



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-3099
Public Notice Date
July 18, 2018
Expiration Date
August 8, 2018

Postmaster Please Post Conspicuously Until:

File Number: MVS-2018-475

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: David Farmer, Rural King Supply, 4216 Dewitt Avenue, Mattoon, IL 61938.

AGENT: Crawford, Murphy & Tilley, Inc., One Memorial Drive, Suite 500, St. Louis, MO 63102.

LOCATION: The approximate project area is located in Warrenton, Warren County, just south of Highway 70, east of Lakeview Estates Road and south of West Veterans Memorial Parkway (see attached location map). Specifically, in Section 20, Township 47 North, and Range 2 West Missouri.

SITE DESCRIPTION: The proposed project site is approximately 10.54 acres. The majority of the site is scrub-shrub; however the northern and western edges of the property have recently been cleared for the construction of the I-70/Missouri Route MM Interchange. Three scrub-shrub wetland areas are located within the project site; however the applicant has avoided impacts to wetlands A and B. A total of three streams are located on-site (one perennial and two intermittent). All three are proposed to be impacted for this development. The streams do have a riparian corridor however they are dominated by invasive species such as bush honeysuckle. The waters flow into Big Creek, a tributary to the Cuivre River, which flows to the Mississippi River.

PROJECT DESCRIPTION: Construct an 85,000 square foot retail building with the necessary attendant features such as parking, stormwater facilities and outdoor storage areas. This area of the

City of Warrenton is in need of revitalization; the former mall located just east of the project site is nearly empty and according to the City, its decline resulted in the loss of revenue dollars and jobs. The major factor contributing to the mall's closure was lack of convenient highway access. Located in the southeast quadrant of the new Route MM interchange, the proposed Rural King development would have highway access allowing it to serve local citizens and highway travelers. The proposed development would create jobs and revenue contributing to the local tax base, improving the economy of the area. Site plans include interior roadways, the building, parking lots and stormwater facilities that will result in stream and wetland impacts. Approximately 1,084 linear feet of stream and 0.041 acres of wetland will be filled for the proposed development. The northern and western edges of the property have been recently cleared for the development of the previously permitted Missouri Route MM Interchange.

The applicant proposes to mitigate for unavoidable impacts to the wetland and streams through the purchase of in-lieu fee stream credits from The Land Learning Foundation.

ADDITIONAL INFORMATION: Additional information may be obtained by contacting Jaynie Doerr, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8581. You may also send inquiries 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: Suitable summer roosting habitat for the endangered Indiana bat and Northern long-eared bat doesn't appear to be within this project area. However, in order to complete our evaluation, The St. Louis District hereby solicits comments from the U.S. Fish and Wildlife Service and other interested agencies and individuals through this Public Notice.

CULTURAL RESOURCES: The Missouri State Historic Preservation Office, upon review of the initial submission, stated in a letter dated May 25, 2018, that "the project area has a low potential for the occurrence of cultural resources. A cultural resource survey, therefore is not warranted". The St. Louis District will continue to evaluate information provided by the State Historic Preservation Officer and the public in response to this public notice.

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.

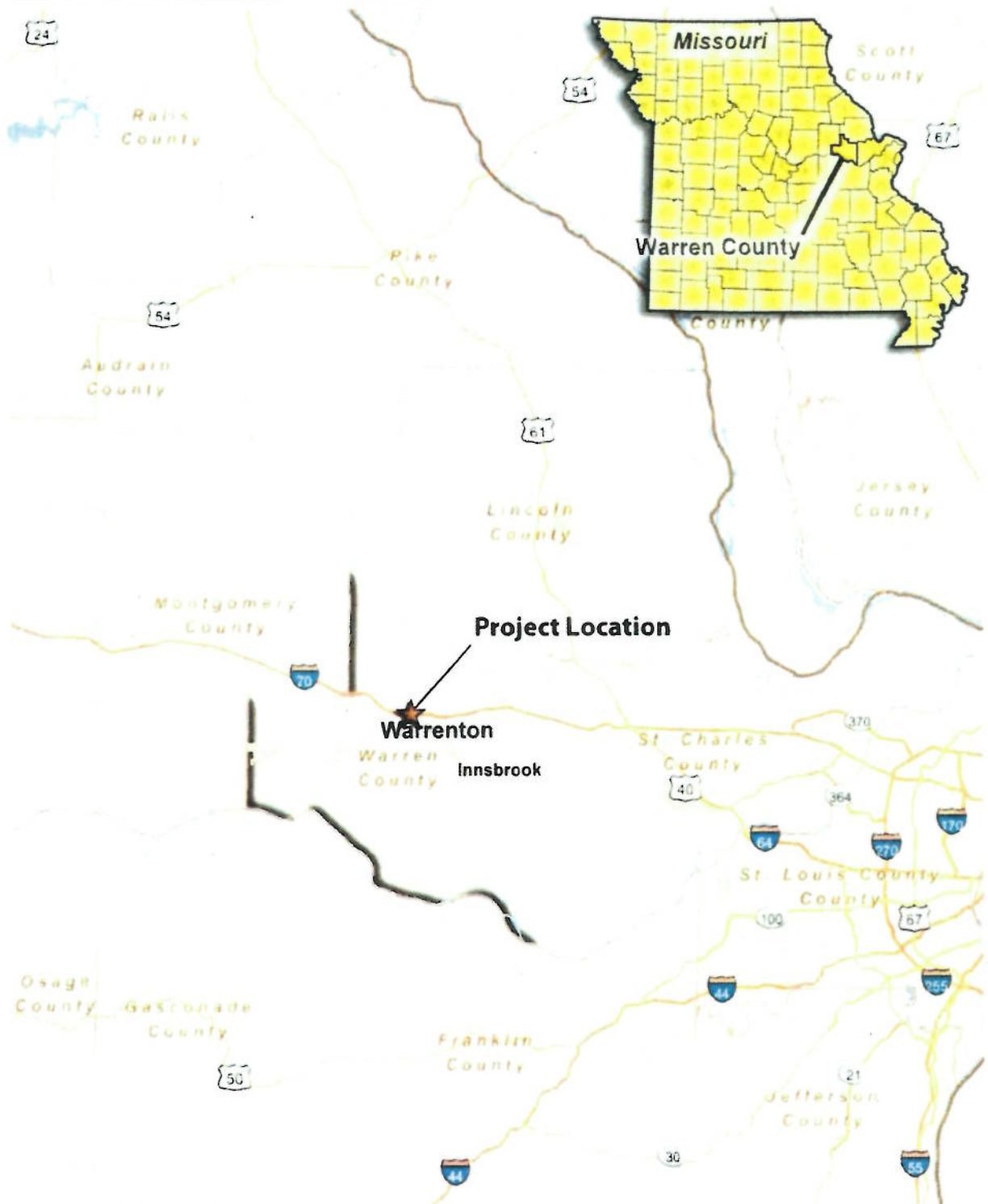
SOLICITATION OF COMMENTS: The U.S. Army Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of the proposed activity. Any comments received will be considered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

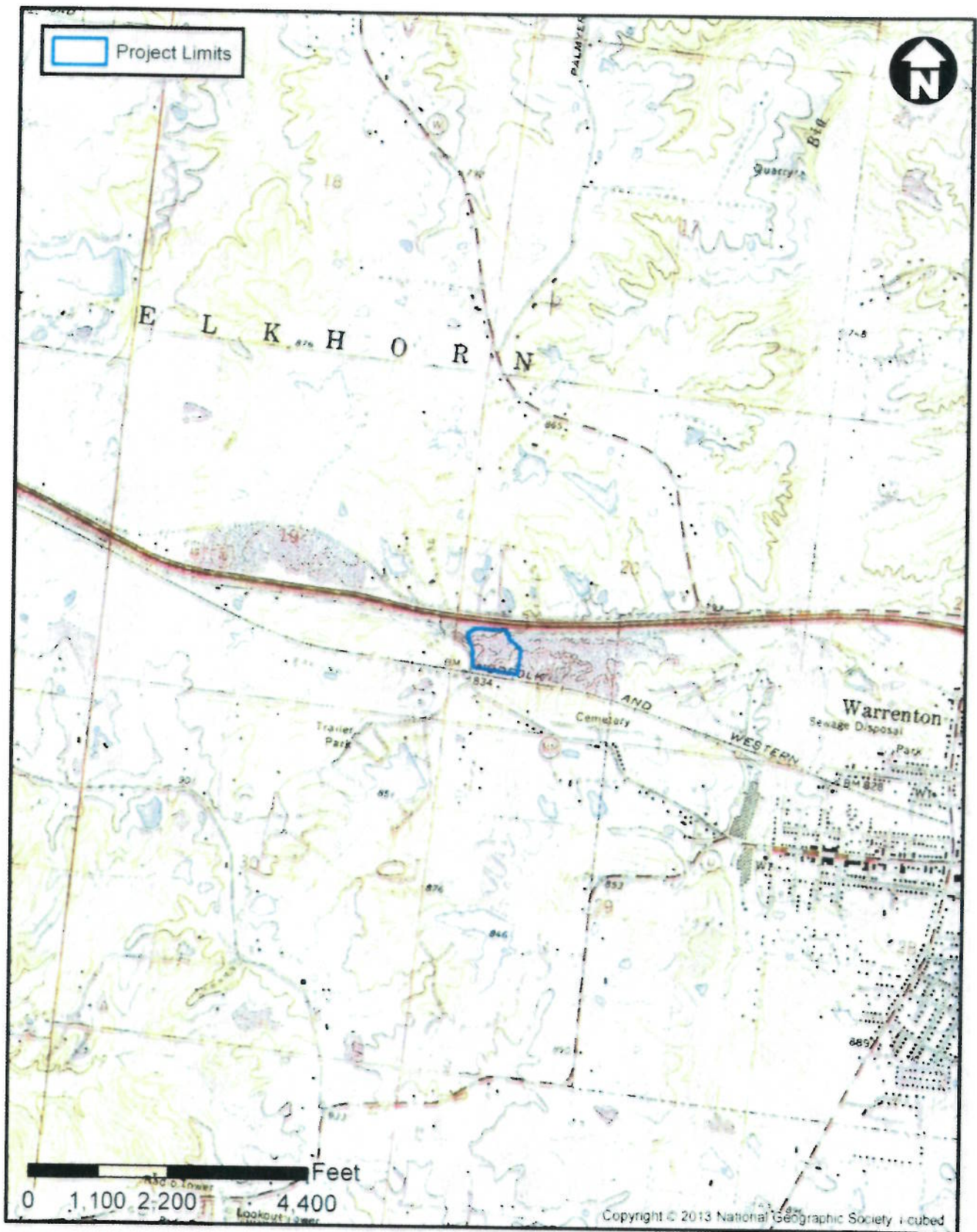
NOTICE TO POSTMASTERS:

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



Source: 10/4/2009, 11/21/09, 12/1/09

County Location Map



Rural King Warrenton

USGS Topographic Map: Warrenton, MO Quadrangle



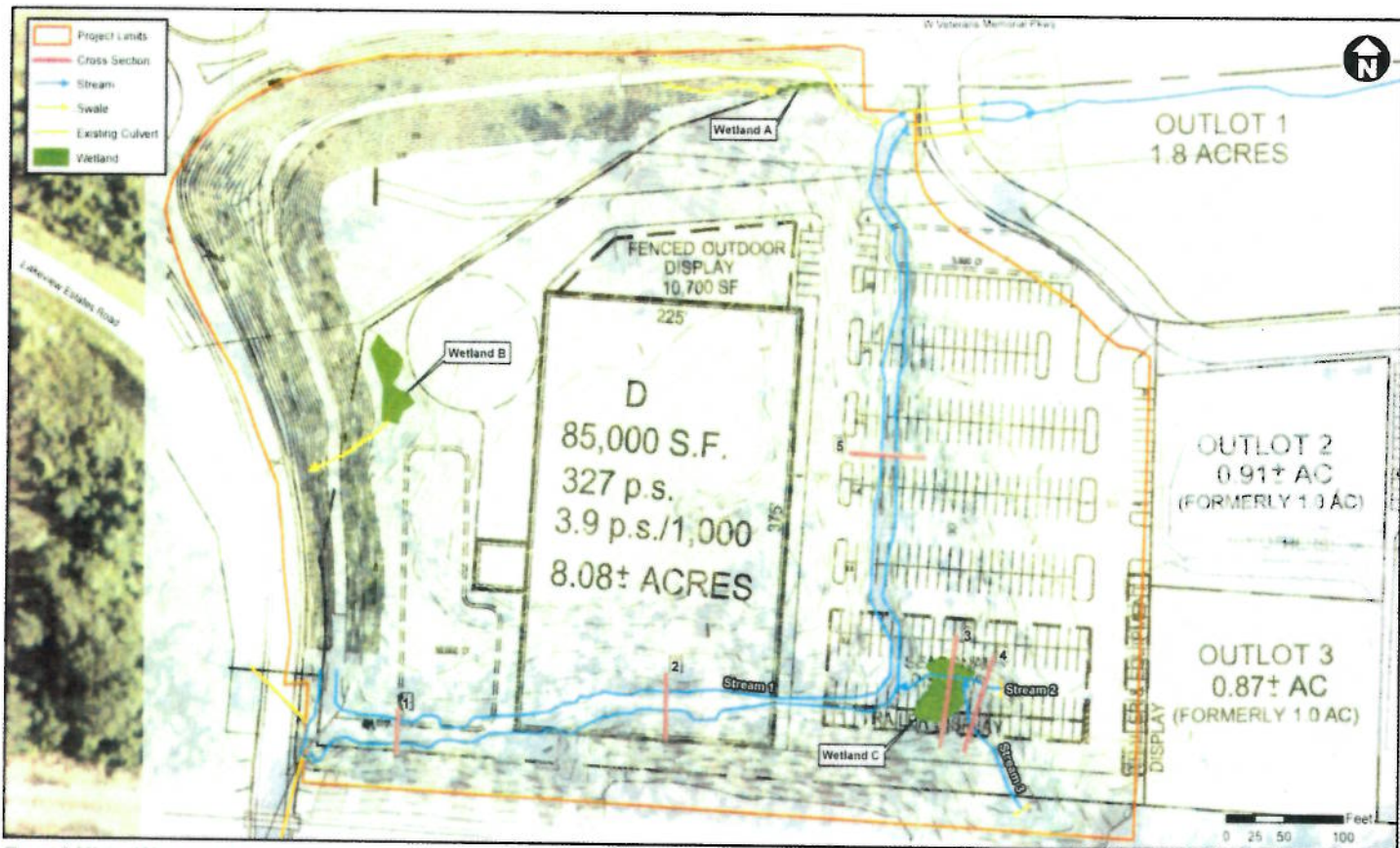


Rural King Warrenton Aerial Map





Rural King Warrenton
 Ecological Resources Map



Rural King Warrenton
Conceptual Site Plan - Cross Section Locations