



January 28, 2026

TRANSMITTED ELECTRONICALLY

Pamela Gregorski
J5, LLC
4250 Lancaster Pike, Suite 302
Wilmington, DE 19805
Pamela.gregorski@cscglobal.com

**Re: Project Klondike
Permit - Intermediate
Correspondence
401 Wetlands
Miami
DSW401262358W**

Subject: Incomplete Isolated Wetland General Permit Pre-Activity Notice (PAN)
 Project Klondike
 Ohio EPA ID No. 262358W

Dear Pamela Gregorski:

On January 23, 2026, the Ohio Environmental Protection Agency (Ohio EPA) Division of Surface Water (DSW) received a PAN for your project to construct data center facilities located in the City of Piqua in Miami County (40.113282, -84.251579).

In accordance with Section 6111.022(B) of the Ohio Revised Code (ORC) and the Ohio General Permit for Filling Category 1 and 2 Isolated Wetlands, the PAN must contain all of the below listed items to be considered administratively complete. The PAN for this project did not contain all of the required components; therefore, as required by ORC §6111.026(B), you are hereby notified that this application is **INCOMPLETE** and Ohio EPA will not proceed with any further review until the deficient items (see checked boxes) have been adequately addressed.

☒ Completed Isolated Wetland General Permit Application form;

- ***Per the Level One Isolated Wetland Permit Application instructions, “Each isolated wetland on-site needs to be identified and listed individually regardless of whether the wetland is proposed to be impacted.” Please include all on-site isolated wetlands in the Wetlands Onsite and Proposed Impacts table.***
- ***Provided photographs and aerial imagery appear to demonstrate that Wetland 2 has a significant forested canopy cover and therefore should be***

considered a PFO wetland. Please update the wetland impact table accordingly or provide a demonstration that Wetland 2 does not have a forested canopy.

☐ Copy of the United States Army Corps of Engineers' jurisdictional determination letter;

☒ An acceptable wetland delineation performed in accordance with the U.S. Army Corps of Engineers wetland delineation manual and regional supplement;

➤ ***Please include the wetland delineation data forms for all sample points taken for each delineation report.***

☐ Detailed description of the project;

☒ Completed Ohio Rapid Assessment Method wetland categorization form for each isolated wetland on the project site, including the following forms: Background Information, Scoring Boundary Worksheet, Narrative Rating and a Quantitative Rating;

➤ ***Per the ORAM manual, ORAM assessments should include the results of an Ohio Department of Natural Resources Natural Heritage Database request. Please provide the results of that request with the ORAM forms. Request forms and instructions are located at:***

<https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/safety-conservation/about-ODNR/real-estate/environmental-review>

☐ Maps showing project footprint including acreage of isolated wetland that will be subject to filling. This should include a U.S. Geological Survey topographic map and other maps that may be pertinent to assessing the functional level of the isolated wetlands proposed to be covered under the PAN, such as county soil maps and National/Ohio Wetland Inventory maps;

☒ Photographs of each isolated wetland proposed to be covered by the permit with a photograph location map showing photo number and direction the photo was taken;

➤ ***Please provide a photograph location map that includes the photo locations for Wetland G.***

X An acceptable mitigation proposal in accordance with ORC §§6111.022(D) and 6111.027, including location and the proposed legal mechanism for protecting the property long term; if the mitigation is to occur at a bank or in-lieu fee, then a demonstration that the appropriate type and amount of credits have been reserved. If the proposal includes in-lieu fee mitigation for wetland impacts, an evaluation of other mitigation alternatives must be provided;

- ***Please provide a signed credit reservation agreement for 0.1 forested and 0.1 non-forested (or 0.2 forested credits) from any bank located within the Huntington Army Corps of Engineers District. Or, if Wetland 2 is demonstrated to be non-forested, a signed credit reservation agreement for 0.2 non-forested credits would be acceptable as well.***

X Applicable permit fees in accordance with ORC 3745.113.

Any missing items identified above must be uploaded to your application through the Ohio EPA [eBusiness center](#). Once all the missing items have been uploaded, the application should be resubmitted.

You may find a copy of Ohio EPA's rules and laws online at <https://epa.ohio.gov/dsw>. Information regarding Ohio's Section 401 and Isolated Wetlands Permitting programs is also available online at <https://epa.ohio.gov/wps/portal/gov/epa/divisions-and-offices/surface-water/permitting/water-quality-certification-and-isolated-wetland-permits>.

If you have any questions, please contact me at (614) 728-2532 or via email at Andrew.Graves@epa.ohio.gov.

Sincerely,

Andrew Graves

Andrew Graves
Application Coordinator
401/Wetlands/Mitigation Section

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Rachel Secrest, Rachel.Secrest@epa.ohio.gov, Ohio EPA, DSW