



**LETTER REPORT FOR
HOME MODIFIED ENVIRONMENTAL ASSESSMENT**

CARVER GROVE
1204 CARVER STREET
MYRTLE BEACH, HORRY COUNTY, SOUTH CAROLINA

Prepared For:

**SC STATE HOUSING FINANCE & DEVELOPMENT AUTHORITY
300-C OUTLET POINTE BOULEVARD
COLUMBIA, SOUTH CAROLINA 29210**

Prepared By:

**J. N. PEASE ENVIRONMENTAL GROUP, LLC
1514 MATHIS FERRY ROAD, SUITE 208
MOUNT PLEASANT, SOUTH CAROLINA
(843) 345-4765**

JULY 21, 2015

JPEG PROJECT #2079-15



July 21, 2105

Mr. Tom Brooks
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, South Carolina 29210

**Subject: Letter Report for HOME Environmental Review (New Construction)
Carver Grove
1204 Carver Street
Myrtle Beach, Horry County, South Carolina 29577
JPEG Project #2079-15**

Dear Mr. Brooks:

The attached report documents the environmental assessment information requested by your agency. The referenced attachments and accompanying source documentation correspond to the Compliance Factors and HUD Environmental Standards listed on the HOME Environmental Statutory Checklist. Please note that source documentation is not provided for Sole Source Aquifers because no sole source aquifers are located in South Carolina. Similarly, source documentation is not provided for "Wild and Scenic Rivers Act" because the site is not located within Oconee County, the only South Carolina county in which a federally-designated scenic river exists.

In addition to the completed checklists, the report is divided into the following two sections:

- **SECTION I**
This section includes exhibits and source documentation for the Compliance Factors detailed on the Statutory Checklist. The Compliance Factors and associated source documentation are addressed in the order in which they are presented on the checklist. Source documentation is clearly referenced for the corresponding criteria and presented as *Exhibit 1 through Exhibit 12*.
- **SECTION II**
This section includes the *Modified EA expanded checklist requirements* designed to help evaluate the impact of a new construction project. The majority of checklist information is presented in the 2013 HOME Environmental Manual as Forms E37 through E53. The completed forms are included in numerical order.

I appreciate the opportunity to serve as your environmental consultant. Please call should you have any questions. My direct number is (843) 345-4765.

Sincerely,
J. N. PEASE ENVIRONMENTAL GROUP, LLC

James N. "Jay" Pease, IV, REM #10923
President/Registered Environmental Manager

Modified Environmental Assessment

Project Name: Carver Grove Project ID#: _____

Project Location (including specific site address): 1204 Carver St, Myrtle Beach, SC 29577

Estimated total project cost: \$ 1,005,000.00

Applicant [24 CFR 58.2(a)(5)]: Housing Authority of Myrtle Beach

Applicant Address: 605 10th Avenue North, Myrtle Beach, SC 29577

Project Representative: Sharon Forrest Telephone #: 8439181527

Preparer of this EA: J.N. Pease Environmental Group, LLC Date EA Prepared: July 2015

Responsible Entity [24 CFR 58.2(a)(7)]: _____

Certifying Officer [24 CFR 58.2(a)(2)]: _____

Conditions for Approval: List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements. [24 CFR 58.40(d), 40 CFR 1505.2(c)]

1) SHPO concurs with the project, but has requested to be notified in the event archaeological materials are encountered during construction.

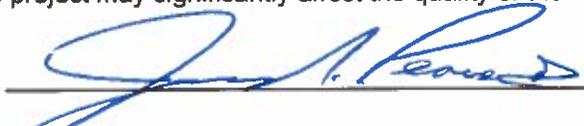
2) THPO has been notified and concurrence is anticipated. THPO routinely requests to be notified in the event Native American and/or human remains are located during ground disturbance activities. THPO response will be provided to State Housing Finance & Development Authority upon receipt.

3) OCRM response is pending. A request for a Determination of Consistency has been submitted to SCDHEC Office of Ocean & Coastal Resource Management. Concurrence from OCRM is anticipated because project site was previously developed for residential use. OCRM response will be provided upon receipt.

FINDING: [58.40(g)]

Finding of No Significant Impact
(The project will not result in a significant impact on the quality of the human environment)

Finding of Significant Impact
(The project may significantly affect the quality of the human environment)

Preparer Signature:  Date Signed: July 21, 2015

Name/Title/Agency (Company): James Pease/President/J.N. Pease Environmental Group, LLC

RE Approving Official Signature: _____ Date Signed: _____

Name/Title/Agency: _____

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

HOME Tax Credit Application: The purpose of the project is to provide affordable housing options for area residents in Myrtle Beach, South Carolina. The proposed project will involve the construction of two buildings each containing four apartments within an established residential community. The property is zoned MU-MD (Mixed Use – Medium Density).

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The applicant has proposed to construct eight, one-bedroom apartments contained in two buildings. Two units in each building will be handicapped accessible. Four of the units will be designated for homeless veterans and their families utilizing Veterans Administration Supportive Housing Vouchers (VASH) project based assistance. The project site is located along Carver Street and within a MU-MD (Mixed Use – Medium Density) community in Myrtle Beach, South Carolina.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The project area is presently characterized by several existing single family dwellings and cleared land located within an established residential area. Property surrounding the project site consists of established single-family residential developments. The project area is zoned for MU-MD (Mixed Use – Medium Density) and multi-family residential use is permitted. It is highly likely that the site property will eventually be developed for residential land use in the absence of this project.

HOME Environmental Statutory Checklist

Directions: Insert "A" in the Status Column when the proposal, by its scope and nature, does not affect the resources under consideration; OR "B" if the project triggers formal compliance consultation procedures or requires mitigation. Record the determinations made regarding each listed statute, executive order, or regulation. Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact and page references as well as conditions, attenuation or mitigation measures required. Attach compliance or consistency documentation to this form.

Compliance Factors:

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5	Status A/B	Compliance Determination & Source Documentation
Historic Preservation [36 CFR Part 800] http://www.state.sc.us/scdah/histrcpl.htm	A	No historic properties affected. Concurrence letter received from SHPO and dated June 19, 2015 (see Exhibit 1).
Floodplain Management [24 CFR 55, Executive Order 11988] www.fema.gov/business/nfip/fmapinfo.shtml	A	The site is not located within a floodplain. Flood Insurance Rate Map (FIRM) Panel #45051C0684 H (effective 08-23-99) indicates the project site is located within Zone X; outside 100-year flood zone (see Exhibit 2).
Wetland Protection [Executive Order 11990] http://wetlandsfws.er.usgs.gov/NWI/index.html	A	A review of the National Wetlands Inventory Map indicates no wetlands are located on the project site (see Exhibit 3).

Coastal Zone Management Act [Sections 307(c), (d)] http://www.scdhec.net/environment/ocrm/	A	The project site is located within a South Carolina designated coastal county. A request for "Determination of Consistency" was submitted to OCRM on July 9, 2015 (see Exhibit 4). Project site previously developed.
Sole Source Aquifers [40 CFR 149]	A	Sole source aquifers are not present in SC. No further action required.
Endangered Species Act [50 CFR 402]	A	The project site falls under the United States Fish & Wildlife Service (USFWS) "blanket concurrence". The proposed construction of new housing will not expand into previous undeveloped areas (see Exhibit 5).
Wild and Scenic Rivers Act [Sections 7(b), and (c)]	A	Site not located in Oconee County.
Clean Air Act - [Sections 176(c), (d), and 40 CFR 6, 51, 93] www.hud.gov/offices/cpd/environment/review/cleanair.cfm	A	Site not located in York County (see Exhibit 6).
Farmland Protection Policy Act [7 CFR 658] http://www.sc.nrcs.usda.gov/ http://www.topozone.com/	A	Site soils are classified as Centenary fine sand and Leon loamy finesand; neither of which are designated as prime farmland. (see Exhibit 7).
Environmental Justice [Executive Order 12898] http://www.ejnet.org/ej/	A	EPA Enviromapper confirms no known environmental conditions exist that have caused a disproportional affect to the project area (see Exhibit 8).
HUD ENVIRONMENTAL STANDARDS		
Noise Abatement and Control [24 CFR 51B] www.hud.gov/offices/cpd/environment/review/noise.cfm	A	HUD Noise Evaluation results in an acceptable Combined DNL of 4.77 decibels (see Exhibit 9). HUD noise evaluation worksheets provided
Explosive and Flammable Operations [24 CFR 51C] www.hud.gov/offices/cpd/environment/review/explosive.cfm	A	No ASTs were visible from the project site during a site visit conducted in June 2015. A site location map and the completed Thermal and Explosive Hazards Checklist are provided (see Exhibit 10).
Hazardous, Toxic or Radioactive Materials & Substances [24 CFR 58.5(i)(2)] www.hud.gov/offices/cpd/environment/review/hazardous.cfm	A	A Phase I ESA completed by J.N. Pease Environmental Group, LLC in July 2015 did not identify evidence of recognized environmental conditions. Excerpts from the Phase I report are provided (see Exhibit 11).
Airport Clear Zones and Accident Potential Zones [24 CFR 51D] www.hud.gov/offices/cpd/environment/review/qa/airport.cfm	A	Myrtle Beach International Airport is approximately 3 miles from Carver Grove Site. Approach map shows that site is not located within an Accident Potential Zone (see Exhibit 12).
OTHER STATUTES CHECKLIST		
Clean Water Act [33 USC 1251 <i>et seq.</i>]	A	No wetlands are mapped at the project site. (see Exhibit 3)
The Resource Conservation & Recovery Act [40 CFR 240-271]	A	The project is not anticipated to generate any hazardous waste.
Fish & Wildlife Coordination Act [16 USC 661 <i>et seq.</i>]	A	Proposed project satisfies the criteria for USFWS "blanket concurrence"(see Exhibit 5). No adverse effect anticipated.
STATE & LOCAL STATUTES (not an exhaustive list)		
Storm Water and Sedimentation [Storm Water Management and Sediment Reduction Act of 1991]	A	Appropriate storm-water management and sediment/erosion control plans should be submitted to SCDHEC and/or local officials prior to construction.
Ground Water Use Permitting [Ground Water Use and Reporting Act of 1976]	A	The requirement to obtain a groundwater use permit is not anticipated for this project.
Drinking Water Protection [State Safe Drinking Water Act of 1976]	A	Appropriate permits will be obtained from SCDHEC and the local water authority prior to connection to the public water supply.

Environmental Assessment Checklist

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact.

Impact Codes:

- (1) - No impact anticipated;
- (2) - Potentially beneficial;
- (3) - Potentially adverse;
- (4) - Requires mitigation;
- (5) - Requires project modification.

Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Compliance Determination & Source Documentation
Conformance with Comprehensive Plans and Zoning	2	The site zoning classification permits single-family residential development. (see Forms E37 and E38).
Compatibility and Urban Impact	2	The proposed project is compatible with surrounding development.
Slope	1	The topography of the project parcels is relatively flat and therefore no impacts are anticipated.
Erosion	1	There are no anticipated engineering restraints with respect to soils. Best Management Practices for run-off control will be employed during construction.
Soil Suitability	1	No impacts anticipated based on soil types and nature/extent of surrounding development.
Hazards and Nuisances including Site Safety	1	There are no known site hazards, traffic conflicts, neighborhood hazards/ nuisances or natural hazards associated with the project (see Form E39).
Energy Consumption	2	The project should strive to be EnergyStar compliant and incorporate LEED practices where feasible.
Noise Contribution to Community Noise Levels	1	The project will not contribute significantly to community noise levels during or after construction.
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	1	The project will not degrade ambient air quality nor will it contribute significantly to community noise pollution levels.
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	2	The project design is compatible with surrounding land use and current zoning. The proposed project is believed to represent the best intended use for the site property.

Socioeconomic	Code	Compliance Determination & Source Documentation
Demographic Character Changes	1	The proposed project is not likely to result in a negative effect on the local demographic character.
Displacement	1	The project will not cause displacement of people, businesses, institutions, or community facilities.
Employment and Income Patterns	1	Employment and income patterns will not be affected. Employment opportunities exist in close proximity to the project site.

Community Facilities and Services	Code	Compliance Determination & Source Documentation
Educational Facilities	1	Educational facilities exist in close proximity to the project site. These facilities are not likely to be adversely affected by additional populations associated with the proposed project (see Form E40).
Commercial Facilities	1	Adequate commercial facilities exist in close proximity to the project site and will potentially benefit from the proposed project (see Form E41).
Health Care	1	Adequate health care facilities are available (see Form E42).
Social Services	1	Adequate social services are available (see Form E43).
Solid Waste	1	Adequate waste collection services are available (see Form E44).
Waste Water	1	Municipal sewer service is available to the project site. Project development can be connected to the municipal sewer system (see Form E45).
Storm Water	1	
Water Supply	1	Public water supply is available to the project site. Project development can be connected to the public water system (see Form E46).
Public Safety - Police	1	There are no public safety issues associated with the project (see Form E47).
- Fire	1	There are no public safety issues associated with the project (see Form E48).
- Emergency Medical	1	There are no public safety issues associated with the project (see Form E49).
Open Space and Recreation - Open Space	1	Community and neighborhood services and opportunities are acceptable (see Form E50).
- Recreation	1	Community and neighborhood services and opportunities are acceptable.
- Cultural Facilities	1	Community and neighborhood services and opportunities are acceptable.
Transportation	1	Existing transportation infrastructure is adequate to support the project (see Forms E51 and E52).

Natural Features	Code	Compliance Determination & Source Documentation
Water Resources	1	Sufficient water resources are available to support the project.
Surface Water	1	It is anticipated that the project will not adversely affect area surface water quality.
Unique Natural Features and Agricultural Lands	1	There are no unique or natural features or agricultural lands located on the project site (see Form E53).
Vegetation and Wildlife	1	The project site is located in an urban area and is not anticipated to adversely affect existing plant and animal species.

Statutes and Regulations listed at §58.6 - Other Requirements

A. FLOOD INSURANCE / FLOOD DISASTER PROTECTION ACT

(1) Does the project involve the acquisition, construction or rehabilitation of structures, buildings or mobile homes?

No; flood insurance is not required. The review of this factor is completed; skip to **B. Coastal Barrier Resource Act.**

Yes; continue to question 2.

(2) Is the structure or part of the structure located in a FEMA designated Special Flood Hazard Area?

No; provide a *Source Document (FEMA/FIRM floodplain zone designation, panel number, date). Review completed; skip to **B. Coastal Barriers Resource Act.**

Yes; provide a *Source Document (FEMA/FIRM floodplain zone designation, panel number, date). Continue to question 3.

(3) Is the community participating in the National Insurance Program (or has less than one year passed since FEMA notification of Special Flood Hazards)? (This website may help www.fema.gov/business/nfip/cbrs/csc.shtm)

Yes; flood insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project in the amount of the total project cost. A copy of the *flood insurance policy declaration must be kept in the Environmental Review Record.

No; federal assistance may not be used in the Special Flood Hazards Area. This project cannot be environmentally cleared and cannot receive HOME Program funds.

B. COASTAL BARRIERS RESOURCES ACT

(1) Is the project located in a coastal barrier resource area?

No; cite *Source Documentation. Review completed; skip to **C. Airport Runway Clear Zones and Clear Zones Disclosures.**

Yes; federal assistance may not be used in such an area. This project cannot be environmentally cleared and cannot receive HOME Program funds.

C. AIRPORT RUNWAY CLEAR ZONES AND CLEAR ZONES DISCLOSURES

(1) Does the project involve the sale or acquisition of existing property within a Civil Airport's Runway Clear Zone, Approach Protection Zone or a Military Installation's Clear Zone?

No; cite *Source Documentation. Project complies with 24 CFR 51.303(a)(3).

Yes; *disclosure statement must be provided to buyer and a copy of the signed disclosure statement must be maintained in this project's Environmental Review Record (ERR).

Summary of Findings and Conclusions

Alternatives to the Proposed Action

Alternatives and Project Modifications Considered: [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.

JPEG is not aware of the applicant's site/land selection criteria, but presumes location, zoning, land value, sale price, etc... were factored into the process. The proposed project is consistent with current zoning and is compatible with surrounding land use and therefore is believed to represent the best intended use for the property. There are no significant negative impacts anticipated with this project and it is likely the property will eventually be developed for a related residential use if the proposed project does not take place.

No Action Alternative: [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

If the proposed project does not take place, then it is probable that the property will eventually be developed similar to surrounding property which consists of single-family residential development. The impacts from an alternative development would not be expected to vary significantly from the current proposed project.

Mitigation Measures Recommended: [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

- 1) LEED building design and construction practices should be incorporated into the project as feasible.

Additional Studies Performed (Attach studies or summaries):

Phase I Environmental Site Assessment, summary provided in Exhibit 11; complete report provided to client.

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

SC SHPO, USFWS, FEMA, NRCS, EPA, Horry County, City of Myrtle Beach public safety and public service agencies (i.e. police, fire, assessor, etc...), U.S. Census Bureau, USEPA, and Phase I ESA prepared by J.N. Pease Environmental Group, LLC dated July 2015.

Attach appropriate source documentation to this form before submitting to the Authority.

SECTION I

STATUTORY CHECKLIST COMPLIANCE FACTORS

(EXHIBITS 1 through 12)

EXHIBIT 1

HISTORIC PRESERVATION

June 19, 2015



James N. Pease
J.N. Pease Environmental Group, LLC
1514 Mathis Ferry Rd., Suite 108
Mount Pleasant, SC 29464

Re: Construction of 2 Houses on Carver Street (HOME Tax Credits, Myrtle Beach Housing Authority, Carver Grove)
Myrtle Beach, Horry County, South Carolina
SHPO Project No. 15JS0305

Dear Mr. Pease:

Thank you for your letter of June 10, 2015, which we received on June 15, regarding the above referenced undertaking. We also received a Section 106 Project Review Form with required attachments as supporting documentation for this undertaking. The State Historic Preservation Office is providing comments to the U.S. Department of Housing and Urban Development 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, local governments, or the public.

Based on the description of the Area of Potential Effect (APE) and the identification of 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 undertaking.

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.

If you have any questions, please contact me at (803) 896-6129 or sylvest@scdah.state.sc.us.

Sincerely,

A handwritten signature in cursive script, appearing to read "John D. Sylvest".

John D. Sylvest
Project Review Coordinator
State Historic Preservation Office
SC Department of Archives & History



June 10, 2015

Mr. John Sylvest, Review & Compliance Coordinator
SC Department of Archives and History
8301 Parklane Road
Columbia, South Carolina 29223

**Subject: Section 106 Project Review Form
HOME Tax Credit (SC State Housing Finance & Development Authority)
Myrtle Beach Housing Authority, Carver Grove (Carver Street)
Myrtle Beach, Horry County, South Carolina
JPEG Project #2079-15**

Dear Mr. Sylvest:

On behalf of the South Carolina State Housing and Finance and Development Authority (SCHFDA), J.N. Pease Environmental Group, LLC (JPEG) respectfully submits this Section 106 Project Review Form for your review. In addition to the completed 106 Form, the following attachments are included in an effort to assist with your review:

- ATTACHMENT 1: Site Location Maps & Plans/Drawings
- ATTACHMENT 2: APE Documentation & ArchSite Maps
- ATTACHMENT 3: Site Photographs

HOME Tax Credit applicants have applied to the SCHFDA to receive funds for the construction of two (2) four-unit residential dwellings on a single parcel of approximately 0.37 acres of land located within an established residential community in Myrtle Beach, SC. The project parcel is characterized as an undeveloped lot within an established residential community. Surrounding properties predominantly consist of single-family residential development with some vacant lots and some commercial and church properties. The SCHFDA has been allocated funding from the US Department of Housing and Community Development (HUD). As a condition to drawing funds, the SCHFDA is required to provide HUD with documentation that SHPO has been informed of the proposed project and does not anticipate the proposed project activities will result in an adverse impact to listed or eligible historic sites. **It is our opinion that this proposed project will not adversely affect listed or eligible historic sites.**

The review of this request and the favor of a reply are greatly appreciated at your earliest convenience. Thank you in advance for your support and assistance with this project. Please call should have any questions or need additional information. My direct number is (843) 345-4765.

Sincerely,
J. N. PEASE ENVIRONMENTAL GROUP, LLC

James N. "Jay" Pease, IV, REM #10923
President/Registered Environmental Manager

Attachments

1514 Mathis Ferry Road, Suite 208, Mount Pleasant, South Carolina 29464
Tel: (843) 345-4765 Fax: (843) 278-9228 E-mail: jpegllc@comcast.net



South Carolina Department of Archives & History
State Historic Preservation Office
SECTION 106 PROJECT REVIEW FORM

Section 106 of the National Historic Preservation Act requires the South Carolina State Historic Preservation Office (SHPO) to review all projects that federally funded, licensed, or assisted. The SHPO is only one consulting party under Section 106. Refer to 36 CFR 800.2 for information about other participants who are entitled to comment on the Section 106 process, including Native American tribes, interested parties, and the public. Consultation with the SHPO is NOT a substitution for consultation with appropriate Native American tribes.

HELPFUL TIPS:

- Please consult the FAQs at the end of this document. Visit our website for more information on the Section 106 Process and for a list of Staff Project Review Contacts <http://shpo.sc.gov/programs/revcomp/Pages/default.aspx>.
- When planning to submit a project for review, please remember that our office has 30 days to review federal projects and 45 days to review due diligence projects. Due to the volume of phone calls and e-mails we receive, we are unable answer inquiries regarding a project's status until 30 days has elapsed.
- Please **DO NOT** send project review forms by e-mail or fax; we recommend that you use certified mail, FedEx, or UPS to determine if your project has been delivered. Due to the volume of phone calls and e-mails we receive, we are unable to confirm if your project has been received.
- Please send this completed form along with supporting documentation (maps, photographs, plans, survey results, etc.) to: SC Department of Archives & History, Attn: Review & Compliance, 8301 Parklane Road, Columbia, SC 29223. You must include all of the supporting documentation in your package. If we do not receive the requested documentation, we are unable to review your project until these materials are received.

STATUS OF PROJECT (check one)

- FEDERAL UNDERTAKING ANTICIPATED (You are applying for Federal assistance)
 FEDERAL UNDERTAKING ESTABLISHED (You have received Federal assistance)
 DUE DILIGENCE PROJECT (You are anticipating Federal assistance)
 ADDITIONAL INFORMATION FOR PREVIOUS SUBMISSION (SHPO #: _____)

GENERAL INFORMATION

1. Project Name: HOME Tax Credits, Myrtle Beach Housing Authority, Carver Grove
2. City: Myrtle Beach 3. County: Horry
4. Federal Agency (providing funding, license, permit, or assistance): HUD
Agency Contact Name: Mr. Lenwood Smith
Address: 1500 Pinecroft Road, Suite #401, Greensboro, North Carolina 27404-3838
Phone: (336) 547-4000 E-mail: lenwood_e.smith@hud.gov
5. Federal Agency Authorized Applicant: SC State Housing Finance & Development Authority (SHFDA)
Applicant Contact Name: Mr. Tom Brooks
Address: 300-C Outlet Pointe Boulevard, Columbia, SC 29210
Phone: (803) 896-9654 E-mail: thomas.brooks@schousing.com
6. Consultant for the Applicant or Agency: J.N. Pease Environmental Group, LLC
Consultant Contact Name: Mr. James Pease
Address: 1514 Mathis Ferry Road, Suite 208, Mount Pleasant, SC 29464
Phone: (843) 345-4765 E-mail: jpeglk@comcast.net

INFORMATION REQUIRED FOR NEW PROJECTS

NOTE: If the project involves the rehabilitation of a building eligible for or listed in the National Register of Historic Places, **complete and submit the Historic Building Supplement** in addition to this form.

DETERMINING THE PROJECT AREA OF EFFECT (APE)

1. Describe **in detail** all aspects of the project. Include a detailed description of any proposed ground disturbance and any proposed building rehabilitation or repairs.

SCHFDA is coordinating the distribution of HOME funds for the construction of two (2) four-unit residential dwellings on a single parcel of approximately 0.37 acres of land located within an established residential community in Myrtle Beach, SC.

2. Will this project involve phases of construction? If so, please describe the work to be conducted under each phase.

No phased-construction is planned.

3. How many acres are in the project area? For building rehabilitation projects, list the building's square footage.

Approximately 0.37 acres.

4. Describe the current land use within and immediately adjacent to the project area (e.g. farmland, forest, developed, etc.).

The project parcel is characterized as an undeveloped lot within an established residential community.

5. Describe prior land use or previous modification within and immediately adjacent to the project area (e.g. grading, plowing, mining, draining, etc.).

Prior land use of the target sites has single family residential dwelling. A single family dwelling structure was recently demolished on the site. Prior use of adjacent lands has been undeveloped and residential development.

6. Will the project involve (check all that apply):

- new construction
- rehabilitation of any structures
- relocation of any structures
- demolition of any structures

7. Provide a written description of the Area of Potential Effect (APE). The APE is the geographic area or areas within which a project/undertaking may directly or indirectly cause changes in the character or use of historic properties, if such properties exist.

The APE is defined/proposed as the targeted home site and adjacent properties. The targeted home site is characterized as an undeveloped lot located within an established residential area. No historic sites are located within the APE. It is our opinion that the proposed project will not affect any listed or eligible historic sites.

IDENTIFICATION OF HISTORIC PROPERTIES

A historic property can be defined as any prehistoric or historic district, site, building, structure, or object included in or eligible for inclusion in the National Register of Historic Places.

1. **ATTACH** a copy of the pertinent ArchSite GIS map to this submission. Please see <http://archsite.cas.sc.edu/archsite> for information on registering for and using the database.
2. **ATTACH** a copy of a map and clearly mark the project site. If your project involves ground disturbance, a USGS topographic map is **required**. You can obtain topographic maps from <http://www.mytopo.com/> or <http://nationalmap.gov/ustopo/>.
3. **ATTACH original** photographs of the project area. **Be sure to include any structures within and immediately adjacent to the project area.**
4. **ATTACH** a site plan or sketch of the project area (existing and proposed).
5. List all historical societies, local governments, members of the public, Indian tribes, and any other sources consulted in addition to the SHPO to identify known and potential historic properties and note any comments received.

Archsite

6. Are there any structures in the project area? (houses, barns, old garages, sheds, commercial buildings, churches, etc.) YES NO Approximate age?
7. Does the landowner know of any archaeological resources? YES NO
If yes, please describe:

8. Has a cultural resources assessment or a historic resources survey been conducted in the area?
 YES NO DO NOT KNOW
9. Based on the information contained in questions 1 – 8, please check one:
 Historic Properties are present in the APE
 Historic Properties are not present in the APE

ASSESSMENT OF PROJECT EFFECT

PLEASE CHOOSE ONE DETERMINATION:

- No historic properties affected
- No adverse effect on historic properties
- Adverse effect on historic properties
- Due Diligence Project (Does not apply)

Please explain the basis for your determination:

No mapped historic properties or structures are located on or adjacent to the project parcel. Additionally, no mapped historic properties or structures are visible from the respective project parcels.

ATTACHMENT 1

SITE LOCATION MAPS

&

PLANS/DRAWINGS



Source: Google Earth
 Site Location Approximate



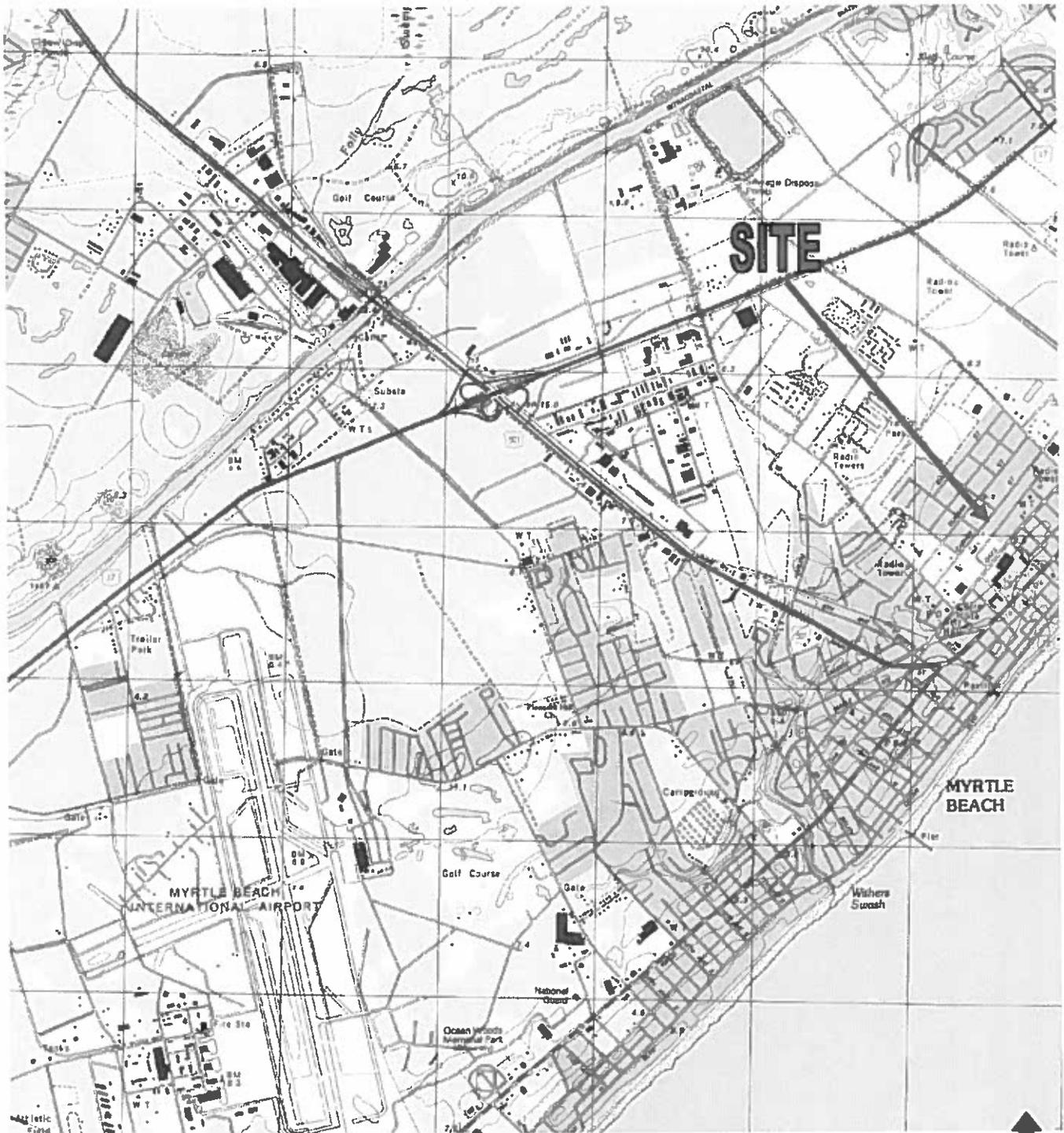
Myrtle Beach Housing Authority
 Carver Grove, Carver Street
 Myrtle Beach, South Carolina

Prepared by: SM Date: 06/2015



FIGURE 4
 2014 AERIAL PHOTOGRAPH

Project No. 2079-15



Source: USGS Topographic Quadrangle, Myrtle Beach, SC dated 1994.
 Site Location Approximate



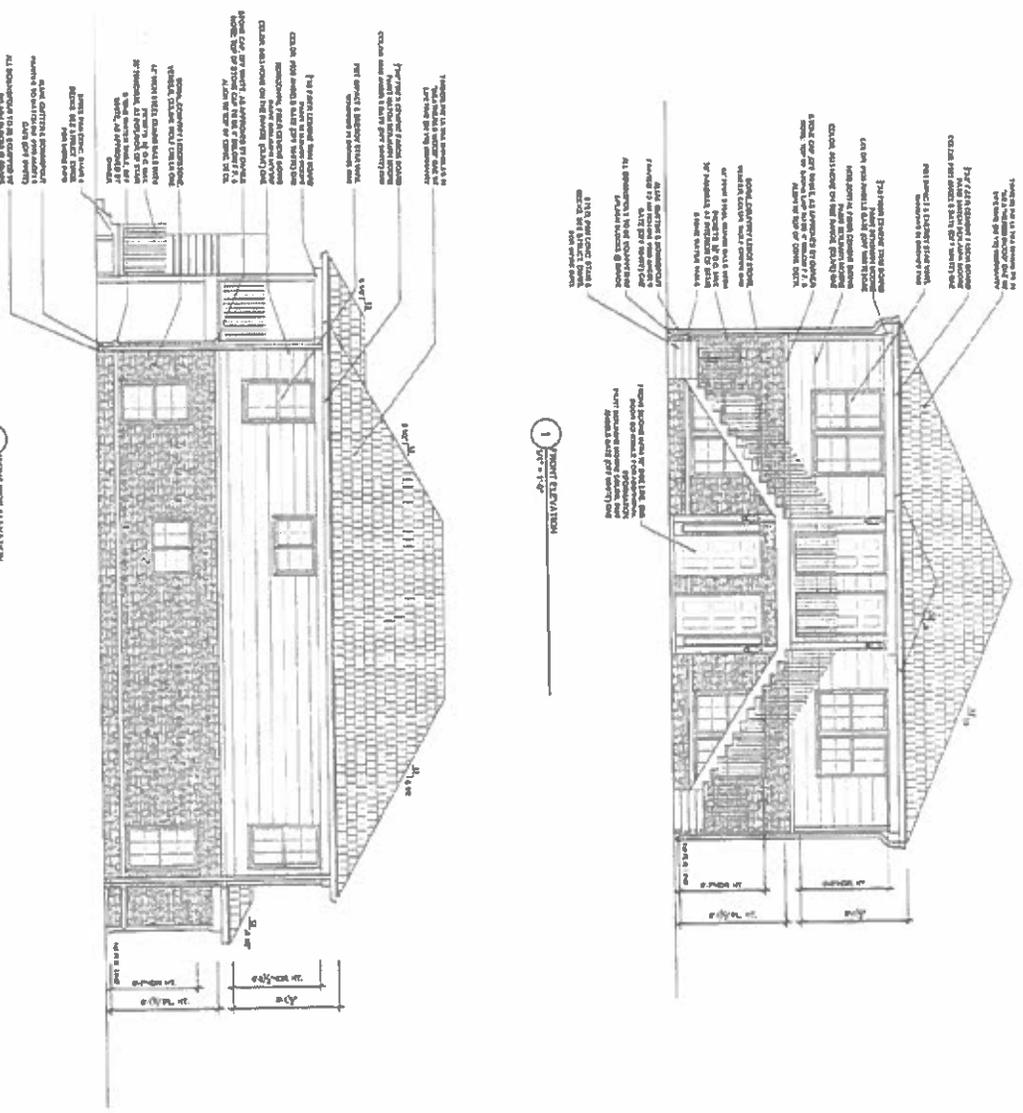
Myrtle Beach Housing Authority
 Carver Grove, Carver Street
 Myrtle Beach, South Carolina

Prepared by: SM Date: 06/2015



FIGURE 2
TOPOGRAPHIC/SITE
LOCATION MAP

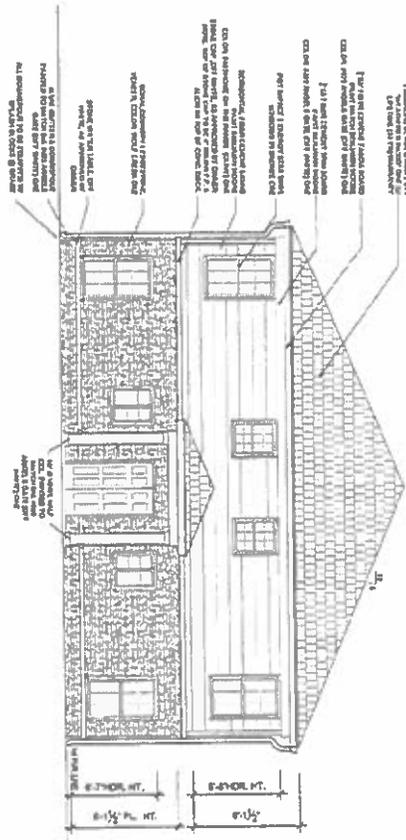
Project No. 2079-15



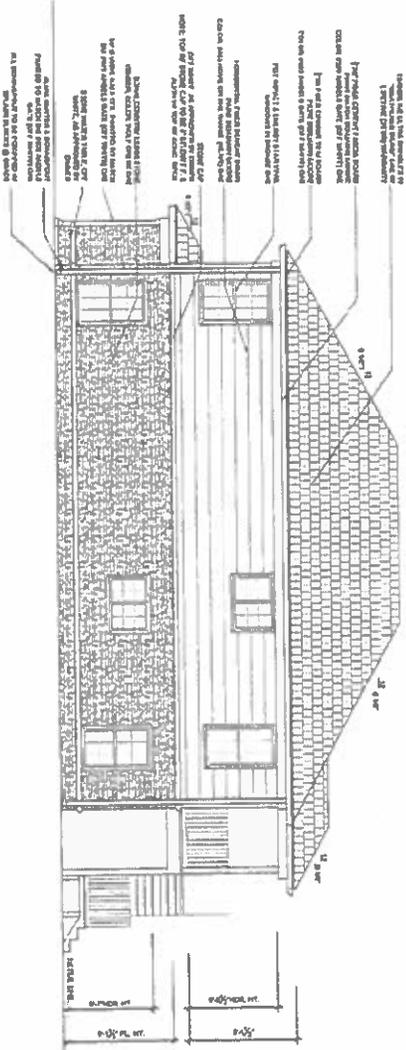
1 FRONT ELEVATION
SCALE = 1/4" = 1'-0"

2 SIDE ELEVATION
SCALE = 1/4" = 1'-0"

A2.01 SHEET OF 23	PROJECT: 141101289	PROJECT: MULTI FAMILY BUILDING	REVISION SCHEDULE <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td></tr> <tr><td>13</td><td></td><td></td></tr> <tr><td>14</td><td></td><td></td></tr> <tr><td>15</td><td></td><td></td></tr> <tr><td>16</td><td></td><td></td></tr> <tr><td>17</td><td></td><td></td></tr> <tr><td>18</td><td></td><td></td></tr> <tr><td>19</td><td></td><td></td></tr> <tr><td>20</td><td></td><td></td></tr> <tr><td>21</td><td></td><td></td></tr> <tr><td>22</td><td></td><td></td></tr> <tr><td>23</td><td></td><td></td></tr> <tr><td>24</td><td></td><td></td></tr> <tr><td>25</td><td></td><td></td></tr> <tr><td>26</td><td></td><td></td></tr> <tr><td>27</td><td></td><td></td></tr> <tr><td>28</td><td></td><td></td></tr> <tr><td>29</td><td></td><td></td></tr> <tr><td>30</td><td></td><td></td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1			2			3			4			5			6			7			8			9			10			11			12			13			14			15			16			17			18			19			20			21			22			23			24			25			26			27			28			29			30			LOCATION: 1204 CARVER STREET MYRTLE BEACH, SC 29578	ARCHITECT: EARTHWORKS PLANNING AND DESIGN CONSULTANTS
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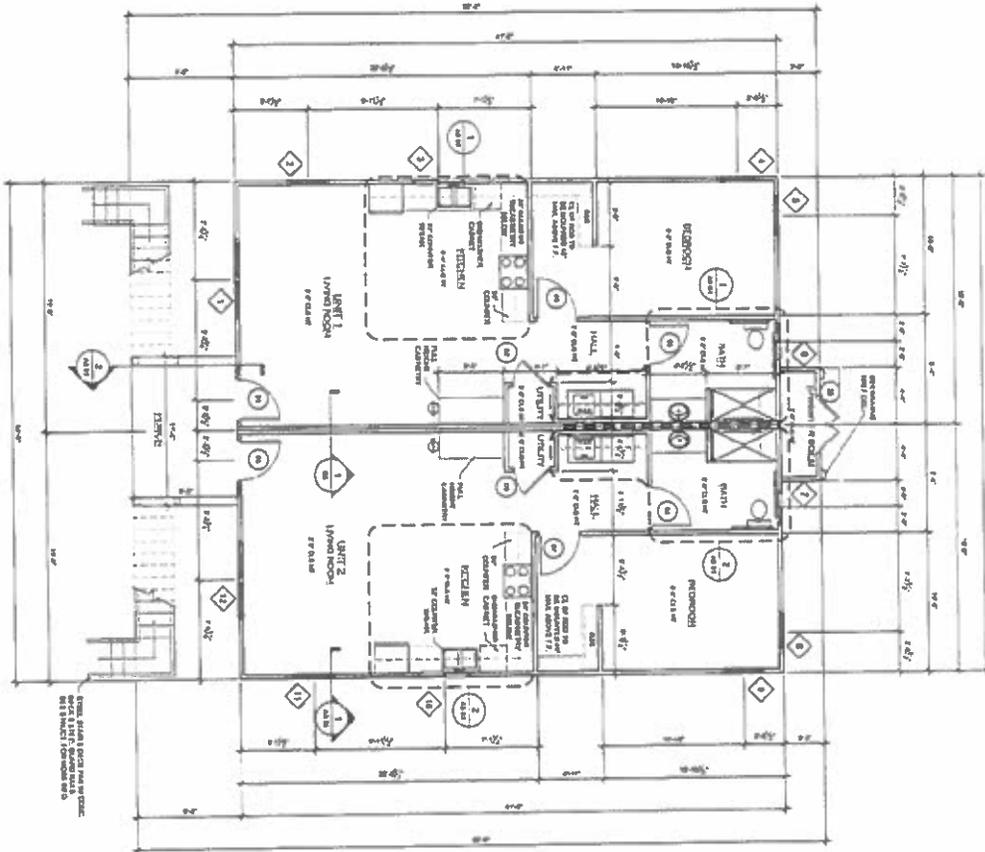


1 REAR ELEVATION
1/4" = 1'-0"



2 LEFT SIDE ELEVATION
1/4" = 1'-0"

A2.02 SHEET OF 25	PROJECT: 11191-01	PROJECT: MULTI FAMILY BUILDING	REAR AND SIDE ELEVATIONS	REVISION SCHEDULE				EARTHWORKS Planning and Design Consultants 11425 HIGHWAY 707 KILPATRICK HALL, 301 20575 RAILROAD BLVD. RAILROAD BLVD. (741) 843-5279 www.earthworksinc.com	
	DATE: 7/20/13	LOCATION: 1204 CARVER STREET MYRTLE BEACH, SC 29578		1. Proposed	2. Proposed				3. Proposed
	SCALE: AS NOTED	DESIGNED BY: S/CHOCOLATE		4. Proposed	5. Proposed				6. Proposed
	DRAWN BY: RCF	CHECKED BY: RLH		7. Proposed	8. Proposed				9. Proposed



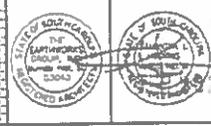
FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

STAIRS: STAIRS 1 & 2 ARE LOCATED AT THE REAR OF THE BUILDING. STAIRS 3 & 4 ARE LOCATED AT THE FRONT OF THE BUILDING.

A1.01
OF 25

PROJECT: MULTI FAMILY BUILDING
1204 CARVER STREET
MYRTLE BEACH, SC 29578
FIRST FLOOR PLAN

REVISIONS SCHEDULE	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR OCCUPANCY
4	ISSUED FOR AS-BUILT
5	ISSUED FOR FINAL REVIEW
6	ISSUED FOR RECORD
7	ISSUED FOR ARCHIVE
8	ISSUED FOR LEGAL RECORD
9	ISSUED FOR HISTORICAL RECORD
10	ISSUED FOR FUTURE REFERENCE



EARTHWORKS
planning and design consultants
11655 HIGHWAY 101
MYRTLE BEACH, SC 29575
843.437.7508
(740) 943.621.7531
www.earthworks.com

ATTACHMENT 2

APE DOCUMENTATION & ARCHSITE MAPS

Geographic Area

The project site is located within an established residential neighborhood.

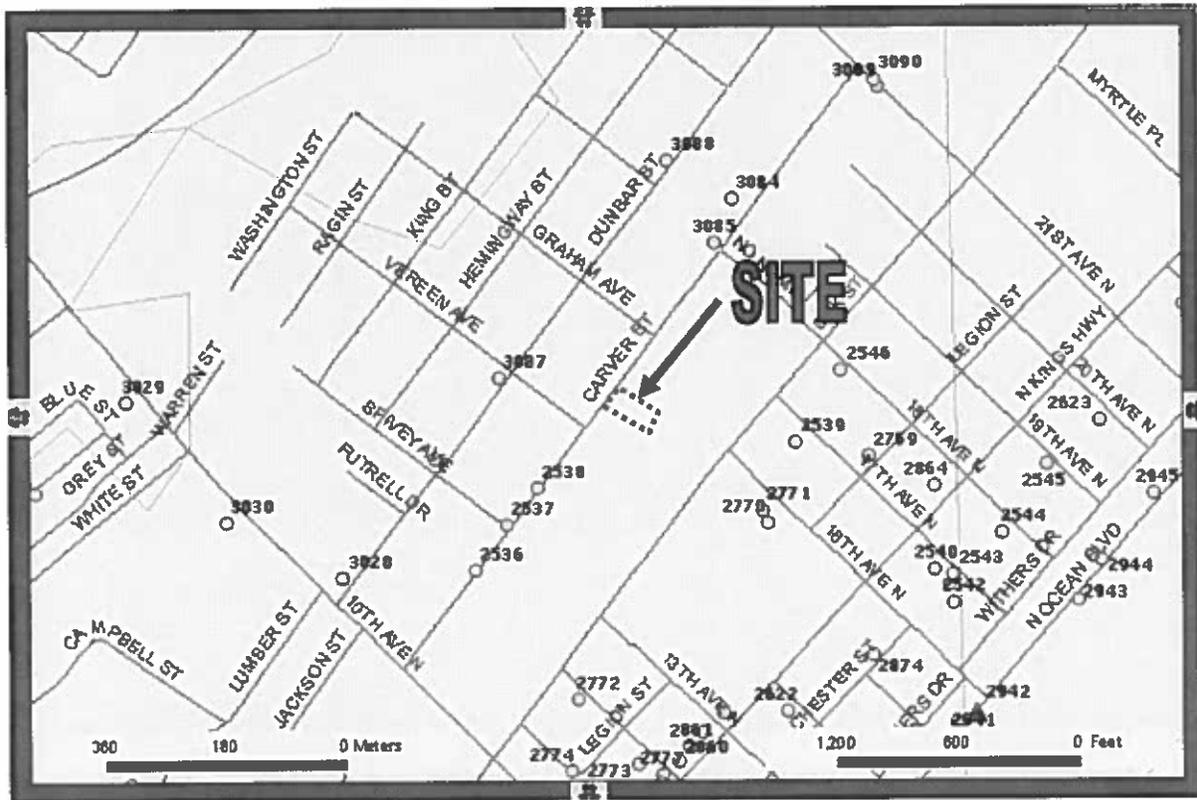
Scale & Nature of Undertaking

HOME Tax Credit Applicant proposes to build two (2) four-unit residential dwellings on a single parcel of approximately 0.37 acres of land located within an established residential community in Myrtle Beach, SC. The target site has historically been developed with a single-family residential dwelling was recently demolished. The project site is currently undeveloped.

Adjacent properties predominantly consist of single-family residential development with some vacant lots and some commercial and church facilities.

Effects

No historic sites are located on the project site parcel. Additionally no historic sites are visible from the project site parcel or were identified within close proximity to the project site parcel. The project site parcel is located within an established residential community. We believe there are no direct or indirect visual, auditory, and cumulative effects with concern to the APE for the proposed project activities.



Project: Carver Grover, Myrtle Beach, SC

Archsite Map downloaded June 2015

ATTACHMENT 3

SITE PHOTOGRAPHS

(Photographs are provided for the project site and adjacent properties.)



Photograph Number 1: View depicts the project site.



Photograph Number 2: View depicts property located immediately adjacent to project site to the north (single family dwellings).



Photograph Number 3: View depicts property located immediately adjacent to project site to the east (single family dwellings).



Photograph Number 4: View depicts property located immediately adjacent to project site to the south (wooded land and vacant lots).



Photograph Number 5: View depicts property located immediately adjacent to project site to the west (vacant lots and church facility).

EXHIBIT 2

FLOODPLAIN MANAGMENT

EXHIBIT 3

WETLAND PROTECTION



U.S. Fish and Wildlife Service
National Wetlands Inventory

Jul 3, 2015



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Rivarine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper website.

User Remarks:

= Proposed Home Lots



NO WETLANDS MAPPED AT PROJECT SITE

*****Site Boundaries Approximate*****

**MYRTLE BEACH HOUSING
 AUTHORITY**
 Carver Street
 Myrtle Beach, South Carolina



**EXHIBIT 3
 NATIONAL WETLANDS
 INVENTORY MAP**

Prepared by: TA Date: 06/2015

Project No. 2079-15

EXHIBIT 4

COASTAL ZONE MANAGEMENT ACT



July 9, 2014

Ms. Holly Martin
Office of Ocean and Coastal Resource Management
Department of Health and Environmental Control
1362 McMillian Avenue, Suite 400
Charleston, South Carolina 29405

**Subject: Request for Determination of Consistency
Proposed Federal Funding Assistance (8 Residential Units)
Carver Grove
1204 Carver Street
Myrtle Beach, Horry County, South Carolina
JPEG Project #2079-15**

Dear Ms. Martin:

On behalf of the South Carolina State Housing Finance and Development Authority (SHA), J.N. Pease Environmental Group, LLC (JPEG) respectfully submits this Determination of Consistency request for your review. The following attachments are included in an effort to assist with the review:

- Completed Policy Group IX - Public Services and Facilities Forms
- Site Location Maps (Street Map and USGS Topographic Map);
- Recent Aerial Photograph (2014)
- Site Photographs (taken June 2015)
- Concurrence Letter from SHPO

HOME Tax Credit applicants have applied to the SHA to receive funds to construct two, 4-unit residential structures located within an established residential community of Myrtle Beach, SC. The project site was previously improved with a similar sized residential, apartment structure from the middle 1960s to late 1980s called Carver Apartments. The structure was condemned by the City of Myrtle Beach in August 2014 and demolished in December 2014. Surrounding properties predominantly consist of single-family residential and commercial development. Concurrence has been received from the State Historic Preservation Office (letter attached).

The SHA has been allocated funding from the US Department of Housing and Community Development (HUD) to fund qualifying HOME projects across South Carolina. The proposed Carver Grove property is located in a SC designated coastal county. Therefore, as part of the grant process and a condition of releasing of federal funds, the grant recipient is required to provide SHA with documentation that the overseeing OCRM district has been informed of the proposed project and 1) does not anticipate the proposed project will result in an adverse impact to protected resources, and 2) believes the project is consistent with the State's Coastal Zone Management Plan. The proposed development is consistent with current zoning classification of MU-MD (Mixed-Use Medium-Density). Sediment and erosion control plans will be implemented in accordance with current best management practices, and proper building permits, inspections, etc. will be secured from local agencies/officials if the project is funded and moves forward.

The review of this request and the favor of a reply are greatly appreciated at your earliest convenience. Thank you in advance for your support and assistance with this project. Please call should have any questions or need additional information. My direct number is (843) 345-4765.

Sincerely,
J. N. PEASE ENVIRONMENTAL GROUP, LLC



James N. "Jay" Pease, IV, REM #10923
President/Registered Environmental Manager

Attachments

Policy Group IX - Public Services and Facilities

DHEC OCRM-s Coastal Zone Consistency (CZC) certification review of all activities within the Coastal Zone that require a State permit will be based on the policies contained within the project based checklists. For the CZC request to be complete, you must answer the questions contained within the policies segment relative to your project by checking off all that apply. More than one checklist may apply to your project based on the plan proposal. For example, a road or highway project might also require dredging and filling of coastal wetlands.

A) Sewage Treatment:

Required: Will your proposed sewage treatment facility project or plans...

<p>a. meet applicable Federal, State and local construction and water quality standards?</p> <p><input checked="" type="checkbox"/> or is this N/A? (Housing units will be served by existing municipal sewer system.)</p>
<p>b. be compatible with growth and development plans (as administered by Section 208 of the PCA) and that alternative locations for sewage treatment facilities are considered?</p> <p><input checked="" type="checkbox"/> or is this N/A? (connections to existing sewer services; previous homes demolished 2 years ago)</p>
<p>c. avoid productive salt, brackish or freshwater wetlands or show that feasible alternatives exist? Explain the feasible alternatives that will be implemented in the summary section below.</p> <p><input type="checkbox"/> or is this N/A?</p>
<p>d. (for filling, ditching, clearing, or excavation of wetlands) demonstrate mitigation sites or practices to offset the losses of wetlands consistent with DHEC OCRM Mitigation Guidelines? The types of mitigation include wetland buffers, creation of wetlands, and restoration of existing wetlands, offsite mitigation, and mitigation banking. Provide a summary of mitigation details on an attached document.</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>e. be consistent with the Priority of Uses of each listed Geographic Areas of Particular Concern (GAPCs) as discussed in the Geographic Areas of Particular Concern (GAPCs) Polices and Priority of Uses document located on the Resources section of the CZC webpage?</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>f. limit effluent discharge as much as possible into areas containing productive shellfish beds taking into account existing water quality classification of the receiving water body?</p> <p><input type="checkbox"/> or is this N/A?</p>

<p>g. show that construction of the facilities and associated transmission systems shall be timed so as not to disrupt spawning seasons or migrations of significant marine resources?</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>h. consider water depth, circulation and mixing in order to protect water quality at outfall locations in that effluent should not be discharged into poorly confined or poorly flushed estuarine areas?</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>i. give consideration to alternatives to conventional treatment methods; for example, land disposal, water conservation techniques, land application and overland flow (a biological treatment process in which wastewater is applied over the upper reaches of sloped terraces and allowed to flow across the vegetated surface to run off collection ditches?</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>j. meet current DHEC standards and regulations for all proposed septic tank systems requiring a permit?</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>k. ensure any septic tank meets DHEC standards in order to protect coastal resources?</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>l. avoid extension of public sewage treatment systems with excess capacity into previously undeveloped areas where the resulting growth would have detrimental impacts on the critical areas, if applicable?</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>

Recommended policies to consider in designing and locating dredging projects:

- a. Providing visual buffer areas around sewage treatment facilities;*
- b. Private package treatment plants proposed in subdivision areas and other developments should either be contained in the existing 208 Waste Treatment plan or receive 208 program approval before they are constructed;*
- c. Excess capacity in treatment facilities should not be approved unless the projects are contained in 208 plans and meet population projections for the area.*

Required:

As applicant or agent, having completed all appropriate checklists and having read the applicable policies, I certify that this project is consistent with the South Carolina Coastal Zone

Carver Grove
Project Name: Carver Street, Myrtle Beach, SC
TMS: 181-03-10-012

Management Program based on the information outlined above and supplemental information attached.

Signature and date

B. Solid Waste Disposal:

Required: Will your proposed solid waste disposal project or plans...

a. meet applicable Federal, State water and air quality standards and local regulations for siting and operation? <input checked="" type="checkbox"/> or is this N/A? (Curbside waste disposal service available to property)
b. avoid salt, brackish or freshwater wetlands and be located in appropriate upland sites where they will not pollute surface waters, coastal waters or ground waters unless no alternative exists and an overwhelming public need can be demonstrated? <input checked="" type="checkbox"/> or is this N/A?
c. be consistent with the Priority of Uses of each listed Geographic Areas of Particular Concern (GAPCs) as discussed in the Geographic Areas of Particular Concern (GAPCs) Polices and Priority of Uses document located on the Resources section of the CZC webpage? <input checked="" type="checkbox"/> or is this N/A?

Recommended policies to consider in designing impoundments:

- a. Maximum study and analysis should be given to alternative means or techniques for refuse disposal such as recycling, reuse, burning for generation of electrical power, etc.*

Required:

On an attached sheet, briefly summarize how your project is consistent with the policies of the South Carolina Coastal Zone Management Program listed above.

Required:

As applicant or agent, having completed all appropriate checklists and having read the applicable polices, I certify that my project is consistent with the South Carolina Coastal Zone Management Program.

Signature and date

C. Public/Quasi-Public Buildings

Required: Will your proposed public/quasi-public building project or plans...

<p>a. demonstrate that the building has to be located immediately adjacent to the shoreline based on a known water-dependency activity?</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>b. be consistent with the Priority of Uses of each listed Geographic Areas of Particular Concern (GAPCs) as discussed in the Geographic Areas of Particular Concern (GAPCs) Polices and Priority of Uses document located on the Resources section of the CZC webpage?</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>c. avoid permanent alterations to productive salt, brackish or freshwater wetlands, from either dredging or filling for the construction of public buildings unless no feasible alternatives exist or there is an overriding public interest or need? Explain the feasible alternatives that will be implemented in the summary section below.</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>d. <input checked="" type="checkbox"/> demonstrate construction methods and site drainage plans that reduce erosion hazards and limit the direct discharge of storm water run-off in order to protect coastal water quality? (Construction permits will be obtained and BMPS implemented)</p> <p style="padding-left: 40px;">or is this N/A?</p>
<p>e. (if located in high flood zones) demonstrate that the building meets national flood zone standards?</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>f. include adequate sewage disposal systems (septic tanks or treatment systems) that meet EPA's, DHEC's standards?</p> <p><input checked="" type="checkbox"/> or is this N/A? (Public sewer service already in place)</p>

Recommended policies to consider in designing public buildings:

- a. Encourage visual compatibility, to the maximum extent practicable with surrounding development and natural resources in terms of scale, height, materials, color, texture, and geometry of building and site design?*
- b. Development of local plans and development regulations that address the location and design of public/quasi-public buildings?*

Required:

Carver Grove
Project Name: Carver Street, Myrtle Beach, SC
TMS: 181-03-10-012

As applicant or agent, having completed all appropriate checklists and having read the applicable polices, I certify that this project is consistent with the South Carolina Coastal Zone Management Program based on the information outlined above and supplemental information attached.

Signature and date

D. Dams and Reservoirs:

Required: Will your proposed dam or reservoir project or plans...

<p>a. give preference to floodplain and ecosystem management and other non-structural solutions over the erection of dams or flood control structures?</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>b. be designed to preserve or upgrade existing water quality for proposed water control structures and water management programs utilizing best management practices upstream of the dam or reservoir to reduce agricultural and construction run-off and sedimentation thereby reducing the threat of eutrophication in the reservoir? (This will also reduce the load of sediments deposited behind the dams, thereby prolonging the life of the facility.)</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>c. retain some degree of circulation of waters and sediment flow to help preserve water quality and aquatic habitats downstream, and maintain the sediment budget, which is important to related erosion problems in beach and shoreline areas downstream?</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>
<p>d. be consistent with the Priority of Uses of each listed Geographic Areas of Particular Concern (GAPCs) as discussed in the Geographic Areas of Particular Concern (GAPCs) Polices and Priority of Uses document located on the Resources section of the CZC webpage?</p> <p><input checked="" type="checkbox"/> or is this N/A?</p>

Recommended policies to consider in designing dams:

- a. Installation of fish lifts where appropriate to facilitate the migratory passage of fish;*
- b. Design of release gates to allow water to be let out from different depths in the reservoir for control of temperatures at appropriate levels for downstream aquatic life;*
- c. When wildlife habitats are inundated or otherwise disturbed by construction of dams or flood control structures, lands suitable for wildlife management should be acquired elsewhere;*
- d. Encourage the restoration of previous natural conditions in abandoned reservoir areas.*

Required:

As applicant or agent, having completed all appropriate checklists and having read the applicable polices, I certify that this project is consistent with the South Carolina Coastal Zone

Carver Grove
Project Name: Carver Street, Myrtle Beach, SC
TMS: 181-03-10-012

Management Program based on the information outlined above and supplemental information attached.

Signature and date

E. Water Supply:

Required: Will your proposed water supply project or plans...

<p>a. be consistent with DHEC BOW regulations to ensure that groundwater is adequately managed, and that proposed withdrawals will not cause saltwater intrusion, land settling or other negative impacts?</p> <p style="text-align: right; font-size: small;">(No groundwater withdrawal, housing units will be served by existing municipal water supply.)</p> <p>X or is this N/A?</p>
<p>b. be consistent with designated Section 208 Waste Treatment Management implementation agencies (pursuant to Section 208 of the Federal Water Pollution Control Act) and other agencies with responsibility for implementing comprehensive plans affecting water supply to ensure that proposed projects are compatible with growth and development plans and that alternative locations for water supply facilities are considered?</p> <p>X or is this N/A?</p>
<p>c. meet applicable Federal, State, and local construction and water quality standards?</p> <p>X or is this N/A?</p>
<p>d. avoid construction of such facilities in or adjacent to productive salt, brackish, or freshwater wetlands unless no feasible alternatives exist? Explain the feasible alternatives that will be implemented in the summary section below.</p> <p>X or is this N/A?</p>
<p>e. demonstrate that construction activities are timed so as not to disrupt shellfish harvesting, spawning seasons or migratory fish populations?</p> <p>X or is this N/A?</p>
<p>f. be consistent with the Priority of Uses of each listed Geographic Areas of Particular Concern (GAPCs) as discussed in the Geographic Areas of Particular Concern (GAPCs) Polices and Priority of Uses document located on the Resources section of the CZC webpage?</p> <p>X or is this N/A?</p>

Required:

As applicant or agent, having completed all appropriate checklists and having read the applicable polices, I certify that this project is consistent with the South Carolina Coastal Zone Management Program based on the information outlined above and supplemental information attached.

Signature and date



Source: Google Maps 2015
 Site Location Approximate

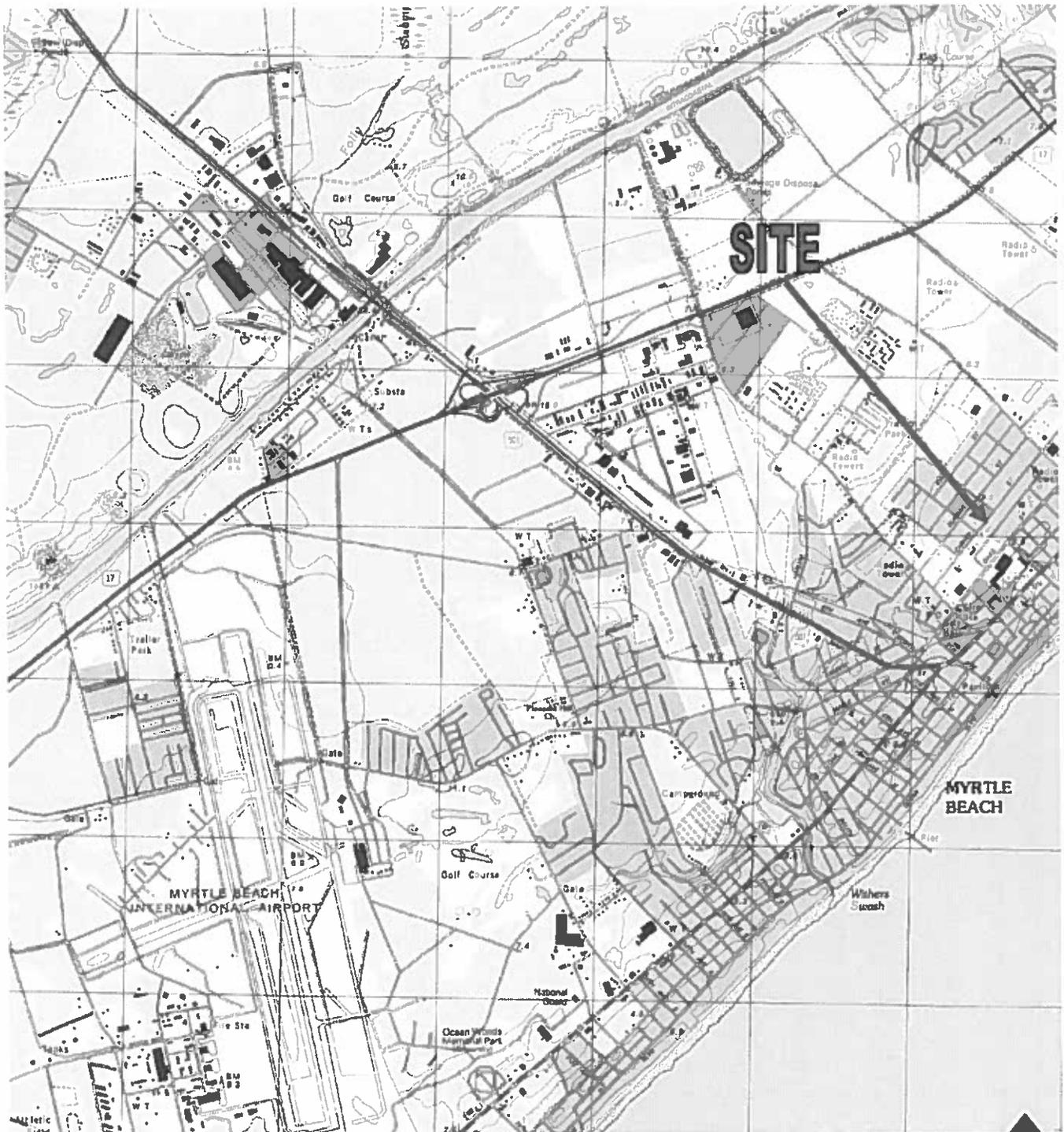
CARVER GROVE
 1204 Carver Street
 Myrtle Beach, South Carolina

Prepared by: SM Date: 06/2015



FIGURE 1
SITE LOCATION MAP

Project No. 2079-15



Source: USGS Topographic Quadrangle, Myrtle Beach, SC dated 1994.

Site Location Approximate

CARVER GROVE
 1204 Carver Street
 Myrtle Beach, South Carolina

Prepared by: SM Date: 06/2015



FIGURE 2
TOPOGRAPHIC/SITE
LOCATION MAP

Project No. 2079-15



Source: Google Earth
 Site Location Approximate



CARVER GROVE
 1204 Carver Street
 Myrtle Beach, South Carolina

Prepared by: SM Date: 06/2015



FIGURE 4
2014 AERIAL PHOTOGRAPH

Project No. 2079-15

SCSHFDA - 1204 Carver Street, Myrtle Beach)
JPEG Project #2079-15
Photograph Date: June 8, 2015



Photograph Number 1: View depicts representative project site conditions.



Photograph Number 2: View depicts project site and adjacent properties to the north.

SCSHFDA - 1204 Carver Street, Myrtle Beach)
JPEG Project #2079-15
Photograph Date: June 8, 2015



Photograph Number 3: View depicts project site and adjacent properties to the east.



Photograph Number 4: View depicts project site and adjacent properties to the west.

June 19, 2015

James N. Pease
J.N. Pease Environmental Group, LLC
1514 Mathis Ferry Rd., Suite 108
Mount Pleasant, SC 29464



Re: Construction of 2 Houses on Carver Street (HOME Tax Credits, Myrtle Beach Housing Authority, Carver Grove)
Myrtle Beach, Horry County, South Carolina
SHPO Project No. 15JS0305

Dear Mr. Pease:

Thank you for your letter of June 10, 2015, which we received on June 15, regarding the above referenced undertaking. We also received a Section 106 Project Review Form with required attachments as supporting documentation for this undertaking. The State Historic Preservation Office is providing comments to the U.S. Department of Housing and Urban Development 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, local governments, or the public.

Based on the description of the Area of Potential Effect (APE) and the identification of 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 undertaking.

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.

If you have any questions, please contact me at (803) 896-6129 or sylvest@scdah.state.sc.us.

Sincerely,

A handwritten signature in cursive script, appearing to read "John D. Sylvest".

John D. Sylvest
Project Review Coordinator
State Historic Preservation Office
SC Department of Archives & History

EXHIBIT 5

ENDANGERED SPECIES ACT



United States Department of the Interior



FISH AND WILDLIFE SERVICE
176 Croghan Spur Road, Suite 200
Charleston, South Carolina 29407

July 11, 2007

Mr. James N. Pease, IV, REM
514 Mill Street, Suite D
Mount Pleasant, SC 29464

Re: JPEG Project [REDACTED]
[REDACTED]
FWS Log No. 2007-I-0556

Dear Mr. Pease:

The U.S. Fish and Wildlife Service is the lead Federal Agency charged with the protection and conservation of Federal Trust Resources, such as threatened and endangered species in accordance with section 7 of the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531 et seq.). Included in this mandate is the review of projects involving Federal agencies. The U.S. Department of Housing and Urban Development (HUD) as well as the U. S. Department of Agriculture (USDA) typically allocates grant funds for rural development projects. HUD and USDA authorize funding for these projects, and as part of its authorization and obligations under the ESA and National Environmental Policy Act (NEPA), an environmental impact review is required. Many such projects primarily involve repair or reconstruction of existing facilities associated with already developed land.

In order to expedite the consultation process the Charleston Ecological Service Office will not be sending concurrence letters for **no effect** determinations. Many of the projects supported by the U.S. Department of Housing and Urban Development Community Block Development Grant (CBDG) and the U.S. Department of Agriculture Rural Development typically result in no adverse impacts to fish and wildlife resources. A Federal agency is not required to contact the Service if the action agency determines an action will not affect listed species or critical habitat. To aid your agency in determining if your project will have **no effect** on the resources under the jurisdiction of the Fish and Wildlife Service, we have compiled a list of activities that typically result in no adverse impacts to the natural environment.

* If your project description falls in one of the categories below, this letter will provide a blanket concurrence for projects conducted in South Carolina until September 30, 2008. Therefore, you

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do not need to contact the Service and no further action is required under Section 7(a)(2) of the Act. The following categories of projects have been evaluated in accordance with the Fish and Wildlife Coordination Act (16 U.S.C 661 et seq.), and the Endangered Species Act of 1973, as amended (16 U.S.C. 668 et seq.)

- Purchase of machinery, equipment, and supplies for use in existing structures and buildings.

- Housing Rehabilitation and Industrial Rehabilitation- includes the restoration or rehabilitation of existing structures and expansion of structures associated with developed land. Examples: renovation of substandard single or multiple family residences, conversion of a school building to a community center; renovation or expansion of existing factory building. Note: Developed lands are paved, filled, graveled, or vegetated in grasses which are routinely mowed. Undeveloped lands or areas are considered to be those sites where natural vegetation dominates.

- Demolition of substandard single or multiple family housing and replacement with new structures as associated developments (e.g., parking lots) that do not expand into previously undeveloped areas Example: Construction of a new housing without expansion beyond limits of existing developed lot. Note: Developed lands are paved, filled, graveled, or vegetated in grasses which are routinely mowed. Undeveloped lands or areas are considered to be those sites where natural vegetation dominates

- Streetscape beautification projects within city limits. Example of these projects include: removal and replacement of existing sidewalk, curbing or gutters; demolishing and disposing of existing curbing; installing handicap sidewalk ramps, irrigation systems for plants, installing or replacing streetlights, benches or trashcans.

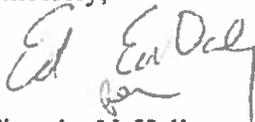
- Repair replacement, or renovation of existing water treatment plant (potable water supply) facilities provided the area of expanse of the facility is not increased beyond the current boundary of development.

- Using trenchless technology techniques to upgrade existing pipelines. Trenchless technology eliminates the need to disturb the environment caused by excavating and backfilling trenches. Trenchless technology methods used for upgrading pipelines include cured-in-place pipe (CIPP); sliplining (SL); close-fit pipe (CFP); and thermoformed pipe (ThP). The choice of the method utilized depends on the physical conditions of the pipeline, but all of the methods involve work in the pipeline **without surface or subsurface excavations.**

This blanket clearance is granted only for projects that match the description above. You should maintain a copy of the completed checklist with your project file as a record of your determination. This list will be reviewed periodically and revised as appropriate. We will

contact you if the categories are modified in the future. If you are unsure if your project meets the description above, please call Tera Baird of this office at (843) 727-4707 ext 225.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed. Ed. Daly" with a flourish underneath.

Timothy N. Hall
Field Supervisor

TNH/TKB

EXHIBIT 6

CLEAN AIR ACT



Green Book

E60 - Nonattainment Area in SC as of March 2009

Search: [AS EPA] [Title Area] [Go]
You are here: EPA Home > Clean Air Act > Criteria Designated Nonattainment

[View PDF map that can be zoomed](#)

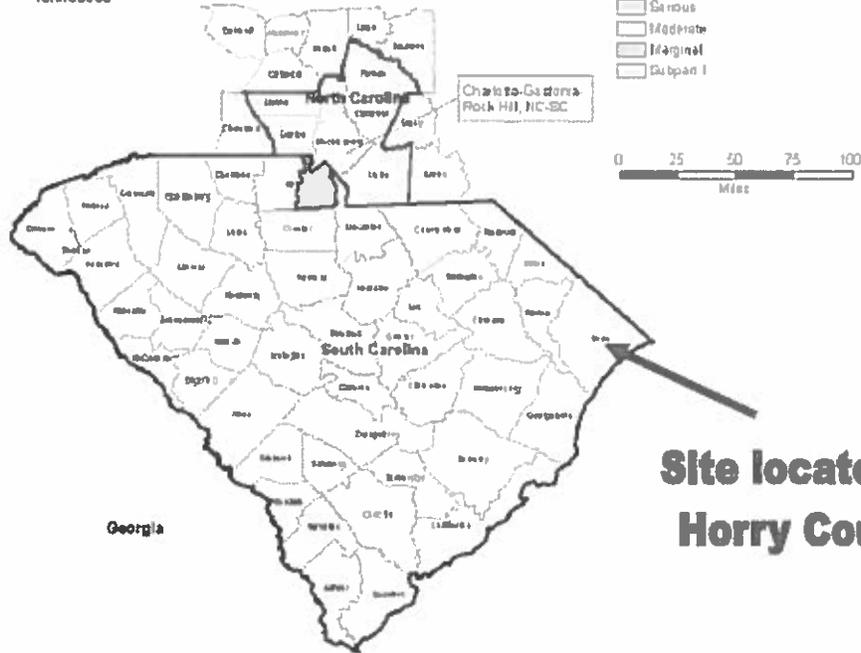
- Nonattainment Areas
- 1-Hour Ozone
 - 8-Hour Ozone
 - Carbon Monoxide
 - Nitrogen Dioxide
 - Sulfur Dioxide
 - PM-10
 - PM-2.5
 - Lead

South Carolina

8-Hour Ozone Nonattainment Areas in Blue Order

Tennessee

Georgia



**Site located in
Horry County**

[EPA Home](#) | [Emergency and Security Notice](#) | [Contact Us](#)

Last updated on Friday, March 13th, 2009.
<http://www.epa.gov/air/pollution/nonattainment>
EPA/600

This document will now print as it appears on screen when you use the Print command.
Use View > Refresh to return to original state.



Site Location Approximate

**MYRTLE BEACH HOUSING
AUTHORITY**
Carver Street
Myrtle Beach, South Carolina



**EXHIBIT 6
CLEAN AIR ACT
(NON-ATTAINMENT MAP)**

Prepared by: TA Date: 06/2015

Project No: 2079-15