

JOINT PUBLIC NOTICE

September 11, 2017

United States Army
Corps of Engineers
New Orleans District
Attn: Regulatory Branch
7400 Leake Avenue
New Orleans, Louisiana 70118

State of Louisiana
Department of Environmental Quality
Attn: Water Quality Certification Sec.
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

Project Manager: Darlene Herman
(504) 862-2287 / fax: (504) 862-2574
Darlene.C.Herman@usace.army.mil
Permit Application Number:
MVN- 2006-3227 WB

Project Manager:
Elizabeth Hill
(225) 219-3225 / fax: (225) 219-3156
WQC Application Number:
WQC-170829-02

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the US Army Corps of Engineers pursuant to: [X] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403); and/or [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

Application has also been made to the Louisiana Department of Environmental Quality, Office of Environmental Services, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS 30:2074 A(3) and provisions of Section 401 of the Clean Water Act.

RE-ISSUANCE/TIME EXTENSION FOR RESIDENTIAL DEVELOPMENT IN ST. MARY PARISH

NAME OF APPLICANT: Dreamscape Developers, L.L.C., c/o Miller Engineers & Associates, Inc., Post Office Box 223, Franklin, Louisiana 70538

LOCATION OF WORK: Between Fairway Drive and the Lower Atchafalaya River in community of Berwick, Louisiana, in St. Mary Parish, Hydrologic Unit Code 08080101, as shown on the attached drawings.

CHARACTER OF WORK: Permit re-issuance/time extension to excavate and deposit fill, and construct a 41 acre lake with two 52 feet wide connecting channels to the Lower Atchafalaya River, as a part of a residential subdivision development. Approximately 1,533,000 cubic yards of native material will be removed for lake construction and hauled off site, except for 60,000 cubic yards which is to be deposited in combination with 45,000 cubic yards of concrete for construction of access roads, house foundations, and a recreational area. Also, wharves, bulkheads, boat slips, a boat launch, utilities, and drainage features would be installed to develop the 174 lot Riverbend Residential Subdivision. The proposed action would be constructed on approximately 200 acres of former agricultural land, of which approximately 20.00 acres of jurisdictional bottomland hardwood wetlands would be directly impacted. The 21 acres of jurisdictional wetlands were originally mitigated and credits acquired from the Bayou Teche Wetlands Mitigation Bank for the impacts to bottomland hardwoods. The original permit expired on June 30, 2014. Approximately 10 percent of the project has been completed.

The comment period for the Department of the Army Permit and the Louisiana Department of Environmental Quality WQC will close **20 days** from the date of this joint public notice. Written comments, including suggestions for modifications or objections to the proposed work, stating reasons thereof, are being solicited from anyone having interest in this permit and/or this WQC request and must be submitted so as to be received before or by the last day of the comment period. Letters concerning the Corps of Engineers permit application must reference the applicant's name and the Permit Application Number, and be forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY BRANCH**. Similar letters concerning the Water Quality Certification must reference the applicant's name and the WQC application number and be mailed to the Louisiana Department of Environmental Quality at the address above. Individuals or parties may request an extension of time in which to comment on the proposed work by writing, faxing, or e-mailing the Corps of Engineers Project Manager listed above. Any request must be specific and substantively supportive of the requested extension, and received by this office prior to the end of the initial comment period. The Section Chief will review the request and the requestor will be promptly notified of the decision to grant or deny the request. If granted, the time extension will be continuous to the initial comment period and, inclusive of the initial comment period, will not exceed a total of 30 calendar days.

The application for this proposed project is on file with the Louisiana Department of Environmental Quality and may be examined during weekdays between 8:00 a.m. and 4:30 p.m. Copies may be obtained upon payment of costs of reproduction.

Corps of Engineers Permit Criteria

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 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 thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic 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.

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 this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to make, 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.

The New Orleans District is unaware of properties listed on the National Register of Historic Places near the proposed work. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, pre-historical, historical sites, or data. Copies of this notice are being sent to the State Archeologist and State Historic Preservation Officer.

Our initial finding is that the proposed work would not affect any species, nor affect any habitat designated as critical to the survival and recovery of such species, listed as endangered by the U.S. Department of Commerce.

The New Orleans District has determined that the proposed project is located within waters known to be occupied by the endangered West Indian Manatee (*Trichechus manatus*) and Pallid Sturgeon and determined with the inclusion of the Standard Manatee Conditions for In-Water Activities the proposed activity is not likely to adversely affect the species based on the Standard Local Operating Procedure for Endangered Species in Louisiana (SLOPES), dated October 22, 2014, between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal may result in the destruction or alteration of 0.00 acres of EFH utilized by various life stages of red drum and penaeid shrimp. Our initial determination is that the proposed action would not have a substantial adverse impact on EFH or federally managed fisheries in the Gulf of Mexico. 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.

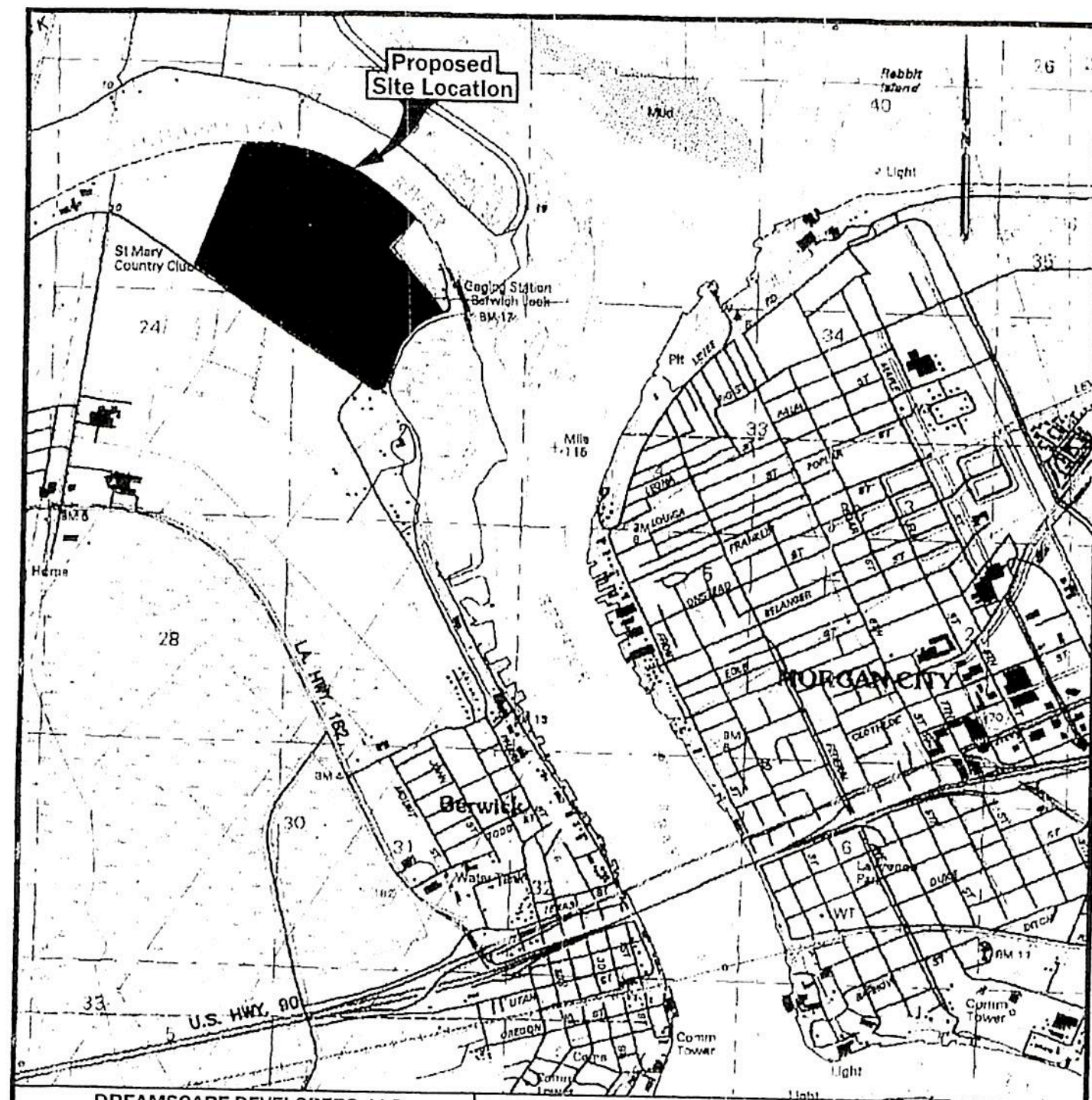
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality, before a permit is issued.

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, with particularity, the reasons for holding a public hearing. You are requested to communicate the information contained in this notice to any other parties whom you deem likely to have interest in the matter.

The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program. The Department of the Army permit will not be issued unless the applicant received approval or a waiver of the Coastal Use Permit by the Department of Natural Resources.

DARRELL S. BARBARA
Chief, Western Evaluation Section
Regulatory Branch

Enclosure



DREAMSCAPE DEVELOPERS, LLC
 PROPOSED RIVERBEND ESTATES SUBDIVISION
 SECTIONS 17, 24 & 28, T15S - R12E
 ST. MARY PARISH, LOUISIANA

Miller Engineers & Associates, Inc.
 Consulting Engineers & Land Surveyors

Drawn: J. M. Darden	Approved: G. E. Miller
Date: Aug. 7, 2007	Scale: 1" = 2000'
Revised:	Sheet 1 of 7

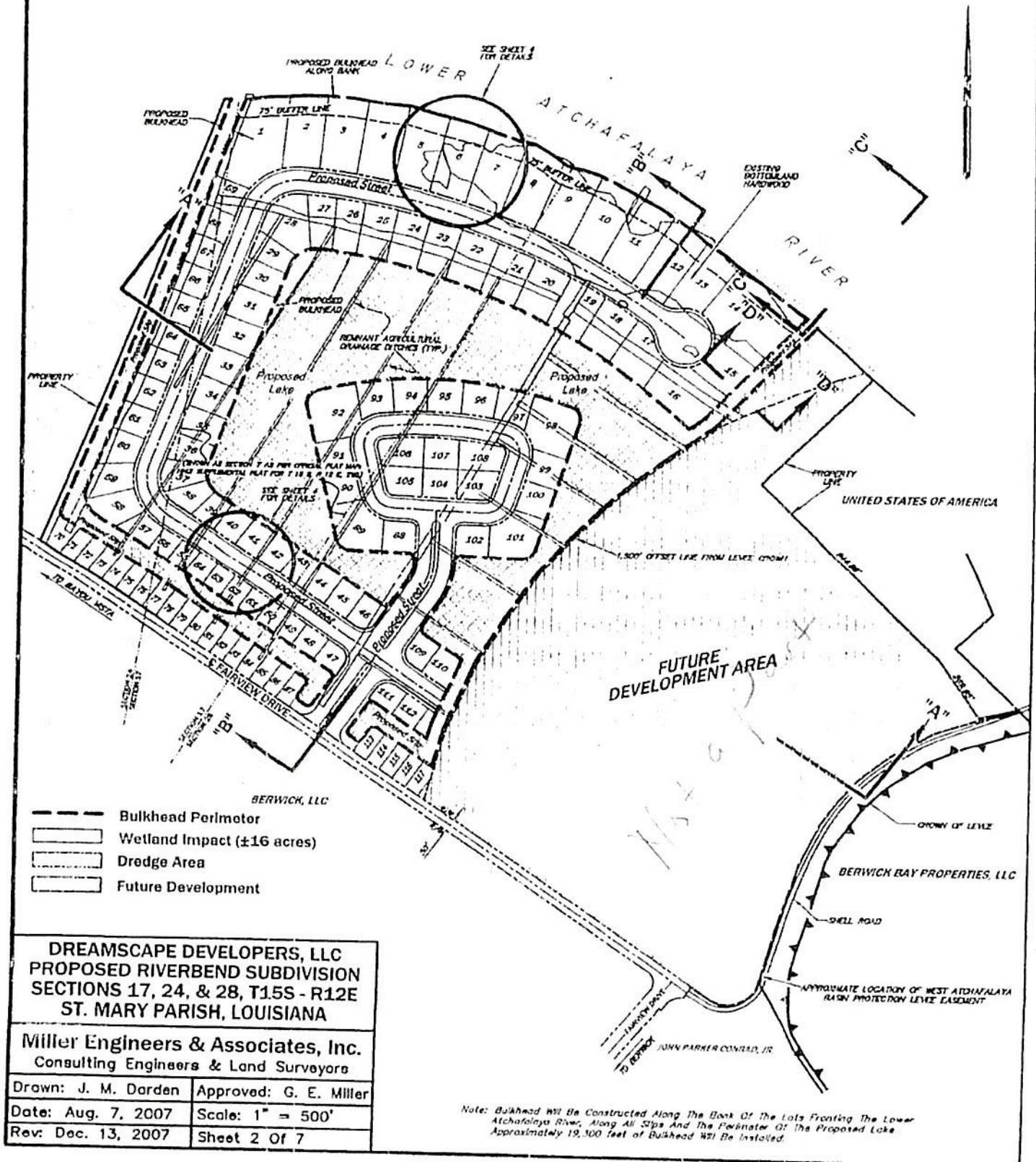
VICINITY MAP

Copied From U.S.C. & G.S. Quadrangles
 Patterson & Morgan City, La. 1984

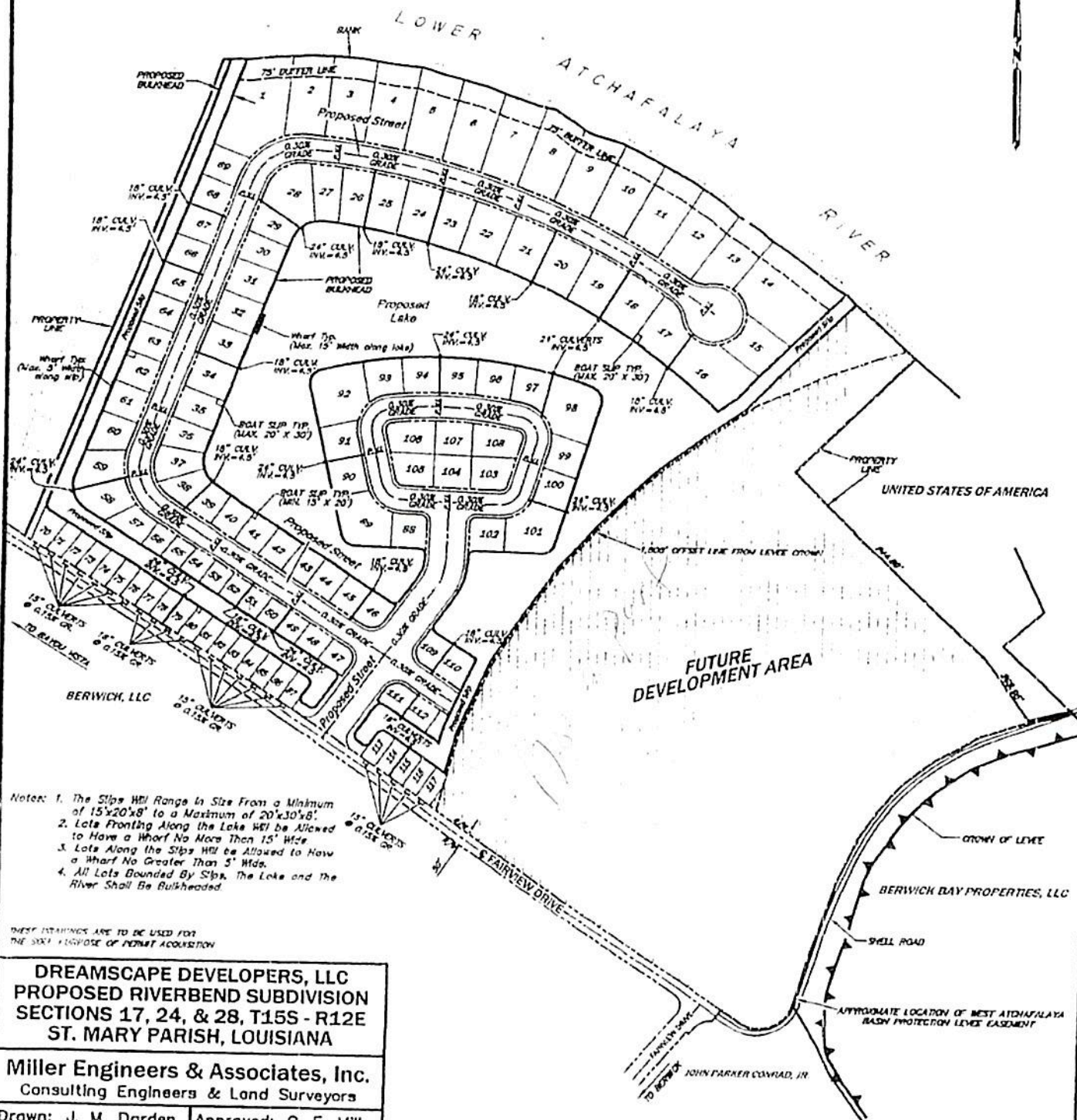
SCALE:

2000' 1000' 0' 2000'

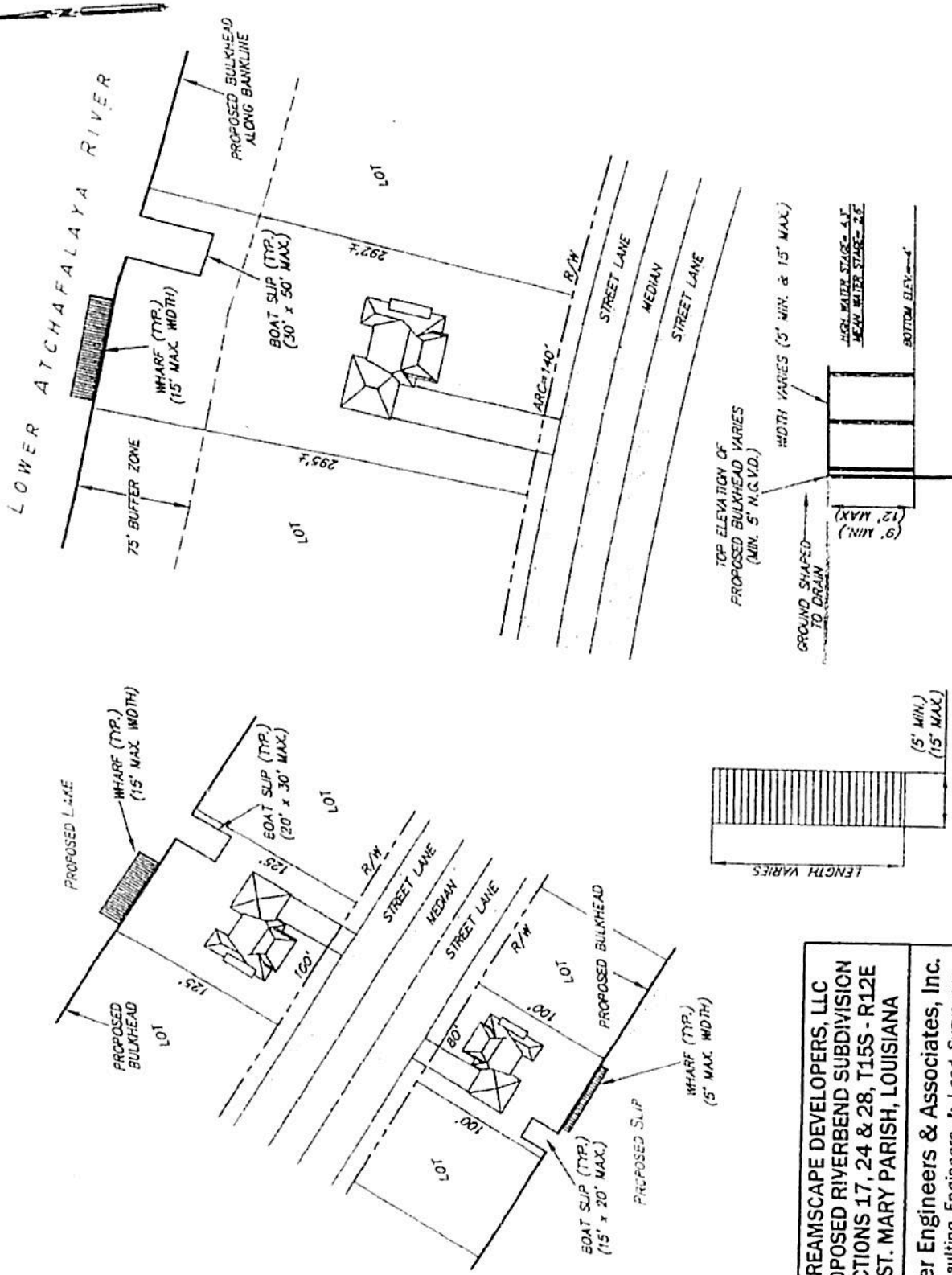
PLAN VIEW - SUBDIVISION LAYOUT, CROSS-SECTIONS PLAN VIEW & WETLAND IMPACTS



PLAN VIEW - DRAINAGE, BOAT SLIPS & WHARF LAYOUT

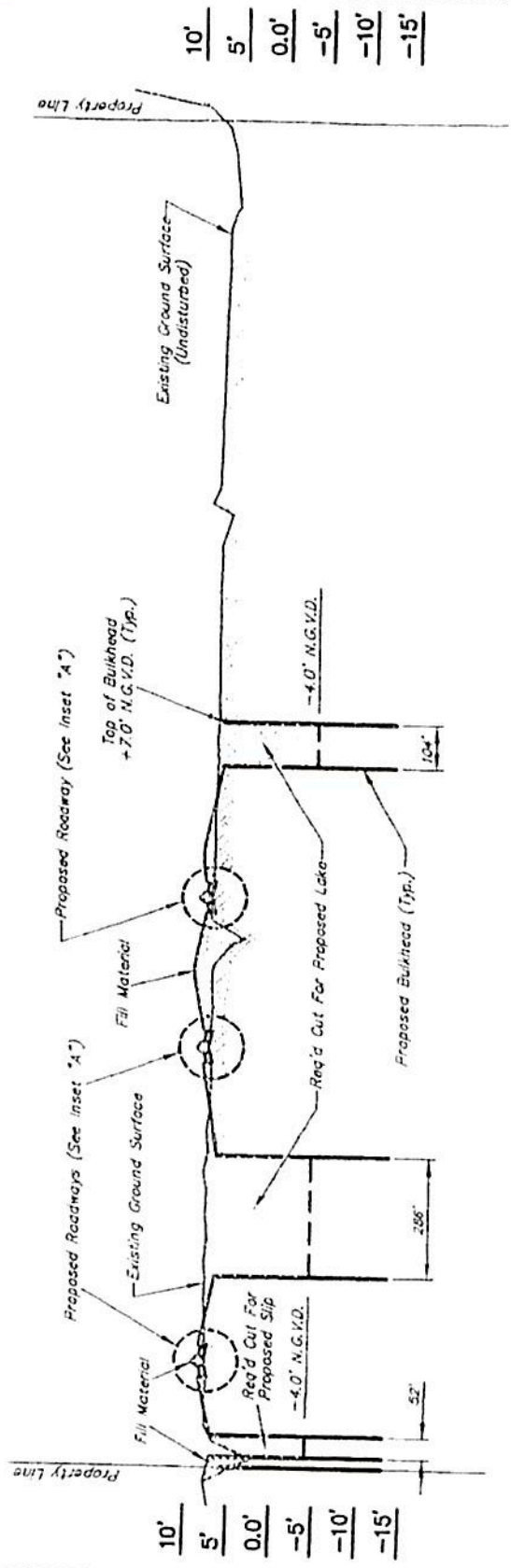
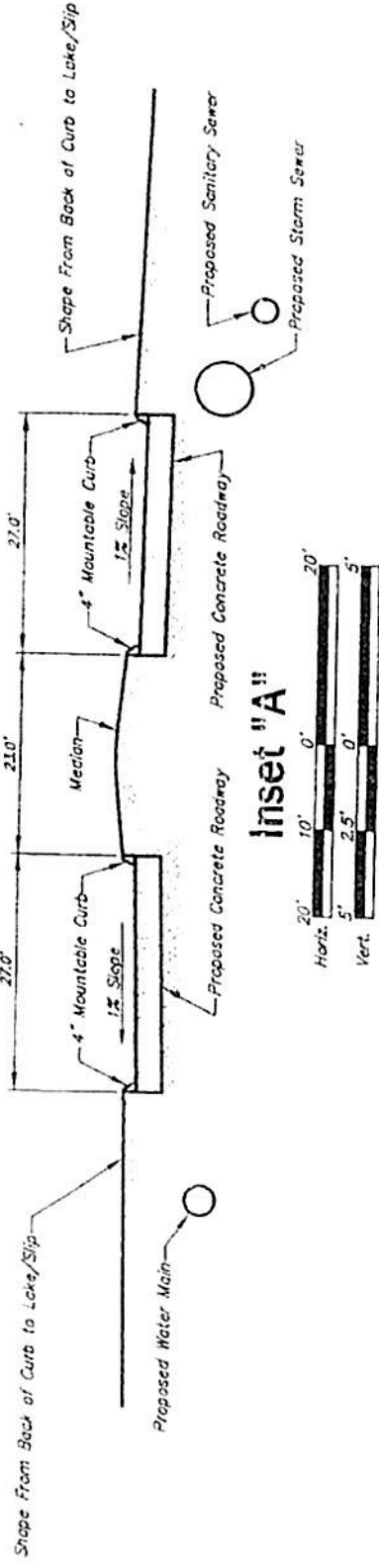


PLAN VIEW - TYPICAL HOME SITES & WHARF DETAILS



PLAN & ELEVATION - TYPICAL WHARF

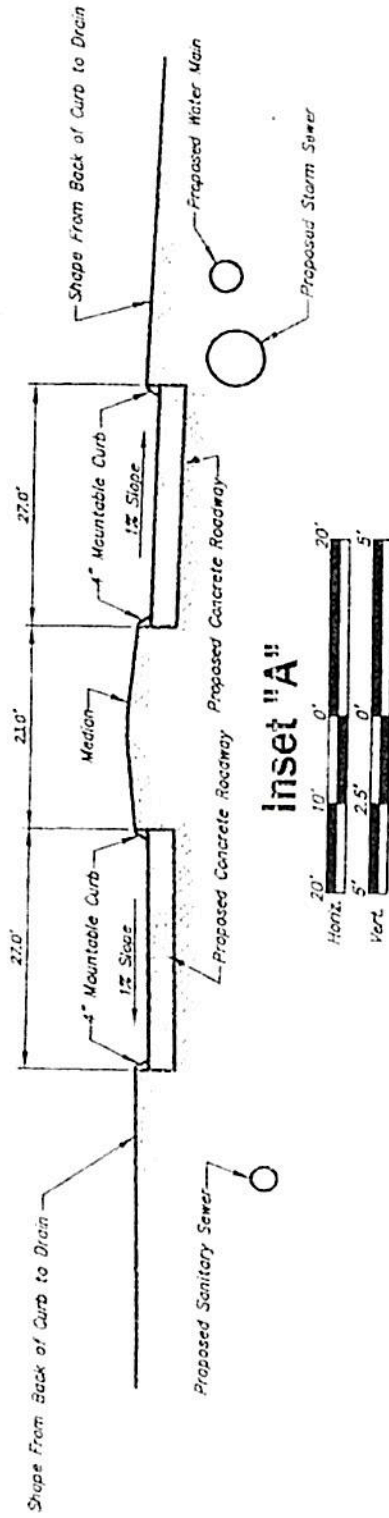
DREAMSCAPE DEVELOPERS, LLC PROPOSED RIVERBEND SUBDIVISION SECTIONS 17, 24 & 28, T15S - R12E ST. MARY PARISH, LOUISIANA			
Miller Engineers & Associates, Inc. Consulting Engineers & Land Surveyors			
Drawn: J. M. Darden	Approved: G. E. Miller		
Date: Aug. 7, 2007	Scale: 1" = 100'		
Revised:		Sheet 4 Of 7	



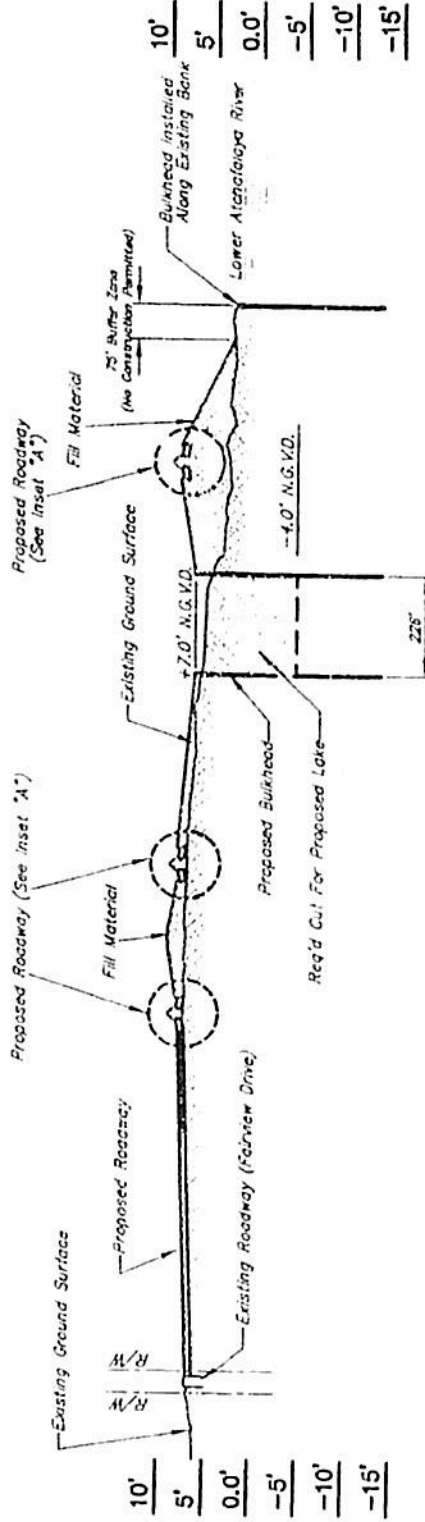
DREAMSCAPE DEVELOPERS, LLC	
PROPOSED RIVERBEND SUBDIVISION	
SECTIONS 17, 24 & 28, T15S - R12E	
ST. MARY PARISH, LOUISIANA	
Miller Engineers & Associates, Inc.	
Consulting Engineers & Land Surveyors	
Drawn: J. M. Darden	Approved: G. E. Miller
Date: Oct. 20, 2006	Scale: As Shown
Revised: Aug. 7, 2007	Sheet 5 Of 7

Notes:

1. Approximately 520,000 Cubic Yards of Material Will Be Excavated for the Sips and Lake. Approximately 250,000 Cubic Yards of The Excavated Material Will Be Used On-Site For Fill Material. The Remaining Material Will Be Hauled Off-Site and Used For Land Protection.
2. Approximately 16 Acres of Wetlands Will Be Impacted By The Proposed Project.



Inset "A"



SECTION B - B



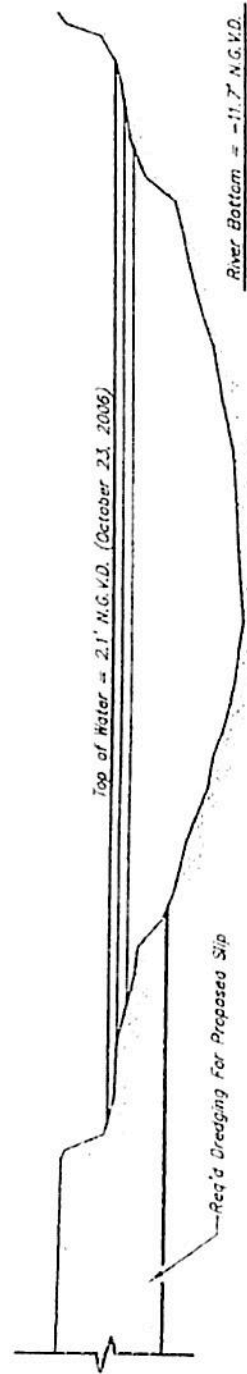
Notes: 1. Approximately 530,000 Cubic Yards of Material Will Be Excavated for the Site and Lane. Approximately 250,000 Cubic Yards of the Excavated Material Will Be Used On-Site For Fill Material. The Remaining Material Will Be Moved Off-Site and Used For Land Protection.
2. Approximately 16 Acres of Wetlands Will Be Impacted By The Proposed Project.

DREAMSCAPE DEVELOPERS, LLC
PROPOSED RIVERBEND SUBDIVISION
SECTIONS 17, 24 & 28, T15S - R12E
ST. MARY PARISH, LOUISIANA

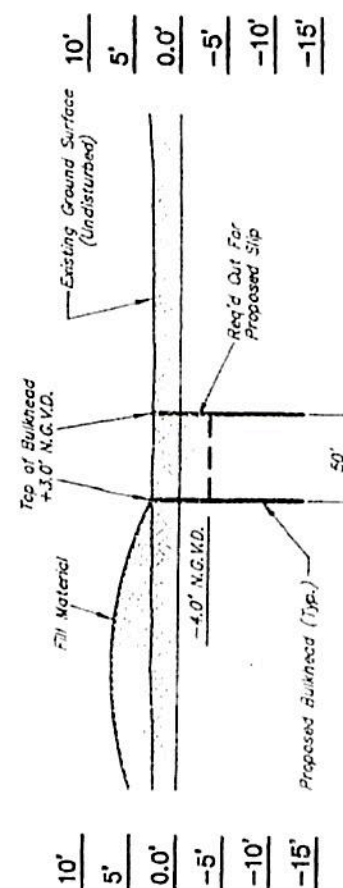
Miller Engineers & Associates, Inc.
Consulting Engineers & Land Surveyors

Drawn: J. M. Darden
Date: Oct. 20, 2006
Rev: Dec. 13, 2007
Approved: G. E. Miller
Scale: As Shown
Sheet 6 Of 7

10'
5'
0.0'
-5'
-10'
-15'



SECTION C - C



10'
5'
0.0'
-5'
-10'
-15'

SECTION D - D



DREAMSCAPE DEVELOPERS, LLC
PROPOSED RIVERBEND SUBDIVISION
SECTIONS 17, 24 & 28, T15S - R12E
ST. MARY PARISH, LOUISIANA

Miller Engineers & Associates, Inc.
Consulting Engineers & Land Surveyors

Drawn: J. M. Darden Approved: G. E. Miller

Date: Oct. 23, 2006 Scale: As Shown

Rev. Dec. 13, 2007 Sheet 7 Of 7