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 irrevocable 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


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 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. Courtnay 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.


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 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 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 EIS Field Office
Post Office Box 37226
Raleigh, North Carolina 27616-3726

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,

[Signature]

Paul Benjamin,
Field Supervisor

cc: NMFS, Beaufort, NC
EPA, Atlanta, GA
WRC, Raleigh
North Carolina  
Department of Administration  

Pat McCrory, Governor  

Bill Daughtridge, 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,

Crystal Best  
State Environmental Review Clearinghouse

Attachments
cc: Region O
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
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/wn/sf-file-records](http://portal.ncdenr.org/web/wn/sf-file-records).

Please contact me at 919.707.8369 if you have any questions.

<table>
<thead>
<tr>
<th>ID #</th>
<th>Site Name</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>NONCD0001475</td>
<td>USCG Loran Station Carolina Beach</td>
<td>Open site on the Inactive Hazardous Sites Inventory</td>
</tr>
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</table>

Cc: Jim Bateson
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

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:

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

Fayetteville Regional Office
225 Green Street, Suite 714, Fayetteville, North Carolina 28301-5095
Main Phone: 910-433-3300 Internet: http://www.ncdenr.gov
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<table>
<thead>
<tr>
<th>PERMITS</th>
<th>SPECIAL APPLICATION PROCEDURES or REQUIREMENTS</th>
<th>Normal Process Time (statutory time limit)</th>
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<tbody>
<tr>
<td>✔ Permit to construct &amp; operate wastewater treatment facilities, sewer systems, septic systems, &amp; stormwater facilities discharging into state surface waters.</td>
<td>Application 90 days before beginning construction or source of construction. On-site inspection.</td>
<td>30 days (60 days)</td>
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<tr>
<td>✔ NCDHHS - permit to discharge into surface waters and/or permit to construct wastewater treatment facilities.</td>
<td>Application 90 days before beginning activity. On-site inspection. Pre-application conference required.</td>
<td>90-120 days (N/A)</td>
</tr>
<tr>
<td>✔ Water Use Permit</td>
<td>Pre-application technical conference usually necessary</td>
<td>30 days (N/A)</td>
</tr>
<tr>
<td>✔ Well Construction Permit</td>
<td>Complete application must be received and permit issued prior to the installation of a well.</td>
<td>7 days (5 days)</td>
</tr>
<tr>
<td>✔ Dredge and Fill Permit</td>
<td>Applications must be served on each adjacent or nearby property owner. On-site inspection. Pre-application conference required. Filling may require placement of a NC Division of Administration and Federal Dredge and Fill Permit.</td>
<td>30 days (90 days)</td>
</tr>
<tr>
<td>✔ Permit to construct &amp; operate Air Pollution Assessment facilities and/or Emission Sources as per 15A NCAC 20.1100(3) (20.1100)</td>
<td>Application must be submitted and permit issued prior to construction and operation of the source. If a permit is required in an area without a permit, there are additional requirements and timelines (20.1111).</td>
<td>90 days</td>
</tr>
<tr>
<td>✔ Permit to construct &amp; operate Transportation Facility as per 15A NCAC 20.0800, 22.1(601)</td>
<td>Application must be submitted at least 90 days prior to construction or modification of the source.</td>
<td>90 days</td>
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<tr>
<td>✔ Any sport hunting associated with subject proposal must be in compliance with 15A NCAC 20.3000</td>
<td>N/A</td>
<td>60 days (90 days)</td>
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<tr>
<td>✔ Soil contamination or remedial action to prevent and control soil contamination. Property owner must be in compliance with 15A NCAC 20.1100(2) (20.1100)</td>
<td>N/A</td>
<td>60 days (90 days)</td>
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<tr>
<td>✔ Complex Source Permit required under 15A NCAC 20.0800</td>
<td>N/A</td>
<td>60 days (90 days)</td>
</tr>
<tr>
<td>✔ The Subterranean Impoundment Control Act of 1973 must be properly addressed for any land disturbing activity. An erosion and sediment control plan will be required if more than one acre is disturbed. Plan filed with proper Regional Office (Land Quality Section) At least 30 days before beginning activity.</td>
<td>N/A</td>
<td>20 days (90 days)</td>
</tr>
<tr>
<td>✔ Sedimentation and erosion control must be addressed in accordance with NCDOT’s approved program. Part should be given to design and installation of appropriate perimeter sediment trapping devices as well as stable berms and structures.</td>
<td>N/A</td>
<td>30 days (90 days)</td>
</tr>
<tr>
<td>✔ Mining Permit</td>
<td>On-site inspection required.</td>
<td>30 days (60 days)</td>
</tr>
<tr>
<td>✔ North Carolina Burning permit</td>
<td>On-site inspection by N.C. Division Forest Resources if permit exceeds 1 acres.</td>
<td>1 day (N/A)</td>
</tr>
<tr>
<td>✔ Special Grand Clearance Burning Permit - 22 counties in coastal N.C. with organic soils</td>
<td>On-site inspection by N.C. Division Forest Resources required. If more than five acres of ground-clearing activities are approved, inspections should be requested at least two days before actual burn is planned.</td>
<td>1 day (N/A)</td>
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<tr>
<td>✔ Oil Refining Facilities</td>
<td>N/A</td>
<td>90-120 days (N/A)</td>
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<tr>
<td>✔ Dam Safety Permit</td>
<td>If permit required, application must be submitted 1 day before beginning construction. Applicant must file N.C. qualified engineer’s report. Construction and operation of project are subject to NCDHHS approval. May also require permit under mosquito control program. A 60-day permit from Corps of Engineers is required. A minimum fee of $100 is required to accompany the application. An additional amount based on a percentage of the total project cost will be required upon completion.</td>
<td>30 days (60 days)</td>
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<tr>
<td>Division</td>
<td>Initials</td>
<td>No. comment</td>
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<tr>
<td>DAQ</td>
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<td>DWR-WQROS (Aquifer &amp; Surface)</td>
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<tr>
<td>DWR-PWS</td>
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<td>DEMR (LQ &amp; SW)</td>
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<tr>
<td>DWM - UST</td>
<td>WER</td>
<td>✓</td>
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### REGIONAL OFFICES

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

- **Asheville Regional Office**
  2099 US Highway 70
  Swannanoa, NC 28778
  (828) 296-4500

- **Fayetteville Regional Office**
  225 North Green Street, Suite 714
  Fayetteville, NC 28301-5943
  (910) 433-3300

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

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

- **Washington Regional Office**
  943 Washington Square Mall
  Washington, NC 28889

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

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

June 16, 2014
NORTH CAROLINA STATE CLEARINGHOUSE
DEPARTMENT OF ADMINISTRATION
INTERGOVERNMENTAL REVIEW

COUNTY: NEW HANOVER  H12: OTHER
STATE NUMBER: 13-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 MST
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: [Signature]
DATE: 7/2/15
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 GLENDILL EARLEY
CLEARINGHOUSE COORDINATOR
DEPT OF CULTURAL RESOURCES
STATE HISTORIC PRESERVATION OFFICE
MSC 4617 - ARCHIVES BUILDING
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
dated 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: RENEE GLENDILL 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

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

PROJECT INFORMATION
APPLICANT: Department of the Army
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AS A RESULT OF THIS REVIEW THE FOLLOWING IS SUBMITTED: ☒ NO COMMENT ☐ COMMENTS ATTACHED

SIGNED BY: [Signature]
DATE: 07/23/2015
Hi Eric,

My husband and I own property (310-1 Spencer Farlow Dr CB 28/28) 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
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,

[Signature]

Ann Nivens

[Signature]

Howard 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  

C C: see next page
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DC Address: The Honorable Kay Hagan
United States Senate
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Washington, D.C. 20510-3309
DC Phone: 202-224-6342
DC Fax: 202-228-2563
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Senator Richard Burr:
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Congressional Representative Mike McIntyre (District 7)
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Washington, D.C. 20515-3307
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DC Fax: 202-225-5773
Contact Rep. McIntyre: http://mcintyrefroms.house.gov/contact/
WWW Homepage: http://mcintyre.house.gov
Twitter: @RepMikeMcIntyre
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 Elder 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