



**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, MOBILE DISTRICT  
P.O. BOX 2288  
MOBILE, AL 36628-0001

**CESAM RD-A**  
**PUBLIC NOTICE NO. SAM-2019-00247-DCH**

**October 3, 2024**

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

**REQUEST TO FILL APPROXIMATELY 11.83 ACRES OF WETLANDS TO**  
**CONSTRUCT A RAIL-SERVED BUSINESS PARK, MOBILE COUNTY, ALABAMA**

**TO WHOM IT MAY CONCERN:** This District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), and Section 404 of the Clean Water Act (33 U.S.C. 1344). Please communicate this information to interested parties.

**APPLICANT:** Alabama Export Railroad  
4519 McInnis Avenue  
Moss Point, Mississippi 39563

**AGENT:** BMI Environmental Services, LLC  
401 Cowan Road, Suite A  
Gulfport, Mississippi 39507

**LOCATION:** The project is located at 2500 Burton Lane; within Township 4 South, Range 1 West; at Latitude 30.719187° North, Longitude -88.110770° West, Mobile, Mobile County, Alabama.

**PROJECT PURPOSE:** The basic project purpose is to develop a rail-based business in Mobile that provides opportunities for warehousing, light industrial facilities, and space for the movement of materials and products brought to the area through shipping, rail, and land transportation corridors.

**PROPOSED WORK:** The applicant proposes to fill approximately 11.83 acres of wetlands to construct four buildings ranging in size from 150,000 square feet to 600,000 square feet. Construction activities also include clearing, grading, and installation of drainage and detention along with underground utilities. Access roads and parking will also be included as part of the development of this project.

**AVOIDANCE AND MINIMIZATION:** Building orientation and designs were considered when creating the site plans. All warehouse buildings will be oriented along the east side of the of CN Railroad along non-jurisdictional areas. Multi-level buildings were designed to minimize project impacts to wetlands.

**MITIGATION:** The applicant states the proposed action will result in the loss of 11.83 acres of low-quality palustrine wetlands. The applicant has proposed to offset the loss of wetlands by purchasing mitigation credits from an approved wetland mitigation bank. The Mobile District has not verified the adequacy of the applicant's proposed mitigation plan at this time.

**WATER QUALITY / COASTAL ZONE MANAGEMENT:** The applicant has applied for certification from the State of Alabama in accordance with Section 401(a)(1) of the Clean Water Act and for Coastal Zone Management (CZM) consistency concurrence in accordance with the Alabama Coastal Area Management Program. Upon completion of the required advertising and public comment review, a determination relative to Water Quality Certification and CZM consistency will be made by the Alabama Department of Environmental Management (ADEM).

**HISTORIC PROPERTIES:** In accordance with Section 106 of the National Historic Preservation Act and Appendix C of 33 CFR Part 325, the undertaking defined in this notice is being considered for the potential to affect cultural and historic properties within the permit area. In accordance with Appendix C of 33 CFR Part 325, the Mobile District has determined the permit area consists of the entire undertaking in waters of the United States as well as portions of the surrounding uplands. The National Register of Historic Places will be consulted for properties listed in or eligible for the National Register, which are known to exist and would be affected by the proposed work. The Mobile District is seeking comment from the State Historic Preservation Officer regarding the existence, or the potential for existence, of significant cultural and historic properties within the permit area. The permit area described above is currently under review by District Archaeologists to provide a determination on the potential for existence of significant cultural and historic properties.

**ESSENTIAL FISH HABITAT:** This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The proposed project would impact approximately 11.83 acres of low quality palustrine wetlands. Our initial determination is that the proposed action would have no effect on EFH or federally managed fisheries due to the location of impacts in wetland as opposed to open waters. Our final determination is subject to review by and coordination with the National Marine Fisheries Service and/or the U.S. Department of Interior, and the U.S. Fish and Wildlife Service (USFWS).

**ENDANGERED SPECIES:** Preliminary review of this application and the U.S. Department of the Interior List of Endangered and Threatened Wildlife and Plants indicate that the following endangered or threatened species are known or expected to occur in the area: Black Pinesnake (T), Eastern Indigo Snake (T), Gopher Tortoise (T), and Gulf Sturgeon (T). There are no critical habitats within the project area. At this time the U.S. Army Corps of Engineers (USACE) has made no determinations regarding effects on

the above-listed threatened and endangered species. We are currently reviewing the project for potential effects and seeking comment from the U.S. Fish and Wildlife Service. Efforts will be made through the consultation process to avoid and minimize any adverse effects to listed threatened and endangered species that may occur as a result of this undertaking.

**COMMENTS:** 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. The Mobile District 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 below. 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. 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, historic properties, 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 and fiber production, and in general, the needs and welfare of the people. Evaluation of the probable impacts involving deposits of dredged or fill material into waters of the United States will also include the application of guidelines established by the Administrator of the U.S. Environmental Protection Agency.

Correspondence concerning this notice should refer to Public Notice Number **SAM-2019-00247-DCH**, and should be directed to the project manager, Ms. Leslie Hiles Lott by e-mail at [leslie.h.lott@usace.army.mil](mailto:leslie.h.lott@usace.army.mil), or to the USACE, Mobile District, Regulatory Division, Attention: Ms. Jessica C. Comeaux, Post Office Box 2288, Mobile, Alabama

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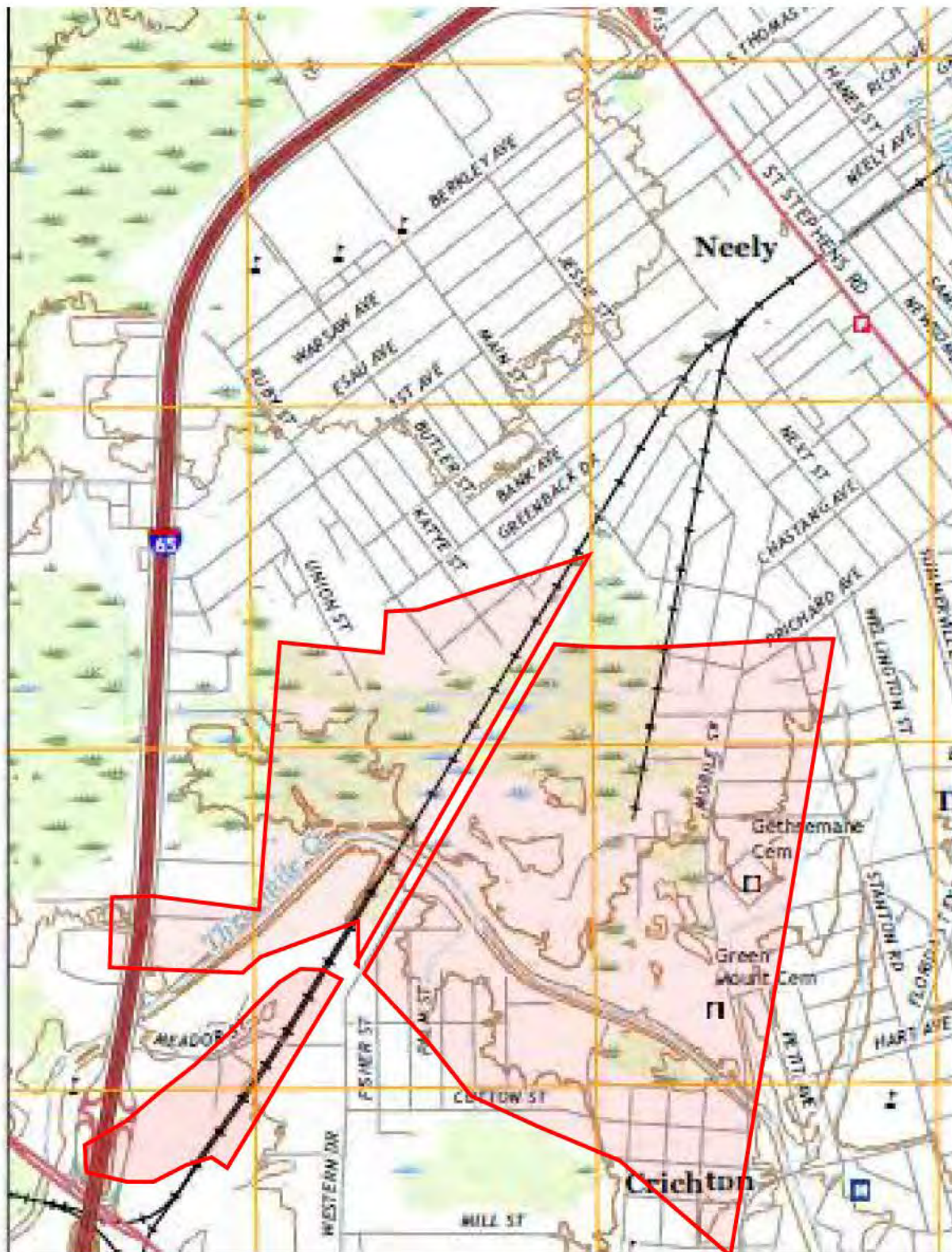
36628-0001. Copies of all comments should be furnished to the Alabama Department of Environmental Management at [coastal@adem.alabama.gov](mailto:coastal@adem.alabama.gov), or sent to: Alabama Department of Environmental Management, Mobile Branch / Coastal Section, 3664 Dauphin Street, Suite B, Mobile, Alabama 36608. **All comments should be received no later than 30 days from the date of this Public Notice.**

For additional information about our Regulatory Program, please visit our web site at [www.sam.usace.army.mil/Missions/Regulatory.aspx](http://www.sam.usace.army.mil/Missions/Regulatory.aspx).

MOBILE DISTRICT  
U.S. Army Corps of Engineers

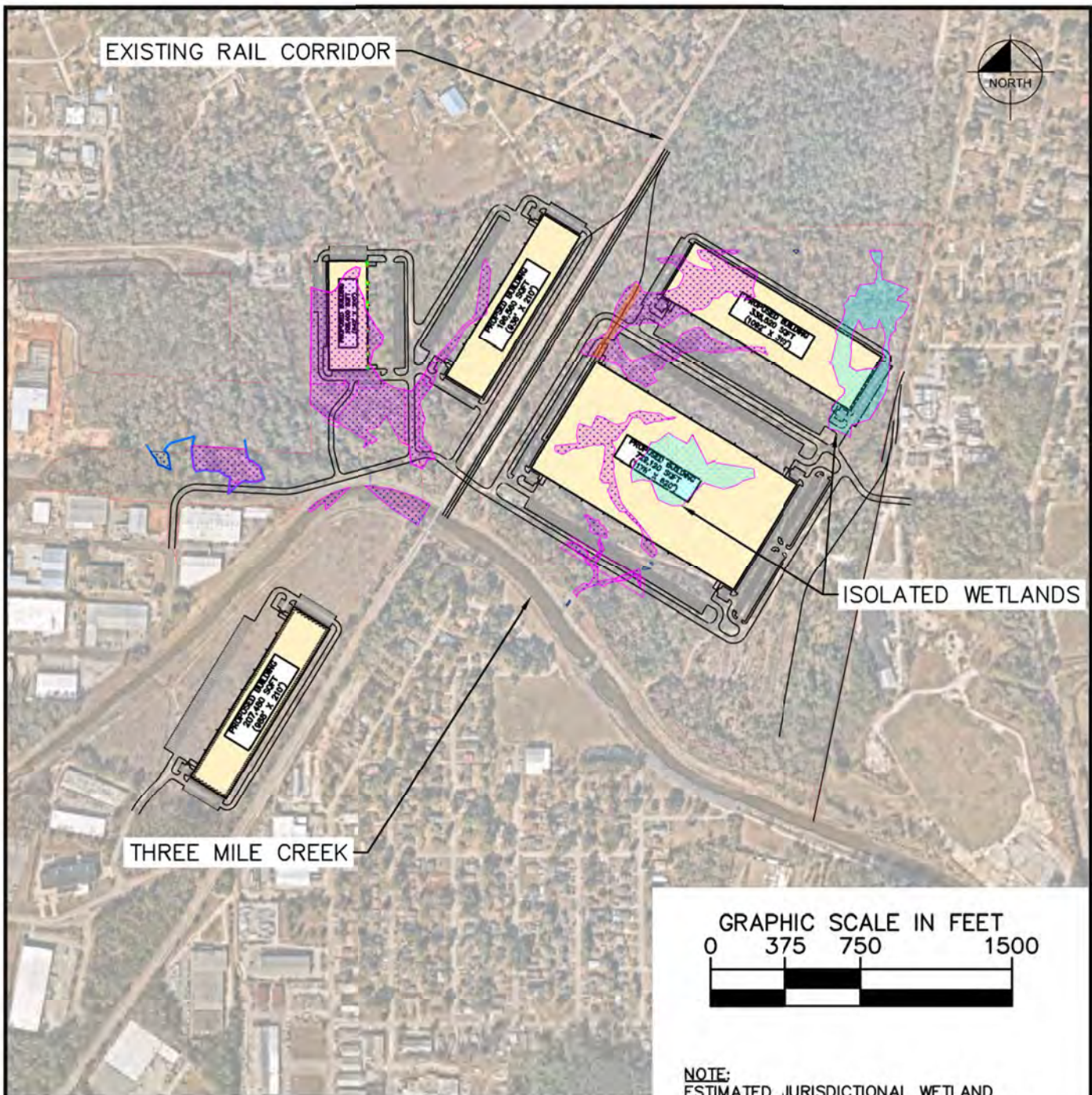
Attachments





**Project Map (Source: USGS Mobile Quadrangle-2018)**





**NOTE:**  
ESTIMATED JURISDICTIONAL WETLAND  
IMPACTS BASED ON WAREHOUSE/PARKING  
DEPICTED BY MAGENTA SHADING

ESTIMATED ISOLATED WETLAND IMPACTS BASED  
ON WAREHOUSE/PARKING DEPICTED BY CYAN  
SHADING

ESTIMATED WETLAND IMPACTS BASED  
ON RAIL INFRASTRUCTURE  
DEPICTED BY ORANGE SHADING

WETLAND TYPE	RAIL INFRASTRUCTURE	PARKING/ WAREHOUSE	SITE TOTALS
JURISDICTIONAL WETLANDS	0.38 AC	11.45 AC	11.83 AC
ISOLATED WETLANDS	0.00 AC	5.08 AC	5.08 AC



**Kimley»Horn**

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**ALE RAILROAD  
WETLAND EXHIBIT  
GREENMOUND INDUSTRIAL**

DESIGN BY: JNF

DATE: JULY 2024

DRAWN BY: CGL

CHECKED BY: JNF

SHEET:

**WE1**