



DEPARTMENT OF THE ARMY
MOBILE DISTRICT, CORPS OF ENGINEERS
MONTGOMERY FIELD OFFICE
605 MAPLE STREET
BUIKDING 1429, ROOM 105
MAXWELL AIR FORCE BASE, ALABAMA 36112

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PUBLIC NOTICE NO. SAM-2015-01262-JSC

March 24, 2016

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS AND
STATE OF ALABAMA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

PROPOSED DISCHARGE OF FILL MATERIAL IN WATERS OF THE
UNITED STATES ASSOCIATED WITH DEVELOPMENT OF AN
INDUSTRIAL PARK IN LEE COUNTY, ALABAMA

TO WHOM IT MAY CONCERN: This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 USC 1344). This public notice is being distributed to all known interested persons to assist in developing facts on which a decision by the U.S. Army Corps of Engineers (USACE) can be based. Please communicate this information to interested parties.

APPLICANT: Spring House Farms, LLC
Attention: Mr. Howard Porter
472 North Dean Road
Auburn, Alabama 36830

AGENT: Wildland Services, LLC
Attention: Mr. William Neighbors
Post Office Box 469
Auburn, Alabama 36831

LOCATION: The 177 acre parcel contains approximately 17 acres of wetlands and 9,627 linear feet of perennial, intermittent and ephemeral streams, which drain to Chewacla Creek (HUC 0315011002). The property is located off of U.S. Highway 29 in Lee County and Macon County, Alabama. The site is further described as being located in Section 27, Township 18 North, Range 25 East and having center coordinates of latitude 32.5161° N and longitude 85.5276° W. The area is depicted on the Loachapoka, Alabama Quadrangle; United States Geological Survey Topographic Map and is situated within the Lower Tallapoosa watershed (HUC 03150110).

PROPOSED WORK: The applicant is seeking authorization for the discharge of fill material into waters of the U.S. (WOUS). The purpose of the proposed work is the

development of an industrial warehouse park near Auburn, Alabama. The proposed work would involve the construction of warehouse buildings, as well as associated infrastructure to include: roads, parking lots, storm drains, field lines, water and other utilities. Specifically, the applicant proposes the discharge of fill material into 2.31 acres of wetlands, 101 linear feet of perennial stream, and 476 linear feet of intermittent streams to perform the requested work.

AVOIDANCE AND MINIMIZATION: According to the applicant, during the planning and design phases efforts were made to achieve avoidance and minimization of impacts to WOUS. Specifically, the applicant considered other off-site alternative parcels for development, as well as on-site avoidance and minimization measures, including adjusting initial designs and revising infrastructure routing. The applicant also notes that minimization will be achieved through the implementation of a Best Management Practices Plan, which will reduce erosion and siltation during construction, and that all disturbed areas will be stabilized within 90 days of initial disturbance. The USACE has not verified the adequacy of the applicant's avoidance and minimization statement at this time.

COMPENSATORY MITIGATION: The applicant proposes to mitigate for unavoidable impacts to WOUS through the purchase of wetland and stream mitigation credits from an USACE approved mitigation bank within the Lower Tallapoosa watershed. Wetland credit calculations will be performed based on WRAP functional assessments. Likewise, stream credit calculations will be performed using the 2012 edition of the Mobile District Stream SOP. The USACE has not verified the adequacy of the applicant's compensatory mitigation statement at this time.

WATER QUALITY CERTIFICATION: The applicant is preparing their application for certification from the State of Alabama in accordance with Section 401(a)(1) of the Clean Water Act, and upon completion of the required advertising, a determination relative to certification will be made.

This public notice is being distributed to all known interested persons in order to assist in developing facts on which a decision by the USACE can be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition. The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics,

general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production, and in general, the needs and welfare of the people.

The USACE is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the USACE to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments received are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments received are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments received are also used to determine the need for a public hearing and the overall public interest of the proposed activity. Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state with particularity, the reasons for holding a public hearing.

Evaluation of the probable impacts involving discharges of dredged or fill material into waters of the United States will include the application of the Section 404(b)(1) guidelines established by the Administrator of the U.S. Environmental Protection Agency.

A preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicates that the proposed activity will not affect listed endangered or threatened species, or their critical habitat. A copy of this notice is being sent to the U.S. Fish and Wildlife Service.

The National Register of Historic Places will be consulted for properties listed in or eligible for the National Register which would be affected by the proposed work. This review will constitute the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the project area. A copy of this notice is being sent to the State Historic Preservation Officer.

Any correspondence concerning this publication should refer to this Public Notice **SAM-2015-01262-JSC** and should be directed to the following address:

District Engineer:

U. S. Army Engineer District, Mobile
Regulatory Division, Montgomery Field Office

March 24, 2016

Attention: James S. Cherry, II
605 Maple Street
Building 1429, Room 105
Maxwell, AFB, Alabama 36112

with a copy to the :

Director
Alabama Department of Environmental Management
Post Office Box 301463
Montgomery, Alabama 36130-1463

All comments should be received no later than **30 days** from the date of issuance of this Public Notice.

Enclosed to assist you with your review are: Location map; Topographic map; Project layout and proposed Impact figure.

If you have any questions concerning this publication, you may contact the Project Manager via e-mail at james.s.cherry@usace.army.mil or telephone number (334) 953-2172. Please refer to the above Public Notice number.

For additional information about the Mobile District's Regulatory Program, please take a moment to visit our web site at <http://www.sam.usace.army.mil/Missions/Regulatory.aspx>, while there please take a moment to complete our customer satisfaction survey. Your responses are appreciated and will allow us to improve our services.

Enclosure(s)

MOBILE DISTRICT
U.S. Army Corps of Engineer

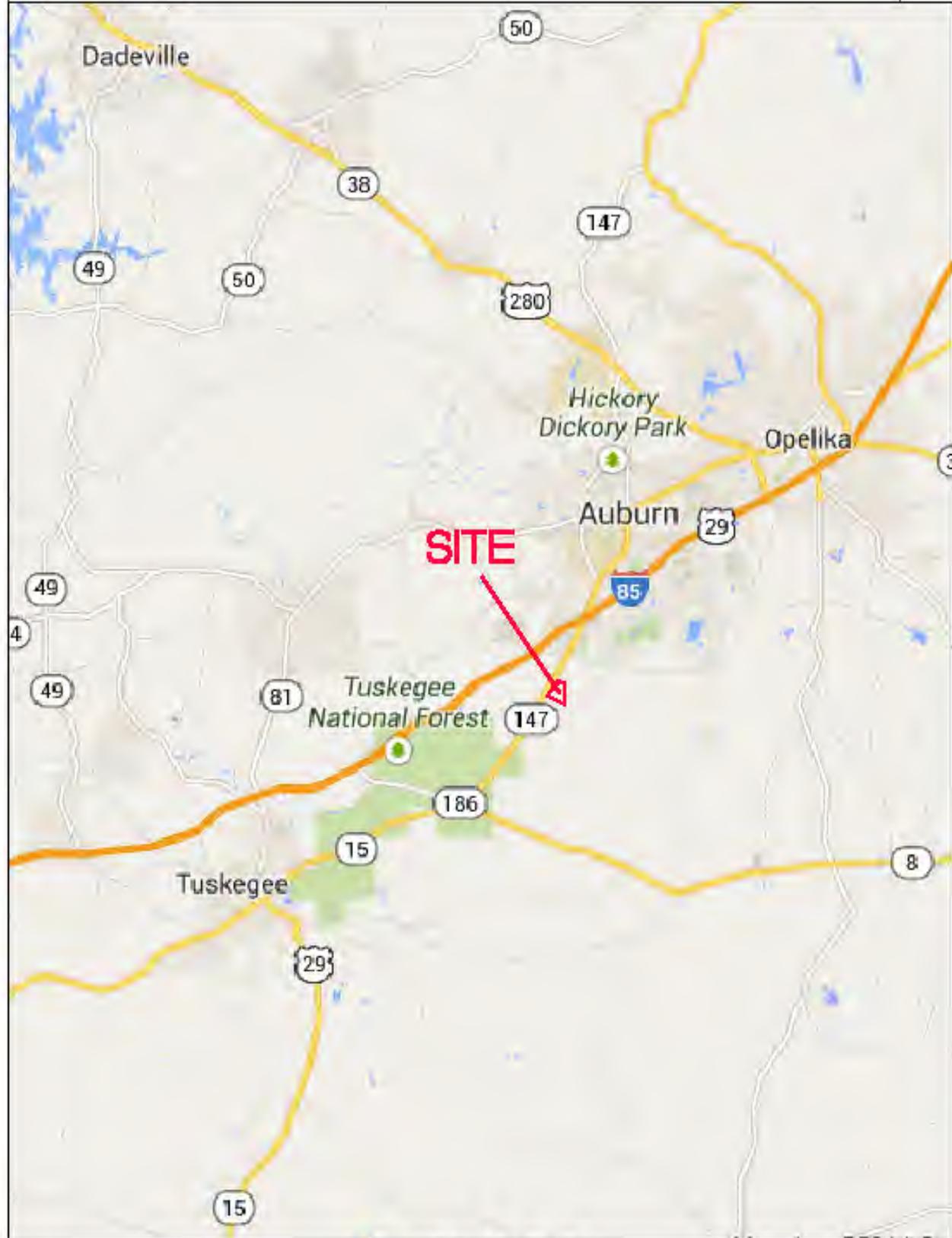
Project: U.S. HWY 29 INDUSTRIAL WAREHOUSE PARK

FIGURE

Title: Site Location Map

1

Scale: NTS



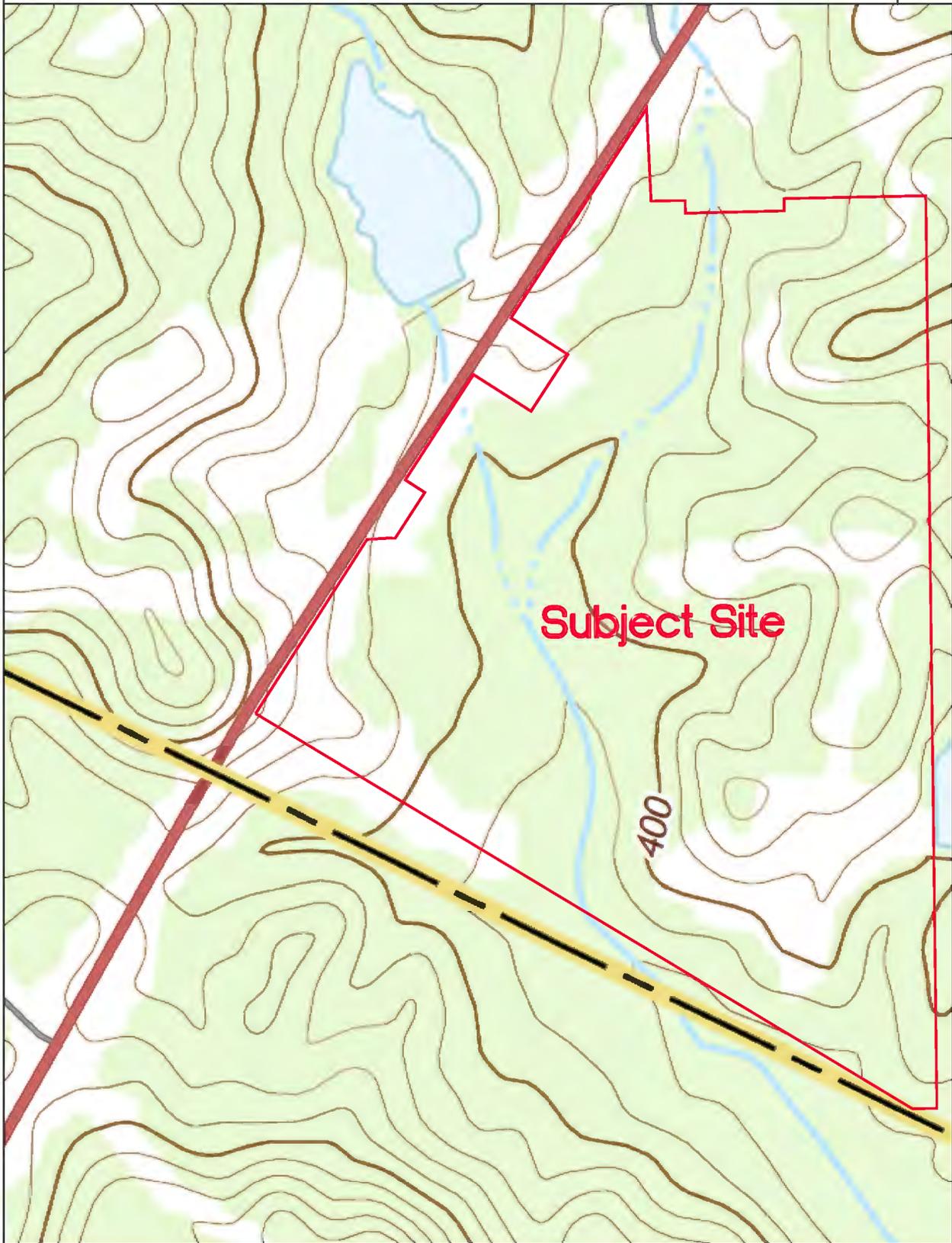
Project:U.S. HWY 29 INDUSTRIAL WAREHOUSE PARK

FIGURE

Title:USGS Topo with Site Boundary

3

Scale:1" = 650'



US HWY 29 WAREHOUSE DEVELOPMENT OPTION C FINAL DESIGN

- EXISTING WETLANDS
- WETLAND IMPACTS
- INTERMITTENT STREAM
- INTERMITTENT STREAM IMPACTS
- PERENNIAL STREAM
- PERENNIAL STREAM IMPACTS

