



# 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-2977**  
Public Notice Date  
**November 23, 2016**

Expiration Date  
**January 03, 2017**

**Postmaster Please Post Conspicuously Until:**

File Number: MVS-2015-435

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: Chad M. LaMontagne

**APPLICANT:** Mr. Michael T. Steiniger, 14120 Missouri Bottom Road, LLC, 854 Lone Star Drive, O'Fallon Missouri, 63366.

**LOCATION:** The project is located in Section 19, Township 47 North, Range 5 East, 5<sup>th</sup> Principal Meridian, in St. Louis County, Missouri. See Figure 1 in attachments.

**PROJECT DESCRIPTION:** The proposed project is for the development of approximately 90 acres, encompassing two tracts (13930 & 14120 Missouri Bottom Road). 14120 Missouri Bottom Road is an approximately 30 acre, previously filled site. 13930 Missouri Bottom Road is an approximately 60 acre site, primarily of agricultural use with an abandoned shooting range on site. The purpose of the development is to construct an 800,000 - square foot warehouse/distribution center to be completed as part of a contract with Davidson Surface Air/Department of Defense. The resulting site grading and construction will impact approximately 4.07 acres of wetland (0.81 acres emergent, 1.51 acres scrub-shrub, & 1.75 acres forested) in addition, there will be two outfall structures that may impact wetlands on the river side of the agricultural levee on the western edge of the property. See Figures 1 and 2 in attachments for locations of the impacts.

Appropriate erosion control measures will be taken during development to reduce the potential for unintentional sedimentation and sediment runoff into adjacent regulated waters.

**Mitigation:** The applicant proposes to mitigate the wetland impacts by purchasing credits from the Big Rivers Mitigation Bank. Mitigation ratios are currently being discussed.

**LOCATION MAPS AND DRAWINGS:** See Attachments 1 – 4.

**ADDITIONAL INFORMATION:** Additional information may be obtained by contacting Mr. Chad M. LaMontagne, Regulatory Specialist, Illinois Section, U.S. Army Corps of Engineers, at (314) 331-8044. Your inquiries may also be sent by e-mail to [chad.m.lamontagne@usace.army.mil](mailto:chad.m.lamontagne@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:** The proposed project is within range of the Indiana Bat (*Myotis sodalis*), Northern Long-eared Bat (*Myotis septentrionalis*), Gray Bat (*Myotis grisescens*), and Decurrent False Aster (*Boltonia decurrens*). A preliminary determination, in compliance with the Endangered Species Act as amended, has been made that the proposed development activities are not likely to adversely affect species designated as threatened or endangered, or adversely affect critical habitat. A bat habitat assessment was submitted to U.S. Fish and Wildlife Service (USFWS) on June 12, 2016 requesting concurrence that tree removal between November 1 and March 31 would not adversely affect the bat species. On July 1, 2016 USFWS concurred with the submitted assessment and that tree clearing outside of the dates listed above would require further consultation with USFWS. In order to complete our evaluation, comments are hereby solicited from the U.S. Fish and Wildlife Service and other interested agencies and individuals.

**CULTURAL RESOURCES:** On April 18, 2016 the applicant requested that the Missouri State Historic Preservation Office (MOSHPO) review a Section 106 Project Information Form describing existing features and site history. No significant cultural resources were identified. In their Cultural Resource Assessment response, dated May 23, 2016 MOSHPO stated: 'Adequate documentation has been provided, there will be no "historic properties affected" by the current project'.

**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.

In accordance with 33 CFR 325.3, it is presumed that all interested parties and agencies who wish to respond to public notices; therefore, a lack of response will be interpreted as meaning that there is no objection to the proposed project.

  
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.

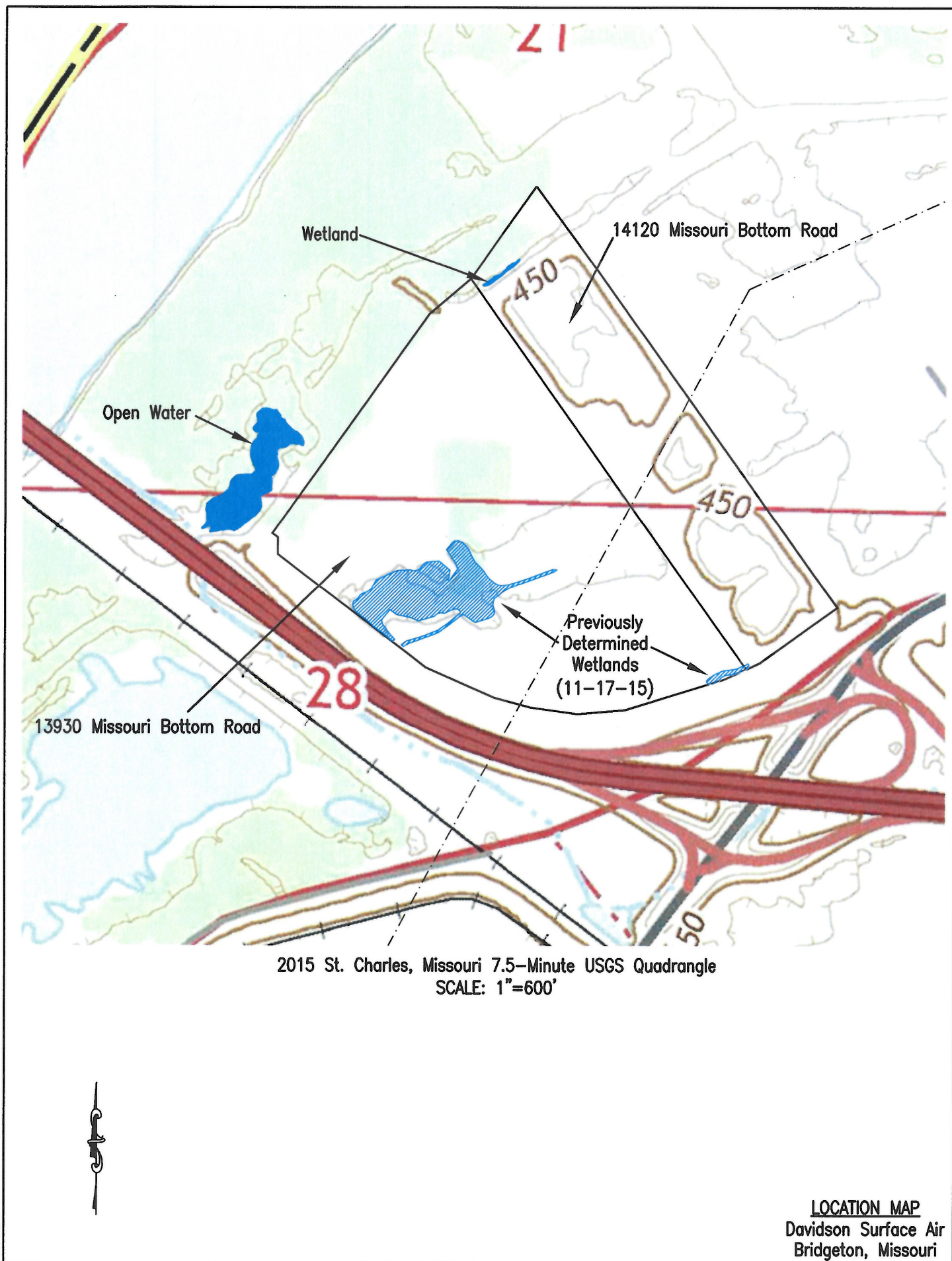
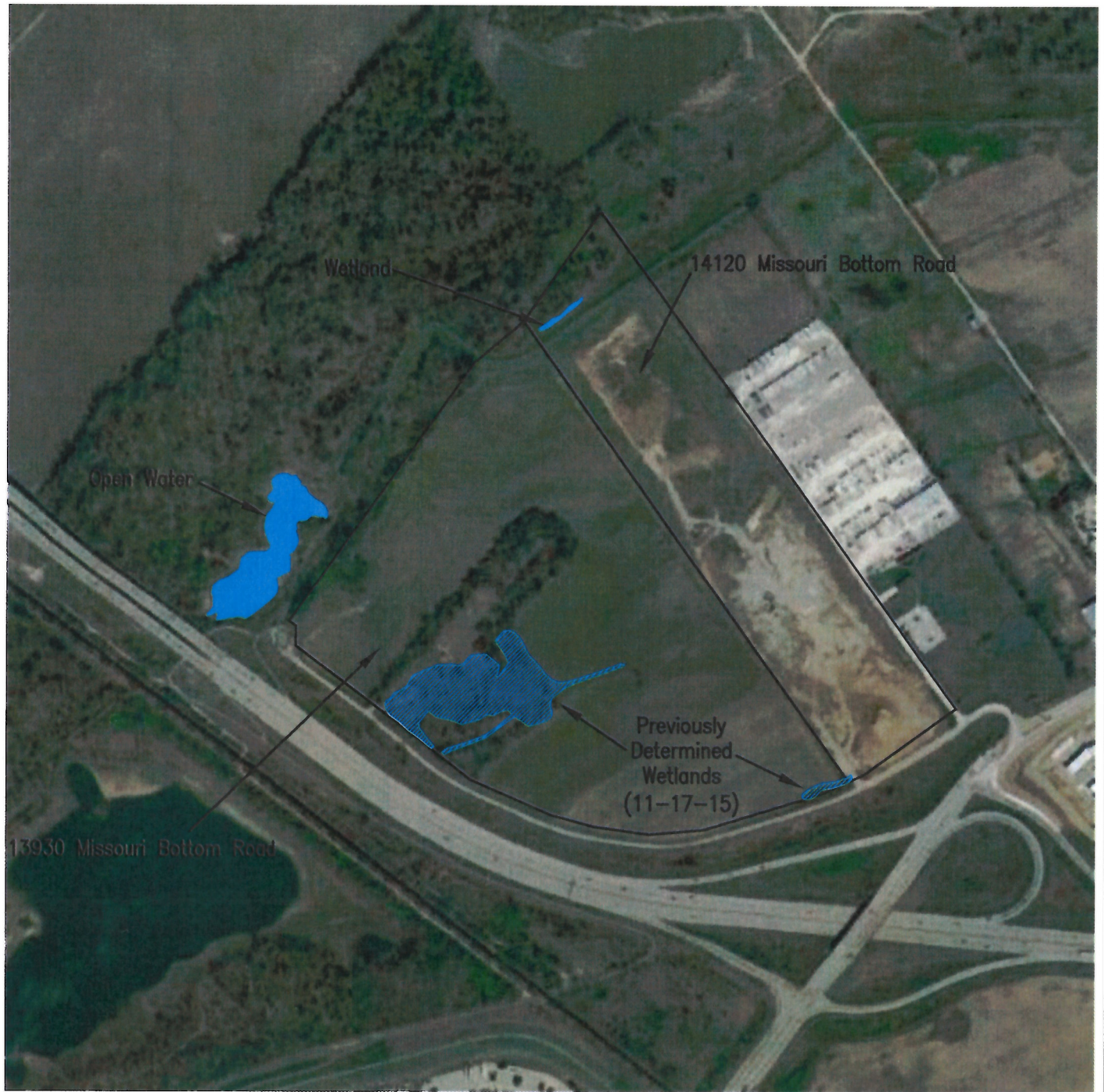


Figure 1





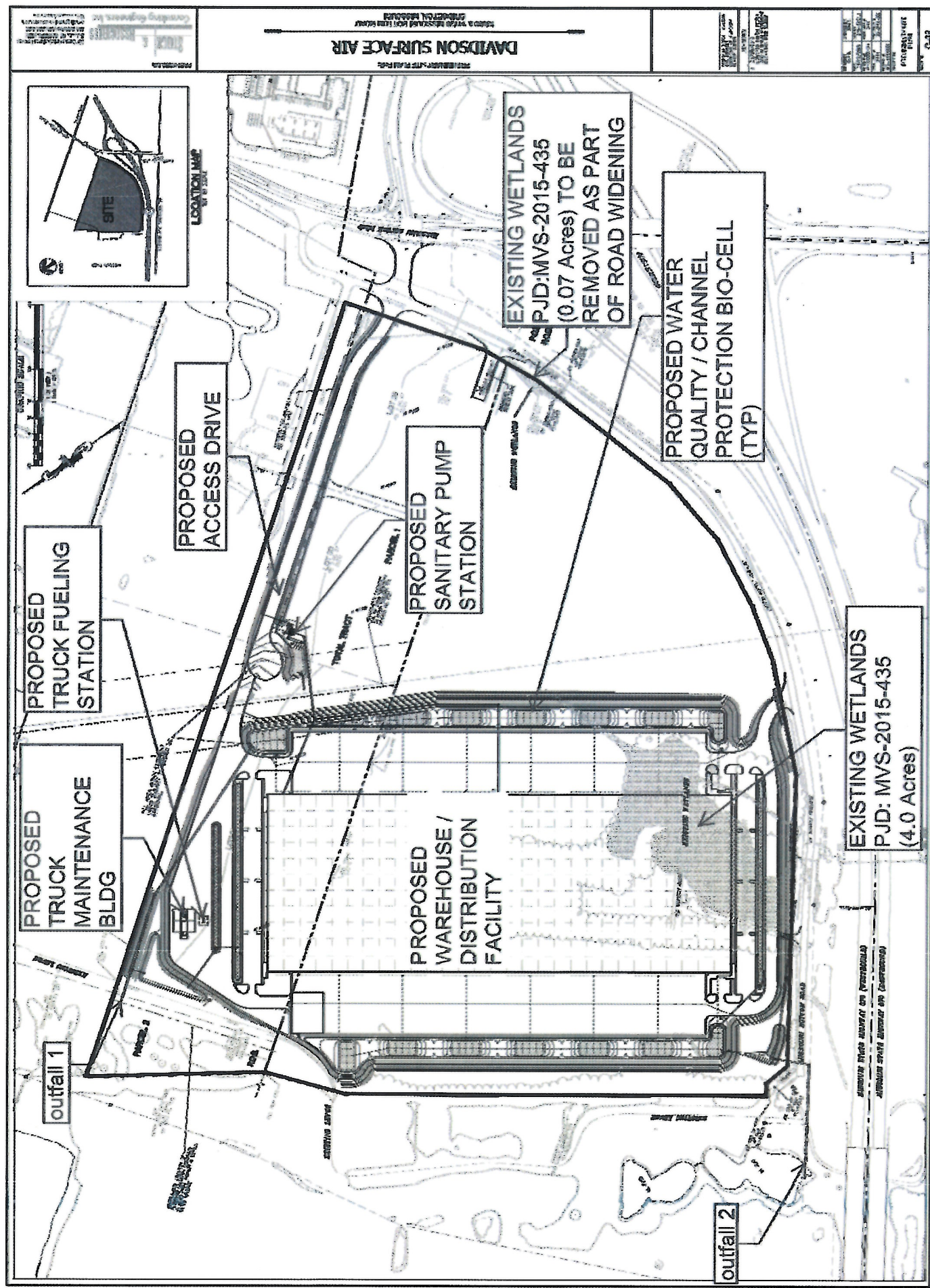
SCALE: 1"=600'



2016 AERIAL PHOTOGRAPH  
Davidson Surface Air  
Bridgeton, Missouri

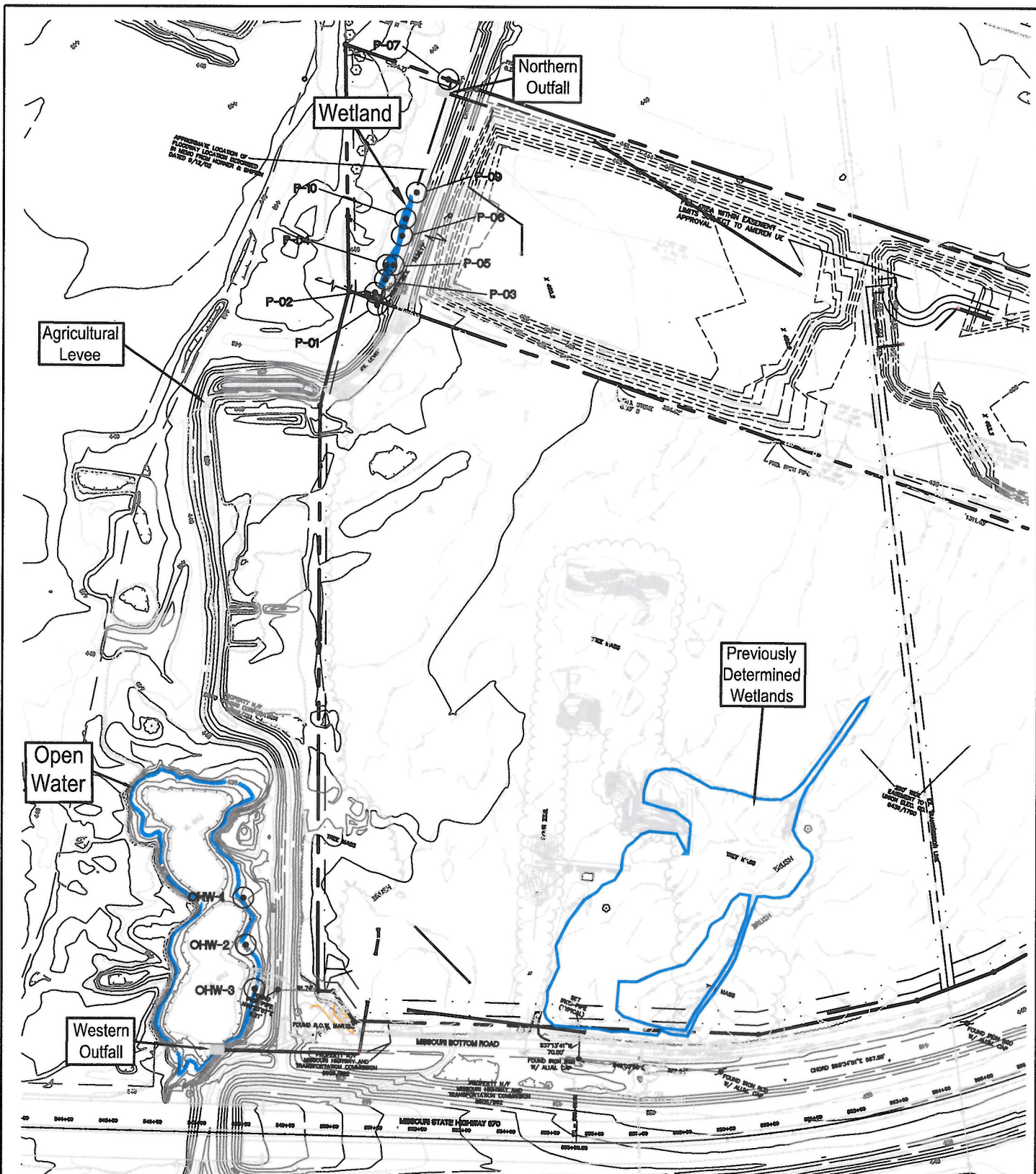
Figure 2





**Figure 1: Site Development Plan**





# **LEGEND**

⊙ Plot Location

SCALE: 1"=300'

The civil information depicted hereon was supplied by Stock & Associates via email on november 2, 2016. This information was used for the sole purpose of showing wetland-related items as may be discussed in the text of this report. Midwest Testing and the engineer signing and sealing this report assume no responsibility or liability for the accuracy of this information, including, but not limited to, existing and proposed topography, infrastructure, and improvements. Our use of this information does not constitute our endorsement or approval of this plan.

**AQUATIC FEATURES  
DELINEATION PLAN**  
Davidson Surface Air  
Bridgeton, Missouri

Figure 3