

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-3110

Public Notice Date:
September 20, 2018

Expiration Date:
October 11, 2018

Postmaster Please Post Conspicuously Until:

File Number: MVS-2018-574

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: Jennifer L. Skiles

APPLICANT: NB West Real Estate; c/o Mr. Larry West, 2780 Mary Avenue, St. Louis, MO. 63144.

LOCATION: The project area is located at 18637 U.S. Highway 66 in the City of Pacific. The project is located in Section 4, Township 43 North, Range 3 East, St. Louis County, Missouri.

PROJECT DESCRIPTION: The applicant seeks authorization to conduct grading and filling operations in waters of the United States to develop an 11-acre site for a commercial storage area with multiple buildings and associated infrastructure. Within the project site is a 2.7-acre forested wetland, with approximately 2.24-acres of the wetland impacted by grading and filling activities to facilitate the development. The majority of the site is within the 100-year floodplain.

Within the 1990's and early 2000's, this site was utilized as a private residential tract. The residence was located within the northwest corner of the site, outside of the 100-year floodplain and it appears that the previous landowners cleared and ditched and tried to drain portions of the delineated wetland areas. The constructed ditches converge at the southeastern property boundary where they flow under Route 66 and ultimately into Fox Creek, a primary tributary to the Meramec River.

The City of Eureka obtained the property and was the most recent landowner prior to the current applicant's acquisition of the property. There are no structures currently within the site and there is one gravel lane road located along the western property boundary. The western portion of the site is mostly shrubby with a scattering of trees and the eastern portion of the site is mostly forested. The site is bordered to the northwest by a forested bluff.

NB West Real Estate has researched alternatives and has attempted to minimize impacts to the wetland. However, the applicant stated that the impacts are unavoidable due to the desire to utilize and develop the site. The applicant is exploring mitigation options within approved wetland mitigation banks.

LOCATION MAPS AND DRAWINGS: See attached. In addition, the project plans may be viewed in color and in more detail by visiting the Public Notice section of our website at:
<http://www.mvs.usace.army.mil/Missions/Regulatory/PublicNotices/OpenNotices.aspx>

ADDITIONAL INFORMATION: Additional information may be obtained by contacting Jennifer L. Skiles, Project Manager, U.S. Army Corps of Engineers, at (314) 331-8579. Your inquiries may also be sent by electronic facsimile to (314) 331-8741 or by e-mail to Jennifer.L.Skiles@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: Section 401 of the Clean Water Act (33 USC 1341) requires that all discharges of dredged or fill material must be certified by the appropriate state agency as complying with applicable effluent limitations and water quality standards. The project plans will be submitted to the Missouri Department of Natural Resources, Water Protection Program (the Agency) in accordance with Section 401. While the Corps of Engineers may provide all relevant information to DNR and request Section 401 review on behalf of the applicant, the applicant assumes final responsibility to ensure that both agencies receive all information required to complete their independent review. If issued, Certification 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, P.O. 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 the range of the federally endangered Indiana bat (*Myotis sodalis*) and the northern long-eared bat (*Myotis septentrionalis*) that currently a threatened species and is a proposed candidate for endangered status. A preliminary determination, in compliance with the Endangered Species Act as amended, has been made that this activity may affect the habitat of these listed and candidate species. The Corps is coordinating with the U.S. Fish and Wildlife Service and the applicant is taking measures to minimize potential effects of the project during construction. In order to further complete our evaluation, written comments are solicited by this public notice from the U.S. Fish and Wildlife Service and

other interested agencies and individuals.

CULTURAL RESOURCES: The St. Louis District will evaluate information provided by the State Historic Preservation Officer and the public in response to this public notice and we may conduct, or require a reconnaissance survey of the project area. The Corps will continue to coordinate with SHPO and Native American Tribes as appropriate.

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. Many of the concerns listed above including Air Quality are reviewed, evaluated, and permitted by the Missouri Department of Natural Resources through the State Land Reclamation Permitting Process.

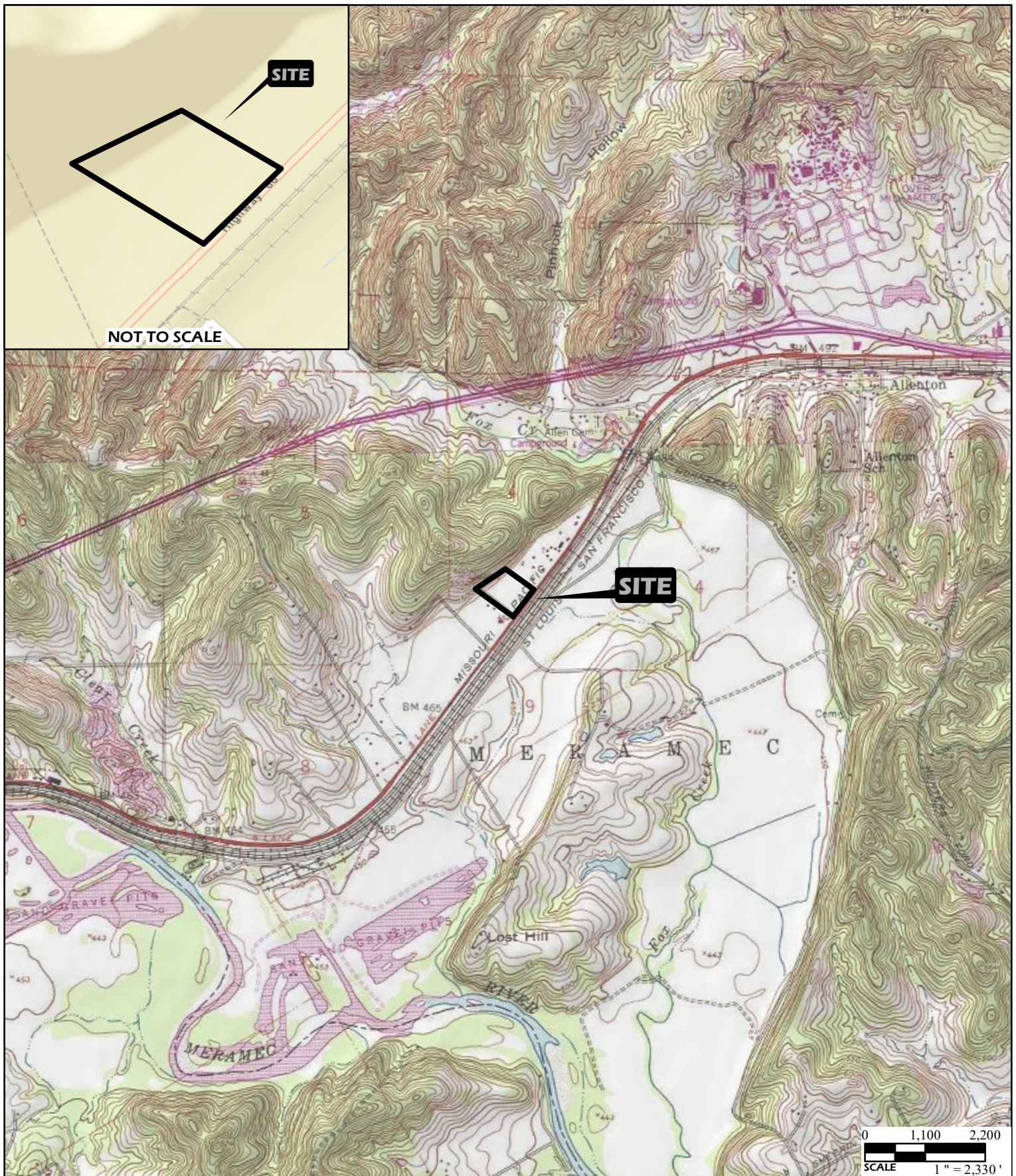
SOLICITATION OF COMMENTS: The U.S. Army Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of the proposed activity. Any comments received will be considered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


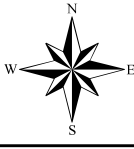
DANNY D. MCCLENDON
Chief, Regulatory Branch

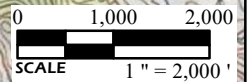
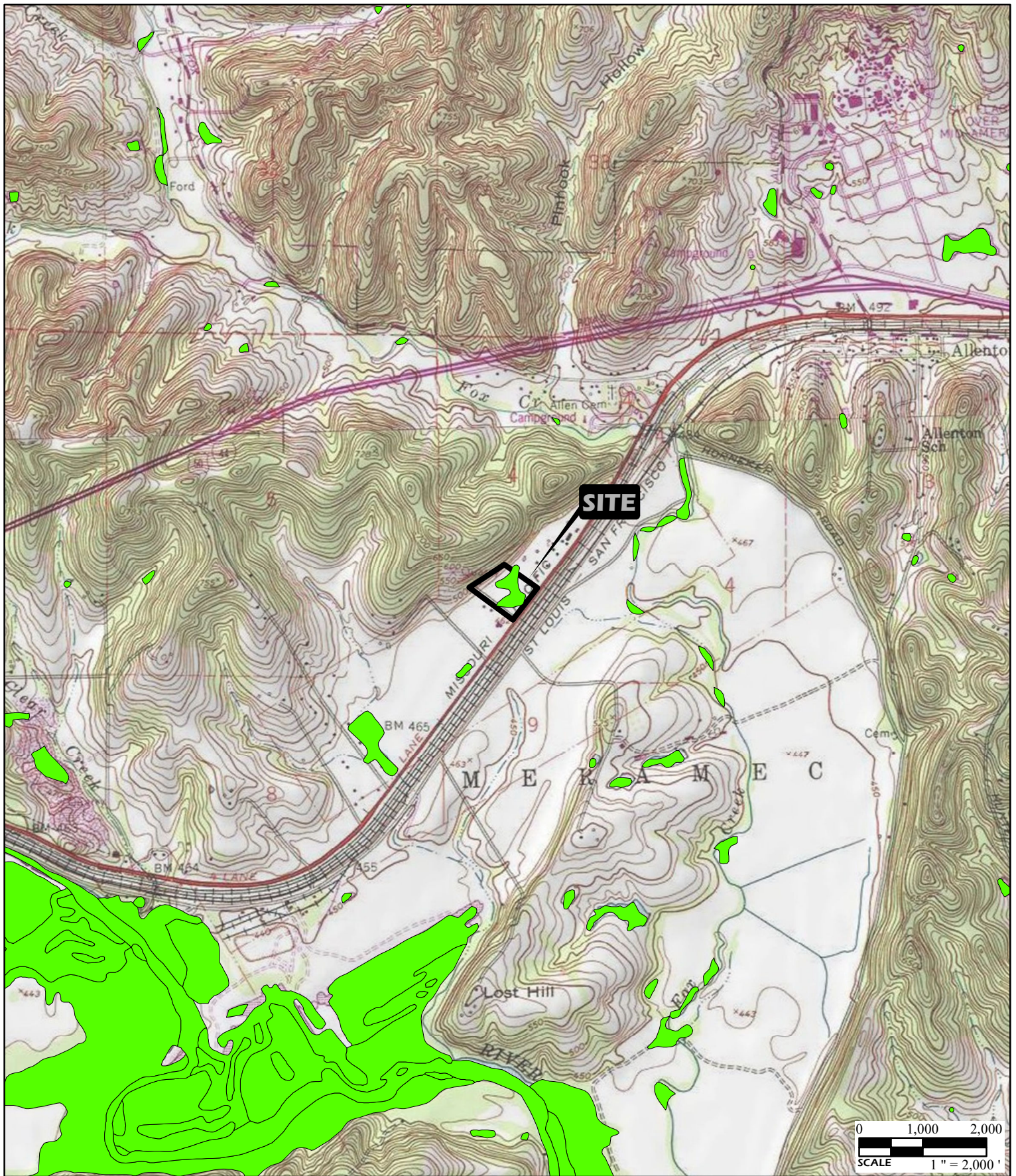
Attachments

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 18637 HISTORIC ROUTE 66 PACIFIC, MISSOURI			GENERAL NOTES/LEGEND USGS TOPOGRAPHIC MAP EUREKA, MISSOURI QUADRANGLE DATED 1954; PHOTO REVISED 1993 PACIFIC, MISSOURI QUADRANGLE DATED 1954; PHOTO REVISED 1974 10' CONTOURS STREET MAP HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_STREET_MAP	 FIGURE 1
	VICINITY AND TOPOGRAPHIC MAP				
	DRAWN BY BDG	DATE 08/2018	JOB NUMBER 2017-5084.30		
	CHECKED BY RJG				



PROJECT NAME
18637 HISTORIC ROUTE 66
PACIFIC, MISSOURI

NATIONAL WETLANDS INVENTORY

DRAWN BY	BDG	DATE	JOB NUMBER
CHECKED BY	RJG	08/2018	2017-5084.30

GENERAL NOTES/LEGEND

NATIONAL WETLAND INVENTORY DATA
OBTAINED FROM www.fws.gov.

USGS TOPOGRAPHIC MAP
EUREKA, MISSOURI QUADRANGLE
DATED 1954; PHOTO REVISED 1993
PACIFIC, MISSOURI QUADRANGLE
DATED 1954; PHOTO REVISED 1974
10' CONTOURS

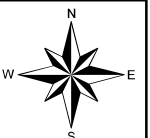
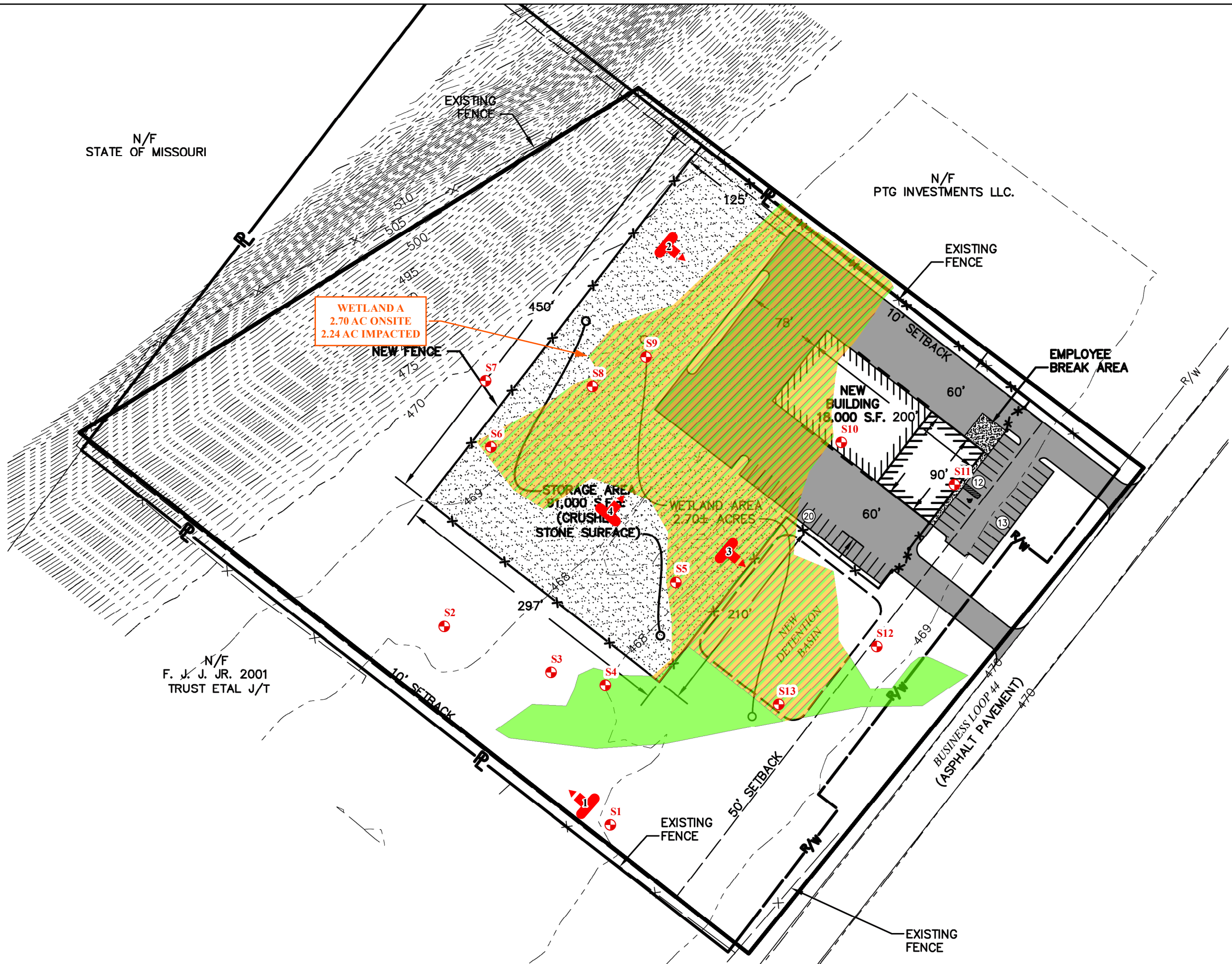


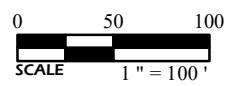
FIGURE
2




N/F
STATE OF MISSOURI

N/F
PTG INVESTMENTS LLC.

N/F
F. J. J. JR. 2001
TRUST ETAL J/T





INDICATES APPROXIMATE SOIL BORING LOCATION.

INDICATES APPROXIMATE LOCATION AND DIRECTION OF PHOTOGRAPH

PLAN DATED 7/23/2018 BY COCHRAN ENGINEERING.

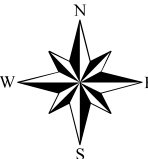
DIMENSIONS AND LOCATIONS ARE APPROXIMATE; ACTUAL MAY VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT WAS GENERATED.

GENERAL NOTES/LEGEND

PROJECT NAME

18637 HISTORIC ROUTE 66
PACIFIC, MISSOURI

**WETLAND DELINEATION AND
PRELIMINARY SITE PLAN**



JOB NUMBER

2017-5084.30

DATE

08/2018

DRAWN BY

BDG

CHECKED BY

RJG

FIGURE

3



Photo 1. View of western site boundary with a portion of Wetland A on the right, facing northwest



Photo 2. Central portion of site with dumped material and wetland in the background, facing east



Photo 3. View of the interior of Wetland A, facing south



Photo 4. View of Wetland A, facing northeast