory time limit) |
|--------------------------|--|---|--|
| <input type="checkbox"/> | Permit to construct & operate wastewater treatment facilities, sewer system extensions & sewer systems not discharging into state surface waters. | Application 90 days before begin construction or award of construction contracts. On-site inspection. Post-application technical conference usual. | 30 days (90 days) |
| <input type="checkbox"/> | NPDES - permit to discharge into surface water and/or permit to operate and construct wastewater facilities discharging into state surface waters. | Application 180 days before begin activity. On-site inspection. Pre-application conference usual. Additionally, obtain permit to construct wastewater treatment facility-granted after NPDES. Reply time, 30 days after receipt of plans or issue of NPDES permit-whichever is later. | 90-120 days (N/A) |
| <input type="checkbox"/> | Water Use Permit | Pre-application technical conference usually necessary | 30 days (N/A) |
| <input type="checkbox"/> | Well Construction Permit | Complete application must be received and permit issued prior to the installation of a well. | 7 days (15 days) |
| <input type="checkbox"/> | Dredge and Fill Permit | Application copy must be served on each adjacent riparian property owner. On-site inspection. Pre-application conference usual. Filling may require Easement to Fill from N.C. Department of Administration and Federal Dredge and Fill Permit. | 55 days (90 days) |
| <input type="checkbox"/> | Permit to construct & operate Air Pollution Abatement facilities and/or Emission Sources as per 15 A NCAC (2Q.0100 thru 2Q.0300) | Application must be submitted and permit received prior to construction and operation of the source. If a permit is required in an area without local zoning, then there are additional requirements and timelines (2Q.0113). | 90 days |
| <input type="checkbox"/> | Permit to construct & operate Transportation Facility as per 15 A NCAC (2D.0800, 2Q.0601) | Application must be submitted at least 90 days prior to construction or modification of the source. | 90 days |
| <input type="checkbox"/> | Any open burning associated with subject proposal must be in compliance with 15 A NCAC 2D.1900 | N/A | 60 days (90 days) |
| <input type="checkbox"/> | Demolition or renovations of structures containing asbestos material must be in compliance with 15 A NCAC 20.1110 (a) (1) which requires notification and removal prior to demolition. Contact Asbestos Control Group 919-707-5950. | | |
| <input type="checkbox"/> | Complex Source Permit required under 15 A NCAC 2D.0800 | | |
| <input type="checkbox"/> | The Sedimentation Pollution Control Act of 1973 must be properly addressed for any land disturbing activity. An erosion & sedimentation control plan will be required if one or more acres to be disturbed. Plan filed with proper Regional Office (Land Quality Section) At least 30 days before beginning activity. A fee of \$65 for the first acre or any part of an acre. An express review option is available with additional fees. | | 20 days (30 days) |
| <input type="checkbox"/> | Sedimentation and erosion control must be addressed in accordance with NCDOT's approved program. Particular attention should be given to design and installation of appropriate perimeter sediment trapping devices as well as stable stormwater conveyances and outlets. | | (30 days) |
| <input type="checkbox"/> | Mining Permit | On-site inspection usual. Surety bond filed with ENR Bond amount varies with type mine and number of acres of affected land. Any are mined greater than one acre must be permitted. The appropriate bond must be received before the permit can be issued. | 30 days (60 days) |
| <input type="checkbox"/> | North Carolina Burning permit | On-site inspection by N.C. Division Forest Resources if permit exceeds 4 days | 1 day (N/A) |
| <input type="checkbox"/> | Special Ground Clearance Burning Permit - 22 counties in coastal N.C. with organic soils | On-site inspection by N.C. Division Forest Resources required "if more than five acres of ground clearing activities are involved. Inspections should be requested at least ten days before actual burn is planned." | 1 day (N/A) |
| <input type="checkbox"/> | Oil Refining Facilities | N/A | 90-120 days (N/A) |
| <input type="checkbox"/> | Dam Safety Permit | If permit required, application 60 days before begin construction. Applicant must hire N.C. qualified engineer to: prepare plans, inspect construction, certify construction is according to ENR approved plans. May also require permit under mosquito control program. And a 404 permit from Corps of Engineers. An inspection of site is necessary to verify Hazard Classification. A minimum fee of \$200.00 must accompany the application. An additional processing fee based on a percentage of the total project cost will be required upon completion. | 30 days (60 days) |

June 16, 2014

| PERMITS | | SPECIAL APPLICATION PROCEDURES or REQUIREMENTS | Normal Process Time (statutory time limit) |
|-------------------------------------|--|--|--|
| <input type="checkbox"/> | Permit to drill exploratory oil or gas well | File surety bond of \$5,000 with ENR running to State of NC conditional that any well opened by drill operator shall, upon abandonment, be plugged according to ENR rules and regulations. | 10 days N/A |
| <input type="checkbox"/> | Geophysical Exploration Permit | Application filed with ENR at least 10 days prior to issue of permit. Application by letter. No standard application form. | 10 days N/A |
| <input type="checkbox"/> | State Lakes Construction Permit | Application fee based on structure size is charged. Must include descriptions & drawings of structure & proof of ownership of riparian property. | 15-20 days N/A |
| <input type="checkbox"/> | 401 Water Quality Certification | N/A | 60 days (130 days) |
| <input type="checkbox"/> | CAMA Permit for MAJOR development | \$250.00 fee must accompany application | 55 days (150 days) |
| <input type="checkbox"/> | CAMA Permit for MINOR development | \$50.00 fee must accompany application | 22 days (25 days) |
| <input type="checkbox"/> | Several geodetic monuments are located in or near the project area. If any monument needs to be moved or destroyed, please notify: N.C. Geodetic Survey, Box 27687 Raleigh, NC 27611 | | |
| <input type="checkbox"/> | Abandonment of any wells, if required must be in accordance with Title 15A, Subchapter 2C.0100. | | |
| <input type="checkbox"/> | Notification of the proper regional office is requested if "orphan" underground storage tanks (USTS) are discovered during any excavation operation. | | |
| <input type="checkbox"/> | Compliance with 15A NCAC 2H 1000 (Coastal Stormwater Rules) is required. | | 45 days (N/A) |
| <input type="checkbox"/> | Tar Pamlico or Neuse Riparian Buffer Rules required. | | |
| <input checked="" type="checkbox"/> | Plans and specifications for the construction, expansion, or alteration of a public water system must be approved by the Division of Water Resources/Public Water Supply Section prior to the award of a contract or the initiation of construction as per 15A NCAC 18C.0300 et seq. Plans and specifications should be submitted to 1634 Mail Service Center, Raleigh, North Carolina 27699-1634. All public water supply systems must comply with state and federal drinking water monitoring requirements. For more information, contact the Public Water Supply Section, (919) 707-9100. | | 30 days |
| <input checked="" type="checkbox"/> | If existing water lines will be relocated during the construction, plans for the water line relocation must be submitted to the Division of Water Resources/Public Water Supply Section at 1634 Mail Service Center, Raleigh, North Carolina 27699-1634. For more information, contact the Public Water Supply Section, (919) 707-9100. | | 30 days |

Other comments (attach additional pages as necessary, being certain to cite comment authority)

| Division | Initials | No comment | Comments | Date Review |
|-------------------------------|----------|-------------------------------------|---|-------------|
| DAQ | DAC | <input checked="" type="checkbox"/> | | 7/14/15 |
| DWR-WQROS (Aquifer & Surface) | CCC | <input checked="" type="checkbox"/> | | 6/30/15 |
| DWR-PWS | DJW | <input type="checkbox"/> | See comment noted above. Also and as stated in the submitted plan documents, no encroachment within the 100-foot radius of the public water supply Well #10 owned by the Town of Carolina Beach should occur. | 7/13/15 |
| DEMLR (LQ & SW) | des | <input checked="" type="checkbox"/> | | 6/30/15 |
| DWM - UST | WER | <input checked="" type="checkbox"/> | | 7/15/15 |

REGIONAL OFFICES

Questions regarding these permits should be addressed to the Regional Office marked below.

Asheville Regional Office
2090 US Highway 70
Swannanoa, NC 28778
(828) 296-4500

Mooresville Regional Office
610 East Center Avenue, Suite 301
Mooresville, NC 28115
(704) 663-1699

Wilmington Regional Office
127 Cardinal Drive Extension
Wilmington, NC 28405
(910) 796-7215

Fayetteville Regional Office
225 North Green Street, Suite 714
Fayetteville, NC 28301-5043
(910) 433-3300

Raleigh Regional Office
3800 Barrett Drive, Suite 101
Raleigh, NC 27609
(919) 791-4200

Winston-Salem Regional Office
585 Waughtown Street
Winston-Salem, NC 27107
(336) 771-5000

Washington Regional Office
943 Washington Square Mall
Washington, NC 27889

NORTH CAROLINA STATE CLEARINGHOUSE
DEPARTMENT OF ADMINISTRATION
INTERGOVERNMENTAL REVIEW

Nastasha Earle

COUNTY: NEW HANOVER

H12: OTHER

STATE NUMBER: 15-E-0000-0670

DATE RECEIVED: 06/23/2015

AGENCY RESPONSE: 07/20/2015

REVIEW CLOSED: 07/23/2015

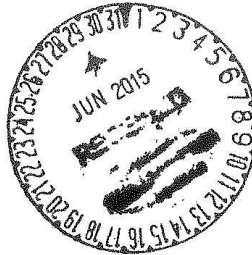
MS CARRIE ATKINSON
CLEARINGHOUSE COORDINATOR
DEPT OF TRANSPORTATION
STATEWIDE PLANNING - MSC #1554
RALEIGH NC

REVIEW DISTRIBUTION

CAPE FEAR COG
DENR - COASTAL MGT
DENR LEGISLATIVE AFFAIRS
DEPT OF CULTURAL RESOURCES
DEPT OF TRANSPORTATION
DPS - DIV OF EMERGENCY MANAGEMENT

PROJECT INFORMATION

APPLICANT: Department of the Army
TYPE: National Environmental Policy Act
Environmental Assessment



DESC: Proposal for Snow's Cut Master Plan Supplement and EA. Proposal will evaluate the impacts associated with implementation of the proposed Snow's Cut Master Plan Supplement.

The attached project has been submitted to the N. C. State Clearinghouse for intergovernmental review. Please review and submit your response by the above indicated date to 1301 Mail Service Center, Raleigh NC 27699-1301.

If additional review time is needed, please contact this office at (919)807-2425.

AS A RESULT OF THIS REVIEW THE FOLLOWING IS SUBMITTED: NO COMMENT COMMENTS ATTACHED

SIGNED BY:

Nastasha Earle

DATE:

7/2/15



NORTH CAROLINA STATE CLEARINGHOUSE
DEPARTMENT OF ADMINISTRATION
INTERGOVERNMENTAL REVIEW

COUNTY: NEW HANOVER

H12: OTHER

STATE NUMBER: 15-E-0000-0670

DATE RECEIVED: 06/23/2015

AGENCY RESPONSE: 07/20/2015

REVIEW CLOSED: 07/23/2015



MS RENEE GLEDHILL-EARLEY
CLEARINGHOUSE COORDINATOR
DEPT OF CULTURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE
MSC 4617 - ARCHIVES BUILDING
RALEIGH NC

ER 13-1609

REVIEW DISTRIBUTION

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DEPT OF CULTURAL RESOURCES
DEPT OF TRANSPORTATION
DPS - DIV OF EMERGENCY MANAGEMENT

A (NC) JCS/CS 6/24/15

DLB 7/8/15

PROJECT INFORMATION

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Environmental Assessment

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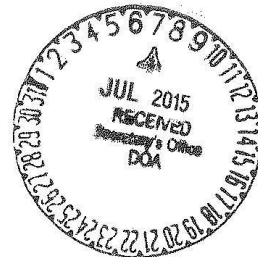
AS A RESULT OF THIS REVIEW THE FOLLOWING IS SUBMITTED: NO COMMENT COMMENTS ATTACHED

SIGNED BY:

Renee Gledhill-Earley

DATE:

7.1.15



NORTH CAROLINA STATE CLEARINGHOUSE
DEPARTMENT OF ADMINISTRATION
INTERGOVERNMENTAL REVIEW

COUNTY: NEW HANOVER

H12: OTHER

STATE NUMBER: 15-E-0000-0670

DATE RECEIVED: 06/23/2015

AGENCY RESPONSE: 07/20/2015

REVIEW CLOSED: 07/23/2015

MS CAROLYN PENNY
CLEARINGHOUSE COORDINATOR
DPS - DIV OF EMERGENCY MANAGEMENT
FLOODPLAIN MANAGEMENT PROGRAM
MSC # 4218
RALEIGH NC

JUN 25 2015

REVIEW DISTRIBUTION

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DEPT OF CULTURAL RESOURCES
DEPT OF TRANSPORTATION
DPS - DIV OF EMERGENCY MANAGEMENT

PROJECT INFORMATION

APPLICANT: Department of the Army
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Environmental Assessment

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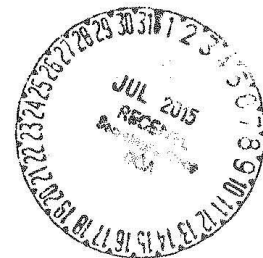
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If additional review time is needed, please contact this office at (919)807-2425.

AS A RESULT OF THIS REVIEW THE FOLLOWING IS SUBMITTED: NO COMMENT COMMENTS ATTACHED

SIGNED BY: John D. Burbaker

DATE: 29 June 2015



From: [Courtney Borleske](#)
To: [Gasch, Eric K SAW](#)
Subject: [EXTERNAL] Master Plan Supplement & Environmental Assessment Snow's Cute (6/19/15)
Date: Tuesday, July 14, 2015 9:05:46 AM

Hi Eric,

My husband and I own property (310-1 Spencer Farlow Dr CB 28428) along site 7 in the proposed study area for Snow's Cut. I read through the documents online, and while site 7 was mentioned, there wasn't enough information on how the site would change should this plan be approved. I have more questions than comments about the plan, and I'm sure you've received similar ones since this project was announced a few years ago.

How will the changes affect those property owners along that side of Spencer Farlow Dr?

Will the existing chain link fence be moved closer to the property lines therefore eliminating the greenway path that runs along the back of our property?

What type of "operations" will be done at site 7?

Will there be more buildings constructed, industrial materials stored, etc...? How many of the trees will be removed?

Will this proposal effectively eliminate the greenway that runs along the entire length of the road and into the area under the bridge and close to CB State Park? This is a heavily used path for many of the residents and visitors on this portion of the island. Walkers and bikers access this path every day.

How wide will the access road be to the new operations site? How much traffic do you foresee using this access road? Will the new operations site increase traffic on Spencer Farlow Dr at all?

Will there be high wattage outdoor lighting involved in the new plan? There are so many properties along this portion of the road that light "pollution" would be a concern.

What would the hours of operation be for these operation sites?

What is the overall time frame for these changes?

I'm just trying to visualize how things will look and how it will affect our property values in the future.

Thanks in advance for your time and I look forward to hearing from you or seeing an update to the site regarding these questions.

Sincerely,
Courtney Borleske
caborleske@yahoo.com
919-637-2782

Aileen L. Crum
Mark E. Hurmence
518 Spencer Farlow Drive #6
Carolina Beach, NC 28428
July 1, 2015

Mr. Eric Gasch,

We are disappointed in the change of the land use classification in the Master Plan of Snow's Cut. We agree changing the classification on *paper* has no impact as per the environmental study. The impact will occur when placed into fruition.

On Page 6 you state: " The Environmental Assessment EA analyzes the potential impact that implementing the MPS would have on natural, cultural, and human environment". If the Army Corps of Engineers does relocate their Eagle Island facilities and dredging equipment to Snow's Cut in the future it will have an impact on nature, culture and human environment.

Natural: Losing the Greenway Trail along the ICW. (Walking through a fence tunnel is not being with nature.)

Cultural: The customs of the people now enjoying Snow's Cut for hiking, biking, fishing, and viewing wildlife will be lost.

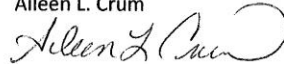
Human: The neighboring property values will be greatly decreased, as is verified by the tax assessments in Island Walk.

Noise: Removal of trees is also removal of the sound barrier between homes and the bridge and waterway traffic.

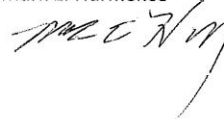
We could go on but we have already stated our concerns in previous letters and at the forum at the American Legion last fall.

With Deepest Concern,

Aileen L. Crum



Mark E. Hurmence



Ann and Howard Nivens
518 Spencer Farlow Dr. Unit 7
Carolina Beach, NC 28428
July 19, 2015

Mr. Eric Gasch
U.S. Army Engineer District, Wilmington
CESAW-ECP – PE
69 Darlington Ave.
Wilmington, NC 28403

Dr. Mr. Gasch,

We purchased our townhome on October 17, 2014 and later found out that there was a possibility of a change in the land use classification for the land behind our home. We recently received your letter stating that a Master Plan Supplement and Environmental Assessment has been prepared and that changes in land use classifications are proposed. As new homeowners in this area, we would like to state our concerns regarding a change in land use classification.

If this land is used in the future with the relocation of the Eagle Island facilities and dredging equipment, it will have several negative impacts on natural, cultural and human environments.

- 1) The Greenway Trail along the ICW would be lost.
- 2) ~~The residents and visitors who enjoy Snow's Cut for hiking, biking, fishing, and viewing wildlife would not have this resource.~~
- 3) The property values would be greatly decreased.
- 4) The beauty of the area would be gone.
- 5) The Carolina Beach community would not be as attractive and tourism would be negatively impacted.

We are hopeful that these changes will not occur and feel very strongly that this land should not be changed in any way.

With deep concern,



Ann Nivens



Mr. Howard Nivens

Sandra Stallings
518 Spencer Farlow Dr. #8
Carolina Beach, NC 28428

RE: Master Plan for Snow's Cut

Mr. Eric Gasch,

I am very disappointed that the USACE is still planning to make a negative impact in our "backyard" so to speak. There are so many good reasons NOT to develop the island side of your Snow's Cut land.

1. Property value degradation - We all purchased our homes here at Island Walk because of the wonderful unobstructed view. We would never have done so had we thought the Corps might ever consider constructing a dredge base facility right in our "backyard".

2. Security - The land we are speaking of has a lot of people traffic due to proximity to the public boat ramp and heavy residential development. If you move the public trail/path up next to our property line, we will be extremely vulnerable to trespassing and vandalism.

3. Public relations with the general public - At the present time this property is being enjoyed by so many people, of all ages. They fish, bike, run, walk, observe nature, etc, and if you go through with this plan, all that will be destroyed, along with good will.

Would it not make more sense to re-dredge some of Snow's Cut so it's mainland side is more suitable for your project than to risk the unhappiness and devaluation of property and security that you will surely cause by deciding to save money by building on this "island side"?

I could go on but you must now know of my opposition and why.

With Deepest Concern
Sandra Stallings
Sandra Stallings

ec; see next page

Senator Kay Hagan:

DC Address: The Honorable Kay Hagan
United States Senate
521 Dirksen Senate Office Building
Washington, D.C. 20510-3309
DC Phone: 202-224-6342
DC Fax: 202-228-2563
Contact Senator Hagan: <http://www.hagan.senate.gov/contact/>
WWW Homepage: <http://www.hagan.senate.gov/>
Twitter: @SenatorHagan

Senator Richard Burr:

DC Address: The Honorable Richard Burr
United States Senate
217 Russell Senate Office Building
Washington, D.C. 20510-3308
DC Phone: 202-224-3154
DC Fax: 202-228-2981
Contact Senator Burr: <http://www.burr.senate.gov/public/index.cfm?FuseAction=Contact.ContactForm>
WWW Homepage: <http://www.burr.senate.gov/public/>
Twitter: @SenatorBurr

Congressional Representative Mike McIntyre (District 7)

DC Address: The Honorable Mike McIntyre
United States House of Representatives
2428 Rayburn House Office Building
Washington, D.C. 20515-3307
DC Phone: 202-225-2731
DC Fax: 202-225-5773
Contact Rep. McIntyre: <http://mcintyreforms.house.gov/contact/>
WWW Homepage: <http://mcintyre.house.gov>
Twitter: @RepMikeMcIntyre

From: [Jeff Wick](#)
To: [Gasch, Eric K SAW](#)
Cc: [Patti Wick](#)
Subject: [EXTERNAL] Master Plan Supplement and Environment Assessment Response
Date: Tuesday, June 23, 2015 2:18:14 PM
Attachments: [Snows Cut Department of the Army Corps 6-23-15.docx](#)

MPS and SA Snow's Cut
Department of the Army, Wilmington District, Corps of Engineers, 69 Darlington Ave. Wilmington, NC 28401
Attn: Eric Gasch
Eric,

I have just received the letter from Elden Gatwood and want to respond. I did attend meeting that was held in Carolina Beach on Monday September 29, 2014. I found the meeting to be very informative and professional. I am not sure why your Snow's Cut property has not been reviewed for Zoning since 1994? In 1994, it would have affected fewer residents and would have resulted in fewer homes being built so close to your border and environment.

Now in 2015, 21 years later you want to consider the possibility of allowing the Army Corps of Engineers the flexibility in how they handle the land.

When traveling to Pleasure Island and you look over the Snow Cut Bridge to the east and imagine the equipment and vessels that are currently at Eagle Island, the Army Corp proposed location would create a visual disaster for the entire island!

Snow's Cut Bridge is the gateway to Pleasure Island and the Army Corp of Engineers equipment and disruption along the shore would harm the vacation-tourist attitude and draw to the inland. Plus, a lot of the Pleasure Island residents rely on the tourist traffic for income.

For current residents that own homes near the site the noise of Army Corp Vessels, smell of diesel fuel, leaking of diesel fuel and contamination from underground diesel tanks this close to the State Park and residents could be very harmful to our Carolina Beach community.

As a resident of Carolina Beach. I am concerned and feel threaten that The Army Corps of Engineers could devalue my property and life style.

Thank you,

Jeff Wick

PS. Doc also attached

336 - 587 - 8885