



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS
SAVANNAH DISTRICT
1590 ADAMSON PARKWAY, SUITE 200
MORROW, GEORGIA 30260-1777

Regulatory Division
SAS-2018-00428

December 27, 2018

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:

Application Number: SAS-2018-00428

Applicant: Mr. Tim Evans
Hall County Development Authority
Post Office Box 374
Gainesville, Georgia 30503

Agent: Mr. Brandon Smith
Hodges, Harbin, Newberry, and Tribble, Incorporated
17 Park of Commerce Boulevard, Suite 110
Savannah, Georgia 31405

Location of Proposed Work: The project site is located north of the intersection of White Sulphur Road and Hillcrest Drive in the City of Gainesville, Hall County Georgia (latitude: 34.3557, longitude: -83.7571). The property is located within the Upper North Oconee River watershed, Hydrologic Unit Code: 0307010104, and the nearest named water body is the North Oconee River.

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The applicant proposes to construct a rail intermodal facility which would include unloading facilities, parking, transfer truck turnarounds, employee common areas, and other support facilities. Specifically, the project would include: four lead tracks connecting the facility to the adjoining Norfolk Southern main rail line; intermodal offload facility with several intermodal cranes; approximately 2.5-miles of circulation roadway; approximately 4.5-miles of yard and storage tracks; approximately 12-acres of container storage; 30-feet of fill, on average, at a 2H: 1V earth fill slope; small administration building and parking; and, one secure checkpoint for truck entrance/exit. The proposed project would impact 16.7 feet of ephemeral stream, 673.2 feet of intermittent stream,

2,592.7 feet of perennial stream, and 0.32-acres of wetland. Impacts to aquatic resources would result from site grading to accommodate buildings and associated infrastructure. To mitigate for adverse impacts to aquatic resources, the applicant has proposed to purchase 10,928 stream credits and 2 wetland credits from Rose Creek Mitigation Bank, 11,816.5 stream credits from Greensboro Mitigation Bank, and 4,192.5 stream credits from Pritchett Mitigation Bank, all of which are within the primary service area of the proposed project.

BACKGROUND

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.

STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required for a Federal Permit to conduct activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Watershed Protection Branch, 2 MLK Jr. Drive, Suite 418, Atlanta, Georgia 30334, during regular office hours. A copier machine is available for public use at a charge of 10 cents per page. Any person who desires to comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can be reviewed in the Savannah District, U.S. Army Corps of Engineers, Regulatory Division.

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 other 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: Environmental Services, Incorporated conducted a Phase 1 Cultural Resources Survey in May, 2018. No cultural resources were discovered within the project area. No resources listed on the National Register of

Historic Places or potentially eligible historic structures were found within 2,000 feet of the project location.

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. The applicant provided the Information, Planning, and Conservation System Report (IPaC). Habitat for Indiana Bat (*Myotis sodalis*) and Northern Long-Eared Bat (*Myotis septentrionalis*) could potentially exist within the project site. The U.S. Fish and Wildlife Service provided a recommendation to the applicant on October 24, 2018, that the project may affect, but would not likely adversely affect the above listed bat species as long as tree clearing occurred outside of May 16 through July 31.

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, 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, 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 of 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.

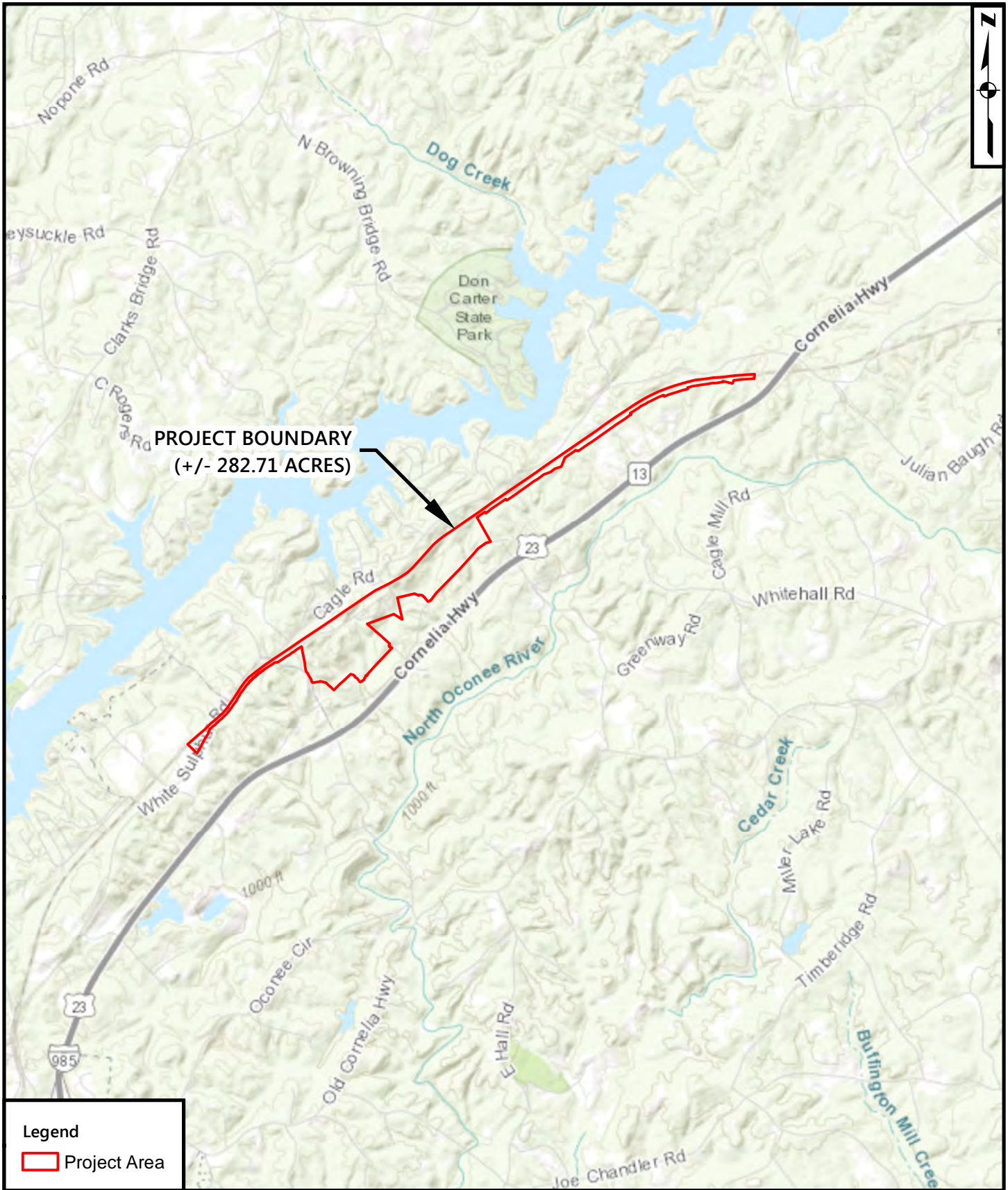
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Mr. Blake Brannon, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260-1777, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any questions concerning this matter, please contact Mr. Blake Brannon, Project Manager, at (678) 422-6570.

Enclosures

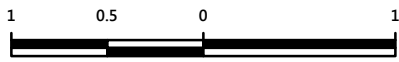
1. Location Map
2. Aquatic Resources Map
3. Final Conditions Plan Sheet/Drawing



File: S:\ArcGIS\Project Lighthouse\Maps\Figure1-VicinityMap.mxd

Figure 1 - Vicinity Map

Date: 5/29/2018



GRAPHIC SCALE IN MILES

Northeast Georgia Intermodal Facility

Gainesville/Hall County
Development Authority
Hall County, Georgia



HODGES, HARBIN,
NEWBERRY & TRIBBLE, INC.

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Streams		
Type	Name	Feet
Ephemeral	EA	27.51
Ephemeral	EZ	67.41
Intermittent	SFF	123.29
Intermittent	IB	469.92
Intermittent	IC	342.10
Intermittent	ID	501.85
Intermittent	IE	42.06
Intermittent	IZ	121.51
Intermittent	IY	53.03
Intermittent	IMA	105.47
Intermittent	SFI	194.49
Perennial	SMF	653.71
Perennial	SFE	2026.17
Perennial	SFC	2194.18
Perennial	SMB	182.45
Perennial	SFB	186.96
Perennial	SFD	2834.86
Perennial	SMG	362.69
Total - 10489.66		

Wetlands	
Name	Acres
MA	0.33
ME	0.02
MZ	0.06
MD	0.02
FD	0.06
FB	0.15
FC	0.02
FA	0.02
FE	0.02
Total - 0.70 Acres	



PROJECT AREA
 (+/- 282.71 ACRES)

Legend

- Project Area
- Waters of the U.S.**
- Ephemeral Channel (94.91 Feet)
- Intermittent Stream (1,953.73 Feet)
- Perennial Stream (8,441.02 Feet)
- Wetlands (0.70 Acres)

Figure 6 - Delineation Map



Northeast Georgia Intermodal Facility

Gainesville/Hall County Development Authority

Hall County, Georgia

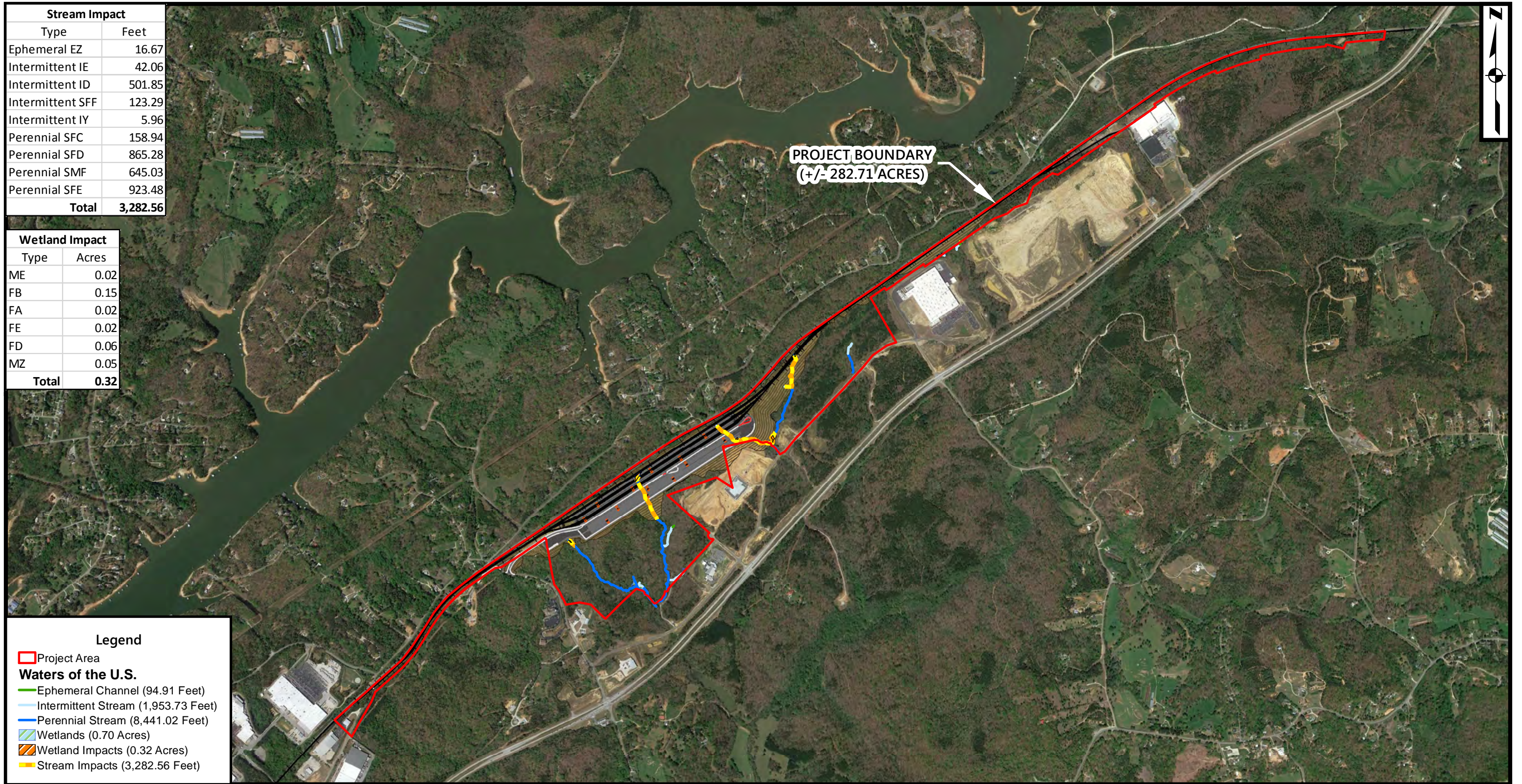


**HODGES, HARBIN,
NEWBERRY & TRIBBLE, INC.**

Consulting Engineers

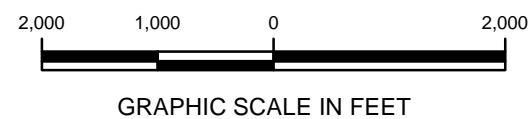
Stream Impact	
Type	Feet
Ephemeral EZ	16.67
Intermittent IE	42.06
Intermittent ID	501.85
Intermittent SFF	123.29
Intermittent IY	5.96
Perennial SFC	158.94
Perennial SFD	865.28
Perennial SMF	645.03
Perennial SFE	923.48
Total	3,282.56

Wetland Impact	
Type	Acres
ME	0.02
FB	0.15
FA	0.02
FE	0.02
FD	0.06
MZ	0.05
Total	0.32



Legend	
□	Project Area
Waters of the U.S.	
—	Ephemeral Channel (94.91 Feet)
—	Intermittent Stream (1,953.73 Feet)
—	Perennial Stream (8,441.02 Feet)
▨	Wetlands (0.70 Acres)
▨	Wetland Impacts (0.32 Acres)
—	Stream Impacts (3,282.56 Feet)

Figure 8 - Preferred Alternative



Northeast Georgia Intermodal Facility

Gainesville/Hall County Development Authority

Hall County, Georgia



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