

Public Notice

**US ARMY CORPS
OF ENGINEERS
St. Louis District
Gateway to Excellence**

**Reply To:
U.S. Army Corps of Engineers
Attn: CEMVS-OD-F
1222 Spruce Street
St. Louis, Missouri 63103-2833**

Public Notice No.
P-3023
Public Notice Date
June 6, 2017

Expiration Date
June 27, 2017

Postmaster Please Post Conspicuously Until:

File Number: MVS-2017-86

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached maps.

COMMENTS AND ADDITIONAL INFORMATION: Comments on the described work should reference the U.S. Army Corps of Engineers File Number shown above and must reach this office no later than the above expiration date of the Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
Regulatory Branch
1222 Spruce Street
St. Louis, Missouri 63103-2833
ATTN: Jaynie Doerr

APPLICANT: Mr. Christopher R. Miller, Scannell Properties, Indianapolis, Indiana

AGENT: SCI Engineering, Inc., St. Charles, Missouri.

LOCATION: The site is located in the southeast corner of the intersection of Spencer Road and Premier Parkway in St. Peters, Missouri. The proposed project is located within the Lakeside 370 Levee (see attached map).

PROJECT DESCRIPTION: The purpose of the proposed project is to construct a major shipping service distribution facility that is centrally located. The approximate 110-acre site is the location for the proposed 500,000 square-foot distribution center with associated infrastructure. Approximately 11.59-acres of wetland and open water will be permanently impacted by this project. The applicant proposes to purchase credits from the Rosedale Wetland Mitigation Bank (St. Charles County) to compensate for the unavoidable impacts to wetlands.

Scannell Properties, with the assistance of their agent, has sought to find an alternative that met project size and layout requirements and minimized environmental impacts while keeping the project economically viable. According to the grading plans (see attached), an abandoned golf course pond, Wetlands A and B, along with portions of Wetland G, will be graded to allow for the development of

stormwater detention basins. Wetland H will be impacted by a stormwater pipe that will connect the southern and eastern stormwater detention basins to a borrow lake offsite to the east. The applicant also proposes to grade and fill Wetlands C, D, F, G and I for the development of the various parking lots and distribution buildings.

The project site is within the boundaries of the Parkside 370 Levee System and is disturbed by past construction activities, commercial activities, and agricultural activities. In addition to the initial golf course construction on the eastern portion of the site, and re-grading of this area when the course closed, the western half of the site was significantly disturbed during the construction of the Lakeside 370 Levee. This site has a portion of the levee located on the southern boundary and appears to have been used for borrow. The borrow activities and levee construction may have enhanced hydrology and created wetland conditions over the past 10 years. Furthermore, past and current landowners have farmed the area including emergent wetland areas annually since the levee construction (2006). A total of 17-acres of waters are located within the site boundaries, with approximately 11.59-acres impacted by the proposed commercial development. The resources impacted by the development include 0.16-acres of early succession forested wetland, 0.95-acres of open water and 10.48-acres of emergent wetland (currently in agricultural production). These waters flow to a constructed lake (Lakeside 370 Recreation/Mitigation area) discharging into Dardenne Creek, a tributary to Mississippi River. The site is currently zoned for commercial development.

The applicant considered five alternatives, including the proposed design, for the project. Of these alternatives, future traffic issues, view-shed, parcel size objective and environmental impacts were all considered. The preferred alternative is the design and site selected by the applicant that meets the project's needs for space and location while minimizing impacts to the waters as much as possible.

LOCATION MAPS AND DRAWINGS: See Sheets 1-2, attached.

ADDITIONAL INFORMATION: Additional information may be obtained by contacting Jaynie Doerr, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8581. Your inquiries may also be sent by electronic facsimile to (314) 331-8741 or by e-mail to Jaynie.g.doerr@usace.army.mil.

AUTHORITY: This permit will be processed under Section 404 of the Clean Water Act (33 U.S.C. 1344).

WATER QUALITY CERTIFICATION: The project plans have been submitted to the Missouri Department of Natural Resources, Water Protection Program for state certification of the proposed work in accordance with Section 401 of the Clean Water Act. The certification is requested as of the date of this Public Notice, and if issued, will express the Agency's opinion that the proposed activities will not violate applicable water quality standards. Written comments concerning possible impacts to waters of Missouri should be addressed to: Water Protection Program, Post Office Box 176, Jefferson City, Missouri 65102-0176, with a copy provided to the Corps of Engineers.

SECTION 404 (b)(1) EVALUATION: The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404 (b)(1) 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 the applicant's proposal. Any request for a public hearing shall state, with particularity, the reason for the hearing, and must be based on issues that

would warrant additional public review.

ENDANGERED SPECIES: A preliminary determination, in compliance with the Endangered Species Act, as amended, has been made that the work that is proposed would not affect species designated as threatened or endangered, or adversely affect critical habitat. Therefore, no formal consultation request has been made to the United States Department of Interior, Fish and Wildlife Service. In order to complete our evaluation, comments are solicited from the Fish and Wildlife Service and other interested agencies and individuals through this Public Notice.

CULTURAL RESOURCES: The St. Louis District has done a preliminary evaluation based on information provided by the State Historic Preservation Officer and determined that no historic properties will be affected by this project. However, if substantial information from the response to public notice indicates that further investigation is necessary the USACE will re-consider its decision.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit that may reasonably be expected to accrue from the described activity must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the activity described, will be considered including the cumulative effects. Among factors considered 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; consideration of property ownership; and in general the needs and welfare of the people.

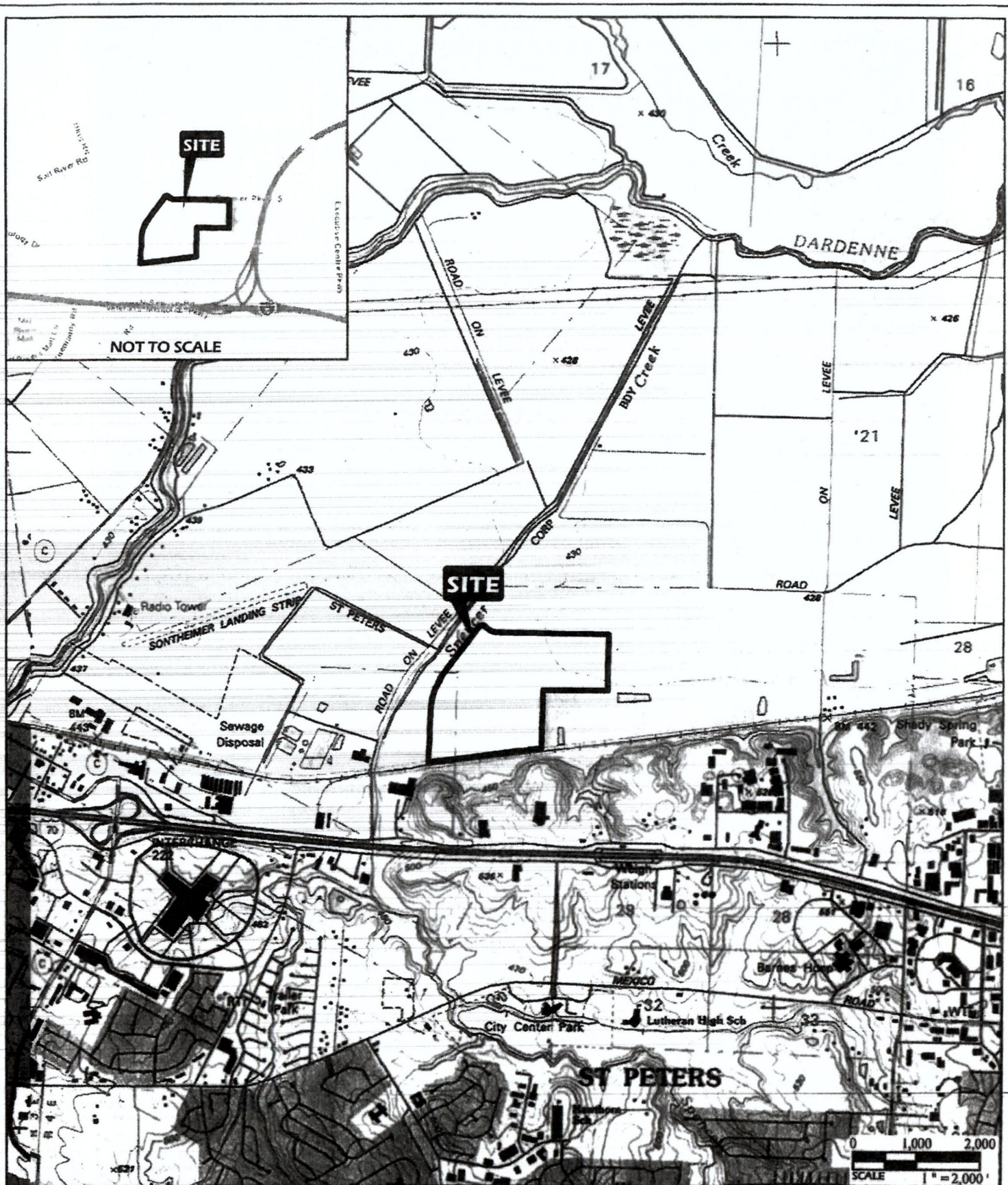
SOLICITATION OF COMMENTS: The U.S. Army Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of the proposed activity. Any comments received will be considered 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 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.


DANNY D. MCCLENDON
Chief, Regulatory Branch

Attachments

NOTICE TO POSTMASTERS:

It is requested that this notice be conspicuously and continually placed for 21 days from the date of this issuance of this notice.



PROJECT NAME
STONEWOLF DISTRIBUTION CENTER
ST. PETERS, MISSOURI

VICINITY MAP

DRAWN BY	LAP	DATE	11/2016	JOB NUMBER	2007-0181.20
CHECKED BY	DLF				

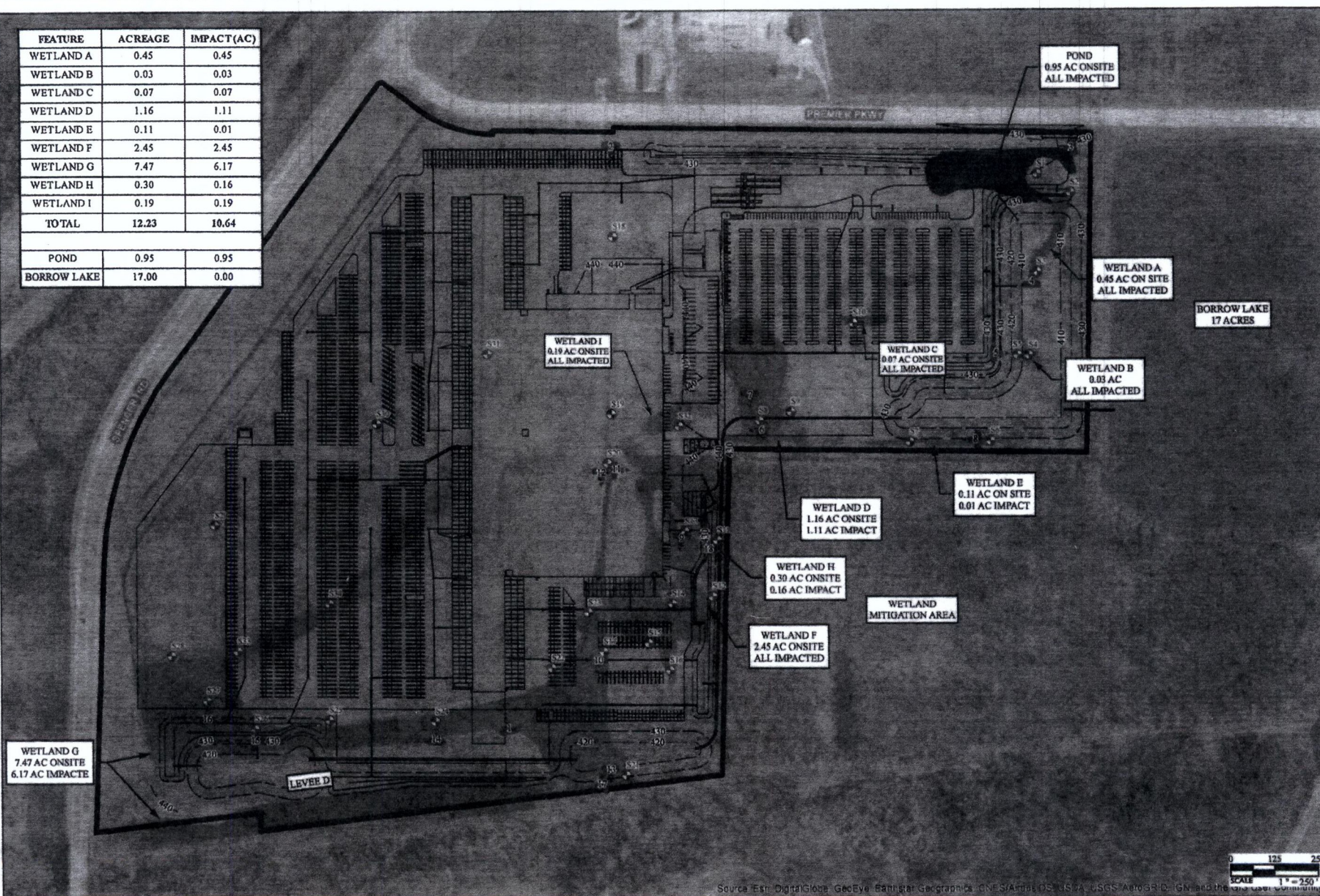
GENERAL NOTES/LEGEND
 USGS TOPOGRAPHIC MAP
 KAMPVILLE, MISSOURI QUADRANGLE
 DATED 1994
 10' CONTOURS

STREET MAP
[HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_STREET_MAP](http://GOTO.ARCGISONLINE.COM/MAPS/WORLD_STREET_MAP)



FIGURE
1

FEATURE	ACREAGE	IMPACT(AC)
WETLAND A	0.45	0.45
WETLAND B	0.03	0.03
WETLAND C	0.07	0.07
WETLAND D	1.16	1.11
WETLAND E	0.11	0.01
WETLAND F	2.45	2.45
WETLAND G	7.47	6.17
WETLAND H	0.30	0.16
WETLAND I	0.19	0.19
TOTAL	12.23	10.64
POND	0.95	0.95
BORROW LAKE	17.00	0.00



INDICATES APPROXIMATE SOIL BORING LOCATION.
 INDICATES APPROXIMATE LOCATION AND DIRECTION OF PHOTOGRAPH
 BASED ON UNDATED PLAN PROVIDED ELECTRONICALLY ON 3/27/2017
 BY SCANNED PROPERTIES. AS AN APPROXIMATE ACTUAL MAY VARY. DRIVING SHALL
 NOT BE USED OUTSIDE THE CONTEXT OF THE AIRPORT FOR WHICH IT WAS GENERATED.

GENERAL NOTES/LEGEND

PROJECT NAME
 STONEWOLF DISTRIBUTION CENTER
 ST. PETERS, MISSOURI
WETLAND DELINEATION AND
PREFERRED ALTERNATIVE



JOB NUMBER
 2007-0181.30
DATE
 04/2017
DRAWN BY
 RCV
CHECKED BY
 RJG
FIGURE
 4

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the