



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
4751 BEST ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337-5600

August 25, 2023

Regulatory Division
SAS-2023-00635

JOINT PUBLIC NOTICE
Savannah District/State of Georgia

The Savannah District has received an application for a Department of the Army Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344), as follows:

The comment period for the Department of the Army Permit application will close 30 days from the date of this public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit, and must be submitted so as to be received on or before the last day of the comment period. Written comments concerning this Department of the Army Permit application must reference the Applicant's name and the Permit Application Number and be forwarded to the US Army Corps of Engineers (Corps) at the above address, or via the email listed at the end of this notice.

This Joint Public Notice announces a request for authorizations from both the U.S. Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval.

Application Number: SAS-2023-00635

Applicant: Mr. Eddy Santamarina
Bridge Logistics Properties
280 Park Avenue, 28th Floor
New York, New York, 10017

Agent: Mr. Pam Tutton
Contour Environmental, LLC
4462 Bretton Court, NW, Suite 14
Acworth, Georgia 30101

Location of Proposed Work: The approximately 240-acre project site is located north of Campbellton Road, south of Maple Avenue, and east-southeast of Fulton Industrial Boulevard SW, in the City of South Fulton, Fulton County, Georgia (centered at approximately: latitude: 33.6948 north, longitude: -84.5993 west).; within the Tuggle Creek- Chattahoochee River watershed (HUC 12: 031300020304).

Description of Work Subject to the Jurisdiction of the Corps: The project involves construction of 1,661,700 square feet (SF) of total warehouse space including 264 trailer spaces, 924 auto spaces, and associated infrastructure. There would be four warehouse buildings including two 287,500 sf buildings (Warehouse 1 and 2), one 746,700 sf building (Warehouse 3) and one 340,000 sf building (Warehouse 4). The proposed impact would occur from placement of permanent fill within areas of aquatic resources on the site for the construction of buildings, parking areas, and roadways. As proposed, the project would permanently fill 432 linear feet of perennial stream channels, 383 linear feet of intermittent stream channels, 0.814-acre of wetlands, and 0.019-acre of open water. Specifically, the project would impact 383 linear feet of intermittent stream 1, 11, 213 linear feet of perennial stream P3, and 219 linear feet of perennial stream P4, 0.05-acre of wetland W2, 0.06-acre of wetlands W23/W24, 0.01-acre of wetland W29, 0.68-acre of wetland W31, and 0.02-acre of open water OW1. The impacts are associated with an interior road crossing to provide access to Warehouse 4, parking associated with Warehouses 1 and 4, and grading associated with Warehouses 1 and 3.

The applicant has proposed to off-set these impacts through the purchase of 4.88 legacy wetland mitigation credits and 5,956.2 legacy stream mitigation credits (or the 2018 credit equivalent) from an Approved Compensatory Mitigation Bank located within the Primary Service Area of the project.

STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division will review the proposed project for Water Quality Certification, in accordance with the provisions of Section 401 of the Clean Water Act. The applicant has not yet requested a Water Quality Certification from the State of Georgia. Prior to issuance of a Department of the Army Permit for a project located in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification in accordance with Section 401 of the Clean Water Act is required. A reasonable period of time, which shall not exceed one year, is established under the Clean Water Act for the State to act on a request for Water Quality Certification, after which, issuance of such a Department of the Army Permit may proceed. This public notice serves as notification to the Administrator of the U.S. Environmental Protection Agency (USEPA) pursuant to section 401(a)(2) of the Clean Water Act for neighboring jurisdiction review and begins the 30-day clock for USEPA to notify affected states.

State-owned Property and Resources: The applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or another appropriate instrument.

U.S. ARMY CORPS OF ENGINEERS

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army Permit.

Cultural Resources Assessment: The Applicant contracted a Phase I cultural resource survey of the proposed project site, in order to assess if potential archaeological sites, historic structures, or cultural resources may be present within the general vicinity of the proposed work area. The Corps is presently reviewing the accompanying report in conjunction with the current application submittal. Presently unknown archaeological, scientific, prehistorical or historical data may also be located at the site and could be affected by the proposed work.

Endangered Species: Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. § 1531 et seq.), we request information from the U.S. Department of the Interior, Fish and Wildlife Service, the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area. Based on the submitted *IPaC Trust Resource Report* for the project site, northern long-eared bat (endangered), whooping crane (experimental population), and Monarch butterfly (candidate species) may occur at the project site location.

Public Interest Review: 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 that 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, considerations of property ownership, and in general, the needs and welfare of the people.

Consideration of Public Comments: The U.S. Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American 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 U.S. Army Corps of Engineers 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 in the proposed activity.

Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act, including an evaluation of practicable alternatives. In the Applicant's current proposal, three off-site alternatives and four on-site alternatives (including the preferred alternative layout) have been proposed.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantive information necessary for evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments via email to jade.r.bilyeu@usace.army.mil or in writing to: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Jade Bilyeu, 4751 Best Road, Suite 140, College Park, Georgia 30337-5600, no later than **30 days** from the date of this notice. Please refer to the Applicant's name (Bridge Logistics (City of South Fulton) Warehouse) and the assigned Regulatory file number (SAS-2023-00635) in your comments.

If you have any further questions concerning this public notice, please contact Ms. Jade R. Bilyeu, Project Manager, Piedmont Branch at 678-422-6572, or jade.r.bilyeu@usace.army.mil.

Encls

1. Figure 1: Vicinity Map, Fulton Industrial Boulevard Tract, Fulton County, Georgia for Bridge Logistics Properties
2. Figure 2: Aquatic Resource Delineation Map, South Fulton Site, Fulton County, Georgia for Bridge Logistics Properties

3. Site Development Plan, Bridge Logistics Fulton Industrial Boulevard, South Fulton, GA (Applicant's Preferred Site Layout)



Produced By:



CONTOUR
ENVIRONMENTAL, LLC.
A Rimkus Company

FIGURE 1: VICINITY MAP

Fulton Industrial Boulevard Tract
Fulton County, Georgia
For
Bridge Logistics Properties
CE23BLP:02
April 14, 2023

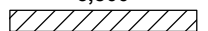
LEGEND

 Property Boundary

N



3,800



Feet



Produced By:



CONTOUR
ENVIRONMENTAL, LLC.
A Rimkus Company

FIGURE 2: AQUATIC RESOURCE DELINEATION MAP

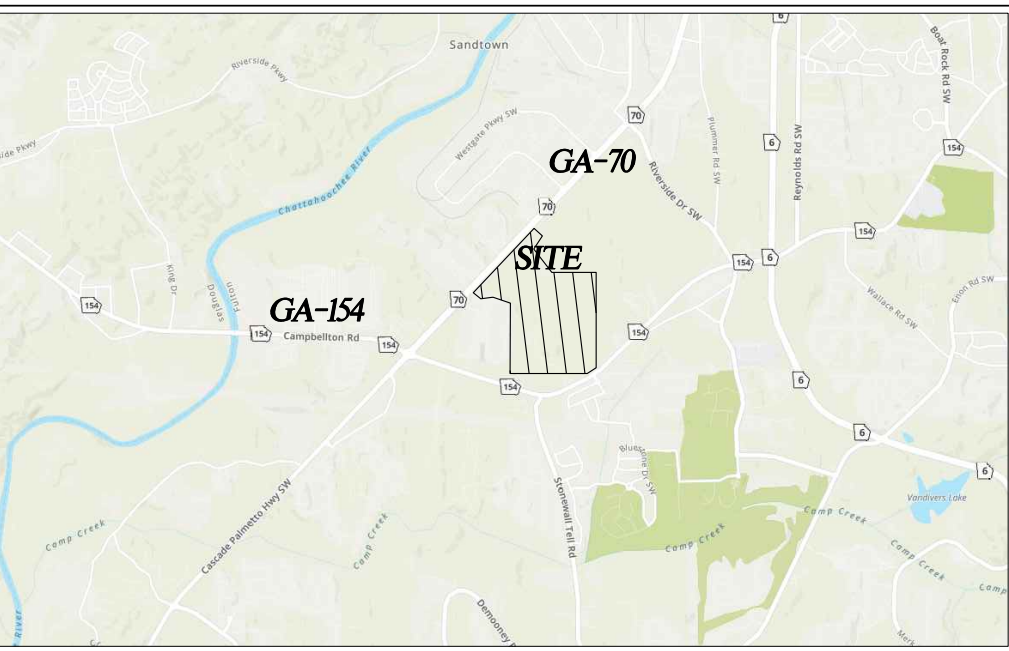
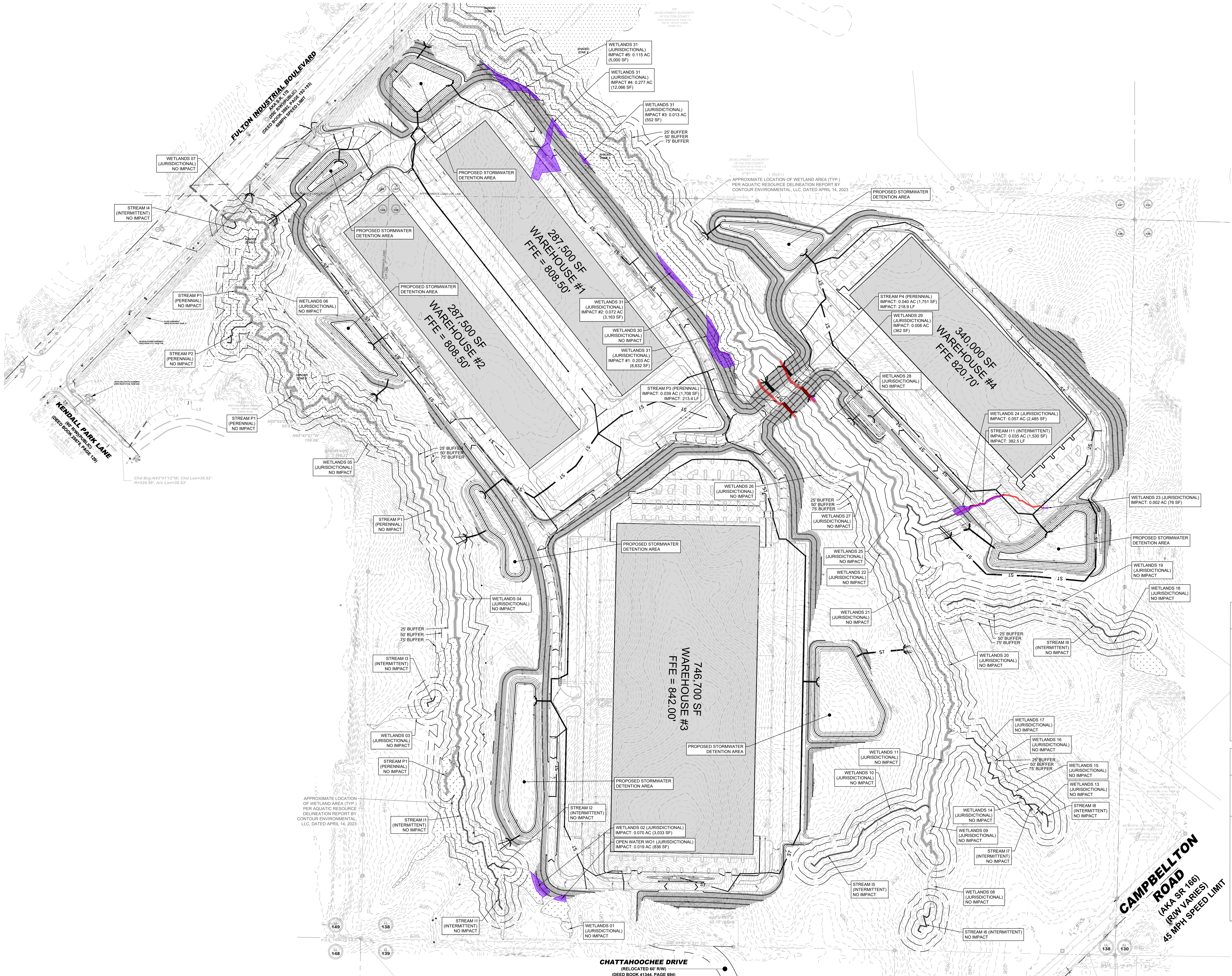
South Fulton Tract +/-240 Acres
City of South Fulton, GA
For
Bridge Logistics Properties
CE23BLP:02
April 14, 2023

LEGEND

- Property Boundary
- Perennial Stream
- Intermittent Stream
- Open Water
- Wetland

660
Feet





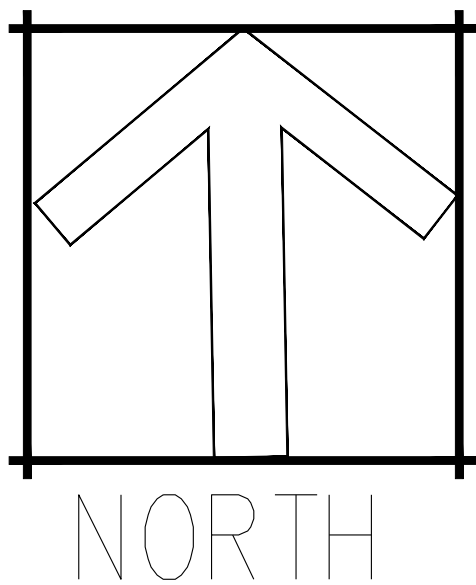
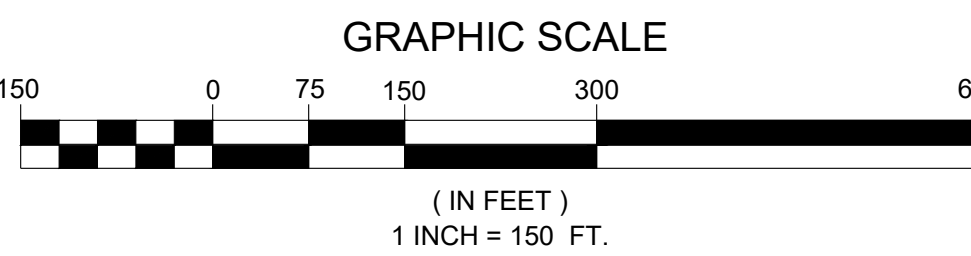
LOCATION MAP
N.T.S.

IMPACT SUMMARY

STREAM IMPACT: 0.114 ACRES (4,989 SF)
STREAM IMPACT: 814.8 LF
WETLAND IMPACT: 0.831 ACRES (36,184 SF)

PROJECT INFORMATION

ACREAGE:	TOTAL	±237.32 AC
LOCATION:	STREET:	FULTON INDUSTRIAL BOULEVARD
	JURISDICTION:	SOUTH FULTON, GA
	DISTRICT:	14TH
	LAND LOT:	137,138, 149, 150



DEVELOPER
BRIDGE LOGISTICS PROPERTIES
1277 LENOX PARK BLVD NE
ATLANTA, GA 30319

CONTACT:
GREGORY BOLER
(404) 907-3100

CIVIL ENGINEER
EBERLY & ASSOCIATES
2951 FLOWERS RD SOUTH
SUITE 119
ATLANTA, GA 30341

CONTACT:
ANTONIO SAMPLE
PROJECT MANAGER
(678) 287-4745

BRIDGE LOGISTICS FULTON INDUSTRIAL BOULEVARD SOUTH FULTON, GA

REVISIONS
06/30/2023 PRELIMINARY ENGINEERING
07/03/2023 ZONING PACKAGE

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