

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Horry-County-McCormick-Road-Improvements

HEROS Number: 900000010342869

Start Date: 08/01/2023

Responsible Entity (RE): SOUTH CAROLINA, 1205 Pendleton St Columbia SC, 29201

RE Preparer: Pete Neiger, Civitas

State / Local Identifier:

Certifying Officer: Eric Fosmire, SCOR

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): Civitas

Point of Contact: Pete Neiger

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: 100 Elm St, Conway, SC 29526

Additional Location Information:

The project is located on McCormick Road, approximately 2,000 feet south of Forestbrook Road, The above address is the county office.

Direct Comments to: South Carolina Office of Resilience
632 Rosewood Drive
Columbia, SC
(RE: HUD Environmental Review)
eric.fosmire@scor.sc.gov

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The proposed project includes the construction of a new culvert to alleviate flood risk. In detail, the construction of three 10-feet wide by 5-feet high concrete box culverts are proposed under the existing McCormick Road causeway to alleviate flooding upstream during major storm events. The Socastee Creek watershed is an approximate 27 square mile area located off the intracoastal waterway in the southeastern portion of Horry County, South Carolina. The watershed has a history of flooding. In the early 1990's, the US Army Corps of Engineers (USACE) constructed a flood control channel project to reduce flood impacts to homes and businesses in the lower portion of the watershed. However, as the watershed has experienced significant development since then, and there have been a growing number of significant storm events, the watershed has experienced increasing impacts of flooding, including during the October 2015 flood (Hurricane Joaquin), Hurricane Matthew (2016), and Hurricane Florence (2018) events. A variety of structural and indirect mitigation strategies were initially considered. However, based on coordination with the County and the quantity of buildings impacted, three structural strategies were selected for more in-depth evaluation - drainage system improvements, flood diversion, and regional detention. Based on the evaluation, two potential mitigation project concepts were identified - the installation of an overflow culvert at the McCormick Road bridge, and the implementation of a floodplain bench along much of the existing USACE flood control channel. Two sub-alternatives for the floodplain bench were developed - one that maximized flood reduction and the other that minimized disruption and costs. The proposed project was selected by weighting these options to determine the best way to protect from future damage and reduce risk to life.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The rapid development of the 1980s prompted the U.S. Army Corps of Engineers (USACE) to initiate a flood control project to evaluate alternatives to reduce flooding in the Socastee Creek watershed. The project focused on the approximate 2.1 mile

section of Socastee Creek downstream of Hwy 501 (focus reach). The project resulted in the recommendation of a defined flood control channel (30' bottom width, 3:1 slope) between US 501 and McCormick Road, which was constructed in 1993. While the USACE project helped reduce flooding, continued development and an increased number of large storm events have muted the benefits of the project and led to increased damages and impacts from flooding. In the past several years alone, the area has experienced flooding and incurred damages associated with the October 2015 (Joaquin), 2016 (Matthew and 2018 (Florence) events. Each event resulted in 12-15 inches of rain over the watershed over a few-day period. The proposed action was developed as a flood mitigation solution that would enhance flows of waters that are currently impeded as they pass underneath McCormick Road. Development and growth are expected to continue in the watershed, but the proposed action is intended to provide flood risk reduction in the Forestbrook area.

Existing Conditions and Trends [24 CFR 58.40(a)]:

Given its low, flat, and poor natural drainage characteristics, nuisance flooding within the Socastee Creek watershed is not uncommon. Socastee Creek was originally referred to as Socastee Swamp due to its swampy characteristics (low, wet, undefined channel). Impacts from flood events have been (and still are) most prevalent along the main stem of the Socastee Creek downstream of Hwy 501. During heavy rain events, waters rise and create flooding issues for adjacent buildings and properties. The area includes many older residential developments in the Forestbrook area. In the 1980s, the watershed was starting to develop more rapidly, raising concerns about further exacerbating flood impacts. This area is expected to see an increase in development in the future, as new subdivisions have been preliminarily approved. As Hurricanes and tropical storms become slower and wetter, the Forestbrook area has been increasingly impacted by flooding from Socastee Creek. Socastee Creek is a significant drainage source for neighborhoods in Socastee and Forestbrook, but requires additional capacity to prevent flooding, either from storms or heavy rains. Flood risk reduction in the Forestbrook area is vital to the public safety of emergency responders during flood and storm events. During Hurricane Florence and Hurricane Matthew, a number of roads in the Forestbrook area were closed creating access difficulty for first responders. Mitigation of flooding in Forestbrook is needed for first responders to better access residential areas during flood events.

Maps, photographs, and other documentation of project location and description:

[McCormick Road Construction Plans \(2025\).pdf](#)

[McCormick Road Infrastructure Application.pdf](#)

[Socastee Creek Flood Control Project 1990 Plans reduced.pdf](#)

[Attachment 4 - Photos.docx](#)

[Attachment 1 - Project description.docx](#)

[Attachment 9 Maps and Environmental Information.pdf](#)

Determination:

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

[FONSI Signature Page_executed_8-8-25.pdf](#)

**7015.15 certified by Certifying Officer
on:**

**7015.16 certified by Authorizing Officer
on:**

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B-18-DP-45-0001	Community Planning and Development (CPD)	Community Development Block Grant Mitigation (CDBG-MIT)	\$846,450.00

**Estimated Total HUD Funded, \$846,450.00
Assisted or Insured Amount:**

**Estimated Total Project Cost [24 CFR 58.2 (a) \$1,922,156.00
(5)]:**

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards

		requirements. The project site is approximately 2.38 miles from Myrtle Beach International Airport.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. The project is located at a distance of approximately 12.6 miles from the closest CBRS System Unit (SC-01).
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A portion of the project area is within a FEMA-designated Regulatory Floodway (Zone AE). However, based on the project description, the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. Horry County is not designated as nonattainment for any criteria pollutants based on the EPA Current Nonattainment List (https://www3.epa.gov/airquality/greenbook/ancl.html). The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project is located in a Coastal Zone, and it has been determined to be conditionally consistent with the State Coastal Management Program with mitigation, identified in the mitigation section of this review. A Coastal Zone Consistency Determination was issued

		on April 4, 2024 certifying that the project is conditionally consistent with the Guidelines for Evaluation of All Projects as well as the Transportation Facilities (Roads and Highways) ,Activities in Areas of Special Resource Significance (Wetlands), and Stormwater Management (Runoff) policies contained in the S.C. Coastal Zone Management Program provided that the conditions are adhered to. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project has been determined to have No Effect on listed species. See the attached USFW consistency letter for the project dated July 26, 2023. This project is in compliance with the Endangered Species Act without mitigation.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project does not consist of the development of a hazardous facility or include any development, construction, or rehabilitation that increases residential densities, or converts a building's use or habitability. Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert

1981, particularly sections 1504(b) and 1541; 7 CFR Part 658		agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project is located in the FFRMS floodplain. The extent of the FFRMS floodplain was determined using the Climate-Informed Science Approach (CISA). The 8-Step Process is required. With the 8-Step Process the project will be in compliance with Executive Orders 11988 and 13690.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Based on Section 106 consultation, there are No Historic Properties Affected by the project because there are no historic properties present within the APE. The South Carolina State Historic Preservation Office (SHPO) concurred with this determination of effect in the attached correspondence dated March 18, 2025. The SHPO requested to be notified immediately if archaeological materials are encountered during construction. The project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area and there are no sole source aquifers in South Carolina. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The project results will impact on- or off-site wetlands. An 8 Step Process has been completed. With mitigation, identified in the mitigation section of this review, the project will be in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located within proximity to a NWSRS river. The project

		is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	In accordance with Executive Order 14173: Ending Illegal Discrimination and Restoring Merit-Based Opportunity, analysis of compliance for this authority is no longer required.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The 5-Year Consolidated Plan for Horry County specifically identifies infrastructure improvements as a priority. This project conforms with the County plans. Design plans for the culvert are included in the supporting document section of this assessment. Supporting Documents: -Horry County's 5-Year Consolidated Plan (2021-2025) SP-25 Priority Needs	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	1	The proposed project design considered soil suitability, slope, erosion, drainage and storm water runoff. The project was designed to	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		improve drainage and reduce flooding during storm events.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The project area is located in Horry County, South Carolina, a county along the Atlantic Coast. This location means that the property is at an increased risk of certain natural hazards, specifically hurricanes which cause flooding and high winds. The project takes these concerns into account and the development of the properties will use best practices to minimize vulnerability. The project location does not include any man-made site hazards. The development of infrastructure on undeveloped land and on developed roadways will not add dangers. Additionally, there are no major air pollution generators in the area. The project will not be affected by any nuisances due to the location on undeveloped land. Temporary noise during construction will not impact the surrounding area due to the lack of residential structures in the area.	
SOCIOECONOMIC			
Employment and Income Patterns	2	This project may increase temporary employment opportunities in the area but it will be limited. The development of improved infrastructure will require a	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		variety of employees. These jobs will primarily be construction related.	
Demographic Character Changes / Displacement	2	The proposed project will not impact demographic character changes and will not result in displacements. There are no activities that will increase or decrease housing density or impact housing costs.	
Environmental Justice EA Factor	2	In accordance with Executive Order 14173: Ending Illegal Discrimination and Restoring Merit-Based Opportunity, analysis of compliance for this authority is no longer required.	
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	The proposed activity will not impact educational and cultural facilities. Construction will occur within the June-July timeframe to minimize impacts on school-related traffic patterns. There will be no impact on housing density or demand for educational and cultural facilities.	
Commercial Facilities (Access and Proximity)	2	The proposed activity will not impact commercial facilities. There will be no impact on housing density or demand for commercial facilities.	
Health Care / Social Services (Access and Capacity)	2	The proposed activity will not impact health care and social services. There will be no impact on housing density or demand for social services.	
Solid Waste Disposal and	2	The proposed activity will not impact solid waste disposal	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Recycling (Feasibility and Capacity)		or recycling. Any waste created during the construction process will be removed. There will be no impact on housing density or demand for disposal and recycling services.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	The proposed activity will not impact waste water and sanitary sewers. There will be no impact on housing density or demand for waste water and sanitary sewer services.	
Water Supply (Feasibility and Capacity)	2	The proposed activity will not impact water supply. There will be no impact on housing density or demand for these services.	
Public Safety - Police, Fire and Emergency Medical	2	The proposed activity will not impact public safety services, including police fire, and emergency medical. The project was designed to assist with mitigation of flooding which will enable first responders to better access residential areas during flood events. There will be no impact on housing density or demand for public safety services.	
Parks, Open Space and Recreation (Access and Capacity)	2	The proposed activity will not impact parks, open space, and recreation. There will be no impact on housing density or demand for parks and recreation.	
Transportation and Accessibility (Access and Capacity)	3	The proposed activity will temporarily impact transportation with the road closure and detour of S-1338 (McCormick Road) during	The road closure of S-1338 (McCormick Road) shall follow the detour and traffic control plans approved by the South Carolina

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		construction. In the long-term, the project is anticipated to provide better mobility access for public responders and the public during storm events.	Department of Transportation (SCDOT) and the traffic control provisions included in the SCDOT Encroachment Permit.
NATURAL FEATURES			
Unique Natural Features /Water Resources	3	The project will result in minimal impacts to wetlands and requires permits from the US Army Corps of Engineers and SCDHEC.	Best management practices (BMPS) will be implemented during construction, to protect adjacent wetlands and Waters of the United States from sediment and erosion during construction. BMPs to be utilized, independently or in combination, may include but are not limited to; erosion control matting, mulch, silt fences, sediment tubes, and other devices. BMPs shall be maintained until the fill material is stabilized.
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The proposed project will not impact vegetation or wildlife. There will be no introduction of wildlife, or removal or modification or disruption of wildlife. The impact on undeveloped land is minimal and limited to areas that run parallel to the existing public road.	
Other Factors 1			
Other Factors 2			
CLIMATE AND ENERGY			
Climate Change	2	In accordance with Executive Order 14148: Initial Rescissions of Harmful Executive Orders and Actions, analysis of	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		compliance for this authority is no longer required.	
Energy Efficiency	2	The efficient use of scarce energy sources is a high priority in Horry County. All development activities will be in compliance with local, state, and federal energy guidelines.	

Supporting documentation

[SP-25.docx](#)

Additional Studies Performed:

[Socastee Creek Watershed Flood Risk and Mitigation Study.pdf](#)

Field Inspection [Optional]: Date and completed by:

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

SC Department of Transportation FEMA Horry County Environmental Protection Agency US EPA NEPA Assist US Fish and Wildlife USDA SC State Historic Preservation Office Department of Transportation National Park Service SC Department of Health and Environmental Control Catawba Indian Nation

List of Permits Obtained:

FEMA CLOMR SC Department of Transportation Encroachment Permit Intergovernmental Agreement Between the SC Department of Transportation and Horry County For Drainage Improvements Horry County Stormwater Permit SCDHEC OCRM Coastal Zone Consistency Certification SCDES NPDES GP

Public Outreach [24 CFR 58.43]:

The public was notified through the Consolidated Planning Process and through the release of the FONSI and 8-Step notifications.

[McCormick Road Cross Drainage Improvements NWP 18 Verification\(1\).pdf](#)
[Permit 292424 - Approved Signed Application.pdf](#)
[SWP_McCormick Rd Culvert eg 65181.pdf](#)
[NPDES.jpg](#)
[Drainage Improvements DOT.pdf](#)
[CLOMR 24-04-1879R-450104\(1\).pdf](#)
[CLOMR 24-04-1879R-450104-CL.pdf](#)
[SCDOT Encroachment Permit -292424.pdf](#)

Cumulative Impact Analysis [24 CFR 58.32]:

The proposed project will improve the safety and security of the community. The culvert will help alleviate water blockage, particularly during storms. There is no negative impact expected, directly or indirectly. The project is designed, through extensive analysis, to eliminate the potential negative impact and reduce the risk to life or property. Over time this will serve as a valuable long term improvement for the community.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

Horry County considered alternative engineering plans to address this issue. This included the development of two sub-alternatives, one that maximized flood reduction and one that minimized costs. Potential mitigation strategies were also evaluated to determine the best option for this project. The following summarizes the proposed options. A more detailed analysis can be found in the attached report "Socastee Creek Watershed Flood Risk and Mitigation Strategies Study"

Infrastructure Improvement Concept 1a: McCormick Road Overflow Culvert - This option decreased flood elevations upstream and reduced flood levels at approximately 375 units affected by the 100-year floodplain. The rough order of magnitude (ROM) cost is \$600,000. Infrastructure Improvement Concept 1b: Fantasy Harbour Blvd Overflow Culvert - Similar to Improvement Concept 1, but located at a different point. This option only had a minor estimated impact and additional research was not conducted. Drainage Improvement Concept 2: Socastee Creek Floodplain Bench.

No Action Alternative [24 CFR 58.40(e)]

Choosing the "no action" alternative would continue a pattern of unsafe conditions at the project location. The situation would likely get worse and be more dangerous for people, property, and the environment in coming years.

Summary of Findings and Conclusions:

The proposed project will have no negative effect on the environment but it serves an important purpose by alleviating the risk to life and property from the waterway.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Coastal Zone Management Act	1) In the event that any historic or cultural resources and/or archaeological materials are found during the course of work, the applicant must notify the State Historic Preservation Office and the South Carolina Institute of Archaeology and Anthropology. Historic or cultural resources consist of those sites listed in the National Register of Historic Places and those sites that are eligible for the National Register. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials; 2) The project must be consistent with State Stormwater Permitting requirements during and post construction for protection of water quality; 3) All construction BMPs must be installed, inspected and maintained to hold sediment	N/A		

	<p>onsite and to protect any adjacent or downstream critical area, wetlands and waters through the life of the project. Upon completion of construction activities, all disturbed (including undeveloped) areas, including those impacted for access, must be immediately stabilized; 4) The project must be fully consistent with local zoning and comprehensive plans prior to work being conducted. 5) Prior to land disturbance and impacts to jurisdictional wetlands of 0.10 acres, applicant must fully comply with all general, special and regional terms and conditions of the US Army Corps of Engineers Permit (SAC-2024-00041) as well as SCDHEC requirements for Water Quality and Coastal Zone Certifications.</p>			
Floodplain Management	<p>The proposed project's purpose is to address and protect the FFRMS floodplain. Whenever applicable, the project will minimize any potential floodplain impact. Horry County will ensure that the proposed project is implemented and executed in accordance with all permits, conditions, and agreements with participating parties. Horry County, and its consultants and contractors, will also take an active role in monitoring the construction process to ensure no</p>	N/A		

	unnecessary risks are taken and no adverse impacts occur.			
Wetlands Protection	Due to the nature and scope of the project, the US Army Corps of Engineers has determined that "the proposed activity will result in minimal individual and cumulative adverse environmental impact and is not contrary to the public interest." The activity meets the terms and conditions of the Department of the Army (DA) Nationwide Permit 18: Minor Discharges. The following special conditions apply to this authorization: a.) That prior to beginning the authorized work the permittee must obtain and provide the Corps with a copy of all appropriate state certifications and/or authorizations (e.g., Coastal Zone Management Act concurrence, State Navigable Waters Permit, etc.). This PROVISIONAL NWP is NOT VALID until the permittee obtains and provides the requisite state certification(s) and/or authorization(s) in accordance with this special condition.; b.) That impacts to aquatic areas do not exceed those specified in the above mentioned PCN, including any supplemental information or revised permit drawings that were submitted to the Corps by the permittee.; c.) That the construction, use, and maintenance of the authorized activity is in accordance with the information given in the PCN, including the supplemental information	N/A		

	<p>listed above, and is subject to any conditions or restrictions imposed by this letter.; d.) That the permittee shall submit the attached signed compliance certification to the Corps within 30 days following completion of the authorized work.; e). Prior to beginning the authorized work, the permittee must coordinate with the local NFIP flood plain manager and comply with FEMA requirements.; f.) That the permittee shall use only clean fill material obtained from an upland source.; g.) That the permittee shall incorporate Best Management Practices (BMPs) during construction to protect adjacent wetlands and Waters of the United States from sediment and erosion during construction. BMPs to be utilized, independently or in combination, may include but are not limited to; erosion control matting, mulch, silt fences, sediment tubes, and other devices. BMPs shall be maintained until the fill material is stabilized.; h.) That the permittee understands the Northern Long-Eared Bat, <i>Myotis septentrionalis</i> (NLEB) has been reclassified as Federally Endangered pursuant to the Endangered Species Act of 1973, as amended, with an effective date of March 31, 2023. Furthermore, the permittee understands that if certain activities, including but not limited to tree cutting, limbing, trimming, and/or</p>			
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	topping activities associated with this NWP/GP verification letter will NOT be completed by April 1, 2024, additional consultation with the US Fish and Wildlife Service (USFWS) may be required and this DA Authorization may be suspended until consultation with USFWS has concluded.			
Transportation and Accessibility (Access and Capacity)	The road closure of S-1338 (McCormick Road) shall follow the detour and traffic control plans approved by the South Carolina Department of Transportation (SCDOT) and the traffic control provisions included in the SCDOT Encroachment Permit.	N/A	Horry County will ensure that the proposed project is implemented and executed in accordance with all permits, conditions, and agreements.	
Unique Natural Features /Water Resources	Best management practices (BMPS) will be implemented during construction, to protect adjacent wetlands and Waters of the United States from sediment and erosion during construction. BMPs to be utilized, independently or in combination, may include but are not limited to; erosion control matting, mulch, silt fences, sediment tubes, and other devices. BMPs shall be maintained until the fill material is stabilized.	N/A	Horry County will ensure that the proposed project is implemented following Best management practices (BMPS)	
Historic Preservation	If archaeological materials are encountered during construction, the State Historic Preservation Office is to be immediately notified.	N/A	SCOR will ensure that the proposed project is implemented and executed in accordance	

			with this condition and notify the State Historic Preservation Office if archaeological materials are encountered during construction.	
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Project Mitigation Plan

Horry County will ensure that the proposed project is implemented and executed in accordance with all permits, conditions, and agreements. The project manager will oversee and enforce the mitigation plan to ensure that all mitigation measures and conditions are completed in the appropriate timeframes and provide updates to SCOR. Horry County and the SCOR Environmental Manger will coordinate and oversee the project manager's efforts to implement the mitigation plan.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary

Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The project site is approximately 2.38 miles from Myrtle Beach International Airport.

Supporting documentation

[Airport Distance Map.jpg](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

✓ No

Document and upload map and documentation below.

Yes

Compliance Determination

This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. The project is located at a distance of approximately 12.6 miles from the closest CBRS System Unit (SC-01).

Supporting documentation

[CBRS Map.jpg](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

- ✓ No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

- ✓ No

Screen Summary

Compliance Determination

A portion of the project area is within a FEMA-designated Regulatory Floodway (Zone AE). However, based on the project description, the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements.

Supporting documentation

[FEMA FIRMETTE.pdf](#)

Are formal compliance steps or mitigation required?

Horry-County-McCormick-
Road-Improvements

Conway, SC

900000010342869

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. Horry County is not designated as nonattainment for any criteria pollutants based on the EPA Current Nonattainment List (<https://www3.epa.gov/airquality/greenbook/ancl.html>). The project is in compliance with the Clean Air Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

☒ Yes

No

2. Does this project include new construction, conversion, major rehabilitation, or substantial improvement activities?

☒ Yes

No

3. Has this project been determined to be consistent with the State Coastal Management Program?

Yes, without mitigation

☒ Yes, with mitigation

No, project must be canceled.

4. Explain in detail the exact measures that must be implemented to mitigate for the

impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.

1) In the event that any historic or cultural resources and/or archaeological materials are found during the course of work, the applicant must notify the State Historic Preservation Office and the South Carolina Institute of Archaeology and Anthropology. Historic or cultural resources consist of those sites listed in the National Register of Historic Places and those sites that are eligible for the National Register. Archaeological materials consist of any items, fifty years old or older, which were made or used by man. These items include, but are not limited to, stone projectile points (arrowheads), ceramic sherds, bricks, worked wood, bone and stone, metal and glass objects, and human skeletal materials; 2) The project must be consistent with State Stormwater Permitting requirements during and post construction for protection of water quality; 3) All construction BMPs must be installed, inspected and maintained to hold sediment onsite and to protect any adjacent or downstream critical area, wetlands and waters through the life of the project. Upon completion of construction activities, all disturbed (including undeveloped) areas, including those impacted for access, must be immediately stabilized; 4) The project must be fully consistent with local zoning and comprehensive plans prior to work being conducted. 5) Prior to land disturbance and impacts to jurisdictional wetlands of 0.10 acres, applicant must fully comply with all general, special and regional terms and conditions of the US Army Corps of Engineers Permit (SAC-2024-00041) as well as SCDHEC requirements for Water Quality and Coastal Zone Certifications.

Screen Summary

Compliance Determination

This project is located in a Coastal Zone, and it has been determined to be conditionally consistent with the State Coastal Management Program with mitigation, identified in the mitigation section of this review. A Coastal Zone Consistency Determination was issued on April 4, 2024 certifying that the project is conditionally consistent with the Guidelines for Evaluation of All Projects as well as the Transportation Facilities (Roads and Highways) ,Activities in Areas of Special Resource Significance (Wetlands), and Stormwater Management (Runoff) policies contained in the S.C. Coastal Zone Management Program provided that the conditions are adhered to. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation

[OCRM CZC State Certification HQ0-R7RW-A20FK.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

☒ None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

✓ No

Explain:

No contaminated sites were identified within or in proximity to the project area and there is no evidence of historical uses that could potentially impact the project. The area of impact is limited to a public road and bordering undeveloped areas.

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

** Utilize EPA's Enviromapper, NEPAassist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?

✓ Yes

Explain:

The project does not include any buildings.

No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with

program requirements.

- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[Contamination Analysis Report.docx](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

- ✓ No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat. in the action area.

Document and upload all documents used to make your determination below. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate

May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

Mitigation as follows will be implemented:

- ✓ No mitigation is necessary.

Explain why mitigation will not be made here:

The project would have no effect on listed species.

Screen Summary
Compliance Determination

This project has been determined to have No Effect on listed species. See the attached USFW consistency letter for the project dated July 26, 2023. This project is in compliance with the Endangered Species Act without mitigation.

Supporting documentation

[Fish and Wildlife.docx](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary

Compliance Determination

The project does not consist of the development of a hazardous facility or include any development, construction, or rehabilitation that increases residential densities, or converts a building's use or habitability. Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

Activities are limited to the construction of a culvert.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

- ✓ CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

¹ Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

² If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

³ Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

☒ Yes

No

6. Is your project located in any of the floodplain categories below?

Select all that apply:

☒ Floodway.

Do the floodway exemptions at 55.8 or 55.21 apply?

☒ Yes

No

Coastal High Hazard Area (V Zone) or Limit of Moderate Wave Action (LiMWA).

Yes

No

None of the above.

7. Does the 8-Step Process apply? Select one of the following options:

8-Step Process is inapplicable per 55.13.

(a) HUD's mortgage insurance actions and other financial assistance for the purchasing, mortgaging, or refinancing of existing one- to four-family properties in communities that are in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), where the action is not a critical action and the property is not located in a floodway, coastal high hazard area, or LiMWA;

(b) Financial assistance for minor repairs or improvements on one- to four-family properties that do not meet the thresholds for "substantial improvement" under § 55.2(b)(12);

(c) HUD or a recipient's actions involving the disposition of individual HUD or recipient held, one- to four-family properties;

(d) HUD guarantees under the Loan Guarantee Recovery Fund Program (24 CFR part 573), where any new construction or rehabilitation financed by the existing loan or mortgage has been completed prior to the filing of an application under the program, and the refinancing will not allow further construction or rehabilitation, nor result in any physical impacts or changes except for routine maintenance;

(e) The approval of financial assistance to lease units within an existing structure located within the floodplain, but only if;

(1) The structure is located outside the floodway or coastal high hazard area, and is in a community that is in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24); and

(2) The project is not a critical action; and.

(3) The entire structure is or will be fully insured or insured to the maximum extent available under the NFIP for at least the term of the lease.

(f) Special projects for the purpose of improving efficiency of utilities or installing renewable energy that involve the repair, rehabilitation, modernization, weatherization, or improvement of existing structures or infrastructure, do not meet the thresholds for "substantial improvement" under § 55.2(b)(12), and do not include the installation of equipment below the FFRMS floodplain elevation;

5-Step Process is applicable per 55.14.

(a) HUD actions involving the disposition of HUD-acquired multifamily housing projects or "bulk sales" of HUD-acquired one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24).

(b) HUD's actions under the National Housing Act (12 U.S.C. 1701) for the purchase or refinancing of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in

good standing under the NFIP.

(c) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities, and one- to four-family properties, in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and are in good standing, provided that the number of units is not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(10), and the footprint of the structure and paved areas is not increased by more than 20 percent.

(d) HUD's (or the recipient's) actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing, provided that the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(10) and that the footprint of the structure and paved areas is not increased by more than 20 percent.

(e) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, or replacement of existing nonstructural improvements including streets, curbs and gutters, where any increase of the total impervious surface area of the facility is de minimis. This provision does not include critical actions, levee systems, chemical storage facilities (including any tanks), wastewater facilities, or sewer lagoons.

✓ 8-Step Process applies.

8. Mitigation

For the project to comply with this section, all adverse impacts must be mitigated. Explain in detail the measures that must be implemented to mitigate the impact or effect, including the timeline for implementation. Note: newly constructed and substantially improved structures within the FFRMS floodplain must be elevated to the FFRMS floodplain elevation or floodproofed, if applicable.

Explain:

The proposed project's purpose is to address and protect the FFRMS floodplain. Whenever applicable, the project will minimize any potential floodplain impact. Horry County will ensure that the proposed project is implemented and executed in accordance with all permits, conditions, and agreements with participating parties. Horry County, and its consultants and contractors, will also take an active role in monitoring the construction process to ensure no unnecessary risks are taken and no adverse impacts occur.

Which of the following if any mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process?

Buyout and demolition or other supported clearance of floodplain structures.

Insurance purchased in excess of statutory requirement th eunder the Flood Disaster Protection Act of 1973.

Permeable surfaces.

Natural landscape enhancements that maintain or restore natural hydrology.

Planting or restoring native plant species.

Bioswales.

Stormwater capture and reuse.

Green or vegetative roofs with drainage provisions.

Natural Resources Conservation Service conservation easements or similar easements.

Floodproofing of structures as allowable (e.g. non-residential floors) .

Elevating structures (including freeboard above the required base flood elevations) .

Levee or structural protection from flooding.

Channelizing or redefining the floodway or floodplain through a Letter of Map Revision (LOMR).

Screen Summary

Compliance Determination

This project is located in the FFRMS floodplain. The extent of the FFRMS floodplain was determined using the Climate-Informed Science Approach (CISA). The 8-Step Process is required. With the 8-Step Process the project will be in compliance with Executive Orders 11988 and 13690.

Supporting documentation

[Decision Making Process - McCormick Rd Culvert 2025\(1\).docx](#)
[FEMA FIRMETTE\(1\).pdf](#)
[Public Notice.pdf](#)
[Affadavit.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed

- ✓ Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

✓ Catawba Indian Nation Completed

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

HUD guidelines and regulations.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes

No

Step 2 – Identify and Evaluate Historic Properties

- 1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:**

The Area of Potential Effect (APE) for this project is defined as the area where the culvert will be placed and the immediate surrounding are that might be disturbed during the construction process along McCormick Road. See attached SHPO application for a map depicting the APE.

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

Additional Notes:

2. Was a survey of historic buildings and/or archeological sites done as part of the project?

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

✓ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

✓ No historic properties present.

Historic properties present, but project will have no effect upon them.

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

Based on Section 106 consultation, there are No Historic Properties Affected by the project because there are no historic properties present within the APE. The South Carolina State Historic Preservation Office (SHPO) concurred with this determination of effect in the attached correspondence dated March 18, 2025. The SHPO requested

to be notified immediately if archaeological materials are encountered during construction. The project is in compliance with Section 106.

Supporting documentation

[Tribal Consultation Packet - Rogers.pdf](#)

[Tribal Consultation Packet - Haire.pdf](#)

[Horry County - Catawba THPO - 2025-342-10.docx](#)

[SHPO Response.pdf](#)

[McCormick Rd Culvert SHPO Application.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

✓ None of the above

Screen Summary

Compliance Determination

Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

✓ No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

Screen Summary

Compliance Determination

The project is not located on a sole source aquifer area and there are no sole source aquifers in South Carolina. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[Sole Source.jpg](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

✓ Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

You must determine that there are no practicable alternatives to wetlands development by completing the 8-Step Process.

Document and upload the completed 8-Step Process as well as all documents used to make your determination, including a map below. Be sure it includes the early public

notice and the final notice with your documentation.

3. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

Due to the nature and scope of the project, the US Army Corps of Engineers has determined that "the proposed activity will result in minimal individual and cumulative adverse environmental impact and is not contrary to the public interest." The activity meets the terms and conditions of the Department of the Army (DA) Nationwide Permit 18: Minor Discharges. The following special conditions apply to this authorization: a.) That prior to beginning the authorized work the permittee must obtain and provide the Corps with a copy of all appropriate state certifications and/or authorizations (e.g., Coastal Zone Management Act concurrence, State Navigable Waters Permit, etc.). This PROVISIONAL NWP is NOT VALID until the permittee obtains and provides the requisite state certification(s) and/or authorization(s) in accordance with this special condition.; b.) That impacts to aquatic areas do not exceed those specified in the above mentioned PCN, including any supplemental information or revised permit drawings that were submitted to the Corps by the permittee.; c.) That the construction, use, and maintenance of the authorized activity is in accordance with the information given in the PCN, including the supplemental information listed above, and is subject to any conditions or restrictions imposed by this letter.; d.) That the permittee shall submit the attached signed compliance certification to the Corps within 30 days following completion of the authorized work.; e.) Prior to beginning the authorized work, the permittee must coordinate with the local NFIP flood plain manager and comply with FEMA requirements.; f.) That the permittee shall use only clean fill material obtained from an upland source.; g.) That the permittee shall incorporate Best Management Practices (BMPs) during construction to protect adjacent wetlands and Waters of the United States from sediment and erosion during construction. BMPs to be utilized, independently or in combination, may include but are not limited to; erosion control matting, mulch, silt fences, sediment tubes, and other devices. BMPs shall be maintained until the fill material is stabilized.; h.) That the permittee understands the Northern Long-Eared Bat, *Myotis septentrionalis* (NLEB) has been reclassified as Federally Endangered pursuant to the Endangered Species Act of 1973, as amended, with an effective date of March 31, 2023. Furthermore, the permittee understands that if certain activities, including but not limited to tree cutting, limbing, trimming, and/or topping activities associated with this NWP/GP verification letter will NOT be completed by April 1, 2024, additional consultation with the US Fish and Wildlife

Service (USFWS) may be required and this DA Authorization may be suspended until consultation with USFWS has concluded.

Which of the following mitigation actions have been or will be taken? Select all that apply:

Permeable surfaces

Natural landscape enhancements that maintain or restore natural hydrology through infiltration

Native plant species

Bioswales

Evapotranspiration

Stormwater capture and reuse

Green or vegetative roofs with drainage provisions

Natural Resources Conservation Service conservation easements

Compensatory mitigation

Other

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

The project results will impact on- or off-site wetlands. An 8 Step Process has been completed. With mitigation, identified in the mitigation section of this review, the project will be in compliance with Executive Order 11990.

Supporting documentation

[Decision Making Process - McCormick Rd Culvert 2025\(1\).docx](#)

[Public Notice\(1\).pdf](#)

[Affidavit\(1\).pdf](#)

[McCormick Road Cross Drainage Improvements NWP 18 Verification.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary

Compliance Determination

This project is not located within proximity to a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[Wild and Scenic.jpg](#)

[Study Rivers.jpg](#)

[National Rivers Inventory.jpg](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary

Compliance Determination

In accordance with Executive Order 14173: Ending Illegal Discrimination and Restoring Merit-Based Opportunity, analysis of compliance for this authority is no longer required.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No