

Draft Tiered Site-Specific Environmental Assessment

Emergency Operations Center Dillon County, South Carolina

Emergency Operations Center Grant Program

Project # EOC 2024-E0-05003 (50328)

June 2025



FEMA

Federal Emergency Management Agency
Region 4
Department of Homeland Security
3005 Chamblee Tucker Rd
Atlanta, Georgia 30341

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1. Introduction

A Programmatic Environmental Assessment (PEA) for Grant Programs Directorate (GPD) Programs was prepared and a Finding of No Significant Impact (FONSI) was issued on July 6, 2010, pursuant to Section 102 of the National Environmental Policy Act (NEPA) of 1969. This Tiered Site-Specific Environmental Assessment (SEA) has been prepared in accordance with the July 2010 GPD PEA, DHS Instruction 023-01-001-01, DHS Directive 023-01, and FEMA Directive 108-1. The focus of this Tiered SEA is on areas of concern including land use geology, soils, seismicity and biological resources. These environmental resource areas require additional discussion or analysis that are beyond the scope of the PEA.

2. Purpose and Need

Dillon County, South Carolina, has applied for the Emergency Operations Center (EOC) Grant Program under the application number EOC 2024-EO-05003 (50328). The purpose of the EOC Grant Program is to improve emergency management and preparedness capabilities by supporting flexible, sustainable, secure, strategically located, and fully interoperable EOCs with a focus on addressing identified deficiencies and needs. Fully capable emergency operations facilities at the state and local levels are an essential element of a comprehensive national emergency management system and are necessary to ensure continuity of operations and continuity of government in major disasters or emergencies caused by any hazard.

Dillon County needs a facility that can operate as a multipurpose EOC, 911 Center, and fire station to serve as the county's center for emergency operations during disaster events. The current E-911 center is in a separate facility from the EOC and has proved challenging during previous EOC activations for disasters including Hurricane Florence (2018), Hurricane Matthew (2016), Tropical Storm Debbie (2024), and Hurricane Helene (2024). During Hurricanes Matthew and Florence, the current EOC and E-911 Center were relocated due to the impeding floodwaters. This caused delays in their emergency response and solidified the need for a new facility for emergency operators to communicate during an incident. The purpose of the multipurpose EOC is to coordinate efficient communication between required staff including emergency managers, first responders from multiple jurisdictions, Voluntary Organizations Active in Disaster (VOAD)/Community Organizations Active in Disaster (COAD) partners, infrastructure operators, and external partners to respond effectively and save lives.

3. Alternatives

Two (2) project alternatives are proposed in this tiered SEA: 1) No Action and 2) Proposed Action Alternative- Construction of a New Multipurpose EOC.

Under the No Action Alternative, the proposed EOC would not be constructed. As a result of this alternative, Dillon County would have to continue to use the existing facilities. The existing facilities are susceptible to flooding, as demonstrated during previous disaster events, and delays the county's ability to respond to incidents.

Under the Proposed Action Alternative, Dillon County will construct a one-story facility located at 121 Industrial Park Road, Dillon, SC 29536 that will house the EOC, 911 Center and Fire Station. The facility will be approximately 20,000 sq ft with a limit of disturbance of 12 acres. The facility will have two (2) stormwater basins, concrete parking, generator, helicopter pad, and an apparatus bay attached to the main building. To prepare the site, 523,000 sq ft of vegetation will be removed with a CAT D6 size dozer and CAT 360 excavator. Tree root balls removal is estimated to be 5-10 ft in depth. Grading for the site will be 2-4 ft and fill will be utilized. All utilities will be connected to existing main lines and staging will be located within the limits of disturbance.

The new EOC facility will provide adequate space for the coordination of emergency managers, first responders, internal and external partners during disaster response and recovery operations. It is being specifically designed to focus on community lifelines and will be able to operate as either the main command and control center for large incidents, or in an incident support model for others. See Figure 1 for design conceptual plan.



Figure 1: Site Plan for Proposed Dillon County, South Carolina multipurpose EOC

4. Environmental Impacts

Discussion of the environmental impacts associated with the No Action Alternative is included in the July 2010 GPD PEA. This document incorporates the GPD PEA by reference.

FEMA's environmental and historic preservation review reveals that all environmental areas of concern are appropriately accounted for in the GPD PEA with the exception of land use; geology, soils, and seismicity; and biological resources. Impacts to those resource areas under the No Action and Proposed Action Alternatives are analyzed below. Table 1 provides a summary of the findings for the other environmental and cultural areas of concern that FEMA typically reviews.

Table 1: Summary of Impacts Under Laws/Regulations Identified in the GPD PEA

Criteria	No Action Impacts	Proposed Action Impacts
Water Resources	No effects.	There would be no significant effects to water resources from this project type. Dillon County would be responsible for securing and meeting the conditions of water quality and state permits.
Floodplains	No effects.	No effect. Per Flood Insurance Rate Map (FIRM) panel 45033C0117C, dated 5/24/2011, the project is located in an Unshaded X Zone, and the activity does not adversely affect floodplain values.
Wetlands	No effects.	No effect. A review of the National Wetland Inventory (NWI) online mapper, accessed on 11/01/2024, indicates the area is located within a designated wetland. United States Army Core of Engineers (USACE) reviewed the proposed area on 01/18/2024 and provided an approved jurisdictional determination on 6/10/2024 indicating the area “does not contain any aquatic resources, including aquatic resources that would be subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA.” AJD # SAC-2024-00093. See Appendix B for correspondence.
Human Health and Safety	Adverse effects to human health and safety would occur under the no action due to the delay in emergency response from an incident or disaster.	There would be no significant effect from the use, storage, handling, and disposal of hazardous materials and wastes associated with this project type. Dillon County is responsible for securing and meeting conditions of permits and requirements at the Federal, State, Tribal and/or local level for the handling of these materials. The construction of new facilities and structures related to preparedness and homeland security missions would have a beneficial effect on public safety. During an incident or disaster, the community would still have continuity of operations and able to respond quickly to save lives and maintain lifelines. In addition, the handling and disposal of hazardous materials will be conditioned for verification at closeout.
Historic Properties	No effect.	Due to the amount of ground disturbance on previously undisturbed ground at the proposed project location, FEMA requested a Phase I Archaeological Survey of the proposed projects APE. Results from the survey are included in the attached <i>Cultural Survey Emergency On-Call Center, Dillon County, South Carolina</i> conducted by S&ME, Inc. The survey was conducted on 3/17/2025 and consisted of fifteen (15) shovel tests across the APE where ground disturbance is proposed (see attached plans). No archaeological deposits were recovered during this investigation. Per the executed Programmatic Agreement executed 10/16/2014, and amended 9/21/2022, Section 106 consultation was conducted. Tribal Nations consulted were the Catawba Indian Nation, Eastern Shawnee Tribe of Oklahoma, Seminole Nation of Oklahoma, and Thlopthlocco Tribal Town. The Catawba Indian Nation responded with concurrence on 5/15/2025. The State Historic Preservation Office responded with concurrence on 5/20/2025.
Infrastructure	No effect.	Short-term adverse construction- related effects, such as increases in wastes, increases in construction vehicle traffic, and disruption of utilities services, would not be significant. Long term effects would be the addition of a new building with new utility connections. This increase in waste, vehicle traffic, and utilities would be insignificant.

Air Quality	No effect.	Short term negative effects would occur to air quality due to construction vehicles and equipment. However, Best Management Practices (BMPs) will be in place to keep the maintenance and operability of construction equipment negligible. According to the EPA Air Data, the action area is not in a nonattainment area. There are no long term affects to air quality.
Noise	No effect.	No significant construction-related effects are expected and increases in noise levels are expected to occur primarily during daytime hours while construction is being completed. The increase in noise within the area would be short-term. There will be no long-term effects.
Visual Quality	No effect.	The new construction of the facility will add a permanent change to the visual aesthetics of the area but consistent with the industrial and business infrastructure within the area. The long-term effect would be discountable.

4.1 *Land Use*

Land use is described as the manner and purpose for which people utilize the land and its resources. Land use planning varies depending on land ownership and jurisdictional boundaries. Land use within and in the immediate vicinity of urban areas is generally guided by comprehensive plans that specify the allowable types and locations of present and future use. In most cases, that comprehensive plan is developed through a public participation process and approved by publicly elected officials to capture local values and attitudes toward planning and future development. Zoning ordinances and regulations vary throughout the United States and are primarily set at the regional, city, county, or local level.

The proposed EOC triggered additional review in this tiered SEA because the proposed project site is 12 acres thus exceeding the 5-acre threshold considered in the GPD PEA. The GPD PEA evaluates impacts related to the following land designations: coastal zones, coastal barriers, and important farmlands. The EOC is not located within a South Carolina coastal county, therefore, coastal zones and barrier island resources are not considered for this tiered EA. This tiered SEA only evaluates potential impacts to farmlands and the action area is zoned for commercial and industrial ordinances.

The purpose of the U.S. Department of Agriculture, Farmland Protection Policy Act (FPPA) is to minimize the impact Federal programs have on the unnecessary and irreversible conversion of prime, unique, or important farmland to nonagricultural uses. It assures that, to the extent possible, federal programs are administered to be compatible with state, local units of government, and private programs and policies to protect farmland. The proposed project area contains soils of Coxville fine sandy loam, Dunbar fine sandy loam, and Duplin fine sandy loam which are described as Farmlands of Statewide Importance or prime farmland, which is subject to the provisions of the FPPA (NRCS, 2025).

4.1.1 No Action Alternative

There would be no change to land use under the No Action Alternative because the project would not be implemented. Farmlands of Statewide Importance would not be converted to other uses.

4.1.2 Proposed Action

FEMA has determined that the conversion of Farmlands of Statewide Importance and prime farmland to non- agricultural use is not exempt from the FPPA due to the action being new construction on statewide importance and prime farmland. A Farmland Conversion Rating Form was completed and submitted to the local Dillon County NRCS on 6/30/2025. A response and confirmation were received on 7/11/2025. See Appendix B. No significant adverse impacts to land use are expected since the land to be converted is less than 160 points and consistent with FPPA. Dillon County is responsible for coordinating land use changes with local governments to obtain any applicable construction and zoning permits.

4.2 *Geology, Soils, and Seismicity*

The Proposed Action triggered additional review in this tiered SEA because the proposed project site is 12-acres thus exceeding the 5-acre threshold considered in the GPD PEA for geology, soils, and seismicity.

The geology of an area refers specifically to the surface and near-surface materials of the earth and how those materials were formed. These resources are typically described in terms of regional or local geology, including mineral resources, earth materials, soil resources, and topography. Soil characteristics within an area depend on the parent material located in that area. Areas with similar soils are grouped and labeled as soil series because of their similar origins and chemical and physical properties, which cause the soils to perform similarly for land use purposes. Geologic, topographic, and soil characteristics may impose limitations on potential uses for a particular site. Areas characterized by susceptibility to flooding, seismic or volcanic activity, tsunamis, landslides, mudslides, structural instability, excessive erodibility, or steep slopes may entirely preclude the implementation of a proposed project at a particular location or may require the use of certain engineering technologies or require consultation with state or federal agencies before the proposed project may proceed.

Executive Order (EO) 13717 establishes responsibilities regarding the seismic-related safety of buildings owned, leased, or funded by federal agencies. Under this EO, “buildings” are defined as any structure, fully or partially enclosed, used or intended for sheltering persons or property. Each federal agency responsible for the design and construction of a federal or federally funded building must ensure the building is designed and constructed in accordance with appropriate seismic design and construction standards. These standards are promulgated through the National Earthquake Hazard Reduction Program (NEHRP) and are subsequently incorporated into model building codes (such as the International Building Code/International Residential Code) that are used as the basis for local building codes in most municipalities. The purposes of these requirements are to:

- Reduce the risks to persons who would be affected by the failure during an earthquake of buildings owned by the federal government, leased for federal uses, or purchased or constructed with federal assistance.
- Improve the capability of essential federal buildings to function during and after an earthquake.
- Reduce earthquake-related losses to public buildings in a cost-effective manner.

Dillon County is in the Atlantic coastal plain. The Coastal Plain of South Carolina is the state’s largest landform region, covering approximately 20,000 square miles. It extends from the Sandhills to the coast and includes both prehistoric sites associated with large rivers as well as geological features such as barrier islands and bar hills. Dillon County specifically has the geological composition of the Pliocene and Pleistocene Epoch, such as the Black Mingo Group composed of coarse red sand, gravel, and gray sandy clay. Marine sediments which are widely distributed from the coast of South Carolina to the Fall Line are preserved the surface below the Orangeburg Scarp that passes near or through parts of Bennettsville, Hartsville, Sumter, Columbia, Orangeburg, and Allendale. The proposed project area documents the last major transgression of the sea over the Coastal Plains. This area is comprised of dark clay rich shales interbedded with sandy and silty environment (Cooke, 1936). A distinctive feature of the of the county’s landscape is the presence of numerous Carolina Bays- elliptical depression-oriented northwest to southeast. These geomorphic features are believed to have formed through a combination of periglacial and wind processes during the late Pleistocene and are now often seasonally we to forested (Murphy, 2022). Collectively, these geological characteristics not only reveal the dynamic environmental history of Dillon County but also supports its groundwater resources with both shallow and deeper aquifers present in its coastal plain formations.

4.2.1 No Action Alternative

There would be no impacts to geology, seismicity, or soils under the No Action Alternative because the project would not be implemented. The parcel would remain undeveloped.

4.2.2 Proposed Action

There would be no change to geology under the Proposed Action. There would be temporary disturbance of 12 acres of soils under the Proposed Action as it will be cleared and leveled for the main EOC building, along with parking lots, loading areas, access roads, and service locations. In addition, underground utility lines for water, sewer, internet, and electric will be extended to the site via rights-of-way. As a result of the proposed activities, short-term, insignificant effects on soils are expected. Dillon County must follow applicable mitigation measures found in Section 7.2 of the GPD PEA that would minimize the effects of the project to soils.

All structures in areas of seismic risk that are covered by the GPD PEA must be designed and constructed in accordance with appropriate seismic design and construction standards, which are promulgated through NEHRP. Therefore, the constructed buildings will represent a low seismic hazard to occupants.

4.3 *Biological Resources*

The Proposed Action triggered additional review in this tiered SEA because the proposed project site exceeds the 5-acre threshold for removal of woody vegetation considered in the GPD PEA for biological resources. The Proposed Action includes the removal of vegetation over 12 acres.

Section 7 of the Endangered Species Act requires federal agencies to ensure that federally carried out, authorized, or funded actions are not likely to jeopardize the continued existence of federally listed species or destroy or adversely modify designated critical habitat.

The U.S. Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) system identifies one (1) mammal, and one (1) bird on the endangered and threatened list and no designated critical habitat in the proposed action area. The mammal identified includes the tricolored bat (*Perimyotis subflavus*) and the bird species is the red cockaded woodpecker (*Dryobates borealis*). Reptiles, plants, and other aquatics species were not identified in the project area. Informal consultation was initiated on 6/23/2025, and concurrence was received 6/26/2025 of may affect, not likely to adversely affect with conditions. The conditions to be placed on the project are in the Mitigation Section of this tiered SEA. See Appendix B for consultation documents.

POTENTIAL SPECIES IN THE PROJECT AREA

The following species are potentially located within the proposed action area per the IPaC Resource List for Dillon County.

Tricolored Bat (*Perimyotis subflavus*) – (Proposed Endangered) May affect, but not likely to adversely affect.

The tricolored bat (*Perimyotis subflavus*), one of the smallest bats in North America, is easily recognized by its unique fur, with individual hairs that are distinctly tricolored—dark at the base, yellowish in the middle, and dark at the tip—giving the bat a golden or reddish-brown appearance. These bats have a delicate build, with a forearm length of about 30 to 36 millimeters and a total weight between 4 and 8 grams. They have dark wings that contrast with their lighter-colored fur, and their flight is slow and fluttery, often low over water or open spaces.

Tricolored bats are nocturnal and hibernate during the winter, often choosing humid, sheltered locations like caves or abandoned mines. During the active months, they roost in trees, particularly among hanging dead leaves or within foliage. Their preferred habitats include deciduous forests, riparian areas, and forest edges—especially those near water, which supports their feeding habits. These bats primarily feed on small insects, including moths, flies, beetles, and midges, and are important for natural pest control.

Mating typically occurs in the late summer to early fall, with delayed fertilization allowing females to give birth in late spring or early summer. Females generally produce one pup per year, which is raised in warm roosts like tree cavities or under exfoliating bark. Tricolored bats are solitary or found in small groups, and unlike some other bat species, they do not form large maternity colonies. Once widespread, the species has faced severe population declines in recent years due to white-nose syndrome, a fungal disease that disrupts their hibernation and depletes energy reserves. Their conservation status is currently of concern, and efforts are underway to monitor and protect remaining populations. The removal of trees will be limited to winter months to avoid adversely affecting roosting bats or maternity colonies. There is possibility of incidental take in the project area due to tree removal activity. There are no known occupied maternity roost trees within the proposed project area or within 150 feet.

Red cockaded Woodpecker (*Dryobates borealis*) – (Threatened) May affect, not noy likely to adversely affect. The red-cockaded woodpecker (RCW) is a small, black-and-white bird native to the southeastern United States, best known for its reliance on mature pine forests, particularly longleaf pines. Adults have a distinctive pattern of horizontal black and white stripes on the back and white cheeks; males have a tiny, rarely visible red streak (“cockade”) behind the eye, which gives the species its name. These woodpeckers are unique among North American species for excavating their nest cavities in living pine trees, especially those infected with red heart fungus, which softens the wood. They prefer open, fire-maintained pine savannas with old-growth trees that are at least 80 years old. The species has a cooperative breeding system, where a breeding pair is assisted by “helper” birds—usually offspring from previous years—in raising the young. Nesting occurs from April to June, with one clutch of 3–4 eggs laid annually. Their diet consists mainly of insects, including ants, beetles, and larvae, as well as spiders and occasional fruits. Once common, the red-cockaded woodpecker experienced dramatic declines due to logging, habitat fragmentation, and fire suppression, which destroyed much of its specialized habitat. It is currently listed as endangered, and conservation efforts now focus on restoring pine ecosystems through prescribed burns, artificial cavity installation, and habitat management to support population recovery.

POTENTIAL DESIGNATED CRITICAL HABITAT IN THE PROJECT AREA

The project is located outside any designated critical habitat (DCH), and there will be no effects to DCH.

4.3.1 No Action Alternative

The No Action Alternative would not directly affect special-status species because the project would not be implemented.

4.3.2 Proposed Action

The proposed action would have the potential to affect listed species through noise, physical, and/or habitat effects. Noise at staging areas, construction sites, and transportation routes may temporarily generate noise at a level that is higher than the ambient environment especially in rural and forested areas. Noise and vibrations from heavy equipment and other activities could cause a bat roosting in a tree within or near the project site to flush from its roost, potentially resulting in stress and increased energy expenditure as the bat is forced to find another suitable roost. The machinery that will be used at the project location will have an effect to endangered bat species. However, since work will be conditioned to hibernacula months outside of the active season, FEMA considers the effects from noise to be insignificant.

Due to the removal of potentially suitable trees and equipment used to remove them, unlike other cases where this would disturb or displace the bats, the action will occur during hibernacula months; therefore, FEMA expects that it is highly unlikely the bats will be present during the work. Woodpeckers would be affected with any vegetation removal activities during site preparation and site restoration with removal of nesting and foraging habitat. Abundant suitable habitat surrounds the project site, presumably allowing Threatened and Endangered (T&E) species to find another suitable roost quickly without expending large amounts of energy. Additionally, all work activities will occur during daylight hours; therefore, no potential effects to foraging bats are anticipated. Time frame avoidance to be adhered to when removing trees and working in and around culverts or bridges and the suitable habitat adjacent to the proposed location would make FEMA's consideration of the effects from habitat to be insignificant.

5. Mitigation

Dillon County is responsible for:

- coordinating land use changes with local governments to obtain any applicable construction and zoning permits.
- providing GIS shapefiles for the surveyed area. Shapefiles should be compatible with ArcGIS (.shp file format) and should be sent as a bundle in .zip format to SC Department of Archives and History.
- providing at least two (2) hard copies of a final report: one (1) bound and one (1) unbound hard copies and a digital copy in ADOBE Acrobat PDF format for SCIAA. Investigators should send all copies directly to the SHPO. The SHPO will distribute the appropriate copies to SCIAA. A copy of FEMA's comments letter shall be

included in the Appendices and Attachments of the final report.

- submitting any changes to the approved scope of work to, the State and FEMA, for evaluation and approval by, prior to initiation of any work, for compliance with Section 106.
- stopping all work in the vicinity immediately if human remains or intact archaeological features or deposits (e.g. arrowheads, pottery, glass, metal) are uncovered, of the discovery will and all reasonable measures to avoid or minimize harm to the finds will be taken. The subrecipient's contractor will provide immediate notice of such discoveries to the subrecipient. The subrecipient will ensure that archaeological discoveries are secured in place, that access to the sensitive area is restricted, and that all reasonable measures are taken to avoid further disturbance of the discoveries. The subrecipient shall contact FEMA, within 24 hours of the discovery. Work in the vicinity of the discovery may not resume until FEMA has completed consultation with SHPO, Tribes, and other consulting parties as necessary. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately, and the state archaeologist and proper authorities will be notified in accordance with **South Carolina Code, Section 16-17-600**.
- preparing a Storm Water Pollution Prevention Plan and obtaining a National Pollutant Discharge Elimination System (NPDES) permit prior to initiating work. Implementation of appropriate erosion and sediment control Best Management Practices (BMPs) are required during construction.
- disposing of unusable equipment, debris and material in an approved manner and location. In the event significant items (or evidence thereof) are discovered during implementation of the project, applicant shall handle, manage, and dispose of petroleum products, hazardous materials and toxic waste in accordance with the requirements and to the satisfaction of the governing local, state and federal agencies.
- complying with the conditions stated in the GPD PEA FONSI, dated July 6, 2010, for the Proposed Action Alternative including following applicable mitigation measures as identified in Section 7 of the GPD PEA to the maximum extent possible (Appendix C).
- Bats:
 - If an entrance to a cave is discovered during the tree removal and construction process, work shall halt, and consultation will be reinitiated by FEMA to USFWS.
 - Parties finding a dead, injured, or sick tricolored bat must promptly notify the appropriate USFWS South Carolina Ecological Services Field Office at 843-727-4707, and FEMA (FEMA-R4EHP@fema.dhs.gov).
 - Conduct tree removal activities outside of the tricolored bat pup season (May 1 to July 31) and the active season (May 1 to October 31). Tree clearing should be conducted during winter months when bats are hibernating in caves (December- February).

- Avoid clearing suitable spring staging and fall swarming habitat within a 5-mile radius of known or assumed tricolored bat hibernacula during the staging and swarming seasons (May 1 to November 14, respectively).
 - Minimize use of herbicides and pesticides. If necessary, spot treatment is preferred over aerial application.
 - Evaluate the use of outdoor lighting during the active season and seek to minimize light pollution by angling lights downward or via other light minimization measures.
 - Participate in actions to manage and reduce the impacts of white-nose syndrome tricolored bat. Actions needed to investigate and manage white-nose syndrome are described in a national plan the Service developed in coordination with other state and federal agencies.
 - Avoid work in and around culverts and bridges from March 1 to November 15 to the maximum extent. If unable to do work outside that window, if it safe conditions allow check for bats under bridges and within culverts prior to starting work. If bats are present, contact FEMA and USFWS for next steps.
 - Any work around and in known bat caves will require project specific consultations.
 - Do not stage heavy equipment right next to trees or snags. Utilize staging areas away from stormwater box culverts. Staging next to or within caves or mines is not allowed.
- RCW:
 - Minimize work outside of RCW nesting season from April 1 - July 31.
 - If new RCW cavity trees are observed by construction crew, they will be avoided and FEMA and USFWS to be contacted for next steps.
 - Do not stage heavy equipment right next to trees with cavities or snags.

6. Agencies Consulted (see Appendix B)

- Catawba Indian Nation
- Eastern Shawnee of Oklahoma
- Seminole Nation of Oklahoma
- Thlopthlocco Tribal Town
- South Carolina Department of Archives and History
- United States Fish and Wildlife Service
- United States Army Corps of Engineers
- National Resources Conservation Services

7. Public Comment

The public will be notified of the availability of the Draft tiered SEA through the publication of a public notice on the community's website. The draft tiered SEA document will be made available for public review on the FEMA's website at <https://www.fema.gov/emergency-managers/practitioners/environmental-historic/nepa-repository>. FEMA will conduct at 15-day public comment period commencing on the initial date of publication of the public notice. FEMA will consider and respond to all public comments in the final tiered SEA. If no substantive comments are received, the draft tiered SEA will become final, and a FONSI will

be issued for the project.

8. List of Preparers

Angelika H. Phillips, DrPH, Regional Environmental Officer, FEMA Region 4

Somalia James, Environmental Protection Specialist, FEMA Region 4

Susan Olin Sherman, Historic Preservation Specialist, Archaeologist, FEMA Region 4

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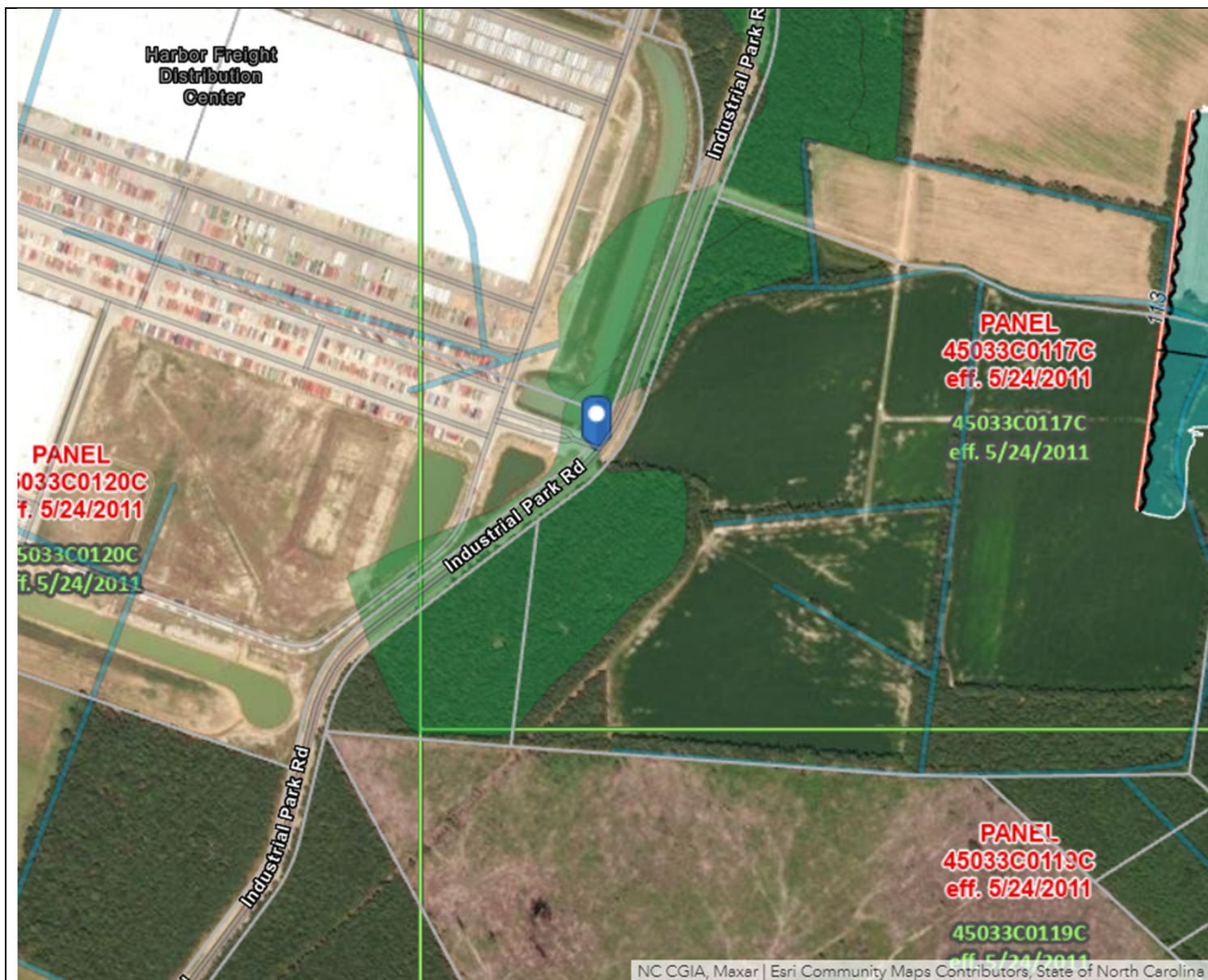
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Appendix A Maps

FEMA FIRM- Wetland Review



PW: 2024-EO-05003 (50328)

Review Date: 11/1/2024

Reviewer: Somalia James

County: Cherokee

Map Panel Number: 45033C0117C

Eff. Date: 5/24/2011

NFIP Zone: Unshaded X

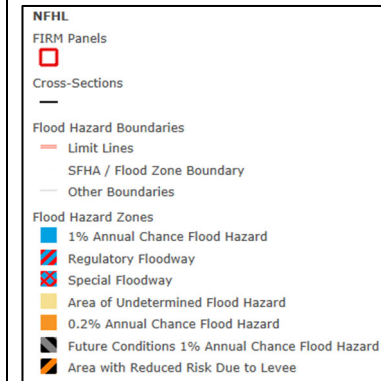
Scale units are in feet.
(See lower left map area for exact scale)

Sources:

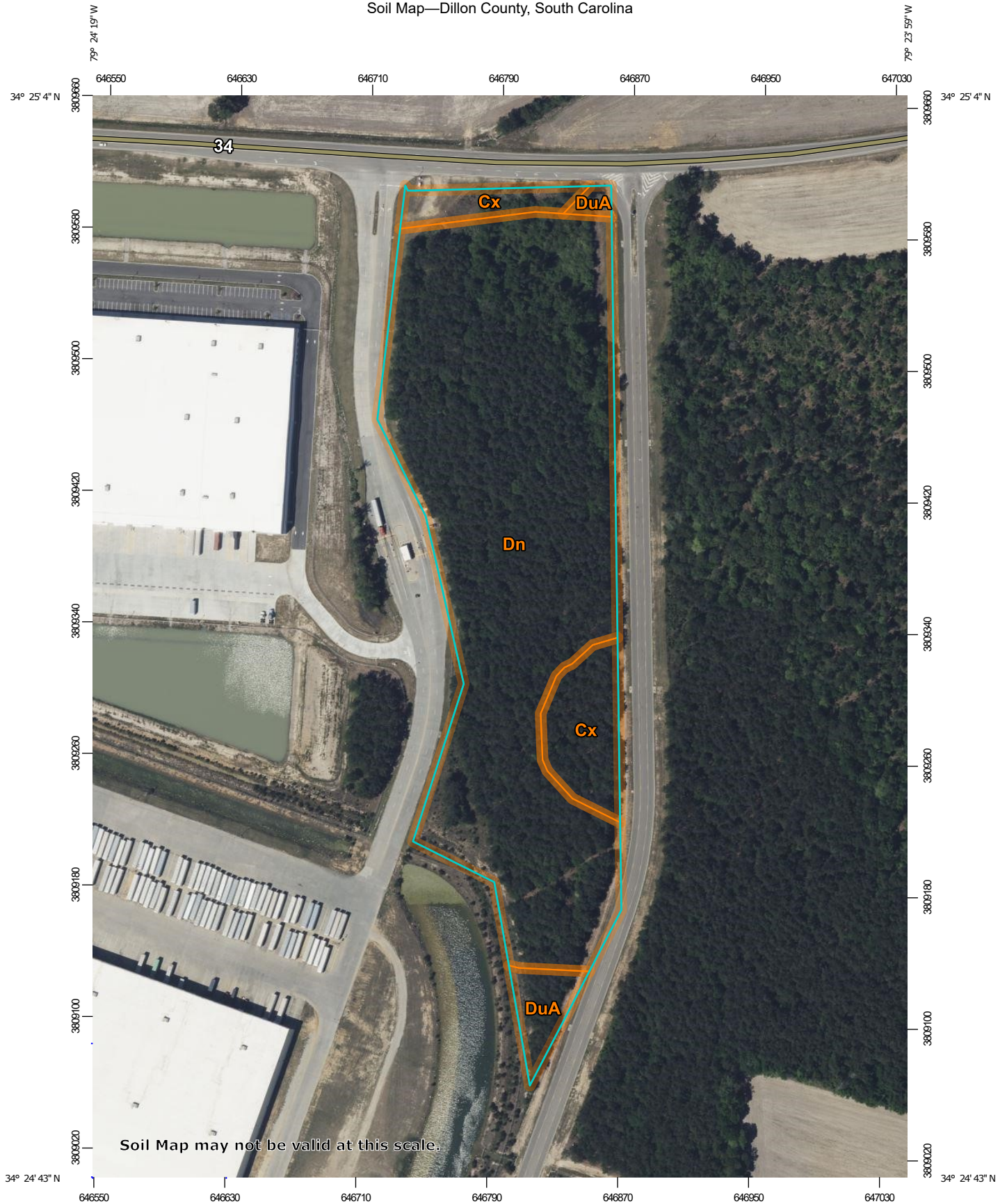
FEMA GeoPlatform

FEMA NFHL MapServer

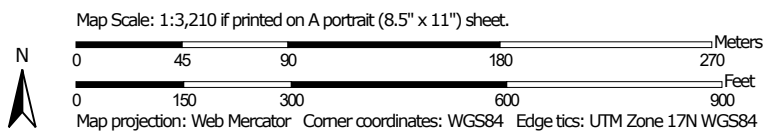
USFWS National Wetlands Inventory Web Map Services.



Soil Map—Dillon County, South Carolina



Soil Map may not be valid at this scale.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/26/2025
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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dillon County, South Carolina

Survey Area Data: Version 22, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 17, 2022—May 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cx	Coxville fine sandy loam	1.5	10.5%
Dn	Dunbar fine sandy loam	11.9	85.6%
DuA	Duplin fine sandy loam, 0 to 2 percent slopes	0.5	3.8%
Totals for Area of Interest		13.9	100.0%

Appendix B

Agency Consultation and Coordination

FARMLAND CONVERSION IMPACT RATING

PART I (To be completed by Federal Agency)					Date Of Land Evaluation Request				
Name of Project					Federal Agency Involved				
Proposed Land Use					County and State				
PART II (To be completed by NRCS)					Date Request Received By NRCS		Person Completing Form:		
Does the site contain Prime, Unique, Statewide or Local Important Farmland? (If no, the FPPA does not apply - do not complete additional parts of this form)					YES ☐	NO ☐	Acres Irrigated	Average Farm Size	
Major Crop(s)		Farmable Land In Govt. Jurisdiction Acres: %			Amount of Farmland As Defined in FPPA Acres: %				
Name of Land Evaluation System Used		Name of State or Local Site Assessment System			Date Land Evaluation Returned by NRCS				
PART III (To be completed by Federal Agency)					Alternative Site Rating				
					Site A	Site B	Site C	Site D	
A. Total Acres To Be Converted Directly									
B. Total Acres To Be Converted Indirectly									
C. Total Acres In Site									
PART IV (To be completed by NRCS) Land Evaluation Information									
A. Total Acres Prime And Unique Farmland									
B. Total Acres Statewide Important or Local Important Farmland									
C. Percentage Of Farmland in County Or Local Govt. Unit To Be Converted									
D. Percentage Of Farmland in Govt. Jurisdiction With Same Or Higher Relative Value									
PART V (To be completed by NRCS) Land Evaluation Criterion Relative Value of Farmland To Be Converted (Scale of 0 to 100 Points)									
PART VI (To be completed by Federal Agency) Site Assessment Criteria (Criteria are explained in 7 CFR 658.5 b. For Corridor project use form NRCS-CPA-106)					Maximum Points	Site A	Site B	Site C	Site D
1. Area In Non-urban Use					(15)				
2. Perimeter In Non-urban Use					(10)				
3. Percent Of Site Being Farmed					(20)				
4. Protection Provided By State and Local Government					(20)				
5. Distance From Urban Built-up Area					(15)				
6. Distance To Urban Support Services					(15)				
7. Size Of Present Farm Unit Compared To Average					(10)				
8. Creation Of Non-farmable Farmland					(10)				
9. Availability Of Farm Support Services					(5)				
10. On-Farm Investments					(20)				
11. Effects Of Conversion On Farm Support Services					(10)				
12. Compatibility With Existing Agricultural Use					(10)				
TOTAL SITE ASSESSMENT POINTS					160				
PART VII (To be completed by Federal Agency)									
Relative Value Of Farmland (From Part V)					100				
Total Site Assessment (From Part VI above or local site assessment)					160				
TOTAL POINTS (Total of above 2 lines)					260				
Site Selected:		Date Of Selection			Was A Local Site Assessment Used? YES ☐ NO ☐				
Reason For Selection:									
Name of Federal agency representative completing this form:								Date:	

(See Instructions on reverse side)

Form AD-1006 (03-02)

STEPS IN THE PROCESSING THE FARMLAND AND CONVERSION IMPACT RATING FORM

- Step 1 - Federal agencies (or Federally funded projects) involved in proposed projects that may convert farmland, as defined in the Farmland Protection Policy Act (FPPA) to nonagricultural uses, will initially complete Parts I and III of the form. For Corridor type projects, the Federal agency shall use form NRCS-CPA-106 in place of form AD-1006. The Land Evaluation and Site Assessment (LESA) process may also be accessed by visiting the FPPA website, <http://fppa.nrcs.usda.gov/lesa/>.
- Step 2 - Originator (Federal Agency) will send one original copy of the form together with appropriate scaled maps indicating location(s) of project site(s), to the Natural Resources Conservation Service (NRCS) local Field Office or USDA Service Center and retain a copy for their files. (NRCS has offices in most counties in the U.S. The USDA Office Information Locator may be found at http://offices.usda.gov/scripts/ndISAPI.dll/oip_public/USA_map, or the offices can usually be found in the Phone Book under U.S. Government, Department of Agriculture. A list of field offices is available from the NRCS State Conservationist and State Office in each State.)
- Step 3 - NRCS will, within 10 working days after receipt of the completed form, make a determination as to whether the site(s) of the proposed project contains prime, unique, statewide or local important farmland. (When a site visit or land evaluation system design is needed, NRCS will respond within 30 working days.
- Step 4 - For sites where farmland covered by the FPPA will be converted by the proposed project, NRCS will complete Parts II, IV and V of the form.
- Step 5 - NRCS will return the original copy of the form to the Federal agency involved in the project, and retain a file copy for NRCS records.
- Step 6 - The Federal agency involved in the proposed project will complete Parts VI and VII of the form and return the form with the final selected site to the servicing NRCS office.
- Step 7 - The Federal agency providing financial or technical assistance to the proposed project will make a determination as to whether the proposed conversion is consistent with the FPPA.

INSTRUCTIONS FOR COMPLETING THE FARMLAND CONVERSION IMPACT RATING FORM

(For Federal Agency)

Part I: When completing the "County and State" questions, list all the local governments that are responsible for local land use controls where site(s) are to be evaluated.

Part III: When completing item B (Total Acres To Be Converted Indirectly), include the following:

1. Acres not being directly converted but that would no longer be capable of being farmed after the conversion, because the conversion would restrict access to them or other major change in the ability to use the land for agriculture.
2. Acres planned to receive services from an infrastructure project as indicated in the project justification (e.g. highways, utilities planned build out capacity) that will cause a direct conversion.

Part VI: Do not complete Part VI using the standard format if a State or Local site assessment is used. With local and NRCS assistance, use the local Land Evaluation and Site Assessment (LESA).

1. Assign the maximum points for each site assessment criterion as shown in § 658.5(b) of CFR. In cases of corridor-type project such as transportation, power line and flood control, criteria #5 and #6 will not apply and will, be weighted zero, however, criterion #8 will be weighed a maximum of 25 points and criterion #11 a maximum of 25 points.
2. Federal agencies may assign relative weights among the 12 site assessment criteria other than those shown on the FPPA rule after submitting individual agency FPPA policy for review and comment to NRCS. In all cases where other weights are assigned, relative adjustments must be made to maintain the maximum total points at 160. For project sites where the total points equal or exceed 160, consider alternative actions, as appropriate, that could reduce adverse impacts (e.g. Alternative Sites, Modifications or Mitigation).

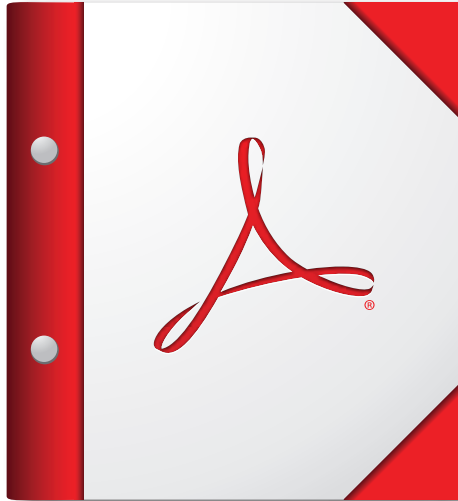
Part VII: In computing the "Total Site Assessment Points" where a State or local site assessment is used and the total maximum number of points is other than 160, convert the site assessment points to a base of 160.

Example: if the Site Assessment maximum is 200 points, and the alternative Site "A" is rated 180 points:

$\frac{\text{Total points assigned Site A}}{\text{Maximum points possible}} = \frac{180}{200} \times 160 = 144 \text{ points for Site A}$

For assistance in completing this form or FPPA process, contact the local NRCS Field Office or USDA Service Center.

NRCS employees, consult the FPPA Manual and/or policy for additional instructions to complete the AD-1006 form.



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May 20, 2025

Susan Olin Sherman| M.A., RPA
Historic Preservation Specialist | EHP Office | FEMA Region 4
FEMA-R4EHP106@fema.dhs.gov

Re: Emergency Operations Center (EOC) Project, New Construction, 121 Industrial Park Road
Dillion, Dillion County, South Carolina
SHPO Project No. 23-RL0461 FEMA Project 2024-EO-05003 (50328)

Dear Ms. Sherman:

Thank you for your April 21, 2025 letter and project review submittal, which we received electronically on April 21, regarding the above referenced proposed undertaking. We received the *Cultural Resource Survey Emergency On-Call Center Dillon County, South Carolina*, drawings, and maps as supporting documentation for this undertaking. The State Historic Preservation Office is providing comments to the Federal Emergency Management Agency (FEMA) pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR 800. Consultation with the SHPO is not a substitution for consultation with Tribal Historic Preservation Offices, other Native American tribes including those with state recognition, local governments, or the public.

The submitted cultural resources survey identified no archaeological sites or historic properties. Based on the description of the undertaking's Area of Potential Effect (APE) and the identification of no historic properties within the APE, our office concurs with the assessment that no properties listed in or eligible for listing in the National Register of Historic Places will be affected by this project.

If archaeological materials are encountered during construction, the procedures codified at 36 CFR 800.13(b) will apply. 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. The federal agency or the applicant receiving federal assistance should contact our office immediately.

Our office accepts the draft report as final. To complete the reporting process, please provide at least two (2) hard copies of a final report: one (1) bound and one (1) unbound hard copies and a digital copy in ADOBE Acrobat PDF format for SCIAA. Investigators should send all copies directly to the SHPO. The SHPO will distribute the appropriate copies to SCIAA. Please ensure that a copy of our comments letter is included in the Appendices and Attachments of the final report.

Please provide GIS shapefiles for the surveyed area. Shapefiles should be compatible with ArcGIS (.shp file format) and should be sent as a bundle in .zip format. For additional information, please see our [GIS Data Submission Requirements](#).

Please refer to SHPO Project No. 23-RL0461 in any future correspondence regarding this project. If you have any questions, please contact me at (803) 896-6129 or JSylvest@scdah.sc.gov.

Sincerely,

John D. Sylvest

John D. Sylvest

Supervisor of Survey and Review & Compliance

State Historic Preservation Office

Appendix C

Finding of No Significant Impacts (FONSI) and Final Programmatic Environmental Assessment for the Evaluation of FEMA's Grant Programs Directorate Programs

Appendix D

Public Notice