



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
POST OFFICE BOX 4970
JACKSONVILLE, FLORIDA 32232

REPLY TO
ATTENTION OF

Regulatory Division
North Permits Branch
Jacksonville Permits Section

December 19, 2008

PUBLIC NOTICE

Permit Application No. SAJ-2008-4244 (IP-RLT)

TO WHOM IT MAY CONCERN: This 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) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) as described below:

APPLICANT: Jose' Alanis
Plan J Partners, L.L.C.
8400 Orange Avenue
Ft. Pierce, Florida 34945

WATERWAY & LOCATION: The project is located in waters of the United States, including wetlands, contiguous with the St. Johns River. The project is located 9850 New Berlin Road, Jacksonville, in Section 23, Township 1 South, Range 27 East, Duval County, Florida.

Directions to the site are as follows: From the intersection of I-95 and I-295 on the north side of Jacksonville near the Jacksonville International Airport, take I-295 North and continue on SR 9A South towards Oceanway. Go approximately 6 miles and take exit for Hwy 105/Zoo/Heckscher Drive Exit. Turn right on Heckscher Drive and go approximately 190 feet. Turn left onto New Berlin Road and go approximately .3 mile. Project site will be on the right.

LATITUDE & LONGITUDE: Latitude 30.407425 North
Longitude -81.568233 West

PROJECT PURPOSE:

Basic: Commercial Development.

Overall: Construction of a commercial container storage facility in the Jacksonville area.

PROPOSED WORK: The applicant proposes to impact 1.93 acres of wetlands and other surface water to construct a container storage facility with one wet detention pond discharging into a tributary of the St. Johns River.

Avoidance and Minimization Information: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment:

Efforts were undertaken to maximize the use of existing uplands, while minimizing wetland impact. Unfortunately, the capacity presented by existing uplands is not sufficient to create an economically feasible project. The applicant's project team endeavored to create a site plan that yields the smallest possible impervious footprint while providing enough capacity for storage of transport containers.

Compensatory Mitigation: The applicant has offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment:

There is no current plan; the applicant proposes to complete the Uniform Mitigation Assessment Method (UMAM) scoring, and determination of subsequent mitigation requirements during the permitting process with the St. Johns River Water Management District.

EXISTING CONDITIONS: The project site is split into two parcels by an existing railroad track; the western parcel (Parcel A) is approximately 13.96 acres in size, while the eastern parcel (Parcel B) is approximately 5.40 acres in size. Parcel A, which lies west of the railroad tracks consist of undeveloped forested mixed uplands, an upland cut ditch and saltwater marshes. Parcel B, which lies between New Berlin Road and the existing railroad tracks consist of undeveloped forested mixed uplands and sawgrass wetlands contiguous with saltmarsh wetlands. The wetland system consists of an estuarine intertidal emergent persistent saltwater system. The wetland systems on both parcels are connected by a culvert connection under the railroad tracks. The onsite vegetative communities were classified according to the Florida Department of Transportation's *Florida Land Use, Cover and Forms Classification System* (FLUCFCS, 1999) as:

Hardwood-Conifer Mixed (FLUCFCS 434) consisting of loblolly pine (*Pinus taeda*), slash pine (*Pinus elliotii*), laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*), myrtle oak (*Quercus myrtifolia*), loblolly bay (*Gordonia lasianthus*), cabbage palm (*Sabal palmetto*), American holly (*Ilex opaca*), and southern magnolia (*Magnolia grandiflora*). Understory and groundcover species include yaupon holly (*Ilex vomitoria*), wax myrtle (*Myrica cerifera*), saw palmetto (*Serenoa repens*), bitter gallberry (*Ilex glabra*), blackberry (*rubus* spp.), bracken fern (*Pteridium aquilinum*) and various vines.

Satwater Marshes (FLUCFCS 642) consisting of black needlerush (*Juncus roemerianus*) and smooth cordgrass (*Spartina alterniflora*). Several cabbage palm and yaupon holly occur along the transitional periphery of the wetland. Other saltwater tolerant species present are saltbush (*Baccharis halimifolia*), seashore saltgrass (*Distichlis spicata*), and glasswort (*Salicornia* spp.).

Sawgrass Marshes (FLUCFCS 6411) consisting of sawgrass (*Cladium jamaicense*) with sparse fetterbush (*Lyonia lucida*) along the exterior.

Upland Cut Ditch (FLUCFCS 511) is located in the north central portion of the site and flows from the northern property boundary in a southwestern direction into the saltwater marsh community and is considered an "other-surface-water".

ENDANGERED SPECIES: The U.S Army Corps of Engineers (Corps) has determined the proposal may affect the endangered wood stork (*Mycteria americana*) or its designated critical habitat. The Corps will request initiation of formal consultation with the Fish and Wildlife Service/National Marine Fisheries Service pursuant to Section 7 of the Endangered Species Act by separate letter. The project is located within suitable foraging habitat (SFH) for the endangered wood stork. The Corps of Engineers, Jacksonville District, U.S. Fish and Wildlife Service, Jacksonville Ecological Services Field Office and State of Florida Effect Determination Key for the Wood Stork in Central and North Florida Peninsular Florida, dated September 2008, was used to determine that this project may affect the wood stork. This determination was reached with the following steps of the Key **A > B > C > D > E > may affect.**

ESSENTIAL FISH HABITAT (EFH): This notice initiates consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and

Management Act 1996. The proposal would impact approximately 1.93 acres of saltwater and sawgrass marshes. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in the St. Johns River. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The jurisdictional line [has/has not] been verified by Corps personnel.

AUTHORIZATION FROM OTHER AGENCIES: Water Quality Certification may be required from the Florida Department of Environmental Protection and/or one of the state Water Management Districts.

Comments regarding the application should be submitted in writing to the District Engineer at the above address within 21 days from the date of this notice.

If you have any questions concerning this application, you may contact Mr. Randy Turner at the letterhead address, by electronic mail at Randy.L.Turner@usace.army.mil, by fax at 904-232-1904, or by telephone at 904-232-1670.

The decision whether to issue or deny this permit application will be based on the information received from this public notice and the evaluation of the probable impact to the associated wetlands. This is based on an analysis of the applicant's avoidance and minimization efforts for the project, as well as the compensatory mitigation proposed.

IMPACT ON NATURAL RESOURCES: Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice, we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat

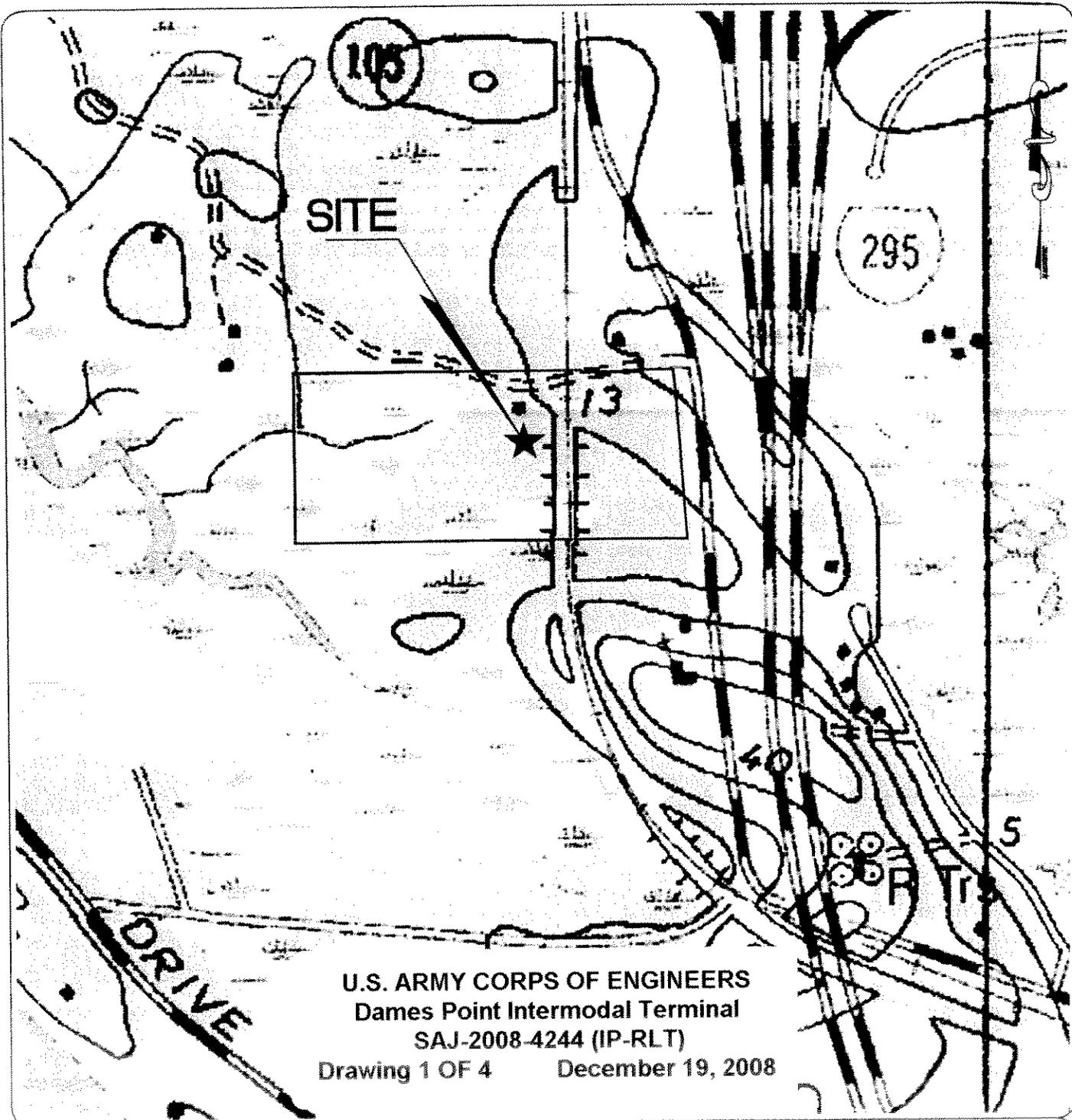
IMPACT ON CULTURAL RESOURCES: Review of the latest published version of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion therein are located at the site of the proposed work. Presently, unknown archaeological, scientific, pre-historical, or historical data may be lost or destroyed by the work to be accomplished.

EVALUATION: 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 benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable deterrents. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical 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. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine, Protection, Research, and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest. The US Army Corps of Engineers (Corps) 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 this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make or deny 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 of the proposed activity.

COASTAL ZONE MANAGEMENT CONSISTENCY: In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance Coastal Zone Management Plan.

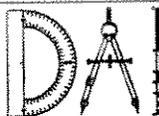
REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.


David S. Hobbie
Regulatory Division



U.S. ARMY CORPS OF ENGINEERS
Dames Point Intermodal Terminal
SAJ-2008-4244 (IP-RLT)
Drawing 1 OF 4 December 19, 2008

Source: U.S.G.S. Topographical Survey, Jacksonville, Duval County, FL, Eastport Quad Map (1992)



Dunn & Associates, Inc.
 CIVIL ENGINEERS / LAND PLANNERS
 8375 Dix Ellis Trail, Suite 102 Jacksonville, Florida 32256
 Phone: (904)363-8916 Fax: (904)363-8917

Project Name :	Dames Point Intermodal Terminal	
Project No :	0802-191	Section : 23
Drawn By :	T. Washington	Township : 1S
Checked By :	V. Dum	Range : 27E
Date :	March, 2008	Scale : 1" = 500'

U.S.G.S. QUAD MAP



Legend

- 434 - Hardwood - Coniferous Mixed
- 511 - Upland Cut Ditch
- 6411 - Sawgrass
- 642 - Saltwater Marshes

U.S. ARMY CORPS OF ENGINEERS
Dames Point Intermodal Terminal
SAJ-2008-4244 (IP-RLT)
Drawing 2 OF 4 December 19, 2008



FLUCFCS lines and boundaries are approximate and are intended for planning purposes only.



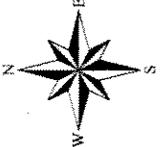
Environmental Resource Solutions Inc.
 1697 The Greens Way,
 Suite 200
 Jacksonville Beach, FL 32250

Dames Point Intermodal Terminal
FLUCFCS Map

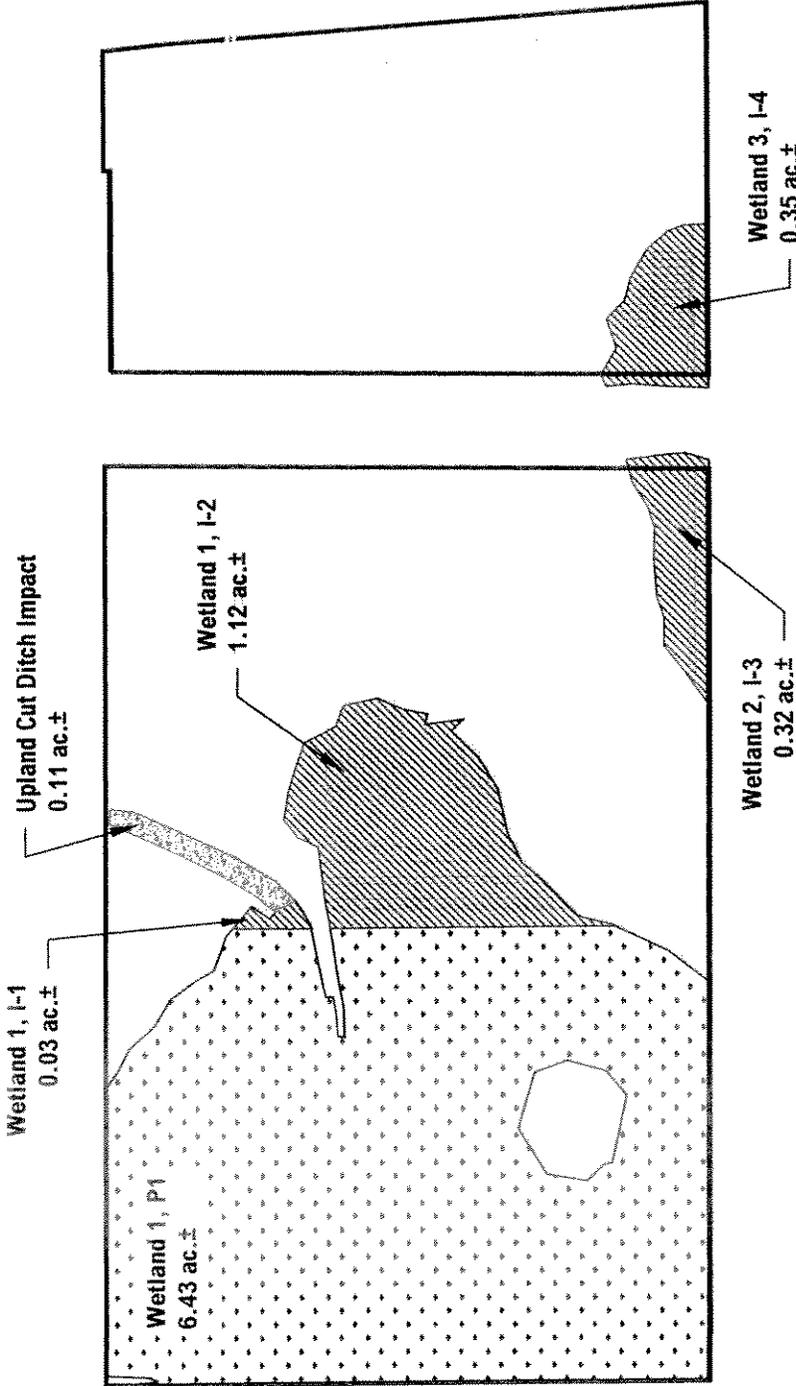
Source: SJRWMD (2004)

By: KC

Project No.:	08016-01
Exhibit No.:	3
Date:	2-4-08
Rev. Date:	11-4-08



Legend	
	Wetland Preservation 6.43 ac.±
	Wetland Fill Impacts 1.82 ac.±
	Upland Cut Ditch 0.11 ac.±



Scale: 1"=200'

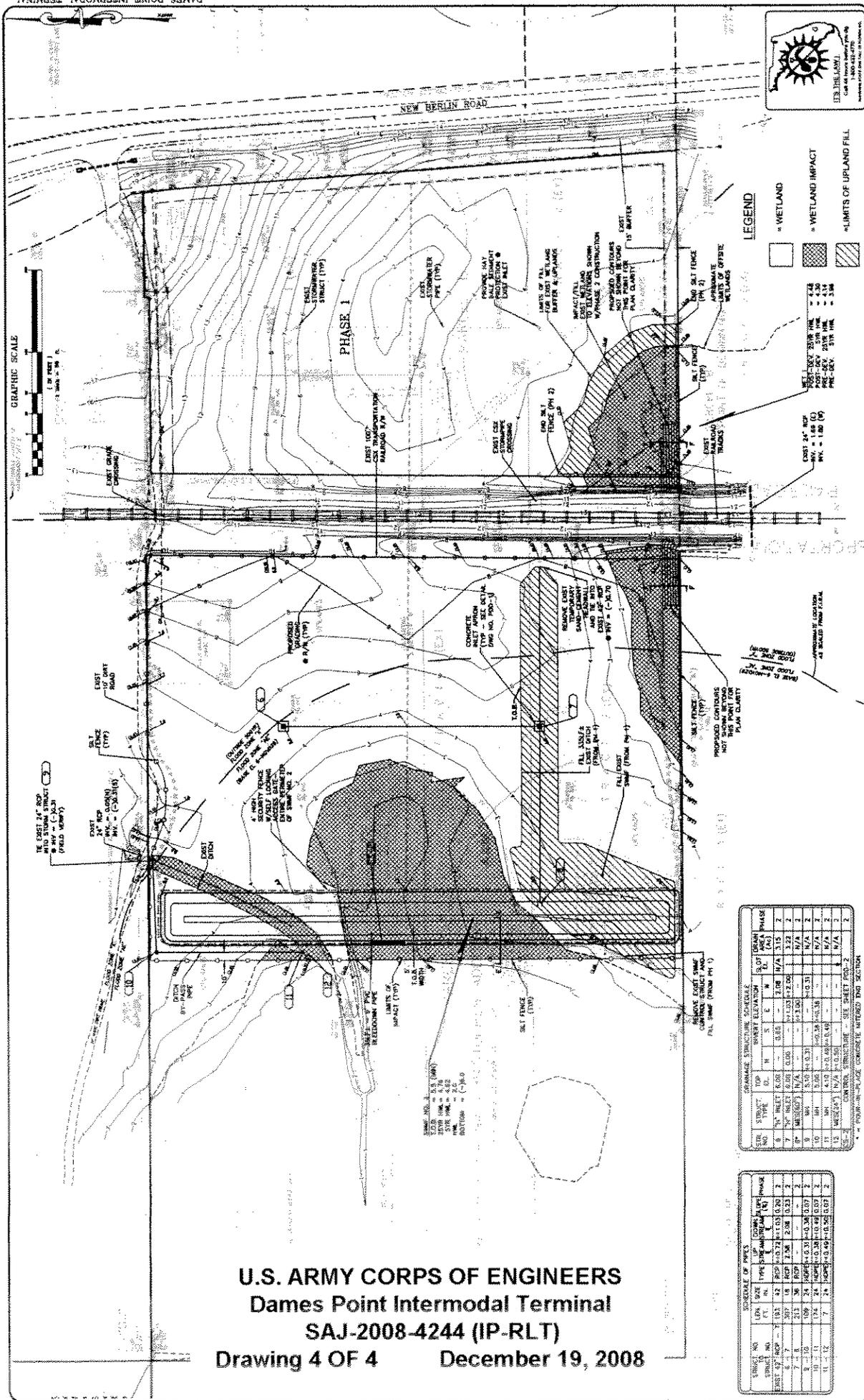
U.S. ARMY CORPS OF ENGINEERS
 Dames Point Intermodal Terminal
 SAJ-2008-4244 (IP-RLT)
 Drawing 3 OF 4 December 19, 2008

Source: File: Files from engineer 10-70-08	Project No.: 08016.01
	Date: 11-5-08 Rev:
File: 08016-01_impmit_11-4-08	By: KC Exhibit No: 4

Dames Point Intermodal Terminal Wetland Impact Mitigation Map



Environmental
 Resource
 Solutions Inc.
 1507 The Greens Way
 Jacksonville Beach, FL 32250



Street No. 11 of 18
PD-2
 D.W.G. NO.

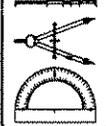
LEGEND

- WETLAND
- WETLAND IMPACT
- LIMITS OF UPLAND FILL

WETLAND: 2-18, 2-19, 2-20, 2-21, 2-22, 2-23, 2-24, 2-25, 2-26, 2-27, 2-28, 2-29, 2-30, 2-31, 2-32, 2-33, 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41, 2-42, 2-43, 2-44, 2-45, 2-46, 2-47, 2-48, 2-49, 2-50, 2-51, 2-52, 2-53, 2-54, 2-55, 2-56, 2-57, 2-58, 2-59, 2-60, 2-61, 2-62, 2-63, 2-64, 2-65, 2-66, 2-67, 2-68, 2-69, 2-70, 2-71, 2-72, 2-73, 2-74, 2-75, 2-76, 2-77, 2-78, 2-79, 2-80, 2-81, 2-82, 2-83, 2-84, 2-85, 2-86, 2-87, 2-88, 2-89, 2-90, 2-91, 2-92, 2-93, 2-94, 2-95, 2-96, 2-97, 2-98, 2-99, 2-100

DAMES POINT INTERMODAL TERMINAL
 PLAN & PARTS, LLC
 DUNN COUNTY, FLORIDA
 PAVING AND DRAINAGE PLAN - PHASE II

Dunn & Associates, Inc.
 CIVIL ENGINEERS / LAND PLANNERS
 8775 Dun Bar Road, Suite 102 Jacksonville, Florida 32256
 Phone: (904) 363-8816 Fax: (904) 363-8817



GRAVAGE STRUCTURE SCHEDULE

NO.	STRUCT. TYPE	DI.	N.	S.	E.	W.	DRAIN. IN.	DRAIN. OUT.	PHASE
1	6"	10"	10"	10"	10"	10"	10"	10"	2
2	6"	10"	10"	10"	10"	10"	10"	10"	2
3	6"	10"	10"	10"	10"	10"	10"	10"	2
4	6"	10"	10"	10"	10"	10"	10"	10"	2
5	6"	10"	10"	10"	10"	10"	10"	10"	2
6	6"	10"	10"	10"	10"	10"	10"	10"	2
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8	6"	10"	10"	10"	10"	10"	10"	10"	2
9	6"	10"	10"	10"	10"	10"	10"	10"	2
10	6"	10"	10"	10"	10"	10"	10"	10"	2
11	6"	10"	10"	10"	10"	10"	10"	10"	2
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13	6"	10"	10"	10"	10"	10"	10"	10"	2
14	6"	10"	10"	10"	10"	10"	10"	10"	2
15	6"	10"	10"	10"	10"	10"	10"	10"	2
16	6"	10"	10"	10"	10"	10"	10"	10"	2
17	6"	10"	10"	10"	10"	10"	10"	10"	2
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21	6"	10"	10"	10"	10"	10"	10"	10"	2
22	6"	10"	10"	10"	10"	10"	10"	10"	2
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50	6"	10"	10"	10"	10"	10"	10"	10"	2

U.S. ARMY CORPS OF ENGINEERS
Dames Point Intermodal Terminal
SAJ-2008-4244 (IP-RLT)
Drawing 4 OF 4 December 19, 2008

DESIGNED BY: PJB/DSM
 DRAWN BY: TW/SM
 CHECKED BY: V. DUNN
 SCALE: 1" = 50'
 DATE: MARCH 2008
 PROJ. NO.: 0802-181

REVISIONS

NO.	DATE	DESCRIPTION