

**DRAFT**  
**GLOBAL TRANSPARK MITIGATION SITES**  
**ADDENDUM TO THE NCDOT UMBI**  
**DATE: August 2023**

**1.0 BASELINE INFORMATION**

The N.C. Global TransPark (NCGTP) Mitigation Sites are comprised of approximately 4566 acres, distributed across three properties, as follows:

Dover Bay	3100 acres
Frog Hollow	1100 acres
Stonyton Creek	366 acres

Two of the properties (Dover Bay and Frog Hollow) are located in Craven County, North Carolina, while the Stonyton Creek property is located on-site at the NCGTP facility in Lenoir County (Figure 1). The Dover Bay and Stonyton Creek properties are owned fee simple by the NCGTP Authority. In addition, a conservation easement was placed on the Dover Bay property and transferred to the NCWRC. The Frog Hollow site consists of a conservation easement which was acquired by the NCGTP Authority and subsequently donated to the N.C. Coastal Land Trust. These three properties were acquired to provide compensatory wetland mitigation to offset impacts resulting from construction of the NCGTP airport and facilities.

All three sites (as well as the NCGTP airport) are in U.S Geological Survey (USGS) Hydrologic Unit (HUC) 03020202 of the Neuse River Basin.

**2.0 BANK SITE SELECTION**

The NCGTP Mitigation Sites were acquired by NCGTP Authority starting in 1999.

**3.0 BANK SITE PROTECTION INSTRUMENT**

A Compensatory Mitigation Plan was prepared for the three NCGTP Mitigation Sites and included in Appendix K of the Final Environmental Impact Statement (FEIS) for the NCGTP, as amended by the modified schedule submitted to the U.S. Army Corps of Engineers (USACE) on October 12, 1997 and February 5, 2009. The NCGTP Mitigation Sites will be subject to the terms of the NCDOT UMBI, as well as the Compensatory Mitigation Plan included in the FEIS. Any conflict in terms or conditions of the documents listed above will be superseded by the NCDOT UMBI dated April 2009.

## 4.0 OBJECTIVES

The goals of the NCGTP Mitigation Sites were to restore, enhance and preserve wetland systems on the three properties to offset permitted impacts associated with the NCGTP. Degraded wetland sites were returned to a natural condition through hydrologic restoration and vegetation replanting. Wetland restoration activities attempted to restore the highest level of wetland functioning practicable on the property within current constraints.

## 5.0 MITIGATION WORK PLAN

The Dover Bay site consists of a large, non-riparian Carolina Bay and included components of wetland restoration, preservation, and enhancement. The Frog Hollow site consists of riparian wetland preservation in the floodplain of the Neuse River. The Stonyton Creek site includes components of riparian wetland restoration, preservation, and enhancement along the floodplain of Stonyton Creek, adjacent to the NCGTP facility.

## 6.0 MONITORING REQUIREMENTS

Monitoring was required at the Dover Bay and Stonyton Creek sites. Dover Bay monitoring was completed in 2009, and Stonyton Creek was completed in 2011. No monitoring was required at the Frog Hollow preservation site. All three sites have been successfully closed out with the regulatory agencies.

## 7.0 DETERMINATION OF CREDITS AND CREDIT RELEASE SCHEDULE

The Department of Army Section 404 permit for the NCGTP (Action ID No. SAW-1992-02851), issued on October 21, 1998, authorized impacts to approximately 871 acres of jurisdictional wetlands. Condition 7 of this permit required the NCGTP to implement the Compensatory Mitigation Plan found in Appendix K of the FEIS to offset these impacts. Thus, the three NCGTP Mitigation Sites, in total, were authorized as compensatory mitigation for 871 acres of wetland impacts associated with this facility. The distribution of credits between Riparian and Non-riparian wetland types is shown in Table 1.

Table 1. Wetland Mitigation Quantities Generated at the NCGTP Mitigation Sites

<b>Mitigation Site Component</b>	<b>Impact Credits</b>
Riparian Wetlands	106.40
Non-riparian Wetlands	764.50
<b>Total</b>	<b>870.90</b>

All wetland mitigation credits have been released and are presently authorized for debiting. To date, approximately 217 acres of wetlands have been debited from the

NCGTP Mitigation Sites for various permitted activities prior to inclusion in the NCDOT UMBI. Exact credit amounts debited and remaining wetland credits are provided in Appendix B.

## **8.0 GEOGRAPHIC SERVICE AREA**

All wetland mitigation credits from the three NCGTP Mitigation Sites are reserved exclusively for permitted impacts associated with the NCGTP airport and facilities, as documented in the Department of Army Section 404 permit (Action ID No. SAW-1992-02851).

## **9.0 MAINTENANCE PLAN**

The NCGTP Mitigation Sites will be held by NCGTP Authority and placed on the NCDOT Environmental Analysis Unit mitigation geodatabase. If an appropriate third party recipient is identified in the future, then transfer of the property to such a recipient will include conservation easement covenants to protect the natural features of the site in perpetuity.

## **10.0 LONG TERM ADAPTIVE MANAGEMENT PLAN**

The NCGTP Mitigation Sites will be managed by the NCGTP Authority according to the Compensatory Mitigation Plan and UMBI. In the event that unforeseen issues arise that affect the management of the site, any remediation will be addressed by NCGTP Authority in coordination with the Interagency Review Team (IRT).

## **11.0 FINANCIAL ASSURANCES**

The NCGTP Mitigation Sites are proposed to be managed as part of an umbrella mitigation bank, which will have its own distinct cost center number within the NCGTP budgeting and financial tracking system. Therefore, all accounting for revenues, contract encumbrances, fund transfers, and expenses, will be performed and reported independent from other capital budget or operating budget accounting.

**APPENDIX A**  
**Figures**

**APPENDIX B**  
**Debit Ledger**