



Final Notice and Public Explanation of a Proposed Activity in a Wetland

Executive Order 11990: Protection of Wetlands

This is to give notice that the Town of Jonesville under Part 58 has conducted an evaluation as required by *Executive Order 11990* in accordance with HUD regulations at 24 CFR 55.20 Subpart C *Procedures for Making Determinations on Floodplain Management and Wetlands Protection*. The Town has applied for \$500,000 in grant funding from the Community Development Block Grant (CDBG) program through the US Dept of Housing and Urban Development. The project is located at 300 Office Street in the Town of Jonesville in Union County, SC.

The proposed multi-phase project concerns site clearance, cleanup, and improvement activities of a former mill brownfield to render it safe and attractive. The 15-acre site is comprised of two adjacent parcels owned by the Town and includes a former pond and two streams which create a non-tidal marsh wetlands area of approximately .80 acres in total. The former pond is a Palustrine Emergent (PEM) wetland of approximately .66 acres. Stream 1 is a perennial stream which measures 1,221 linear feet/.14 acres. Stream 2 is a seasonal/ intermittent stream which measures 10 linear feet/.001 acres. Non-tidal marsh wetlands provide plant and wildlife habitat, mitigate flood damage, and filter excess nutrients from surface runoff. These natural and beneficial values could be adversely affected by the project.

Site clearance activities include the removal and appropriate disposal of surface-level debris, environmental hazards, and remaining structures. Site cleanup activities to limit exposure to contamination in the soil, groundwater, and pond wetlands area include capping contaminated soil, restricting use of groundwater, and dredging and filling the pond wetlands area. Site improvement activities include the demolition and removal of abandoned stand-water tank, drainage upgrades, relocation of power substation, improvements to the stream wetlands concerning removal of overgrowth and trees and elsewhere as necessary, and replacement of crosswalks and roads, and implementation of a water feature and associated utilities.

The Town of Jonesville considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial values: (1) No Action Alternative: This alternative was rejected as it would not address or alleviate any of the identified issues and the debris-filled hazardous property would continue to pose health and safety risks to Town residents, impede economic development, and reflect negatively on the Town. (2) Locate the project outside of the wetlands: This alternative concerns addressing only the portion of the site that does not contain wetlands. It was rejected as it would not completely address the problems on the site and would not leave the entire site clean and safe. It was also found not to be feasible since it would only delay, not prevent, impacts to the wetlands as the remainder of the site would need to be addressed in the future to ensure public safety. (3) Locate the project in the wetland: This alternative concerns addressing the entire site and was selected as the best alternative it will achieve a comprehensive solution to the identified problems in the project area. This alternative was deemed the most logical, feasible, and beneficial alternative to address the health and safety concerns of the site as well as the appearance of the Town near its downtown area. Impacts to the wetland were found to be unavoidable to ensure that the health and safety risks from contamination were addressed and mitigated.

The Town of Jonesville has reevaluated the alternatives to building in the wetland and has determined that it has no practicable alternative. Best management practices will be followed during the project. No project modifications were considered based on the response from the agencies, site observations, and local knowledge. All other factors remain unchanged. This activity will have no significant impact on the environment for the following reasons:

- The wetland is located on property owned by the Town. No acquisition is anticipated.
- The entire site must be addressed to make it safe and attractive.
- The selected alternative will achieve a comprehensive solution
- This area was previously disturbed by the initial development of the property.
- Impacts to the wetlands are unavoidable to ensure the health and safety of the public from the risk of contamination posed by prior use of the site as a mill.

Environmental files that document compliance with *Executive Order 11990: Protection of Wetlands* are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

Written comments must be received by the Town of Jonesville at the following address on or before January 1, 2021: 131 North Main Street, Jonesville, SC 29353, (864) 674-5746, Attention: Michael Tyler, Town Administrator. A full description of the project may be reviewed at the same address during the hours of 9 AM – 5 PM , Monday – Friday. Comments may also be submitted via email at cschwartz@catawbacog.org

Date: December 14, 2020