



**US Army Corps
of Engineers**
St Paul District

APPLICANT: Lineage Logistics

Public Notice

ISSUED: November 18, 2021
EXPIRES: December 2, 2021

REFER TO: MVP-2021-02235-DAS

SECTION: 404 - Clean Water Act

1. APPLICATION FOR PERMIT TO discharge dredged and fill material into a total of 5.03 acres of wetlands adjacent to a tributary to the Rock River.

2. SPECIFIC INFORMATION

AGENT
Jim Romine
Lineage Logistics
46500 Humboldt Drive
Novi, MI 48377

PROJECT LOCATION: The project site is located in Section 16, Township 102 North, Range 45 West, Rock County, Minnesota. The approximate UTM coordinates are Zone 14, N 4835969.990303, E 722956.867119. Latitude 43.643302, Longitude -96.235652.

DESCRIPTION OF PROJECT: The applicant has proposed the construction of a new, approximately 504,983 SF processing and distribution facility on a 28.48-acre parcel in Luverne, Minnesota for expansion of the existing Premium Iowa Pork processing facility currently located on the west side of the site. The project is located northwest of 1174 County Highway 4 and southeast of crossroads West Main Street and West Koehn Avenue. The project (Phase 1 and 2) includes construction of a cold storage warehouse (379,936 SF); with truck dock, rail dock and support areas. The project also includes phase 1 and phase 2 of processing areas with support rooms, connecting building link (125,047 SF) and proposed rail access. The site layout was specifically determined by the location of the existing Premium Iowa Pork processing facility located on the west side of the site plan. The purpose of the project is to expand the Premium Iowa Pork processing facility, connectivity between the processing expansion and the new cold storage warehouse, existing rail access, and avoidance of relocating existing sanitary and electrical utilities. The need is to meet future growth.

QUANTITY, TYPE, AND AREA OF FILL: The project includes the discharge of dredged and fill material into a total of 3.98 acres of fresh (wet) meadow wetlands and 1.05 acres of shallow marsh wetlands adjacent to a tributary to the Rock River.

VEGETATION IN AFFECTED AREA: The fresh (wet) meadow wetland is dominated by reed canary grass (*Phalaris arundinacea*) and the shallow marsh wetland is dominated by narrow-leaved cattail (*Typha angustifolia*).

SURROUNDING LAND USE: The site is currently in agricultural use. The existing Premium Iowa Pork processing facility is located on the west side of the site.

THE FOLLOWING POTENTIALLY TOXIC MATERIALS COULD BE USED AT THE PROJECT SITE: Potentially toxic materials that could be used at the project site would be typical with modern construction sites.

THE FOLLOWING PRECAUTIONS TO PROTECT WATER QUALITY HAVE BEEN DESCRIBED BY THE APPLICANT: Sediment basins, silt fence, and best management practices will be used during construction and infiltration basins will be used following construction to protect water quality.

MITIGATION: The applicant has proposed the purchase of 10.0600 acres of wetland credit as compensatory mitigation for the wetland impacts described above. The wetland credits would consist of 2.7225 fresh (wet) meadow wetland credits, 7.1021 shallow marsh wetland credits, and 0.2354 deep marsh wetland credits.

3. FEDERALLY-LISTED THREATENED OR ENDANGERED WILDLIFE OR PLANTS OR THEIR CRITICAL HABITAT

None were identified by the applicant or are known to exist in the permit area. However, Rock County is within the known or historic range of the following Federally-listed species:

Northern long-eared bat	Hibernates in caves and mines – swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests during spring and summer.
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Topeka shiner	Prairie rivers and streams.
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This application is being coordinated with the U.S. Fish and Wildlife Service. Any comments it may have concerning Federally-listed threatened or endangered wildlife or plants or their critical habitat will be considered in our final assessment of the described work.

4. JURISDICTION

This application is being reviewed in accordance with the practices for documenting Corps jurisdiction under Sections 9 & 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act.

5. STATE SECTION 401 WATER QUALITY CERTIFICATION

A permit will not be granted until the Minnesota Pollution Control Agency has issued or waived Section 401 WQC certification and the U.S. Environmental Protection Agency (USEPA) neighboring jurisdiction process is completed. Corps Section 404 Clean Water Act decisions may not be finalized until after the USEPA completes this process.

The MPCA has indicated that this public notice serves as its public notice of the application for Section 401 water quality certification under Minnesota Rules Part 7001 Section 401 of the Clean Water Act (33 U.S. Code 1341 (a)(1)). The MPCA has indicated that if, at a later date, it makes a preliminary anti-degradation determination regarding Section 401 Water Quality Certification, it will at that time plan to issue an additional public notice under Minnesota Rules Part 7001.

Any comments relative to MPCA's Section 401 Certification for the activity proposed in this public notice may be sent to:

Minnesota Pollution Control Agency
Resource Management and Assistance Division
Attention: 401 Certification
520 Lafayette Road North
St. Paul, Minnesota 55155-4194
401Certification.PCA@state.mn.us

6. HISTORICAL/ARCHAEOLOGICAL

This public notice is being sent to the State Archaeologist for their comments. The Corps will review information on known cultural resources and/or historic properties within and adjacent to the project area. The Corps will also consider the potential effects of the project on any properties that have yet to be identified. The results of this review and the Corps' determination of effect will be coordinated with the State Historic Preservation Officer independent of this public notice. Any adverse effects on historic properties will be resolved prior to the Corps authorization, or approval, of the work in connection with this project.

7. PUBLIC HEARING REQUESTS

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, in detail, the reasons for holding a public hearing. A request may be denied if substantive reasons for holding a hearing are not provided or if there is otherwise no valid interest to be served.

8. PUBLIC INTEREST REVIEW

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 benefit 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, including the cumulative effects. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, 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 and, in general, the needs and welfare of the people. Environmental and other documents will be available for review in the St. Paul District Office.

The 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 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 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.

REPLIES/COMMENTS

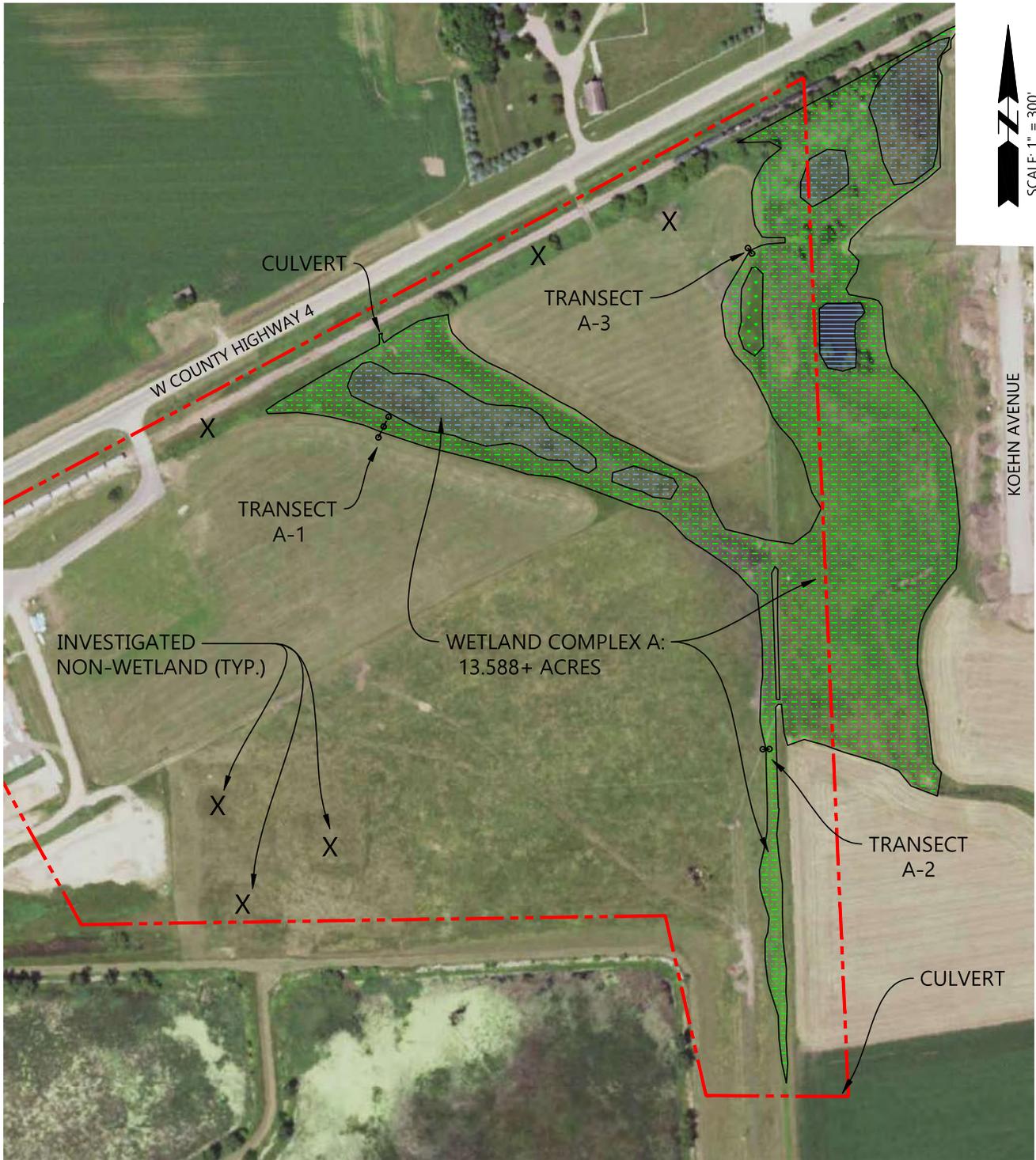
Interested parties are invited to submit to this office written facts, arguments, or objections by the expiration date indicated above. These statements should bear upon the suitability of the location and the adequacy of the project and should, if appropriate, suggest any changes believed to be desirable. Comments received may be forwarded to the applicant.

Replies may be sent to Mr. David Studenski at David.a.studenski@usace.army.mil.

IF YOU HAVE QUESTIONS ABOUT THE PROJECT, contact Mr. David Studenski at the La Crescent office at 651-290-5902 or David.a.studenski@usace.army.mil.

To receive Public Notice notifications, go to: <https://www.mvp.usace.army.mil/Contact/RSS/> and subscribe to the RSS Feed for which you would like to receive Public Notices.





Legend

-  - Delineated wetland (wet meadow)
-  - Delineated wetland (sedge meadow)
-  - Delineated wetland (shallow marsh)
-  - Delineated wetland (deepwater marsh)
-  - Study Area Boundary
-  - Transect with sample points

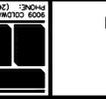
Lineage Site Wetland Delineation

**WETLAND BOUNDARY MAP
LINEAGE SITE**



216 S. Duluth Avenue • Sioux Falls, SD 57104
Phone: (605) 332-7211 • Fax: (605) 332-7222

Engineers • Surveyors

					
30% REVIEW DOCUMENTS DATE: 11-5-2021			PROJECT: NEW DISTRIBUTION FACILITY FOR STORM WATER POLLUTION PREVENT PLAN LOCATION: 1500 DAKOTA RD LIVERNE, MN 56156		

PROJECT DESCRIPTION:
 THE PROJECT INCLUDES:
 • SLOTTED SAND FILTERS
 • SLOTTED SAND FILTERS
 • TYPICAL STABILIZATION BASIN
 • TYPICAL STABILIZATION BASIN

CONSTRUCTION NOTES:
 CONSTRUCTION SHALL BE CONDUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS SHOWN ON THIS SHEET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

ENVIRONMENTALLY SENSITIVE AREAS:
 THE PROJECT AREA IS LOCATED IN AN ENVIRONMENTALLY SENSITIVE AREA. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THESE AREAS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

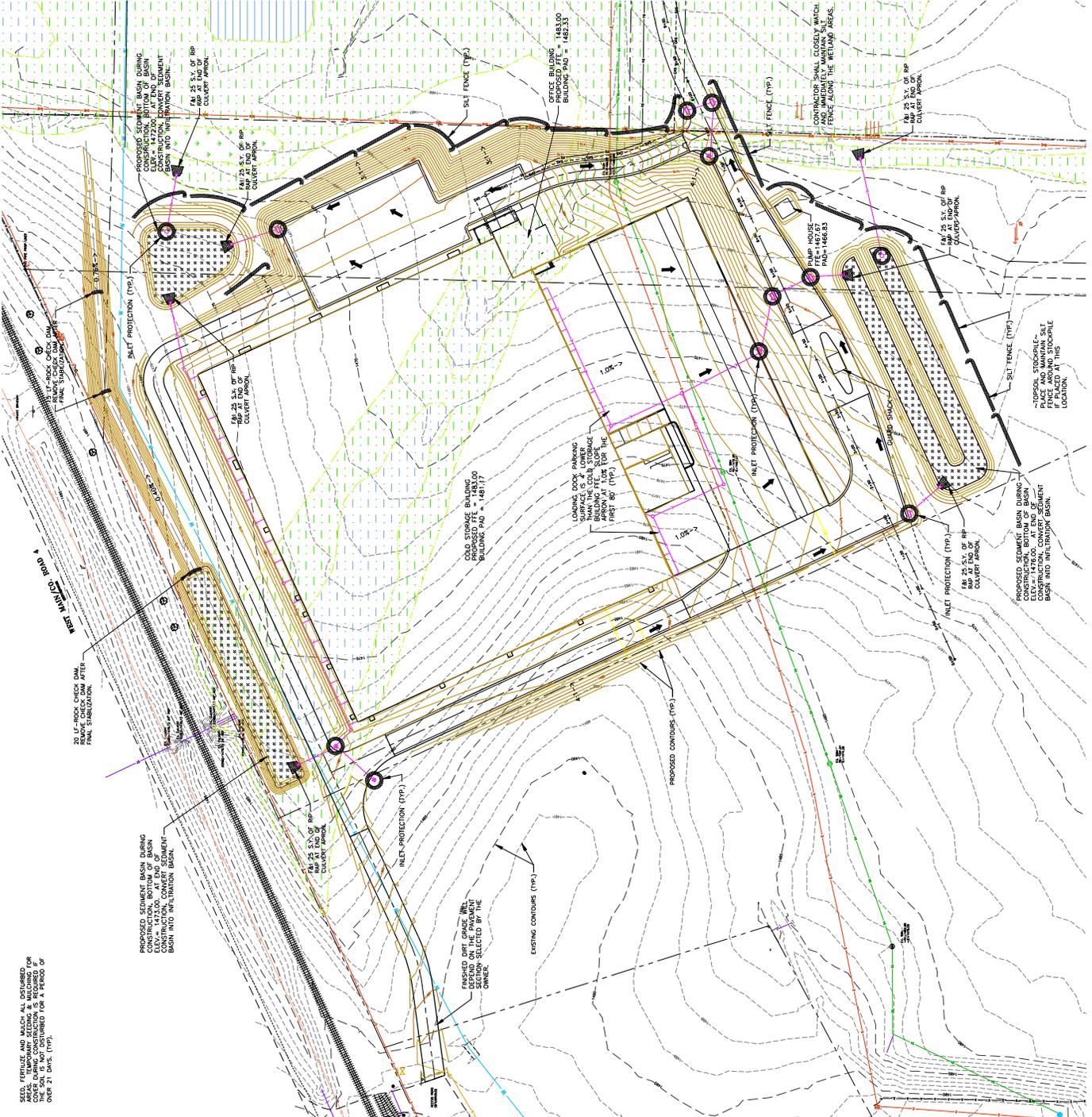
SPECIAL WATERS AND IMPAIRED WATERS:
 THE PROJECT AREA IS LOCATED IN AN ENVIRONMENTALLY SENSITIVE AREA. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THESE AREAS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

SOIL TYPES:
 SOIL TYPES TYPICALLY FOUND ON THIS PROJECT ARE LEAN CLAY, SILTY CLAY, POORLY GRADED SAND, SAND AND SOME FAT CLAY.

LAND FEATURE CHANGES:
 TOTAL PROJECT AREA DISTURBED: 111 ACRES
 TOTAL EXISTING IMPROVED SURFACE AREA: 3,000 ACRES
 TOTAL EXISTING UNIMPROVED SURFACE AREA: 111 ACRES
 TOTAL PROPOSED IMPROVED SURFACE AREA: 111 ACRES
 TOTAL PROPOSED UNIMPROVED SURFACE AREA: 111 ACRES

LONG TERM MAINTENANCE & OPERATION:
 LONG TERM MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OPERATOR. THE CONTRACTOR SHALL PROVIDE TRAINING AND DOCUMENTATION UPON REQUEST.

LOCATION OF SWPPP REQUIREMENTS:
 THE SWPPP REQUIREMENTS ARE LOCATED IN MANY PLACES WITHIN THE PLAN SET. AS A RESULT OF THE SWPPP REQUIREMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.



SEEDS, FERTILIZER AND MULCH ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. SEEDS, FERTILIZER AND MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION. SEEDS, FERTILIZER AND MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS WITHIN 14 DAYS OF COMPLETION OF CONSTRUCTION.

Project Name: Lineage Logistics Site

Attachment D

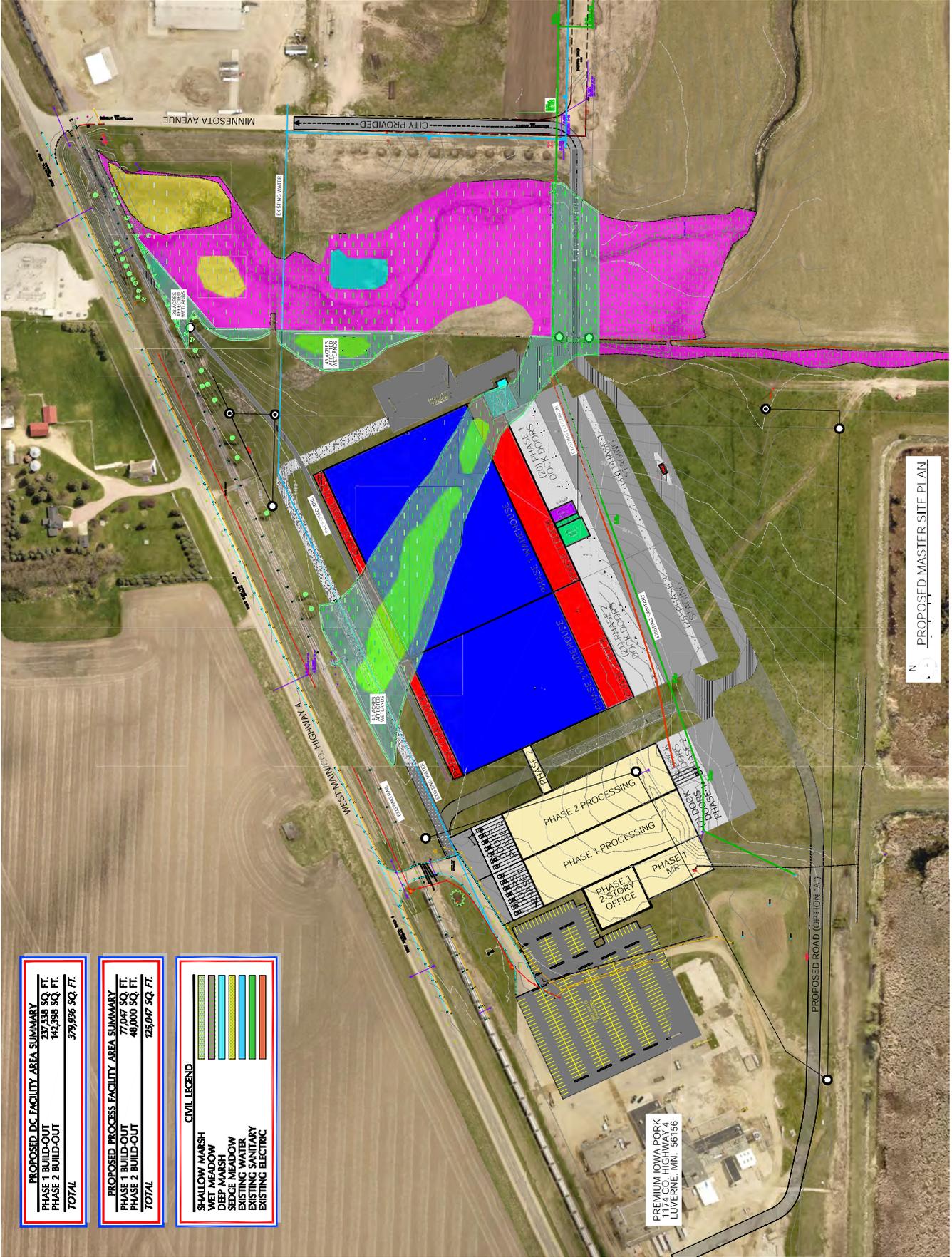
Replacement/ Compensatory Mitigation

Wetland Bank Account #	County	Major Watershed #	Bank Service Area #	Credit Type (if applicable)	# credits
1475	Jackson	52	8	4	0.2354
1475	Jackson	52	8	3	3.7011
1606	Big Stone	22	9	3	2.7000
1606	Big Stone	22	9	2	0.7331
1650	Lyon	25	9	3	0.5000
1636	Lyon	25	9	3	0.2010
1636	Lyon	25	9	2	1.8075
1636	Lyon	25	9	2	0.1819
total:					10.0600

Applicants should attach documentation indicating that they have contacted the wetland bank account owner and reached at least a tentative agreement to utilize the identified credits for the project. This documentation could be a signed purchase agreement, signed application for withdrawal of credits or some other correspondence indicating an agreement between the applicant and the bank owner. However, applicants are advised not to enter into a binding agreement to purchase credits until the mitigation plan is approved by the Corps and LGU.

(see attached bank credit purchase agreements/ credit reservations)

<p>TIPPMANN CONSTRUCTION a Tippan Group Company</p>	<p>DATE 10-11-2021</p>	<p>LINEAGE LIVERNE, MN 56156</p>	<p>PROPOSED MASTER SITE PLAN (WETLAND DELINEATION)</p>	<p>REVISIONS:</p>	<p>PROJECT NEW DISTRIBUTION FACILITY FOR LIVERNE, MN 56156</p>
	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>				
<p>CERTIFICATION</p>			<p>PROPOSED DC FACILITY AREA SUMMARY</p>		



PROPOSED DC FACILITY AREA SUMMARY	
PHASE 1 BUILD-OUT	237,538 SQ. FT.
PHASE 2 BUILD-OUT	142,398 SQ. FT.
TOTAL	379,936 SQ. FT.

PROPOSED PROCESS FACILITY AREA SUMMARY	
PHASE 1 BUILD-OUT	77,047 SQ. FT.
PHASE 2 BUILD-OUT	49,000 SQ. FT.
TOTAL	126,047 SQ. FT.

CIVIL LEGEND

	SHALLOW MARSH
	WET MEADOW
	DEEP MARSH
	RIIDGE MEADOW
	EXISTING DC SANITARY
	EXISTING ELECTRIC

PREMIUM IOWA PORK
1174 CO. HIGHWAY 4
LIVERNE, MN. 56156

N
PROPOSED MASTER SITE PLAN