



Public Notice

U.S. Army Corps Of Engineers Galveston District	Permit Application No: _____	SWG-2008-00308 Rev.
	Date Issued: _____	26 February 2010
	Comments Due: _____	29 March 2010

**U.S. ARMY CORPS OF ENGINEERS, GALVESTON DISTRICT
AND
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**

PURPOSE OF PUBLIC NOTICE: To inform you of a proposal for work in which you might be interested. It is also to solicit your comments and information to better enable us to make a reasonable decision on factors affecting the public interest.

AUTHORITY: This application will be reviewed pursuant to Section 404 of the Clean Water Act.

APPLICANT: Kingwood Pointe Partners
3831 Purdue Street
Houston, Texas 77005-1129
Telephone: 713-542-1542
POC: Doug Williams

AGENT: Berg♦Oliver Associates, Inc.
14701 St. Mary's Lane, Suite 400
Houston, Texas 77079-2932
Telephone: 281-589-0898
POC: Keith Morgan

LOCATION: The proposed project is a 121-acre tract located within wetlands adjacent to the San Jacinto River, southeast of the Woodlands Hills Drive and Crystal Springs Drive intersection, in Harris County, Texas. The project can be located on the U.S.G.S. quadrangle map entitled: Moonshine Hill, Texas. Approximate UTM Coordinates in NAD 27 (meters): Zone 15; Easting: 286438; Northing: 3325287.

PROJECT DESCRIPTION: The proposed project was originally coordinated with a public notice on 14 January 2009. However, during a wetland delineation verification, the U.S. Army Corps of Engineers (Corps) determined that there were additional wetlands on site than the public notice described. Therefore, this public notice will describe the wetland impacts as verified by the Corps.

The project site contains 29.49 acres of waters of the United States (U.S.). The applicant proposes to impact a total of 23.08 acres of waters of the U.S. for the purpose of constructing a mixed-use development. Specifically, the proposed development will require the fill of 9.61 acres of waters of the U.S. and will excavate 13.46 acres of waters of the U.S. for the construction of a detention pond.

To satisfy the requirements under the Texas Commission on Environmental Quality (TCEQ) Section 401 program, the applicant is also proposing an on-site water quality plan. Stormwater quality features will be incorporated into the detention pond to prevent the release of suspended solids and floatables into the lakes within the Kingwood Country Club, and eventually, into the San Jacinto River. A complete description of the on-site water quality plan is attached.

MITIGATION PLAN: The applicant proposed to mitigate for the proposed impacts by purchasing credits from the Greens Bayou Wetland Mitigation Bank. A WET II has not yet been performed on the impact site.

NOTES: This public notice is being issued based on information furnished by the applicant. The wetland delineation has been completed and submitted to the Galveston District Compliance Section for verification. The applicant's plans are enclosed in 8 sheets and Attachment I in 3 sheets.

A preliminary review of this application indicates that an Environmental Impact Statement (EIS) is not required. Since permit assessment is a continuing process, this preliminary determination of EIS requirement will be changed if data or information brought forth in the coordination process is of a significant nature.

Our evaluation will also follow the guidelines published by the U.S. Environmental Protection Agency pursuant to Section 404 (b)(1) of the Clean Water Act (CWA).

OTHER AGENCY AUTHORIZATIONS: The project site is not located within the Texas Coastal Zone and therefore, does not require certification from the Texas Coastal Management Program.

This project would result in a direct impact of greater than three acres of waters of the state or 1,500 linear feet of streams (or a combination of the two is above the threshold), and as such would not fulfill Tier I criteria for the project. Therefore, TCEQ certification is required. Concurrent with Corps processing of this application, the TCEQ is reviewing this application under Section 401 of the CWA and in accordance with Title 30, Texas Administrative Code Section 279.1-13 to determine if the work would comply with State water quality standards. By virtue of an agreement between the Corps and the TCEQ, this public notice is also issued for the purpose of advising all known interested persons that there is pending before the TCEQ a decision on water quality certification under such act. Any comments concerning this application may be submitted to the Texas Commission on Environmental Quality, 401 Coordinator, MSC-150, P.O. Box 13087, Austin, Texas 78711-3087. The public comment period extends 30 days from the date of publication of this notice. A copy of the public notice with a description of work is made available for review in the TCEQ's Austin office. The complete application may be reviewed in the Corps office listed in this public notice.

The TCEQ may conduct a public meeting to consider all comments concerning water quality if requested in writing. A request for a public meeting must contain the following information: the name, mailing address, application number, or other recognizable reference to the application; a brief description of the interest of the requester, or of persons represented by the requester; and a brief description of how the application, if granted, would adversely affect such interest.

NATIONAL REGISTER OF HISTORIC PLACES: The staff archaeologist has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible, and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the undertaking upon these properties:

A historic properties investigation has been conducted within the permit area. No sites determined eligible for or listed on the National Register of Historic Places are within the permit area or affected area.

THREATENED AND ENDANGERED SPECIES: Preliminary indications are that no known threatened and/or endangered species or their critical habitat will be affected by the proposed work.

PUBLIC INTEREST REVIEW FACTORS: This application will be reviewed in accordance with 33 CFR 320-332, the Regulatory Programs of the Corps, and other pertinent laws, regulations and executive orders. The decision whether to issue a permit will be based on an evaluation of the probable impacts, 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 detriments. All factors, which may be relevant to the proposal, will be considered: among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs and, in general, the needs and welfare of the people.

SOLICITATION OF COMMENTS: The 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 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 the other public interest factors listed above. Comments are used in the preparation of an Environmental Impact 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.

This public notice is being distributed to all known interested persons in order to assist in developing facts upon which a decision by the Corps may be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

PUBLIC HEARING: Prior to the close of the comment period any person may make a written request for a public hearing setting forth the particular reasons for the request. The District Engineer will determine whether the issues are substantial and should be considered in the permit decision. If a public hearing is warranted, all known interested persons will be notified of the time, date, and location.

CLOSE OF COMMENT PERIOD: All comments pertaining to this Public Notice must reach this office on or before **29 March 2010**. Extensions of the comment period may be granted for valid reasons provided a written request is received by the limiting date. **If no comments are received by that date, it will be considered that there are no objections.** Comments and requests for additional information should be submitted to:

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P.O. Box 1229
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409-766-3083 Phone
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