



REPLY TO
ATTENTION OF:

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

February 24, 2023

CEASAM RDTA
PUBLIC NOTICE NO. SAM-2022-00576-JEB

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

REQUEST TO IMPACT 6.13 ACRES OF WETLANDS FOR CONSTRUCTION OF A NEW
SAWMILL, AXIS, MOBILE COUNTY, ALABAMA

TO WHOM IT MAY CONCERN: This District has received an application for a Department of the Army (DA) 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: Canfor Southern Pine
Attention: Mr. Phil Witter
101 Dauphin Street, Suite 600
Mobile, Alabama 36602

AGENT: Matrix New World Engineering
Attention: Mr. Charles Jones
2798 O'Neal Lane, Bldg. F
Baton Rouge, Louisiana 70816

LOCATION: West of U.S. Hwy 43 South; within Sections 1 and 2, Township 1 South, Range 1 West; at Latitude 30.985830° North, Longitude -88.030745° West; Axis, Mobile County, Alabama.

PROJECT PURPOSE: Construction of a new state-of-the-art sawmill complex on a 155-acre site near Axis, AL. The sawmill will produce 250 million board feet of lumber annually and includes investments in a biomass-fueled lumber drying system to help meet decarbonization goals. Construction will include log cranes and dry storage stacks, a wet log yard and associated pond, drying kilns, a rough dry shed, a finished lumber warehouse, a loading yard for export of finished products, new access roads, administration buildings and associated parking.

PROPOSED WORK: The applicant proposes the construction of a new state of the art sawmill complex by filling 6.13-acres of forested wetlands. Construction will include log cranes and dry storage stacks, a wet log yard and associated pond, drying kilns, a rough dry shed, a finished lumber warehouse, a loading yard for export of finished products, new access roads, administration buildings and associated parking.

AVOIDANCE AND MINIMIZATION: The applicant has reduced the initially proposed 8.33-acre wetland impacts to 6.13-acres and has eliminated most stream impacts. The U.S. Army Corps of Engineers (USACE), Mobile District, has not verified the adequacy of the applicant's avoidance and minimization efforts at this time.

MITIGATION: The project would result in the permanent loss of a special aquatic site (wetlands); Canfor plans to purchase compensatory wetland mitigation credits from an approved mitigation bank.

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. 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). This notice will serve as the notification to the Administrator of the Environmental Protection Agency (EPA) pursuant to section 401(a)(2) of the Clean Water Act.

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 upland residential lot. 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. Coordination with the SHPO and federally-recognized American Indian tribes will be performed separately from this notice, as determined to be appropriate. 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: No aquatic vegetation is within the footprint of the proposed activities. Our initial determination is that the proposed action would not have an adverse impact on EFH or federally managed fisheries due to the terrestrial areas of impact and proposed mitigation activities. 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's List of Endangered and Threatened Wildlife and Plants indicate the following listed endangered or threatened species have the potential to exist within the watershed of the permit area: Florida manatee (E), Wood stork (T), Eastern indigo snake (T), Gopher tortoise (T), and Gulf sturgeon (T). There is no designated critical habitat within the project action area. The USACE determination will be based on review of the Standard Local

Operating Procedures for Endangered Species (SLOPES) programmatic agreement species effects determination keys for the aforementioned listed species. Coordination with the USFWS will be performed separately from this notice, as determined to be appropriate.

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.

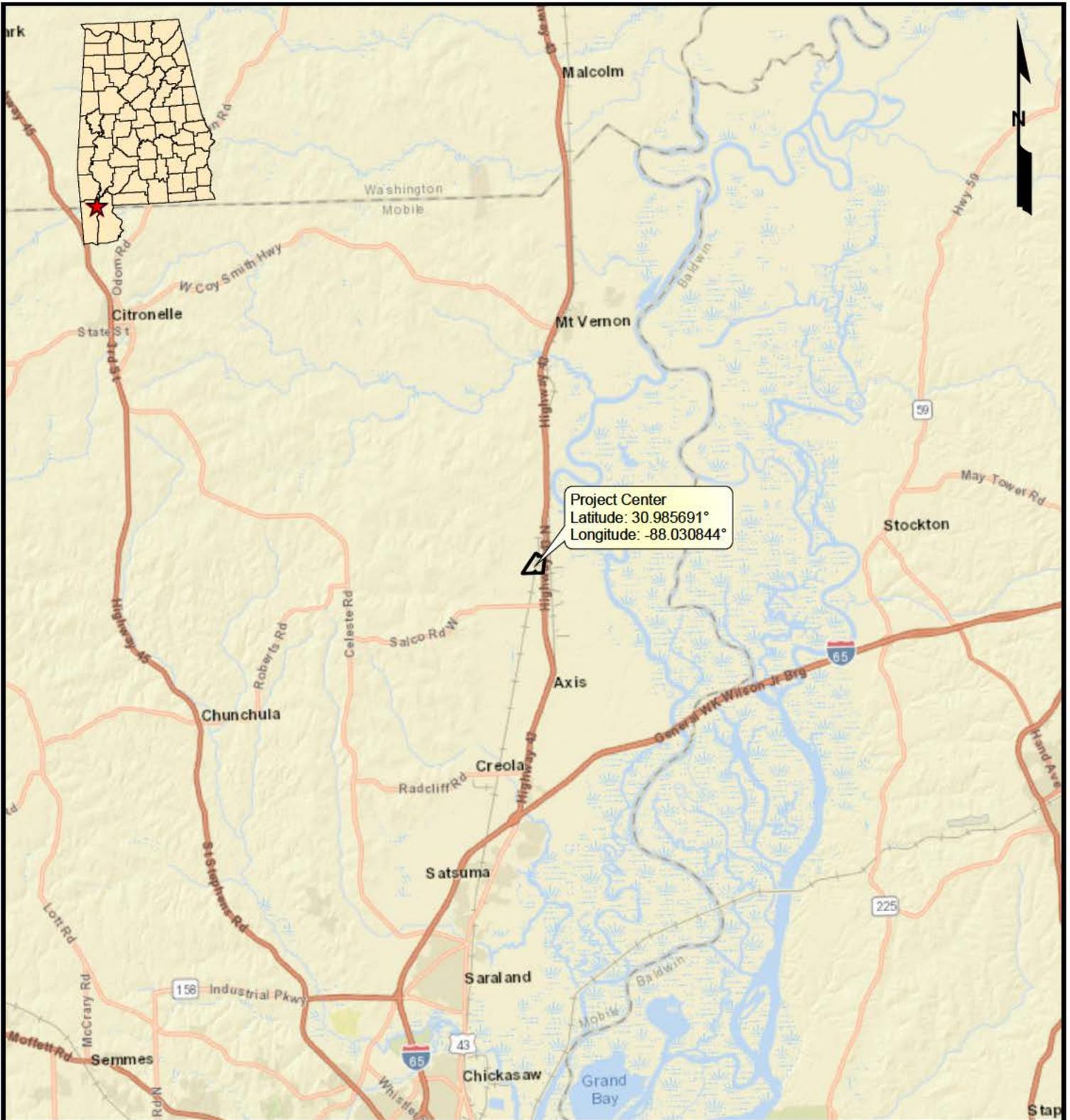
The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably 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-2022-00576-JEB**, and should be directed to the project manager, Mr. Eric Buckelew by e-mail at james.e.buckelew@usace.army.mil or to the USACE, Mobile District, Regulatory Division, Attention: Mr. Eric Buckelew, Post Office Box 2288, Mobile, Alabama 36628-0001. Copies of all comments should be furnished to the Alabama Department of Environmental Management at 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.

MOBILE DISTRICT
U.S. Army Corps of Engineers

Attachments



Legend

 Tract Boundary (153.33 acres)

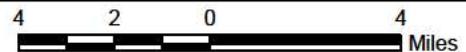
SAM-2022-00576-JEB

Source: Base map comprised of ESRI StreetMap USA data.

Vicinity Map

Section 404 Permit Application
Mobile County, Alabama

Canfor Southern Pine, Inc.
Heritage Sawmill Site

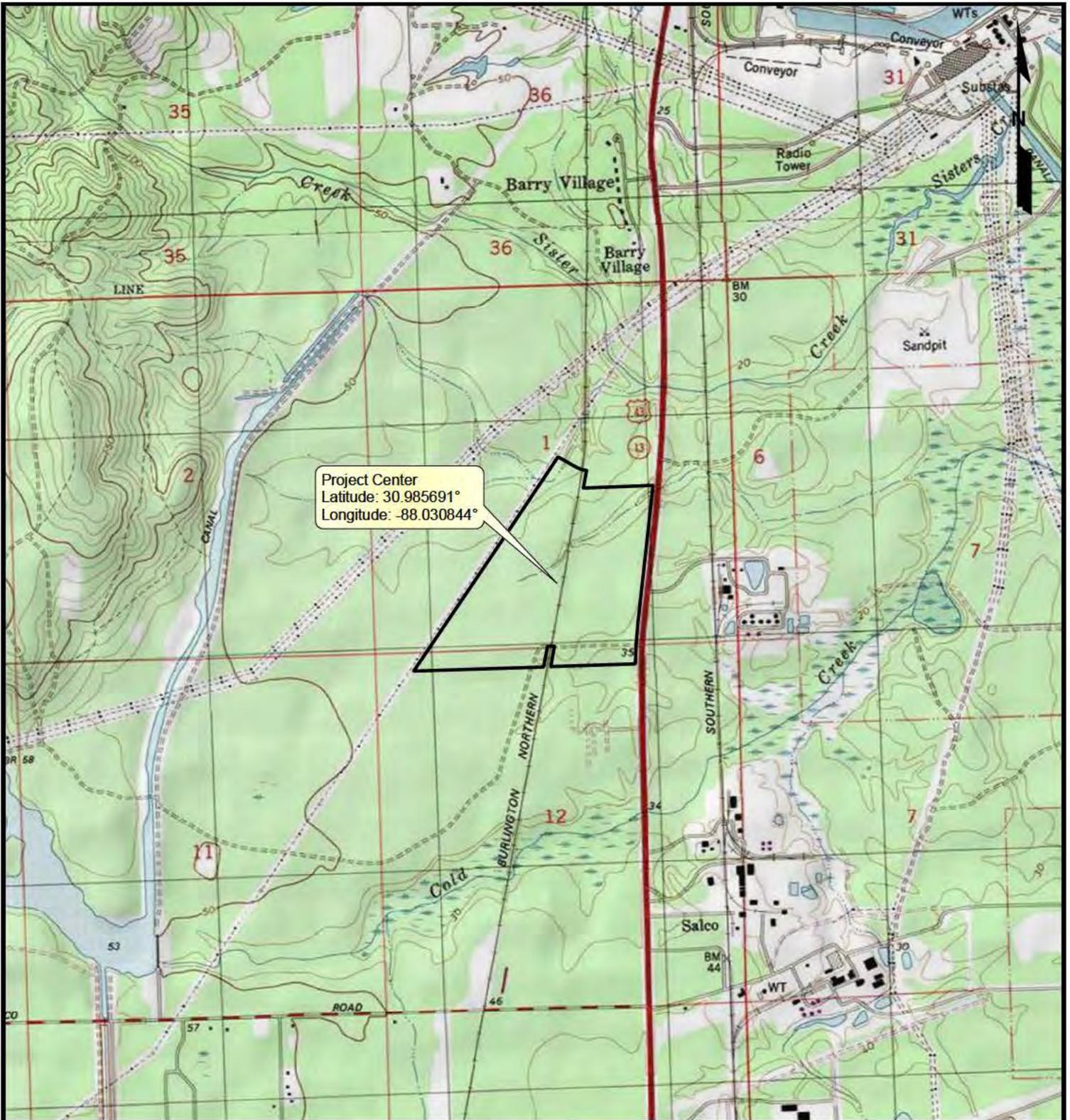


MATRIXNEWORLD
Engineering Progress

Drawn By	LMM
Approved By	CEJ
Date	9/29/2022
Drawing No.	22-0149-A011

1

Figure No.



Project Center
 Latitude: 30.985691°
 Longitude: -88.030844°

Legend

 Tract Boundary (153.33 acres)

SAM-2022-00576-JEB

Source: Base map comprised of U.S.G.S. 7.5-minute topographic maps, "Mount Vernon, AL" dated 1982 and "Creola, AL" dated 1982, photorevised 1985.

Site Location Map

Section 404 Permit Application
 Mobile County, Alabama

Canfor Southern Pine, Inc.
 Heritage Sawmill Site



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 Engineering Progress

Drawn By	LMM
Approved By	CEJ
Date	9/29/2022
Drawing No.	22-0149-A012

2

Figure No.



Legend

- Tract Boundary (153.33 acres)
- Wetlands (22.86 acres)
- Non-Wetland Waters (0.32 acre; 1,374.72 linear feet)

SAM-2022-00576-JEB

Source: Base map comprised of ESRI World Imagery.

Existing Site Plan

Section 404 Permit Application
Mobile County, Alabama

Canfor Southern Pine, Inc.
Heritage Sawmill Site

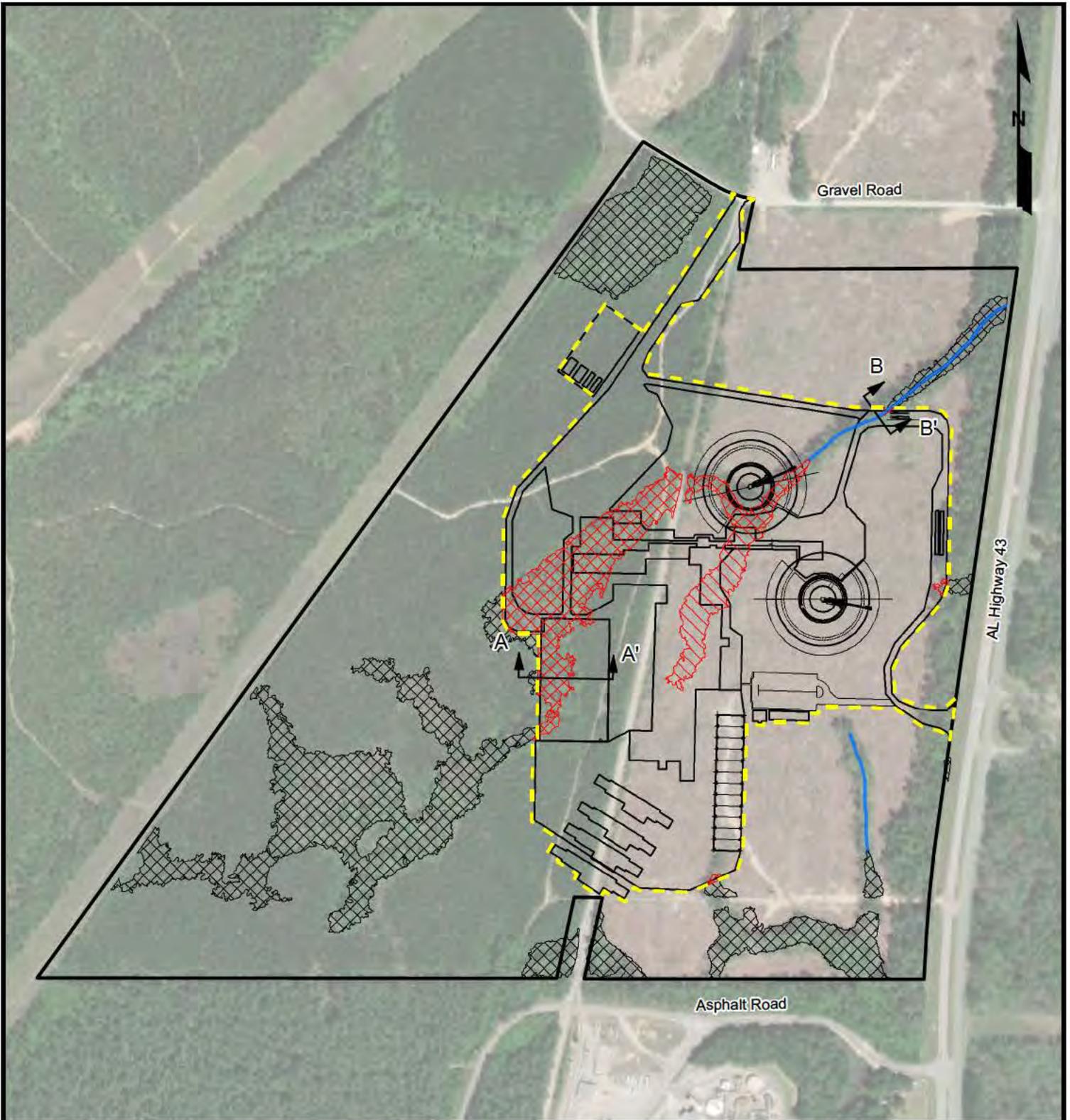


MATRIXNEWORLD
Engineering Progress

Drawn By	LMM
Approved By	CEJ
Date	9/29/2022
Drawing No.	22-0149-A013

3

Figure No.



Legend

- Tract Boundary (153.33 acres)
- Limits of Clearing
- Impacted Wetlands (6.13 acres)
 - PEM (1.37 acres)
 - PFO (4.76 acres)
- Non-Impacted Wetlands (16.73 acres)
- Non-Impacted Non-Wetland Waters (0.32 acre; 1,374.72 linear feet)

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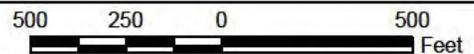
Source: Base map comprised of ESRI World Imagery and proposed mill layout provided by client, file name: Heritage Mill_01-19-2023.dwg.

Proposed Site Plan

Section 404 Permit Application
Mobile County, Alabama

Canfor Southern Pine, Inc.

Heritage Sawmill Site

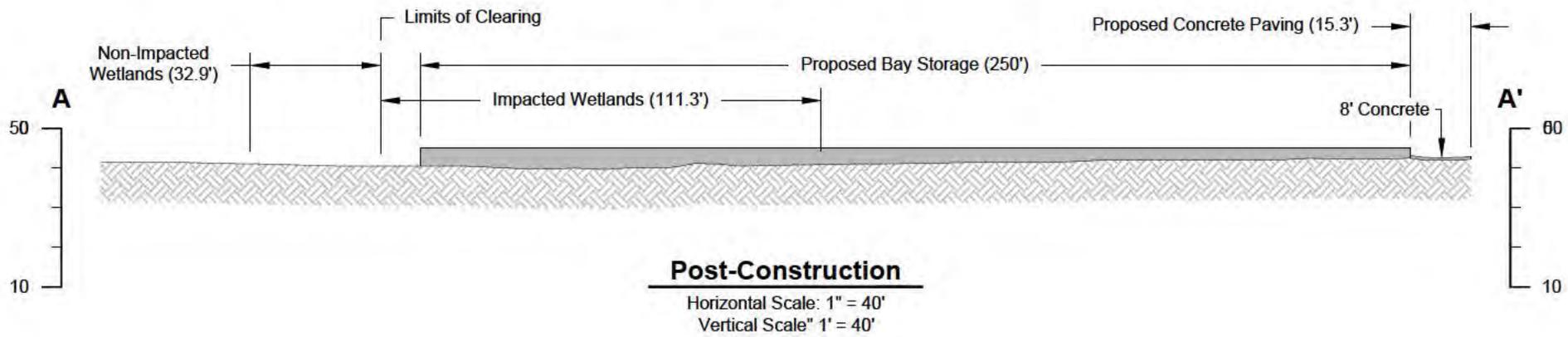
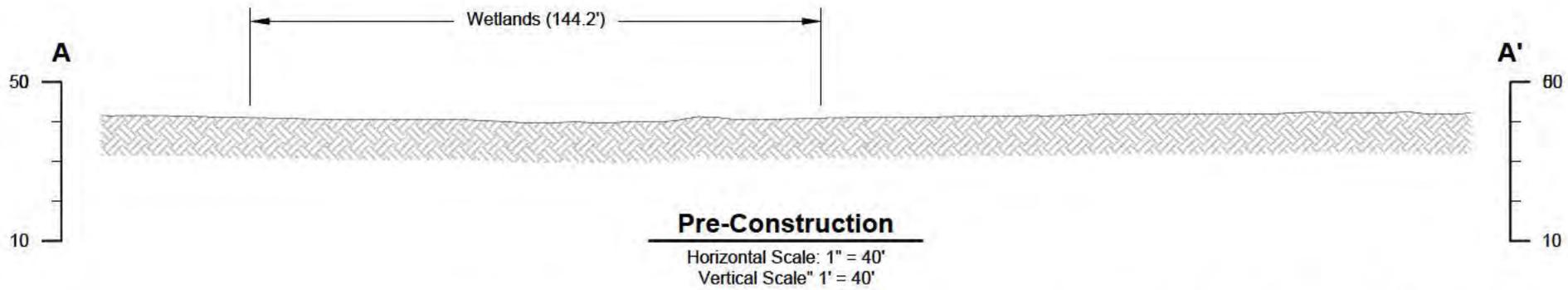


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Engineering Progress

Drawn By	LMM
Approved By	CEJ
Date	2/13/2023
Drawing No.	22-0149-A025

4

Figure No.

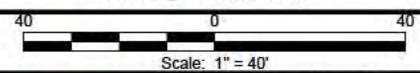


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Cross Section A-A'

Section 404 Permit Application
 Mobile County, Alabama

Canfor Southern Pine, Inc.
 Heritage Sawmill Site

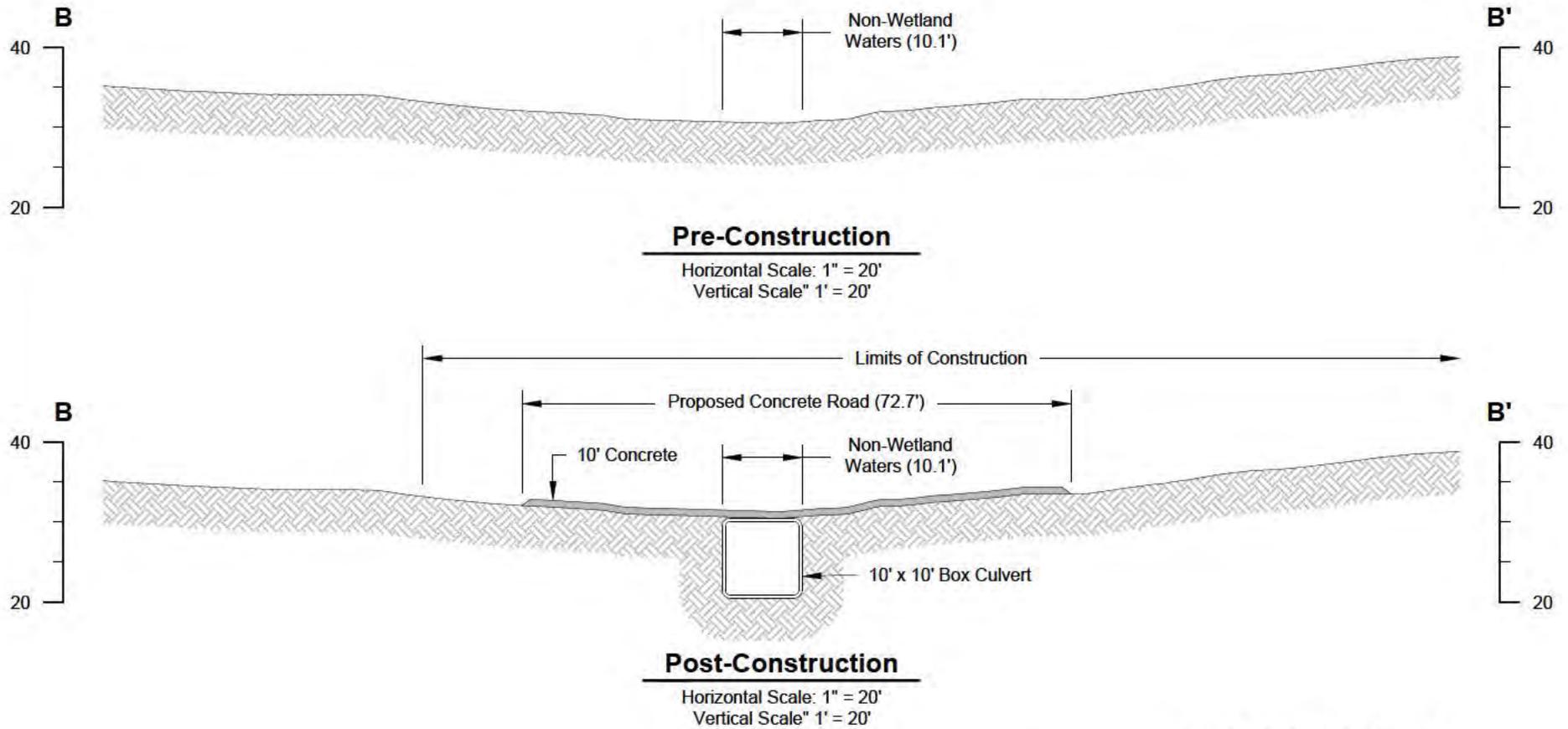


MATRIX **NEWORLD**
 Engineering Progress

Drawn By	LMM
Approved By	CEJ
Date	02/13/2023
Drawing No	22-0149-A029

5

Figure No.

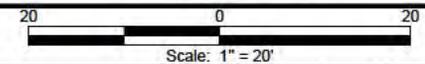


SAM-2022-00576-JEB

Cross Section B-B'

Section 404 Permit Application
 Mobile County, Alabama

Canfor Southern Pine, Inc.
 Heritage Sawmill Site



MATRIX **NEWORLD**
 Engineering Progress

Drawn By	LMM
Approved By	CEJ
Date	02/13/2023
Drawing No	22-0149-A030

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Figure No.