

JOINT PUBLIC NOTICE

August 25, 2014

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

(504) 862-1301
Project Manager
Neil T. Gauthier
Neil.T.Gauthier@USACE.army.mil
MVN 2011-1609-CM

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

(225) 219-3225
Project Manager
Elizabeth Johnson
WQC Application Number
WQC 140822-01

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: [] 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, Water Quality Certifications Section, 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.

PROPOSED MIXED USE DEVELOPMENT (PHASE II) IN EAST BATON ROUGE PARISH

NAME OF APPLICANT: Russell Mosely, c/o Hydrik Wetlands Consultants, Attn: Michael Henry, 2323 Hwy 190 East, Suite 2, Hammond, Louisiana 70401.

LOCATION OF WORK: In Baton Rouge, Louisiana, between US Hwy 61(Airline Hwy) and Jefferson Highway Section 52, T8S-R2E, in East Baton Rouge Parish, within the Amite River Basin, in hydrologic unit (HUC 08070202), as shown on the attached drawings.

CHARACTER OF WORK: The applicant has requested Department of the Army authorization to initiate phase II of the construction of the Columns at Long Farm mixed use development. Phase I has been completed to 50% and the sale of the remainder is nearly complete. The applicant proposes to clear and grade the 155 acre property in preparation for the deposit of approximately 10,000 cubic yards of clean silt fill and 12,000 cubic yards of concrete. Construction of the proposed development will include an apartment complex, commercial outparcels, roads, parking, infrastructure, and ingress/egress. Additionally several drainage ditch re-routs with covered box culverts will be constructed and one small existing retention pond will be filled and replaced with two new larger retention ponds. The proposed project site contains approximately 11 acres of forested wetlands. Of this, approximately 2 acres of forested wetlands would be used in

construction of the facility. Approximately 147 linear feet of "other waters of the US" will be permanently impacted and 3,632 feet of "other waters of the US" will be filled and rerouted underground through culverts. Approximately 1,681 feet of existing "other waters of the US" drainage ditches will be excavated and converted into detention ponds. Pending further evaluation of the project site, there could be secondary impacts to the remaining 8.97 acres of wetlands.

The applicant has designed the project to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. Any further reduction would limit usage of the property and, therefore function deeming the project impracticable. As compensation for unavoidable wetland impacts, the applicant proposes to mitigate in-kind wetland credits from a Corps approved mitigation bank located in the watershed.

The comment period for the Department of Army will close in **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**. 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 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 US 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 US 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 up to n/a 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 water quality standards will be required from the Department of Environmental Quality, Water Quality Certifications Section 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

Enclosures

5/8/14

EBR Parish

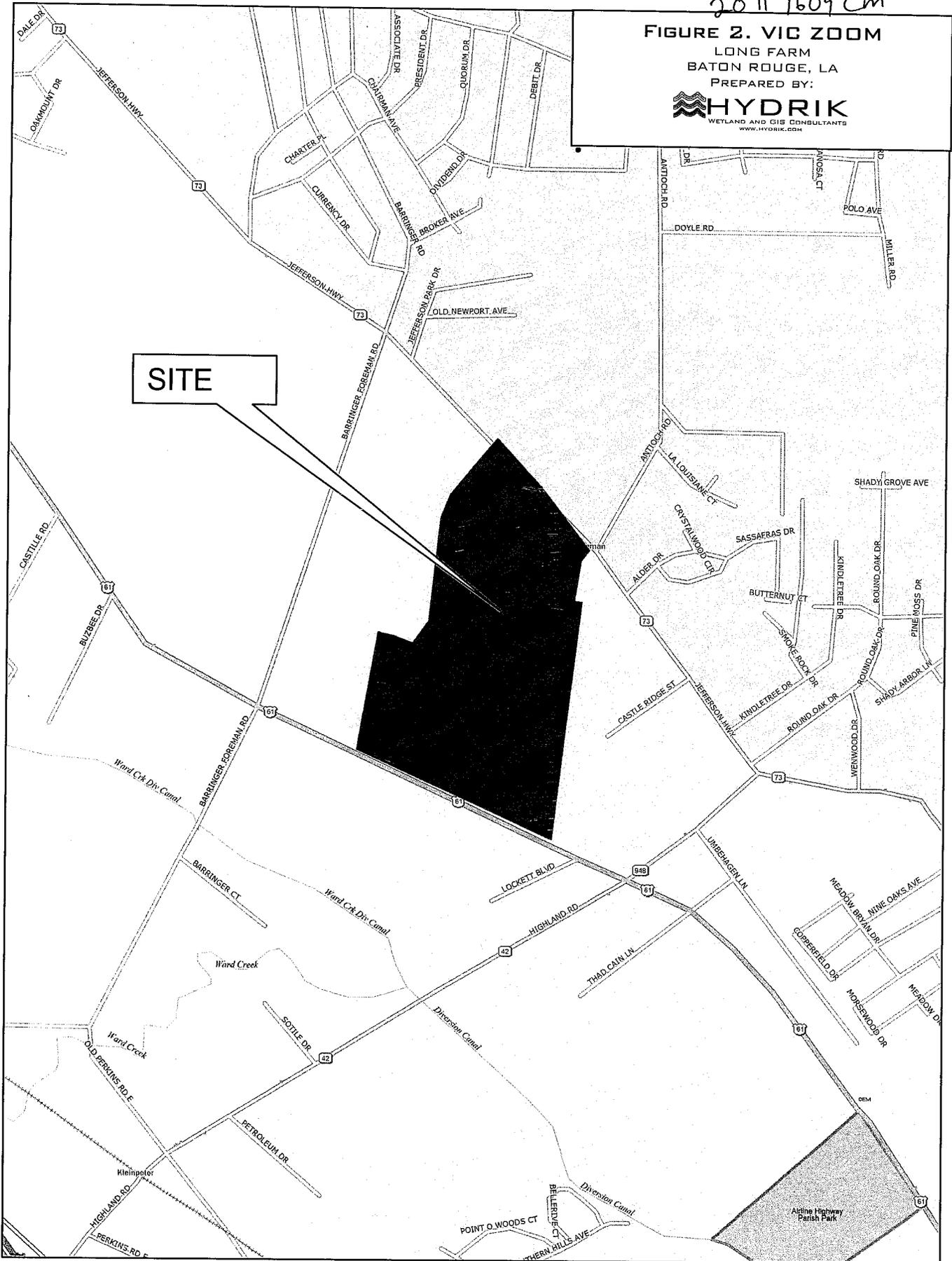
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FIGURE 1. VICINITY MAP
LONG FARM
BATON ROUGE, LA
PREPARED BY:



5/8/14
EBR Parish
2011 1609 Cm

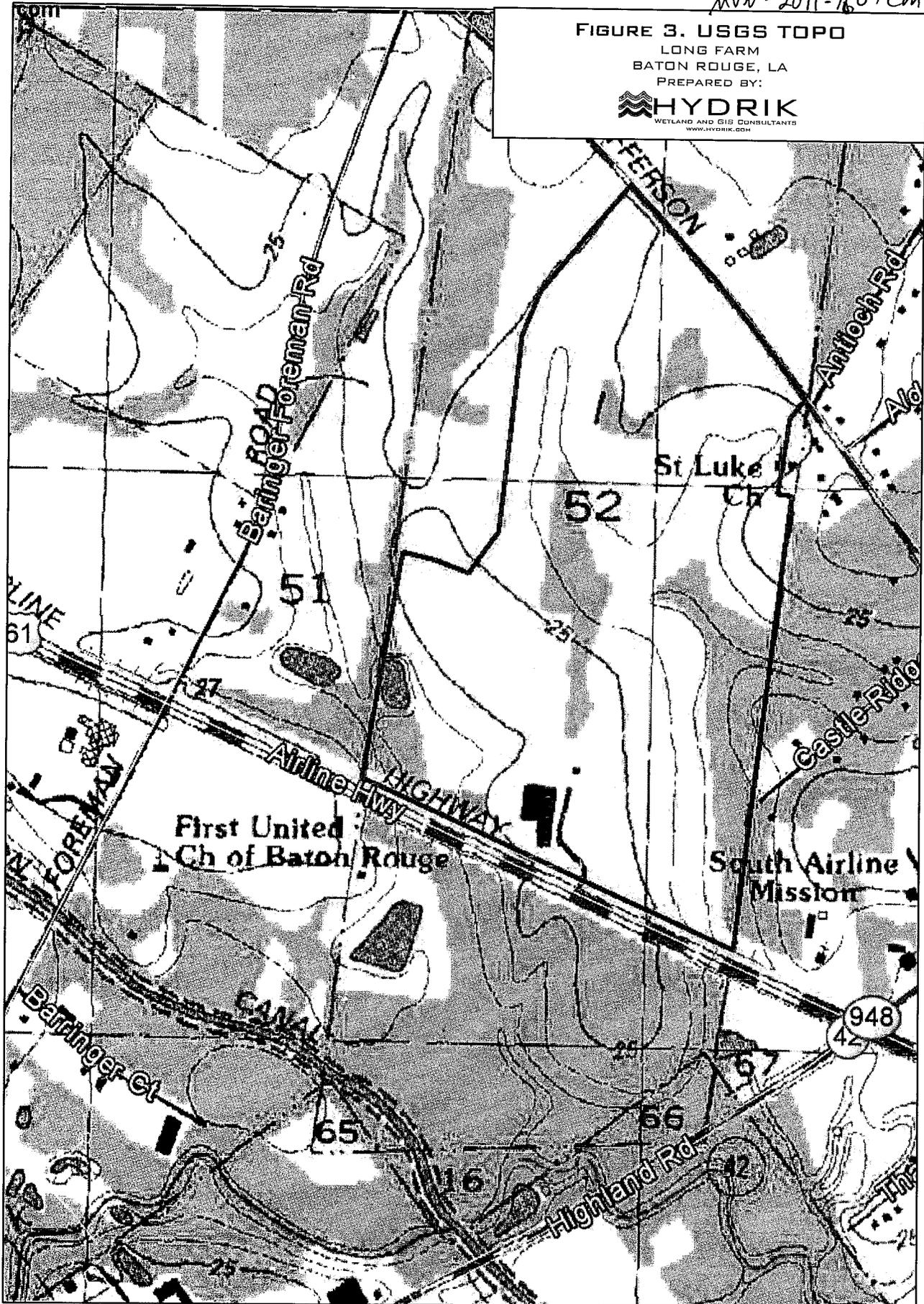
FIGURE 2. VIC ZOOM
LONG FARM
BATON ROUGE, LA
PREPARED BY:



5/8/14
EBR Parish

MVN-2011-1609 CM

FIGURE 3. USGS TOPO
LONG FARM
BATON ROUGE, LA
PREPARED BY:



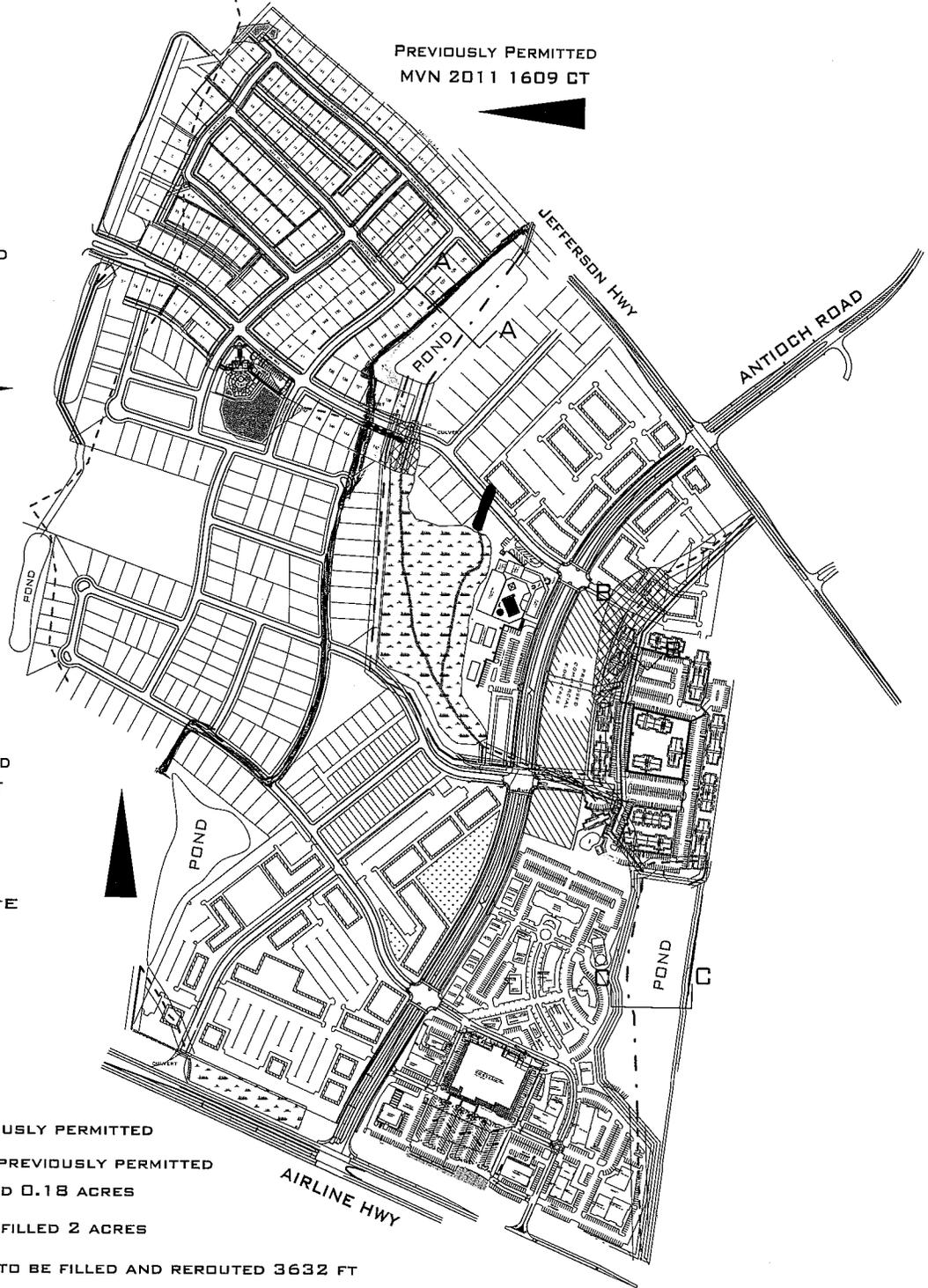
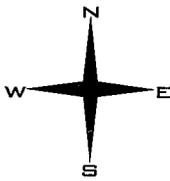
**SECTION 404 PERMIT REVISION
MVN 2011 1609 CT
LONG FARM
BATON ROUGE, LA**



PREVIOUSLY PERMITTED
MVN 2011 1609 CT

PREVIOUSLY PERMITTED
MVN 2011 1609 CT

PREVIOUSLY PERMITTED
MVN 2011 1609 CT



- WETLANDS PREVIOUSLY PERMITTED
- "OTHER WATERS" PREVIOUSLY PERMITTED
- POND TO BE FILLED 0.18 ACRES
- WETLANDS TO BE FILLED 2 ACRES
- "OTHER WATERS" TO BE FILLED AND REROUTED 3632 FT
- "OTHER WATERS" REROUTE PATH SUBSURFACE 2671 FT
(INCLUDES MINOR IMPROVEMENT OF EXISTING WATERS AND
CULVERTED CROSSINGS AT EXISTING WATERS)
- PROPOSED OPEN DITCH (SUBSURFACE AT CROSSINGS)
- "OTHER WATERS" EXCAVATED AND
INTEGRATED INTO PROPOSED PONDS 1681 FT
(INWARD AND OUTWARD FLOW PATH MAINTAINED)
- "OTHER WATERS" TO BE FILLED (DEAD END DITCH,
PORTION OF DITCH TO WEST WAS PREVIOUSLY PERMITTED)
- WETLANDS TO REMAIN UNIMPACTED 8.97 ACRES
- "OTHER WATERS" TO REMAIN

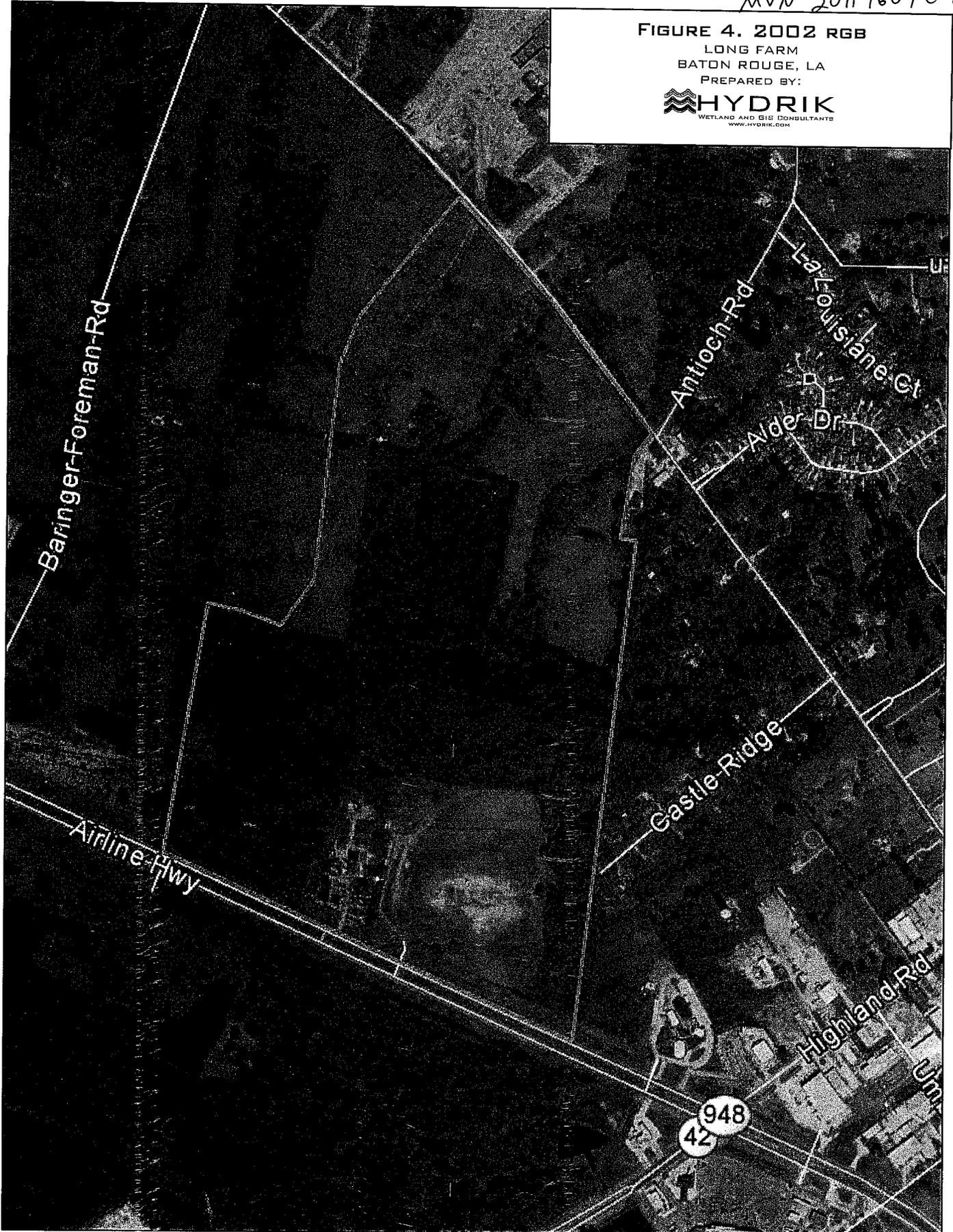


**LONG FARM
EBR PARISH, LA**

FILE: 1408C	DATE: 05 08 14
FIGURE: PLAT	REV 2
DRAWING: PVRINR2050614.XMIT	APPROVED: MJH

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FIGURE 4. 2002 RGB
LONG FARM
BATON ROUGE, LA
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FIGURE 5. 2006 RGB
LONG FARM
BATON ROUGE, LA
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FIGURE 6. 2011 RGB
LONG FARM
BATON ROUGE, LA
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EBR Parish

MVN 2011/609cm

FIGURE 7. 2013 RGB
LONG FARM
BATON ROUGE, LA
PREPARED BY:

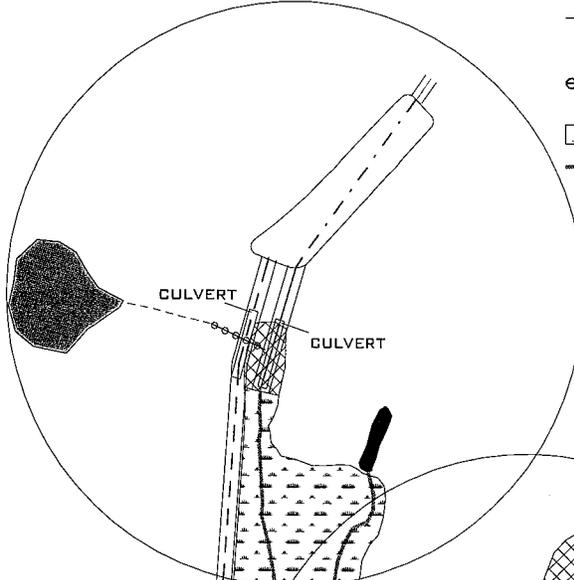


SECTION 404 PERMIT REVISION
 MVN 2011 1609 CT
 LONG FARM
 BATON ROUGE, LA

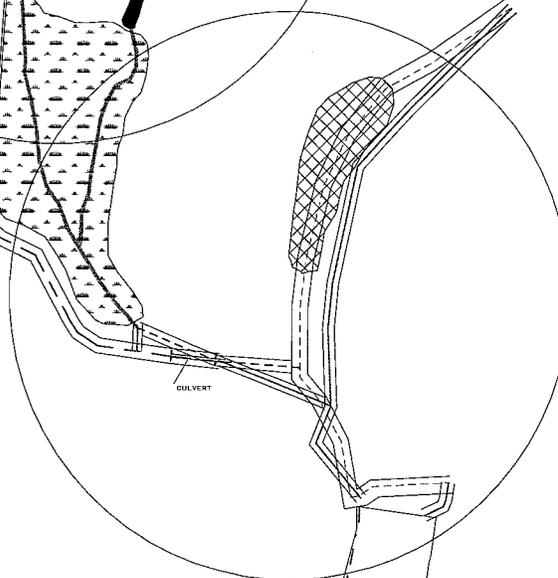
IMPACT DETAIL

-  WETLANDS PREVIOUSLY PERMITTED
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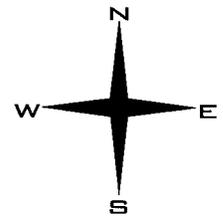
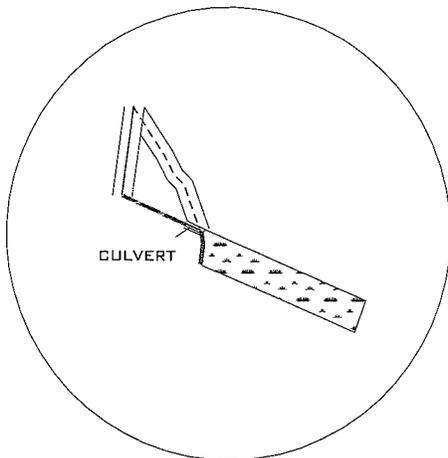
DETAIL A



DETAIL B



DETAIL C

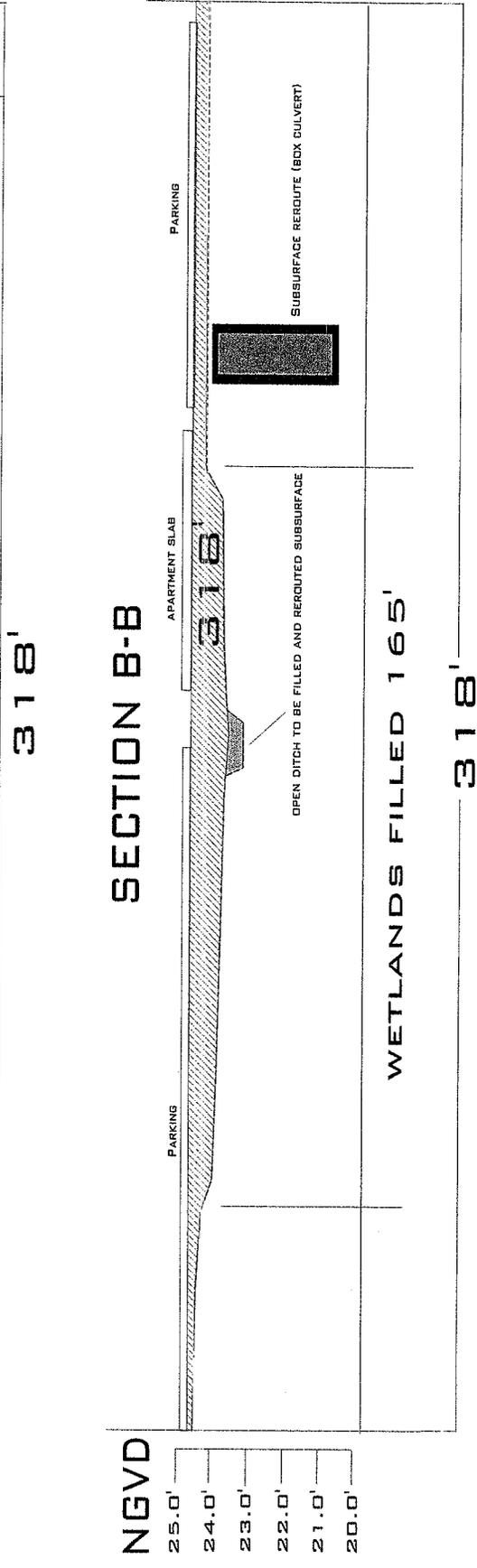
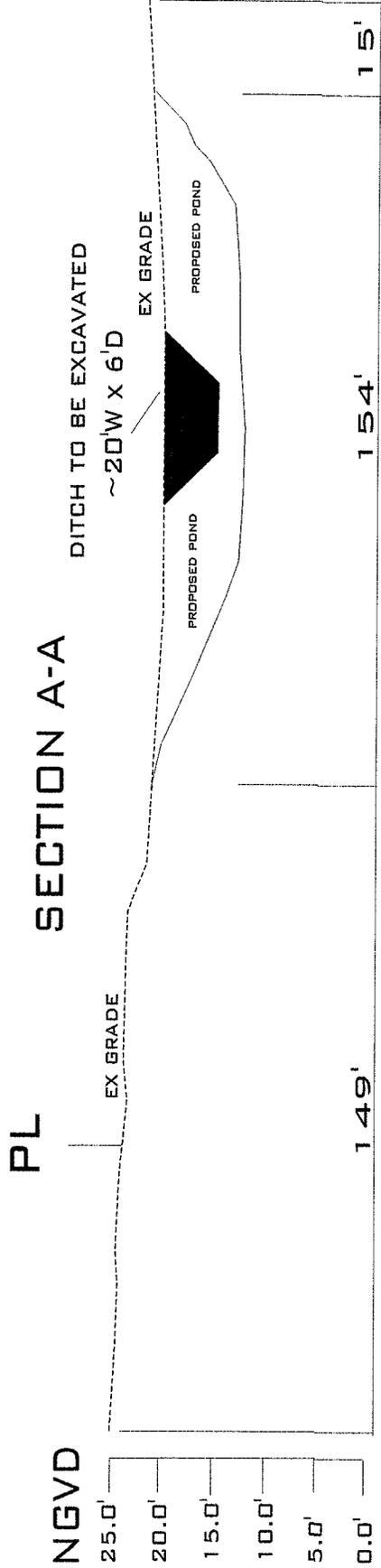


HYDRIK
 WETLAND AND GIS CONSULTANTS
 WWW.HYDRIK.COM

LONG FARM EBR PARISH, LA	
FILE: 1408C	DATE: 050814
FIGURE: IMP DET	REV
DRAWING: IMPACTDETAIL	APPROVED: MJH

SECTION 404 PERMIT REVISION
 MVN 2011 1609 CT
 LONG FARM
 BATON ROUGE, LA

FIGURE 10



HORIZONTAL AND VERTICAL SCALES AS LABELED

LONG FARM EBR PARISH, LA	
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FIGURE: 05	REV
DRAWING: 05A486	APPROVED: MJH

