



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

September 6, 2022

Regulatory Division
SAS-2014-00731

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-2014-00731

Applicant: Ms. Rose Leypoldt
Ridgeline Property Group
3715 Northside Parkway
Building 200, Suite 610
Atlanta, Georgia 30327

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

Location of Proposed Work: The proposed project site is an approximately 376-acre tract of land located to the south of Interstate-Hwy 85, east of Whitesville Road, and west of Hamilton Road (Georgia Highway 27) in the City of LaGrange, Troup County, Georgia. The central site coordinates are latitude 32.992400 north and longitude - 85.016461 west. The nearest named waterbody is Long Cane Creek which is located approximately 0.5-mile to the south of the proposed site.

Description of Work Subject to the Jurisdiction of the Corps: The project involves the construction of a warehouse facility comprised of two buildings measuring 1,077,180 square feet (sf) and 497,280 sf, along with associated infrastructure. Associated infrastructure within the facility complex includes access roads, stormwater controls, lighting, signage, and pavement markings. The Applicant's preferred site plan would result in the loss of 541 linear feet of perennial stream channel, 1,885 linear feet of intermittent stream channel, and 2.44 acres of wetland in conjunction with associated site mass grading, incidental to building pads, access roads, parking, and stormwater management facilities. The Applicant proposes to off-set project impacts to aquatic resources through the purchase of 14.64 legacy wetland credits from Wehadkee Farms Mitigation Bank, Soque River Mitigation Bank, and/or Blue Creek Mitigation Bank, 405.75 perennial stream credits (2018), and 1413.75 non-perennial stream credits (2018) from the Mulberry Grove Mitigation Bank.

BACKGROUND

On September 23, 2014, a letter requesting a stand-alone preliminary jurisdictional determination for the northernmost 316 acres of the currently proposed project site was received by our office. A site visit was conducted by the Corps project manager on October 21, 2014, to confirm the location and extent of onsite jurisdictional features. On October 30, 2014, the stand-alone expanded preliminary jurisdictional determination was issued by this Corps office. Subsequent to the issuance of the stand-alone expanded preliminary jurisdictional application, no permit requests were received for the site.

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 has not 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 applicant has submitted a cultural resource literature review that was performed in 2014. Consequently, 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. The agent has submitted an *IPaC Trust Resource Report* for the project site. The *IPAC* report identified the Eastern black rail (*Laterallus jamaicensis* ssp. *jamaicensis*) as having the potential to occur on the site. The agent has not performed any assessments of or surveys for Eastern black rail on the site.

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, two (2) off-site alternative and three (3) on-site alternatives (including the preferred alternative layout) have been proposed.

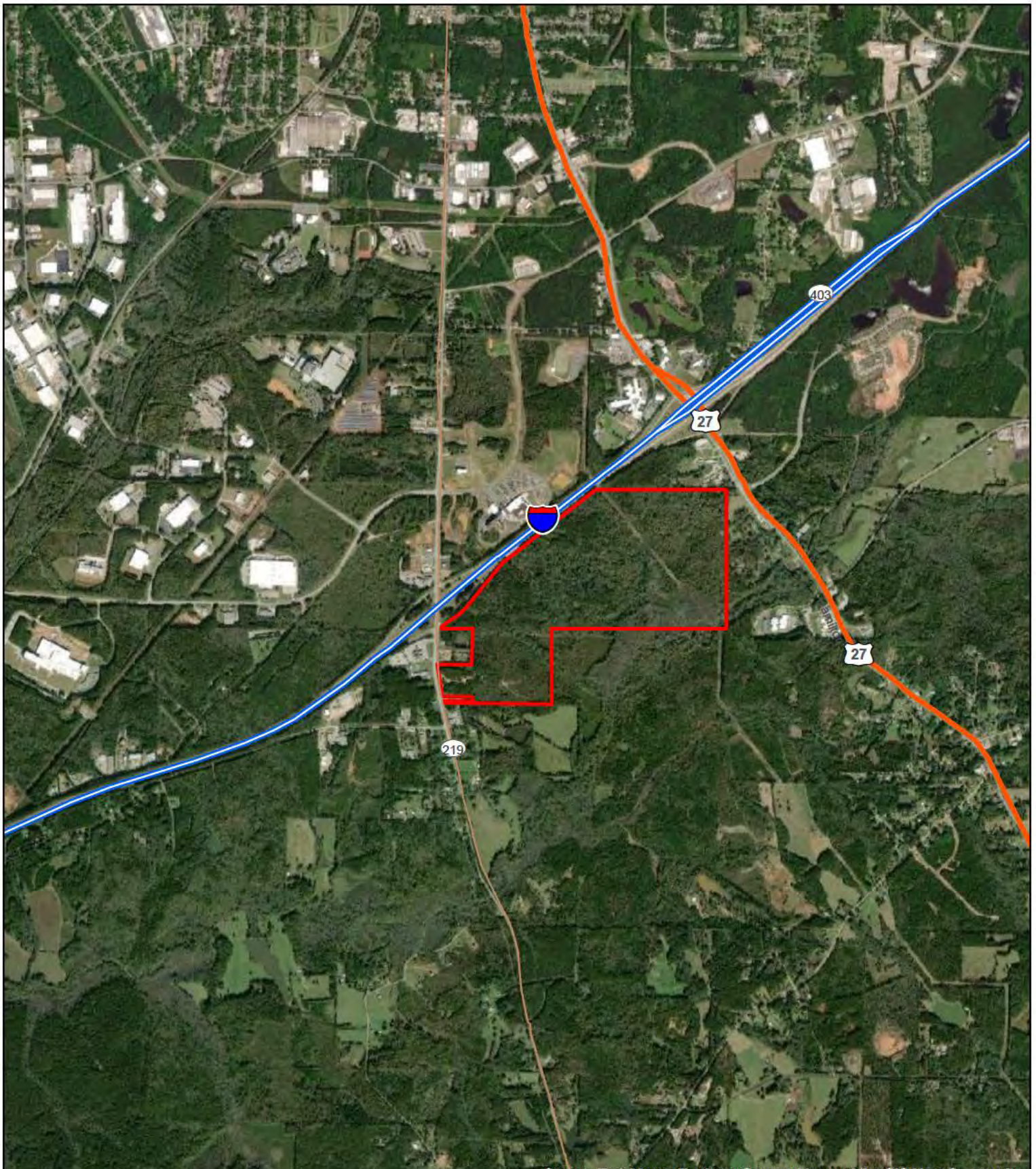
Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. 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 amy.k.egoroff@usace.army.mil or in writing to: Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Amy Egoroff, 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 (Ridgeline Property Group) and the assigned Regulatory file number (SAS-2014-00731) in your comments.

If you have any further questions concerning this public notice, please contact Amy K. Egoroff, Project Manager, Piedmont Branch at 678-422-6751, or amy.k.egoroff@usace.army.mil.

Encls

1. Figure 1: Site Vicinity Map
2. Figure 2: Aquatic Resources Delineation Map
3. Figure 3: Preferred Site Layout Impact Plan



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Produced By:





Contour Environmental LLC
 4462 Bretton Court NW, Suite 14
 Acworth, Georgia 30101

FIGURE 1: VICINITY MAP

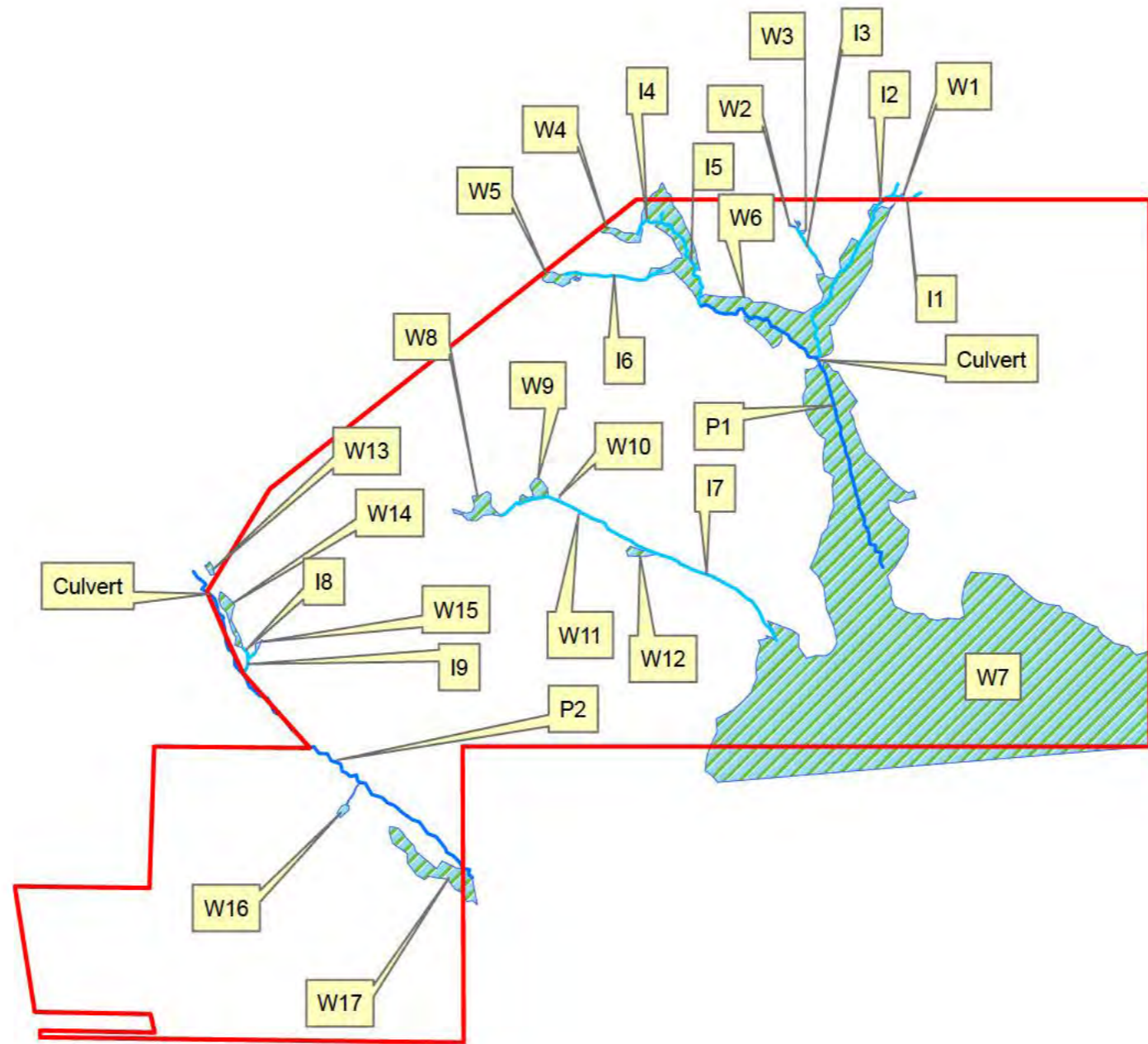
LaGrange Development
 Troup County, Georgia
 For
 Ridgeline Property Group
 CE22RID:01
 July 11, 2022

LEGEND

 Property Boundary

 2,600
 Feet



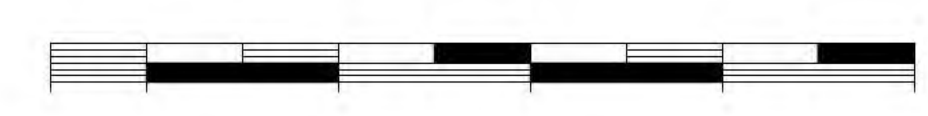
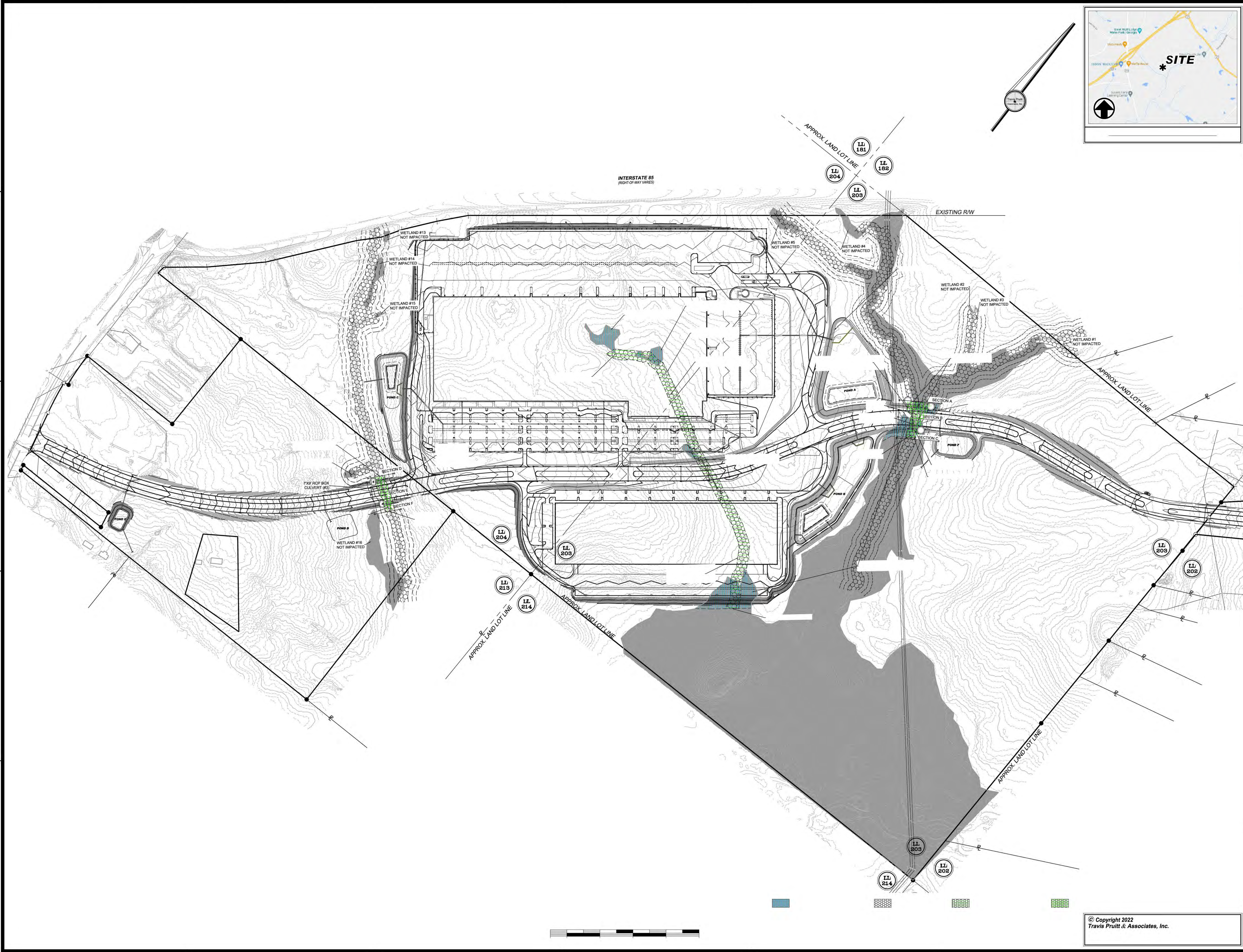




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