



REPLY TO
ATTENTION OF:

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT
600 VESTAVIA PARKWAY, SUITE 203
VESTAVIA HILLS, AL 35216

October 23, 2023

CESAM-RD-N
PUBLIC NOTICE NO. SAM-2017-01064-JSC

JOINT PUBLIC NOTICE
U.S. ARMY CORPS OF ENGINEERS

STATE OF ALABAMA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

PROPOSED DISCHARGE OF FILL MATERIAL INTO 3.9 ACRES OF WETLANDS AND 274
LINEAR FEET OF STREAM ASSOCIATED WITH THE EXPANSION OF THE JAMES
HARDIE MANUFACTURING FACILITY, AUTAUGA COUNTY, ALABAMA

TO WHOM IT MAY CONCERN: This District has received an application for a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act. Please communicate this information to interested parties.

Applicant: James Hardie Building Products, Inc.
Attention: Mr. Zach Pittman
26300 La Alameda, Suite 400
Mission Viejo, CA 92691

Agent: Goodwyn Mills Cawood, LLC
Attention: Ms. Lauren Barber
2660 EastChase Lane, Suite 200
Montgomery, Alabama 36117

LOCATION: The project is located in wetlands and a stream adjacent to Pine Creek in the Mortar Creek – Alabama River watershed, Latitude: 32.433173° and Longitude: -86.436734° West, Sections 22 and 23, Township 17 North, Range 16 East. The Physical address is 906 South Park Lane in Prattville, Autauga County, Alabama. The site is approximately 5.5 miles from Interstate 65 and is situated on a 147.5± acres.

WORK DESCRIPTION: The applicant is proposing to impact 3.9 acres of wetlands and 273.5 linear feet (LF) of intermittent stream in association with the expansion of the James Hardie manufacturing facility. The expansion would include the construction of a parking area, process and finishing buildings, a new access road, a pulp storage building, and two rail lines. Previously, a Department of the Army (DA) Individual Permit was issued for the original facility footprint in May of 2018, which authorized impacts to 10.72 acres of wetlands.

PURPOSE: The purpose of the project is to expand the existing facility to accommodate the increased number of employees and increased production due to demand of finished fiber cement building products.

AVOIDANCE AND MINIMIZATION: Other properties were not assessed because the infrastructure and associated structures are at the existing James Hardie facility. The preferred on-site alternative would impact 2.3 acres less wetlands and 175.1 LF less streams than the alternative proposed. At this time the U.S. Army Corps of Engineers (USACE) has not made a determination on the adequacy of avoidance and minimization efforts presented in the application.

COMPENSATORY MITIGATION: The applicant is proposing to purchase wetland and stream credits from a USACE approved mitigation bank.

WATER QUALITY: The applicant is in the process of acquiring 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 by the Alabama Department of Environmental Management.

HISTORIC PROPERTIES/CULTURAL RESOURCES: In accordance with Section 106 of the National Historic Preservation Act and Appendix C of 33 CFR 325, the undertaking defined in this notice is being considered for the potential to affect cultural and historic properties within the permit area. The USACE has not made a determination of effects to historic properties at this time. Further coordination with the Alabama Historical Commission (AHC) and/or federally recognized American Indian tribes will be performed as determined to be appropriate. The USACE is seeking comment from the State Historic Preservation Officer, federally recognized American Indian tribes, local historical societies, museums, universities, the National Park Service, and the general public regarding the existence or the potential for existence of significant cultural and historic properties which may be affected by the work.

THREATENED AND ENDANGERED SPECIES: Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicated the following species may be present within the project area: Tricolored Bat (*Perimyotis subflavus*) (PE), Alligator Snapping Turtle (*Macrochelys temmincki*) (PT), Southern Clubshell (*Pleurobema decisum*) (E), Monarch Butterfly (*Danaus plexippus*) (C), and Alabama Canebrake Pitcher-plant (*Sarracenia rubra ssp. Alabamensis*) (E), Georgia Rockcress (*Arabis georgiana*) (T), and Wood Stork (*Mycteria americana*) (T). The USACE has not made a determination regarding effects of the project on the above-listed species at this time. Further coordination with the United States Fish and Wildlife Service (USFWS) will be performed as determined to be appropriate. A copy of this public notice is being sent to the USFWS for review and comment.

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 impacts, 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, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership 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 are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine 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 deposits of dredged or fill material into waters of the United States will include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

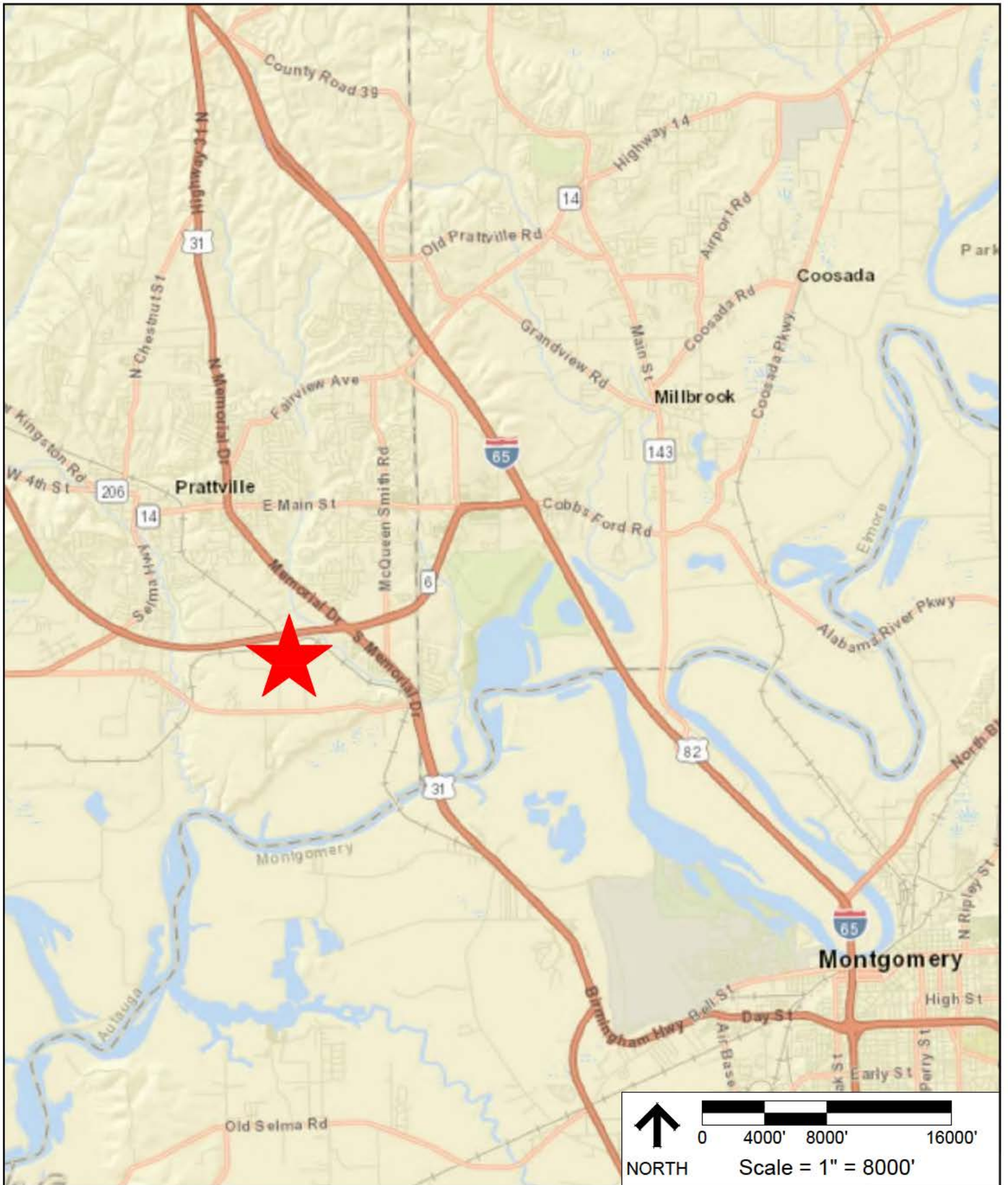
Correspondence concerning this Public Notice should refer to Public Notice Number **SAM-2017-01064-JSC** and should be directed to USACE, Mobile District, Regulatory Division, Attention: Ms. Angela M. Rangel, Post Office Box 2288, Mobile, Alabama 36628-0001, with a copy to Alabama Department of Environmental Management, Field Operations Division, Office of Field Services, Attention: Mr. Richard Hulcher, Post Office Box 301463, Montgomery, Alabama 36130-1463. Comments may also be submitted via e-mail to USACE at angela.m.rangel@usace.army.mil and to ADEM at fieldmail@adem.alabama.gov.

All comments should be received no later than 30 days from the date of this Public Notice. If you have any questions concerning this publication, you may contact the project manager at (251) 455-6785 or email at angela.m.rangel@usace.army.mil. Please refer to the above Public Notice number.

For additional information about our Regulatory Program, please visit our web site at www.sam.usace.army.mil/Missions/Regulatory.aspx.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Enclosures



REF. SHEET: ESRI WORLD STREETS
 DESCRIPTION: INDIVIDUAL PERMIT

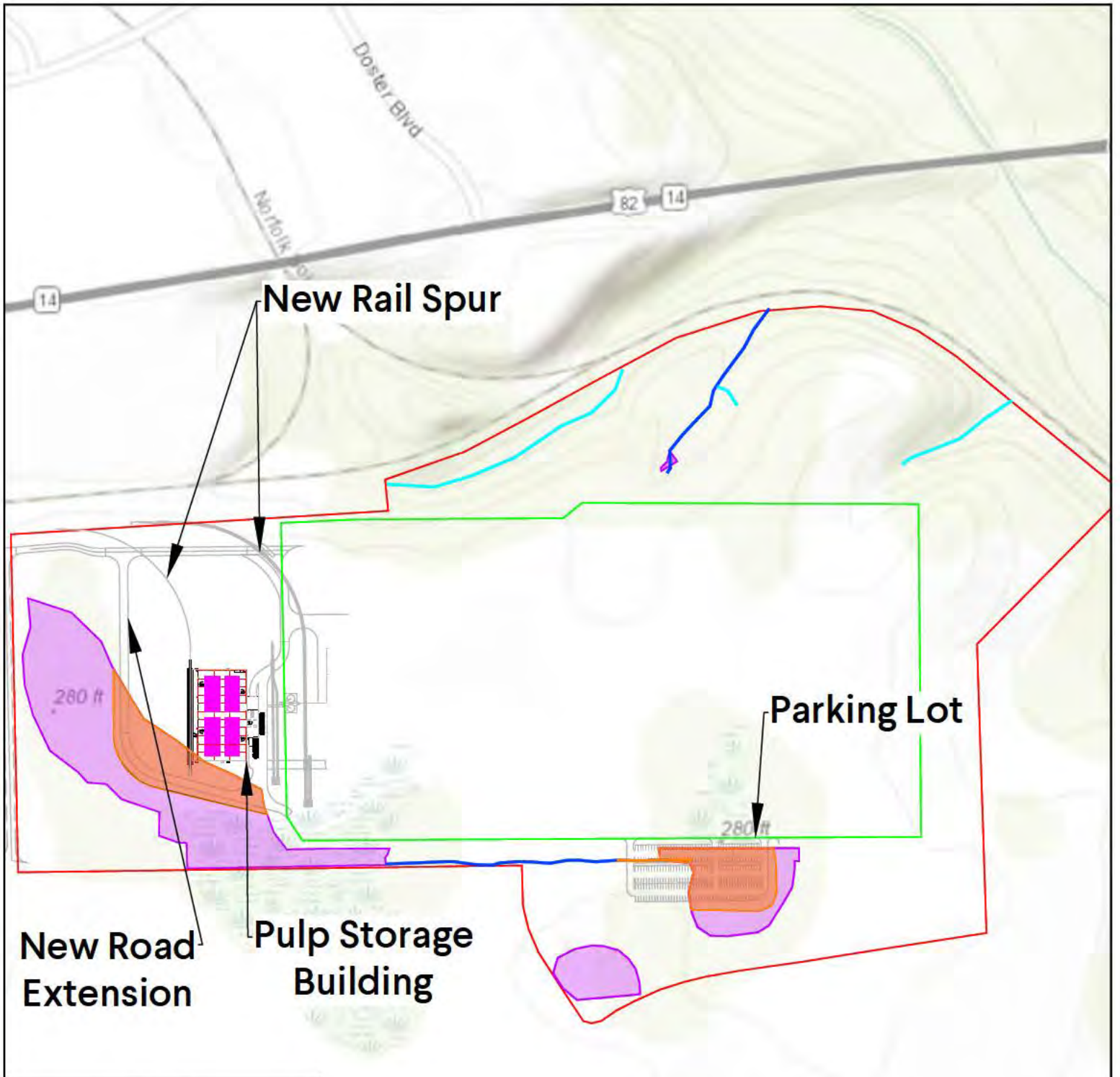
James Hardie Phase III
 Prattville, Autauga County, Alabama

FIGURE 1

GENERAL LOCATION MAP
 GMC # EMGM220002
 DATE: 08/03/2023
 DRAWN BY: LAB

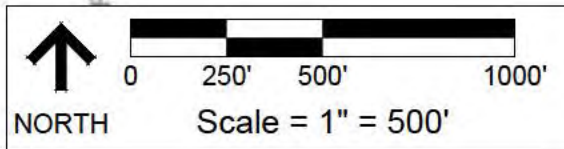
2660 East Chase Lane, Suite 200
 Montgomery, AL 36117
 T 334.271.3200
 GMCNETWORK.COM





LEGEND:

- SITE BOUNDARY
- WETLANDS
- INTERMITTENT STREAMS
- EPHEMERAL STREAMS
- RESOURCE IMPACTS
- EXISTING FACILITY



REF. SHEET: PRATTVILLE, ALABAMA QUADRANGLE MAP
 DESCRIPTION: INDIVIDUAL PERMIT

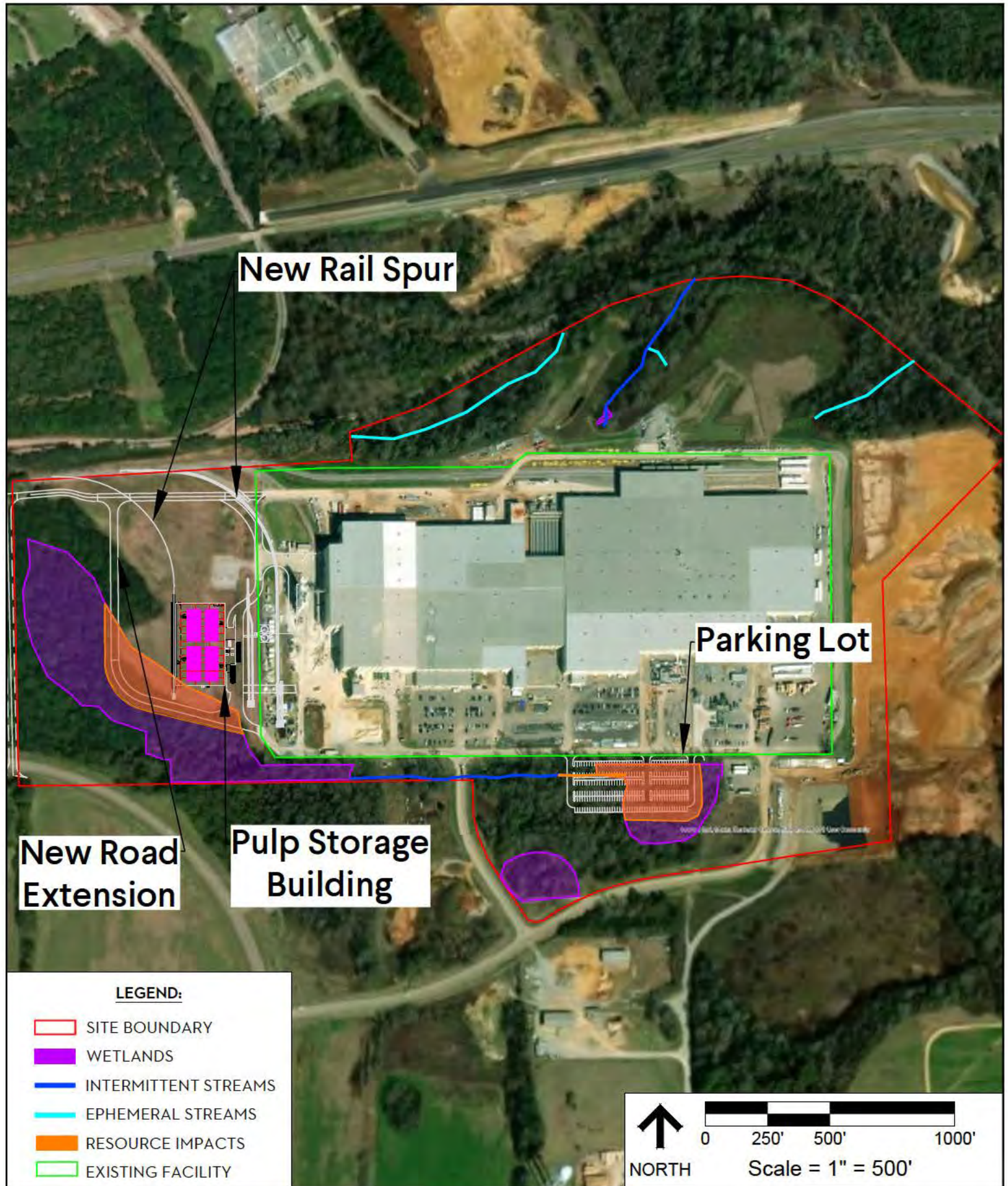
James Hardie Phase III
 Prattville, Autauga County, Alabama

FIGURE 6B

QUAD WITH IMPACTS
 GMC # EMGM220002
 DATE: 08/03/2023
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2660 East Chase Lane, Suite 200
 Montgomery, AL 36117
 T 334.271.3200
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REF. SHEET: ESRI WORLD IMAGERY
 DESCRIPTION: INDIVIDUAL PERMIT
James Hardie Phase III
 Prattville, Autauga County, Alabama

FIGURE 6C

AERIAL WITH IMPACTS
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