

# JOINT PUBLIC NOTICE

August 19, 2013

United States Army  
Corps of Engineers  
New Orleans District  
Regulatory Branch  
Post Office Box 60267  
New Orleans, Louisiana 70160-0267

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

(504) 862-1217  
Project Manager  
Kenny Blanke  
Permit Application Number  
MVN 2008-0423-CQ

(225) 219-3225  
Project Manager  
Mr. Jamie Phillippe  
WQC Application Number  
WQC 080411-01

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the U.S. Army Corps of Engineers pursuant to: [ ] 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 LRS30:2074 A(3), and provisions of Section 401 of the Clean Water Act (P.L.95-17).

## **MIXED USE DEVELOPMENT, AMERICANA TRADITIONAL NEIGHBORHOOD DEVELOPMENT, IN EAST BATON ROUGE PARISH**

**NAME OF APPLICANT:** Daigle Americana Development, LLC, c/o Conestoga-Rovers & Associates, Attn: Mr. Charles Jones, 5551 Corporate Blvd., Suite 200, Baton Rouge, LA 70808.

**LOCATION OF WORK:** In Sections 60, 61, 75, & 76, Township 4 South, Range 1 West, located approximately 0.5 mile west of the intersection of LA Highway 64 and LA Highway 964, on the southern side of LA 64, in Zachary, Louisiana, in EAST BATON ROUGE PARISH, 30.64549 N and -91.20999 W, as shown on the enclosed drawings. This project is located in USGS Hydrologic Unit Code (HUC) 08070202-Amite River.

The work described below was partially completed prior to obtaining a Department of the Army permit and was in violation of Section 301 of the Clean Water Act. All legal issues concerning the unauthorized work have since been deferred.

**CHARACTER OF WORK:** Project was previously advertised under a different applicant name (New Towne Development Group, LLC) in a Joint Public Notice, dated July 14, 2008. The previous project proposed to directly impact approximately 78.6 acres of wetlands. Modified project was then advertised on March 25, 2013. The proposed project has since been reconfigured to help facilitate drainage aspects of this proposed development through the proposed construction of a retention earthen berm located around the avoided wetland areas.

The applicant has requested Department of the Army authorization to implement the Americana Traditional Neighborhood Development (TND). The proposed TND will consist of residential housing, shopping centers, health car facilities, grocery stores, offices, and other amenities to

meet the needs of residents. The TND will include 1,765 housing units of various types: single-detached homes, townhouses, condominiums, live and work units, and homes for senior citizens. Approximately 520,000 square feet of commercial and retail establishments are proposed with the project which includes: an indoor commercial amusement facility, a 60,000 square foot grocery store, a movie theater, a YMCA, a civic building, and other appurtenances. Approximately 98.55 acres of potentially jurisdictional wetlands and approximately 4.3 acres of Other Waters of the U.S. are located on the 417.37-acre site. Approximately 2,357 linear feet (western earthen berm dimensions: 1,227-foot long x 22-foot wide x 2-foot height; southern berm dimensions: 1,130-foot long x 51-foot wide x 7-foot height) of jurisdictional wetlands will have an earthen berm constructed at the western and southern property boundaries to service the proposed development as an onsite retention area to help facilitate drainage. Approximately 11.66 acres of jurisdictional forested wetlands and approximately 4.3 acres of Other Waters of the U.S. are to be directly impacted via fill placement as a result of project implementation. Approximately 25,799 cubic yards of fill material will be placed onsite as a result of project implementation. The applicant proposes to contract with an approved compensatory mitigation bank to offset impacts associated with the project.

The applicant may be required to fully or partially restore the project site to pre-project conditions, if issuance of a permit is determined to be contrary to the overall public interest

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 mailed 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 mailed to the Corps of Engineers at the address above, ATTENTION: **REGULATORY BRANCH**. Individuals or parties may request an extension of time in which to comment on the proposed work by writing to the project manager or clicking on the project manager's name on the public notice grid on the web page. 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. 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.

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, prehistorical, historical sites, or data. Issuance of this public notice solicits input from the State Archeologist and State Historic Preservation Officer regarding potential impacts to cultural resources.

Our initial finding is that the proposed work would neither affect any species listed as endangered by the U.S. Departments of Interior or Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of NA 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.

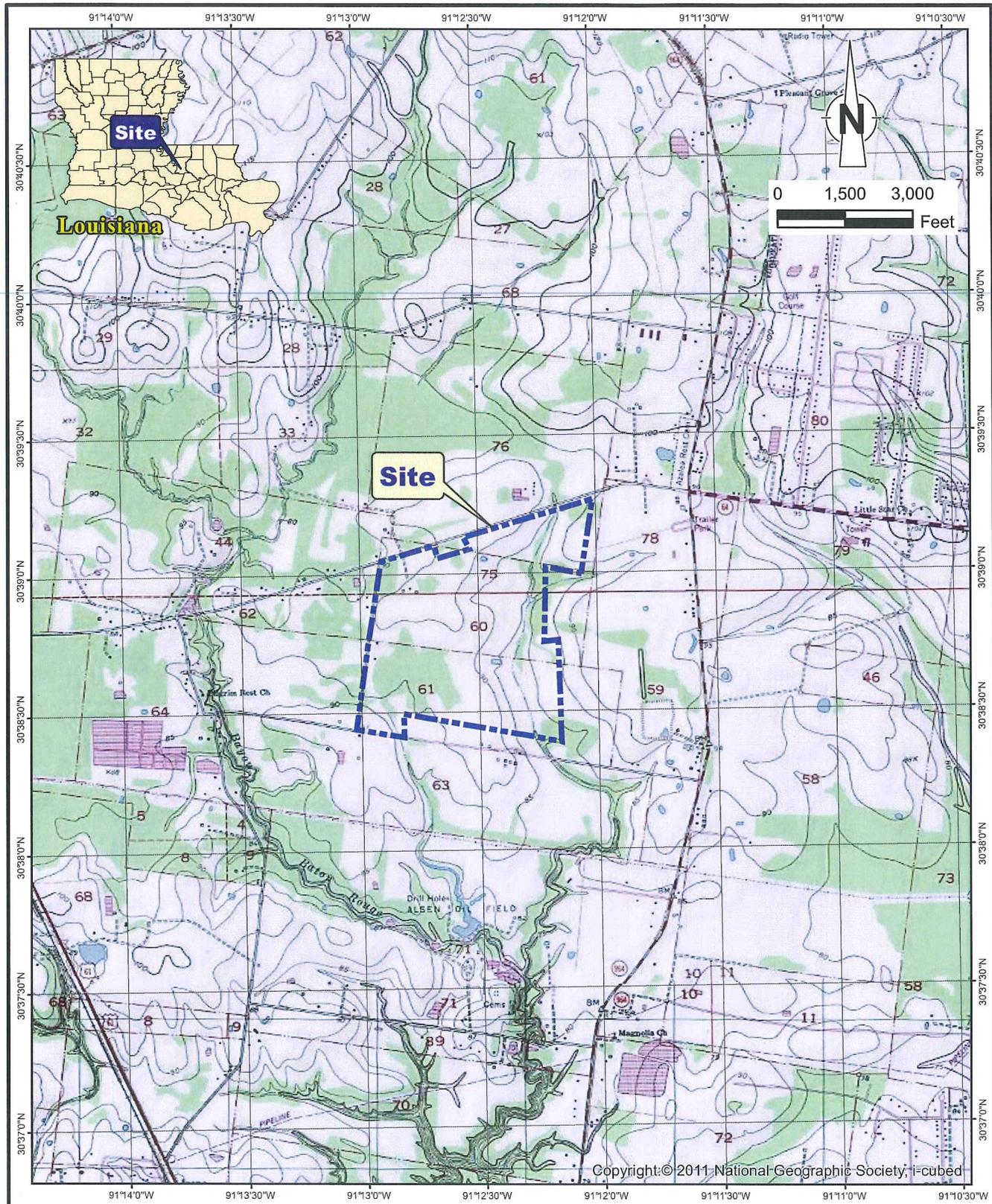
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not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

JOHN M. HERMAN  
Chief, Central Evaluation Section  
Regulatory Branch

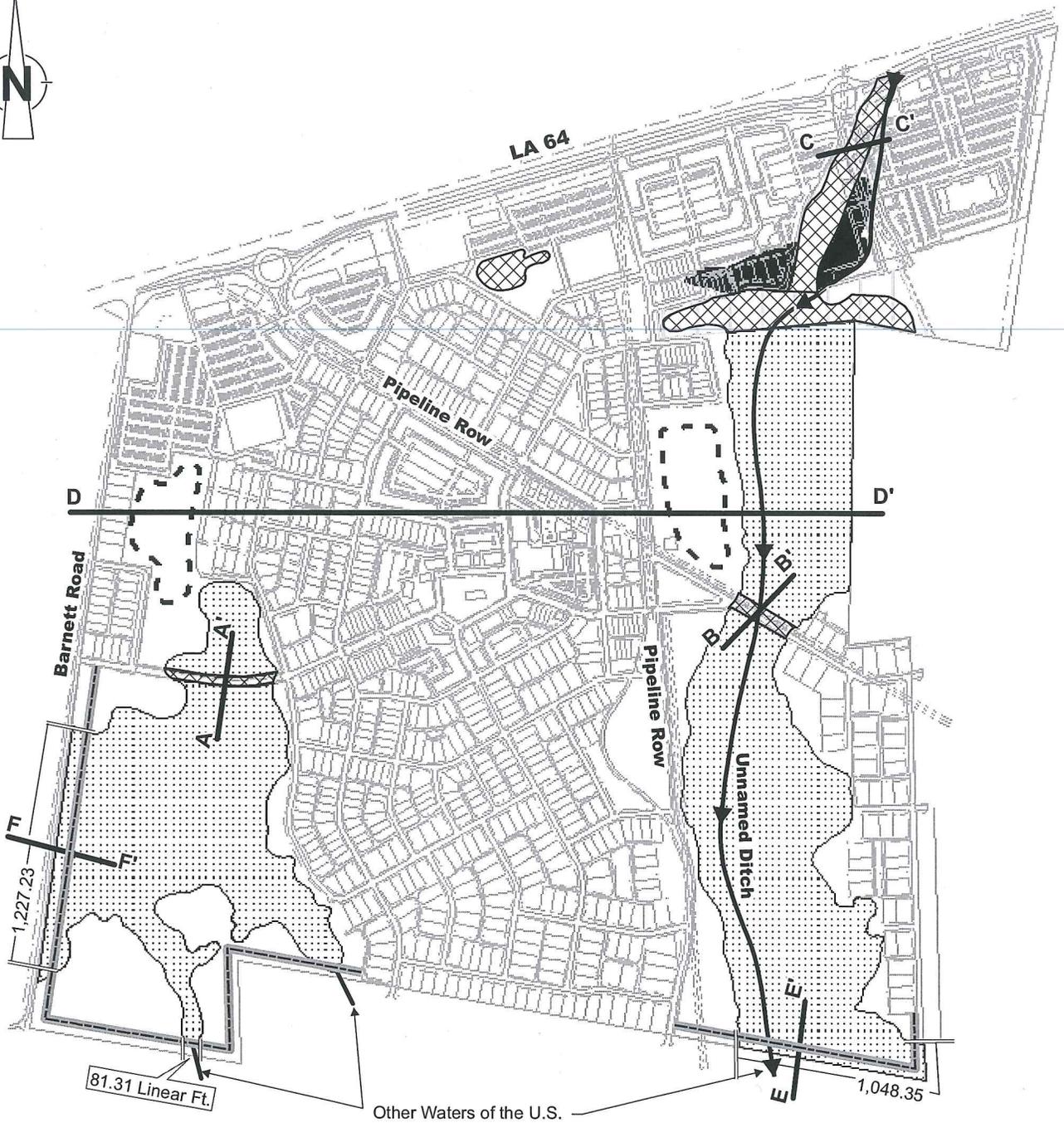
Enclosure



RE: USGS 7.5 Minute Topographic Maps.

Figure 1  
VICINITY MAP  
SECTION 404 PERMIT APPLICATION  
BATON ROUGE, LOUISIANA  
Daigle Americana Development, LLC



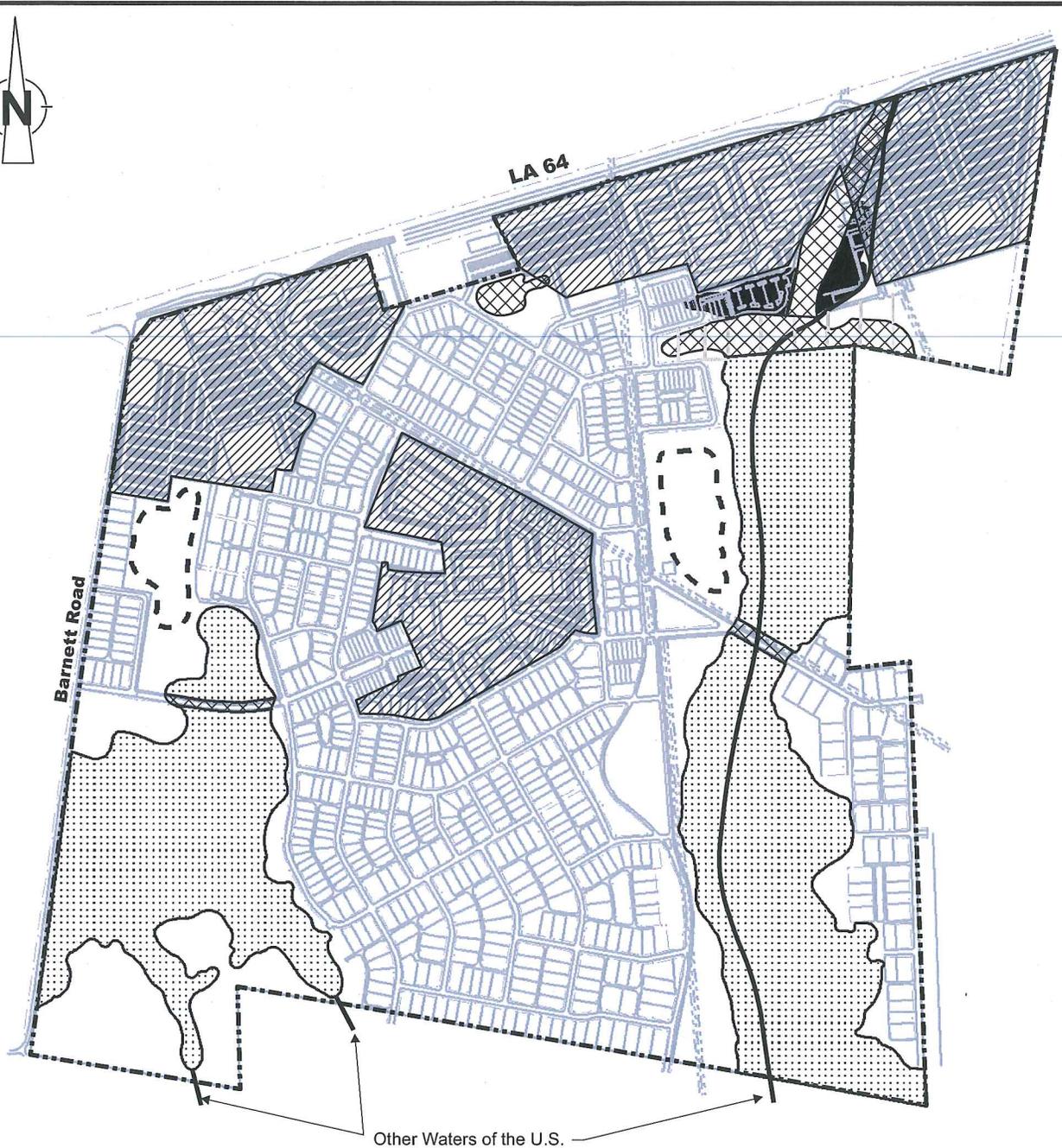


**Legend**

-  Proposed Berm
-  Impacted Wetlands (10.13 Acres)
-  Jurisdictional Wetlands (88.42 Acres)
-  Proposed Pond (7.64 Acres)
-  Other Waters of the U.S. (4.3 Acres)



Figure 2  
SITE PLAN  
SECTION 404 PERMIT APPLICATION  
BATON ROUGE, LOUISIANA  
*Daigle Americana Development, LLC*



**Legend**

-  Impacted Wetlands (10.13 Acres)
-  Property Boundary
-  Commercial/Retail Development
-  Jurisdictional Wetlands (88.42 Acres)
-  Proposed Pond (7.64 Acres)
-  Other Waters of the U.S. (4.3 Acres)



Figure 3  
COMMERCIAL/RETAIL AND SCHOOL DEVELOPMENT  
SECTION 404 PERMIT APPLICATION  
BATON ROUGE, LOUISIANA  
*Daigle Americana Development, LLC*



**Legend**

-  Impacted Wetlands (10.13 Acres)
-  Property Boundary
-  Jurisdictional Wetlands (88.42 Acres)
-  Proposed Pond (7.64 Acres)
-  Other Waters of the U.S. (4.3 Acres)

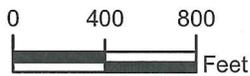
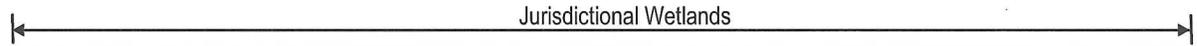


Figure 4  
RESIDENTIAL DEVELOPMENT  
SECTION 404 PERMIT APPLICATION  
BATON ROUGE, LOUISIANA  
*Daigle Americana Development, LLC*



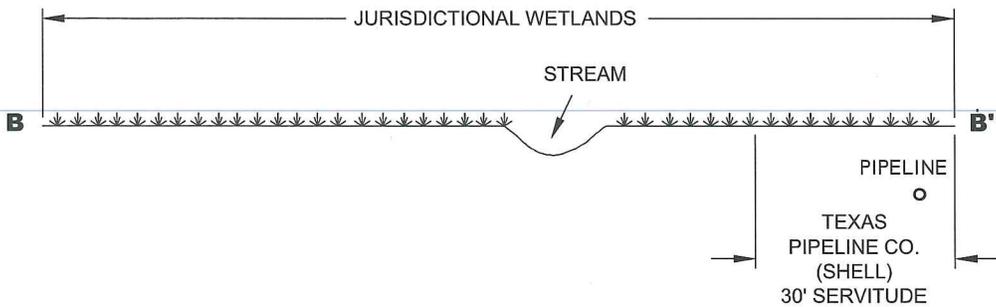
**PRE-CONSTRUCTION SECTION A-A'**  
**Not to Scale**



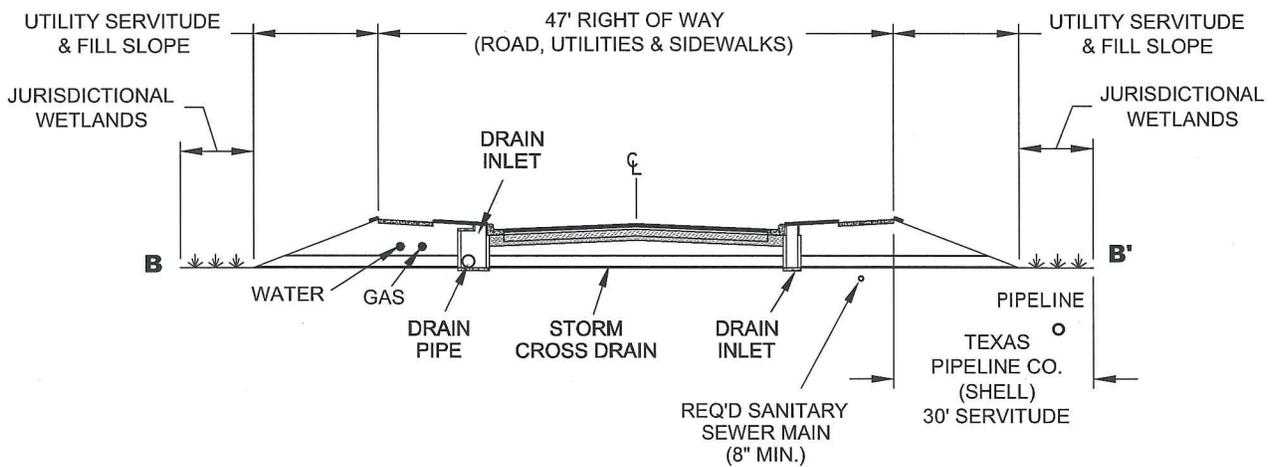
**POST-CONSTRUCTION SECTION A-A'**  
**Not to Scale**

Figure 5  
CROSS SECTION A-A'  
SECTION 404 PERMIT APPLICATION  
BATON ROUGE, LOUISIANA  
*Daigle Americana Development, LLC*





**CROSS SECTION B-B'**  
 PRE-CONSTRUCTION  
 NOT TO SCALE

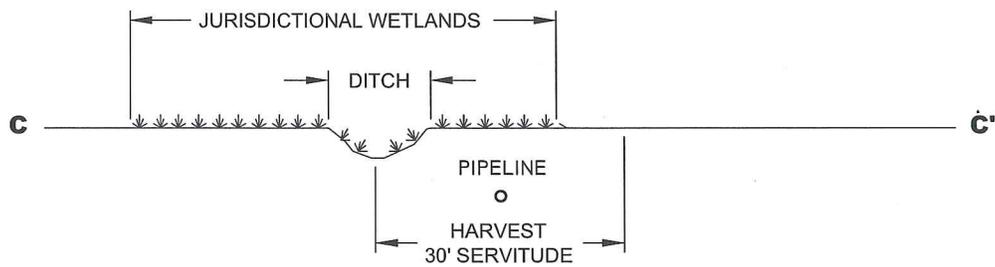


**CROSS SECTION B-B'**  
 PROPOSED POST-CONSTRUCTION  
 NOT TO SCALE

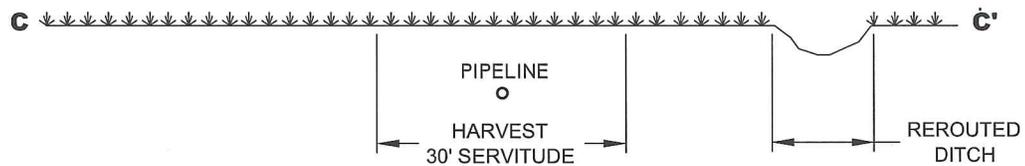
Figure 6

CROSS SECTION B-B'  
 SECTION 404 PERMIT APPLICATION  
 BATON ROUGE, LOUISIANA  
 Daigle Americana Development, LLC

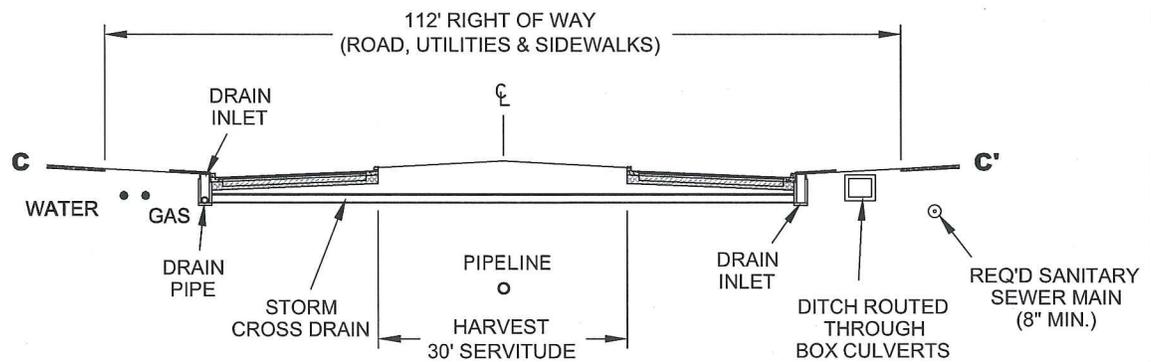




**CROSS SECTION C-C'**  
 PRE-CONSTRUCTION  
 NOT TO SCALE



**CROSS SECTION C-C'**  
 CURRENT CONDITION  
 NOT TO SCALE



**CROSS SECTION C-C'**  
 PROPOSED POST-CONSTRUCTION  
 NOT TO SCALE

Figure 7  
 CROSS SECTION C-C'  
 SECTION 404 PERMIT APPLICATION  
 BATON ROUGE, LOUISIANA  
 Daigle Americana Development, LLC



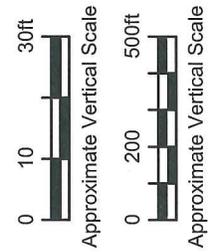
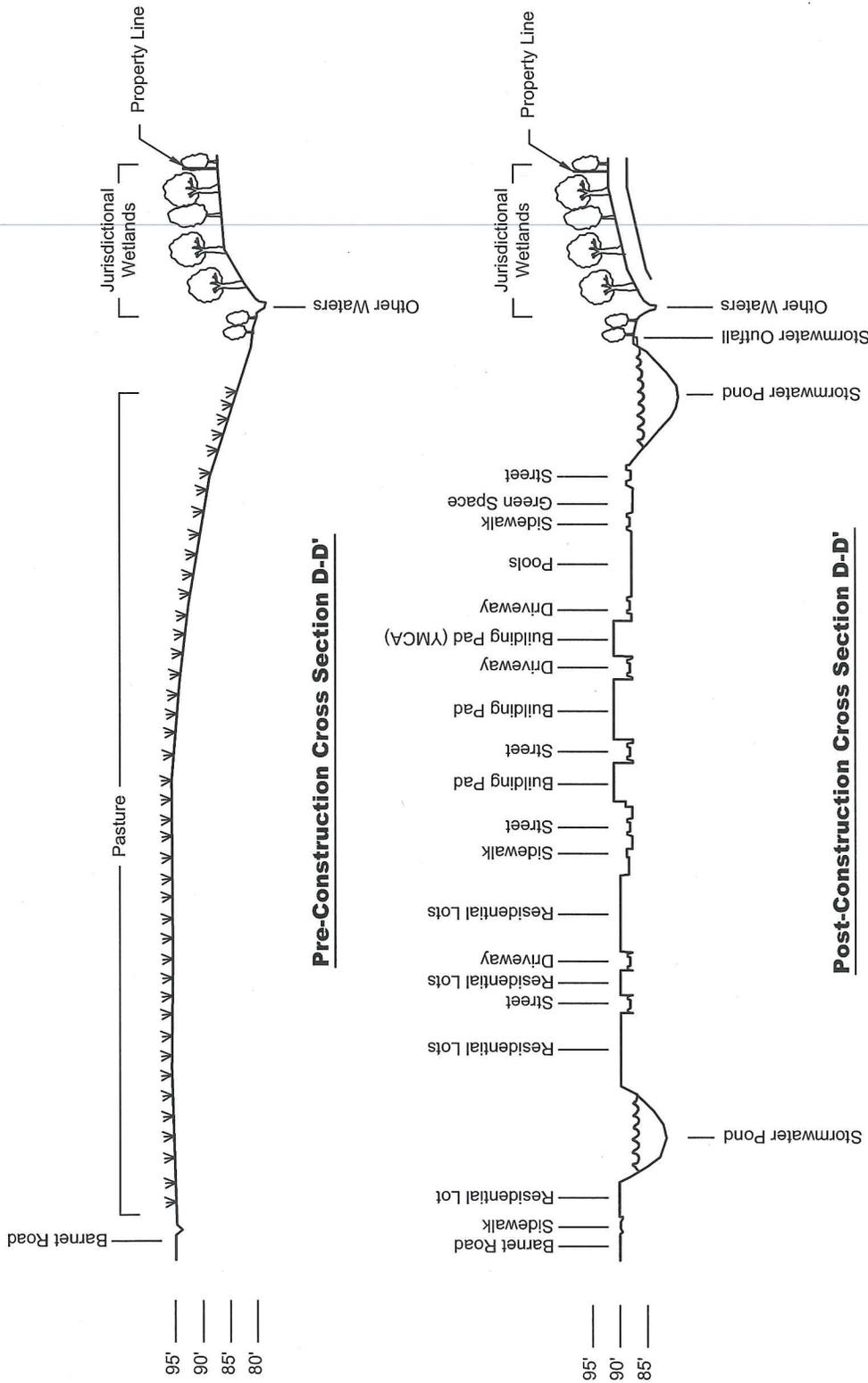
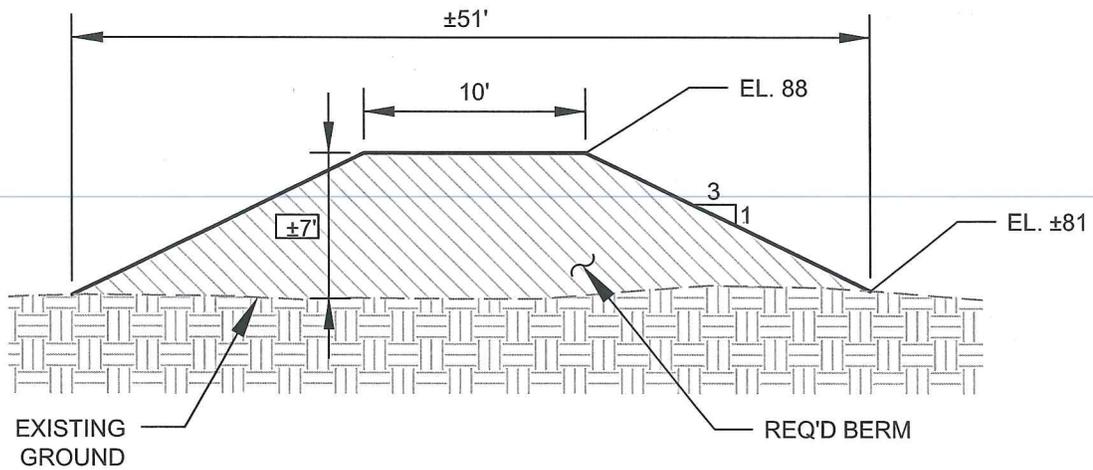
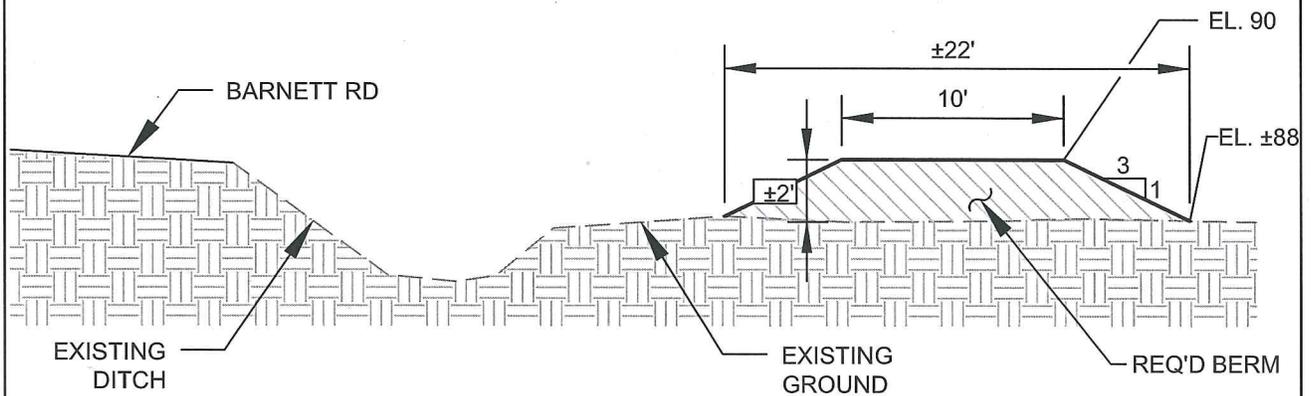


Figure 8  
 CROSS SECTIONS  
 SECTION 404 PERMIT APPLICATION  
 BATON ROUGE, LOUISIANA  
 Daigle Americana Development, LLC

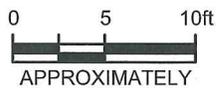




**CROSS SECTION E-E'**



**CROSS SECTION F-F'**



**Figure 9**  
**CROSS SECTIONS**  
**SECTION 404 PERMIT APPLICATION**  
**BATON ROUGE, LOUISIANA**  
*Daigle Americana Development, LLC*