



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Cobbs Creek Foundation

Published: August 5, 2025
Expires: August 20, 2025

Philadelphia District
File number: NAP-2018-00729-84

TO WHOM IT MAY CONCERN: The Philadelphia District of the U.S. Army Corps of Engineers (Corps) 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). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: Cobbs Creek Foundation
Attn: Enrique Hervada
300 Conshohocken State Road
Suite 405
West Conshohocken, PA 19428-3801

AGENT: Vicki Schiavone
Langan Engineering and Environmental Services, LLC
1 West Broad Street
Suite 200
Bethlehem, PA 18018

WATERWAY AND LOCATION: The project is located at the Cobbs Creek golf course surrounding Cobbs Creek, Indian Creek, and unnamed tributaries to each; 7400 Lansdowne Avenue Philadelphia, PA 19151; 39.969211,-75.272085.

EXISTING CONDITIONS: The foundation leases a portion of the 284-acre golf course from the City of Philadelphia with the remainder situated in Upper Darby Township. A restoration of the above-named streams is ongoing to alleviate local flooding, provide a natural sink for contaminants through reestablishment of wetlands in the floodway, and a commitment of resources to keep the waterway clean in perpetuity. The restoration work is being conducted separately under Department of the Army Nationwide Permit 27. The renovation of the golf course is also active as of the date of this notice in the areas surrounding the below described work.

PROJECT PURPOSE: Renovation and restoration of an existing golf course to national standards established by the PGA.

PROJECT WORK: The applicant requests authorization to fill 1.16 acres of wetlands to arrange the course in a way that avoids and minimizes impacts to remaining wetlands or the restored creek while still furnishing the objective to provide a modern golf course;

and to enclose a reach of stream subject to overburdened combined sewer outfall discharges which expose raw sewage, creating a health hazard. The proposed impacts would facilitate the broader restoration of the golf course and supporting facilities. In summary, this includes 12 span bridges to carry pedestrian and cart traffic over the restored streams, a spanning pile supported bridge for vehicle traffic at the northeastern limit of the project 14 by 208 feet, the enclosure of one tributary subject to frequent combined sewer outfall discharges, and approximately 1.16 acres of wetland fill distributed among 10 wetlands on the property; reduced from 3.21 acres initially proposed, following comments and recommendations by this office and PADEP staff.

For additional project details, see the attached plans identified as: “COBBS CREEK GOLF COURSE RESTORATION UPPER DARBY TOWNSHIP & CITY OF PHILADELPHIA PHILADELPHIA & DELAWARE COUNTIES PENNSYLVANIA” prepared by Langan Engineering and Environmental Services, LLC; dated November 1, 2024; last revised February 6, 2025; sheets 1 to 7 of 7 and “COBBS CREEK GOLF COURSE TIMBER VEHICLE BRIDGE” prepared by York Bridge Concepts; dated December 11 2024; unrevised; sheet 100.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The applicant has stated that the proposed project has been designed to avoid and minimize adverse effects on the aquatic environment to the maximum extent practicable.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant proposes to offset any lost aquatic functions, in-kind and on location, with a dedicated portion of the stream restoration already underway.

CULTURAL RESOURCES:

The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes and other interested parties.

The Corps evaluated the undertaking pursuant to Section 106 of the National Historic Preservation Act (NHPA) utilizing its existing program-specific regulations and procedures along with 36 CFR Part 800. The Corps’ program-specific procedures include 33 CFR 325, Appendix C, and revised interim guidance issued in 2005 and 2007, respectively. The District Engineer consulted district files and records and the latest published version of the National Register of Historic Places and initially determines that:

The Corps has not made a cultural resource determination on this permit action. Further research and consultation with the SHPOs and Tribes will take place pursuant to Section 106 of the NHPA with implementing regulations, 33 CFR Part 325, Appendix C – Procedures for the Protection of Historic Properties.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

ENDANGERED SPECIES: The Corps has performed an initial review of the application and the U.S. Fish and Wildlife Services (USFWS) Information for Planning and Consultation (IPaC) to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur within the boundary of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project will not affect any listed species or critical habitat.

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

ESSENTIAL FISH HABITAT: Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information.

The Corps has determined the proposal would have no effect on any Essential Fish Habitat (EFH) because EFH is not present within the project area. Therefore, no consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996 is required.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: In accordance with Section 401 of the Clean Water Act, a Water Quality Certificate (WQC) is required from the State government in which the work is located. Any comments concerning the work described above which

relate to Water Quality considerations should be sent to this office with a copy to the State.

COASTAL ZONE MANAGEMENT ACT

In accordance with Section 307(c) of the Coastal Zone Management Act of 1972, applicants for Federal Licenses or Permits to conduct an activity affecting land or water uses in a State's coastal zone must provide certification that the activity complies with the State's Coastal Zone Management (CZM) Program. This proposal is not located in the coastal zone

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 geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has not been verified by Corps personnel.

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 detriments. 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 or 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.

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 determination, comments are used to assess impacts to 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 (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Philadelphia District will receive written comments on the proposed work, as outlined above, until August 20, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Brian Anthony at brian.r.anthony@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Philadelphia District, Attention: Regulatory Branch Brian Anthony, 1650 Arch Street, Philadelphia, PA 19103-2004. Please refer to the file number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

Todd A. Schaible
Chief, Regulatory Branch