

JOINT PUBLIC NOTICE

September 16, 2013

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

(504) 862-1588
Project Manager: Doris Terrell
Doris.Terrell@usace.army.mil
Permit Application Number: MVN-2013-0508-CU

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: Jamie Phillippe
WQC Application Number: WQC 13093-01

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 for a Water Quality Certification (WQC) in accordance with statutory authority contained in Louisiana Revised Statutes of 1950, Title 30, Chapter 11, Part IV, Section 2074 A(3) and provisions of Section 401 of the Clean Water Act (P.L.95-17).

CLEARING, GRADING AND FILL IN EAST BATON ROUGE PARISH

NAME OF APPLICANT: D.R. Horton, Inc. – Gulf Coast, c/o Tetra Tech, ATTN: Benjamin Richard, 748 Main Street, Suite B, Baton Rouge, Louisiana 70802

LOCATION OF WORK: Wetlands adjacent to Jones Creek, in Section 53, Township 7 South – Range 2 East, within the Lake Pontchartrain – Amite River Basin (HUC 08070202), in Baton Rouge, Louisiana, in EAST BATON ROUGE PARISH, as shown on the attached drawings.

CHARACTER OF WORK: Clear, grade and fill an area for construction of a residential subdivision (The Lakes at Magnolia Trace Subdivision). The proposed project consists of the clearing and deposition of fill to construct buildings, parking areas, subsurface drainage/sewer, and appurtenances. Approximately 48,600 cubic yards of material will be excavated and approximately 47,200 cubic yards of material will be deposited during construction of the proposed project, as shown on the drawings. Preliminary review of the information furnished by the applicant indicates that approximately 0.54 acres of jurisdictional wetlands will be directly impacted by project implementation.

The applicant has designed the project to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. 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 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 been deferred.

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

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 5:00 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.

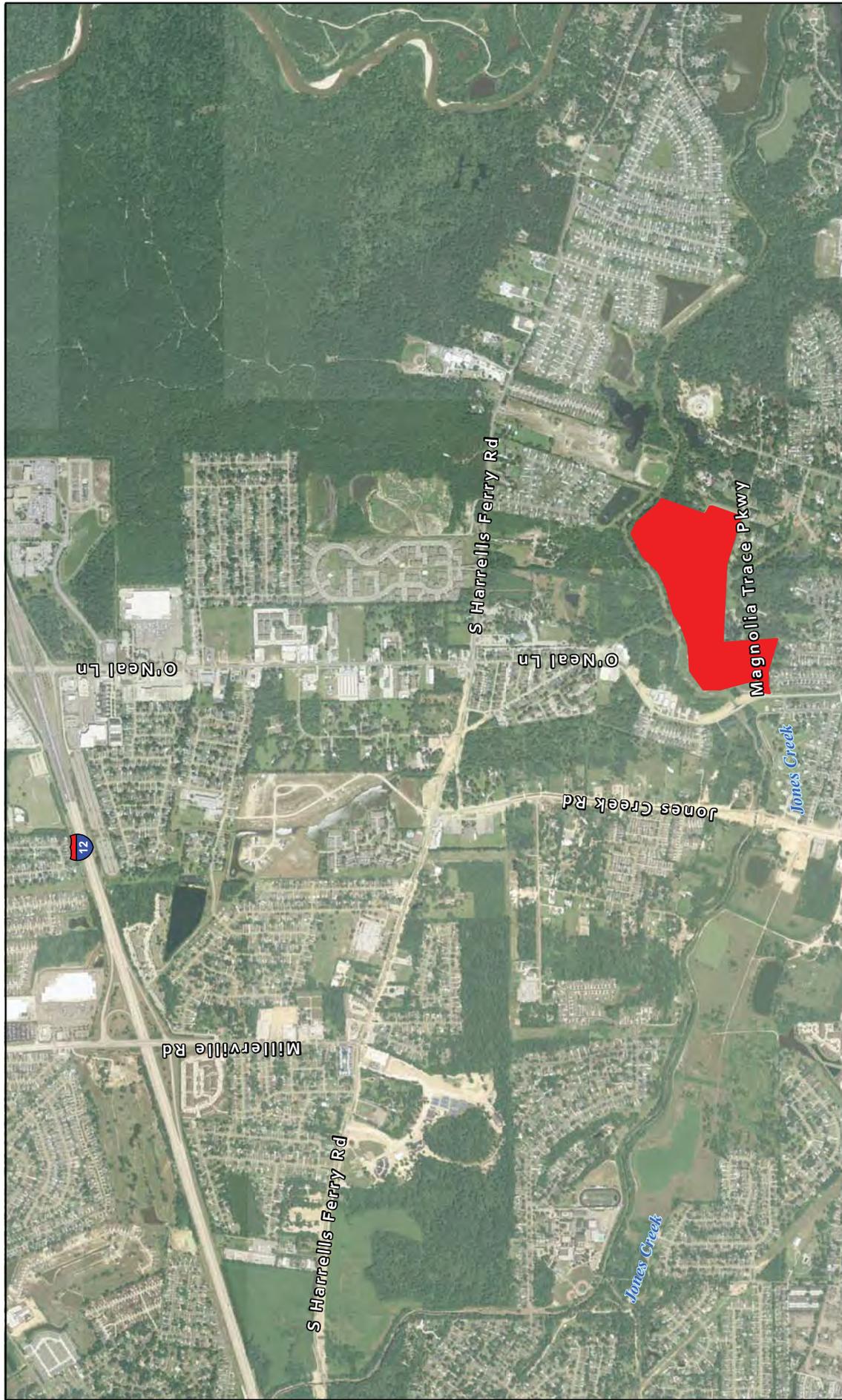
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of 0 acre(s) of EFH utilized by various life stages of red drum and penaeid shrimp. 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, Water Quality Certifications Section, before a permit is issued.

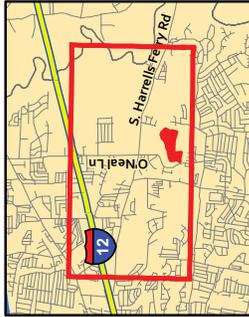
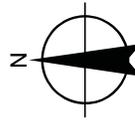
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

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



Target Property Boundary



Vicinity Map

THE LAKES AT MAGNOLIA TRACE
 O'Neal Lane and Magnolia Trace Parkway
 East Baton Rouge Parish, Baton Rouge, Louisiana



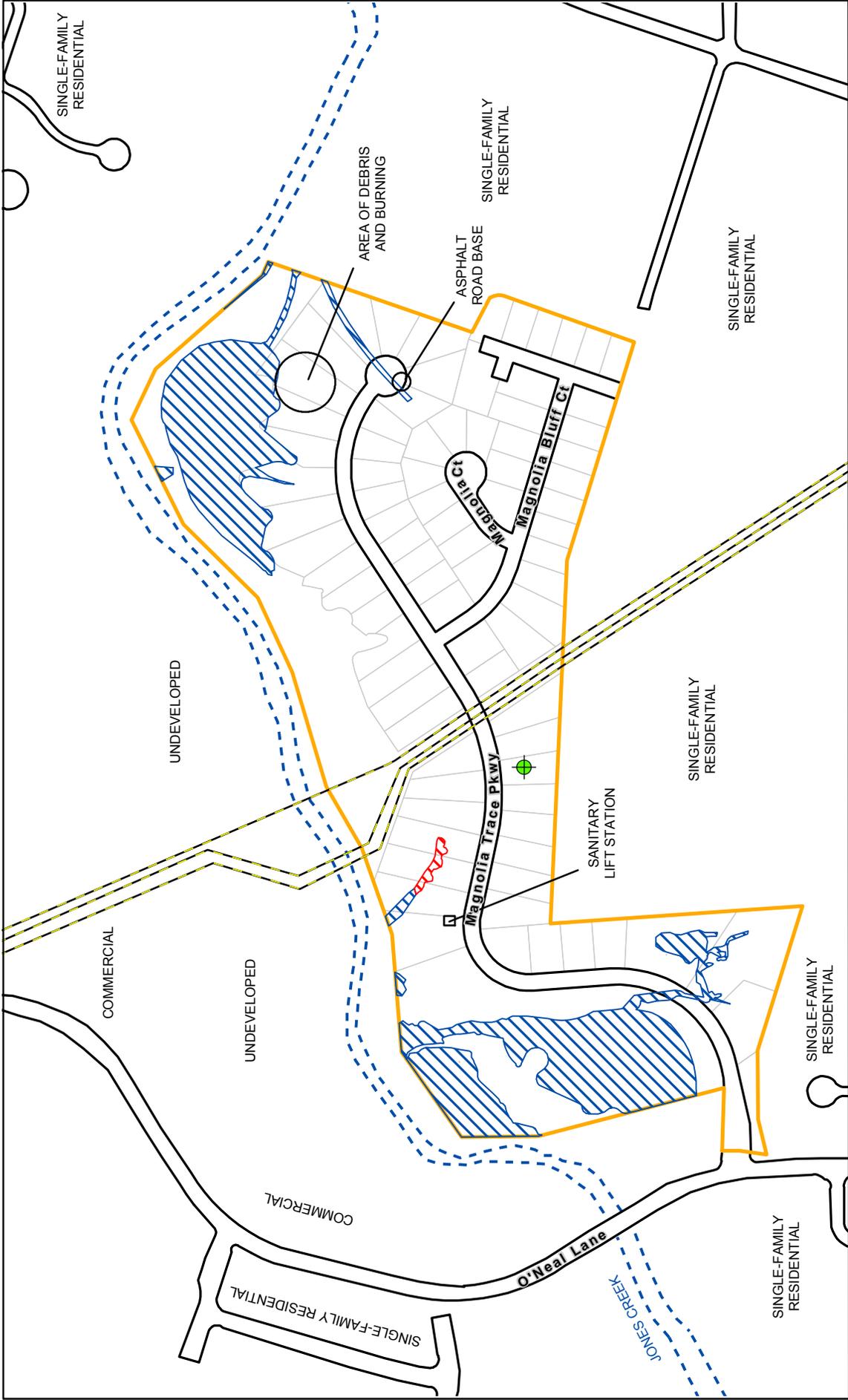
Jurisdictional Determination Wetland Map

THE LAKES AT MAGNOLIA TRACE
 O'Neal Lane and Magnolia Trace Parkway
 East Baton Rouge Parish, Baton Rouge, Louisiana

	Wetlands / Waters of the US
	Target Property Boundary
	Parcels of Interest
	Observed Lake/Pond
	Jones Creek
	Pipeline
	Plotted Location of Potentially Abandoned Irrigation Well

0 200 400 Feet
 Approximate Scale in Feet

SOURCE: Modified from NWI, 2012; NAIP 2010



Previous Jurisdictional Determination Wetland Map

THE LAKES AT MAGNOLIA TRACE
 O'Neal Lane and Magnolia Trace Parkway
 East Baton Rouge Parish, Baton Rouge, Louisiana

Scale in Feet

0 200 400 Feet

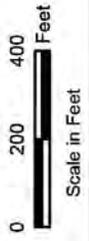
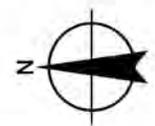
SOURCE: Modified from NWI, 2012



Previous Jurisdictional Determination Wetland Map

THE LAKES AT MAGNOLIA TRACE
 O'Neal Lane and Magnolia Trace Parkway
 East Baton Rouge Parish, Baton Rouge, Louisiana

-  Waters of the US
-  Wetlands of the US
-  Target Property Boundary
-  Parcels of Interest
-  Pipeline

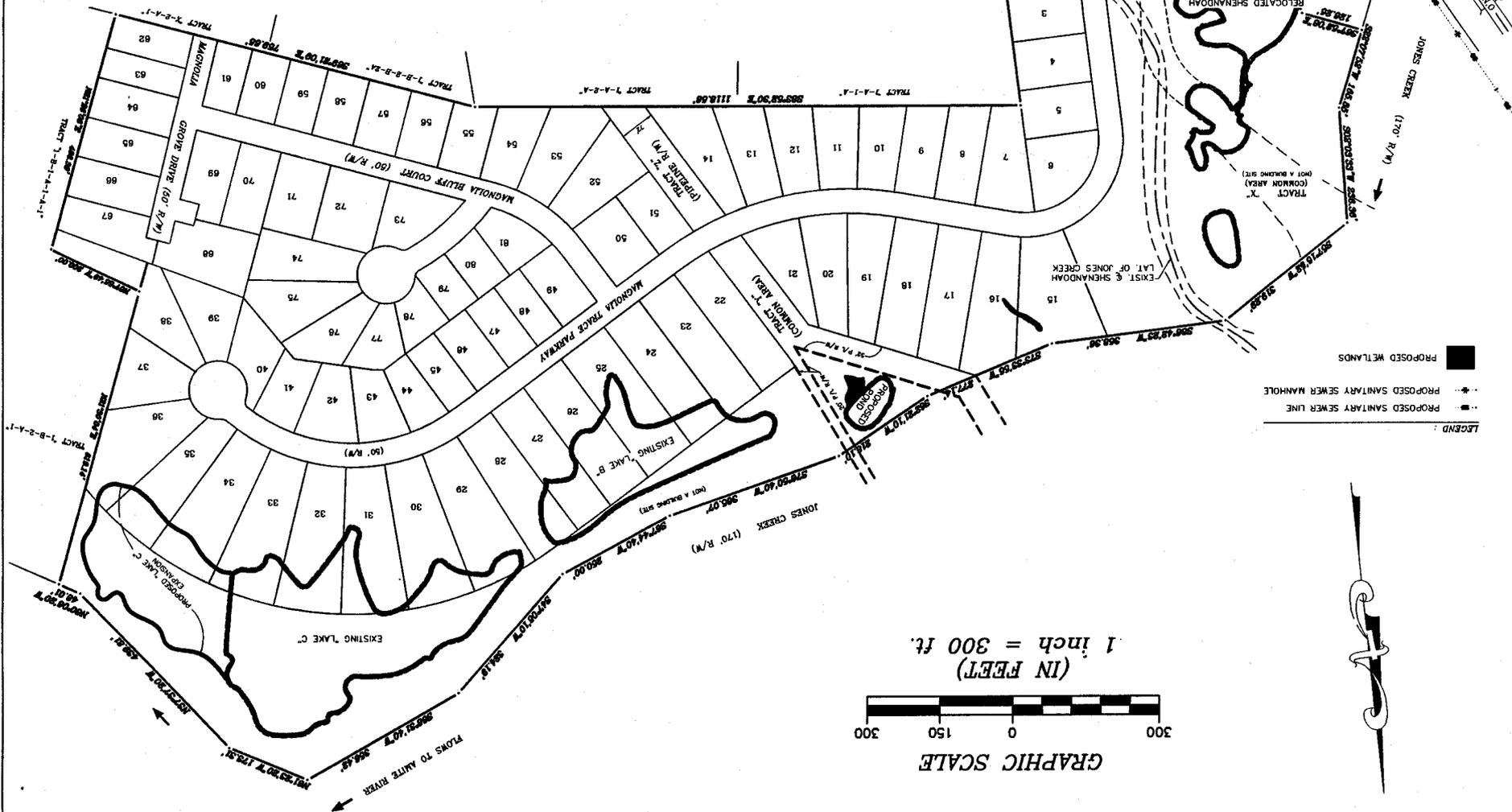


TATUM ENGINEERS & SURVEYORS
 R. JAMES TATUM, INC.

LOCATED IN SECTION 53, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

Magnolia Trace

OF
 THE
 DEVELOPMENT PLAN

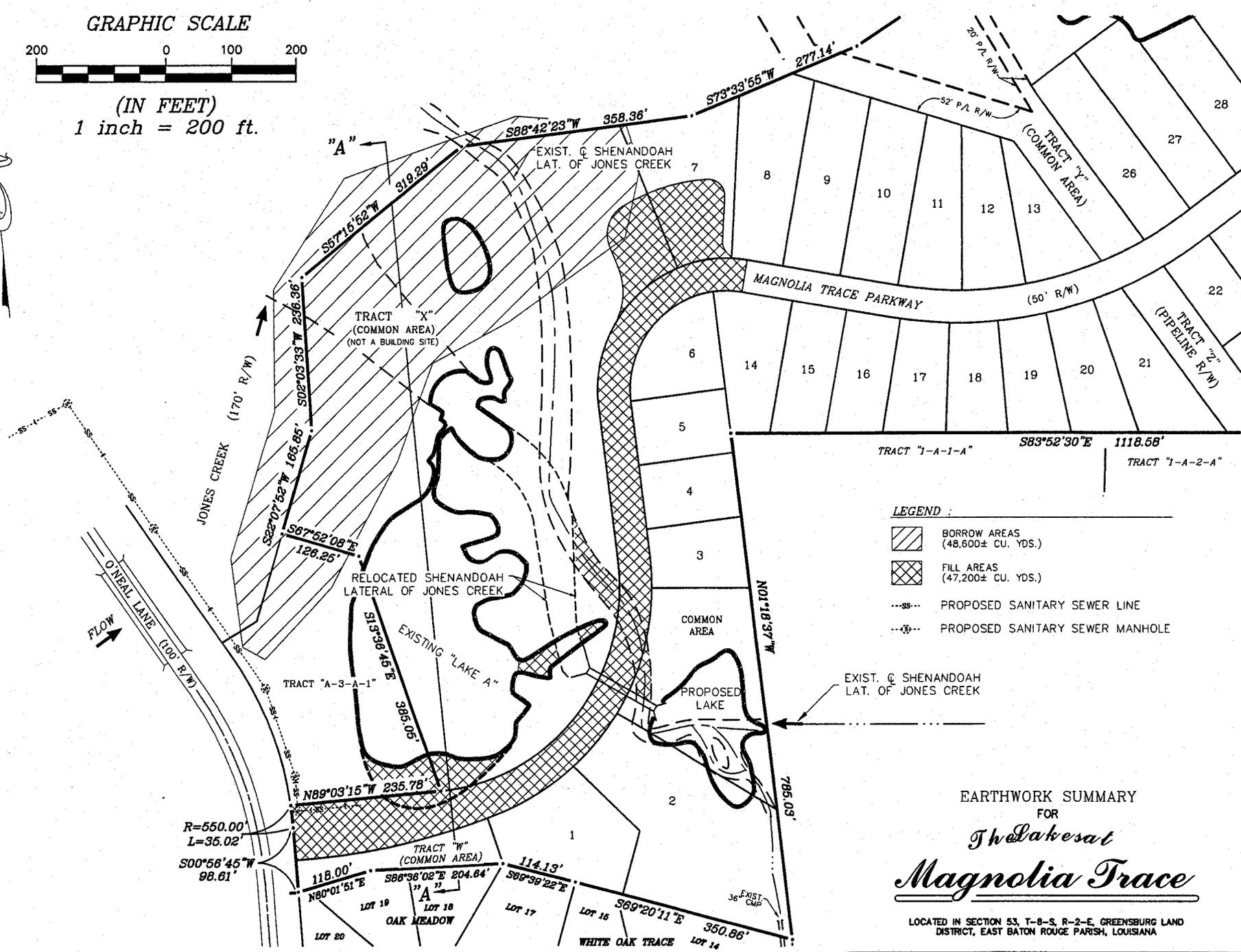


GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

REVISED: 7B-Z:\pr2000\200-219\CORP-AREAS.dwg Date: 08/23/2001 AT 17:01:36 By: MR2



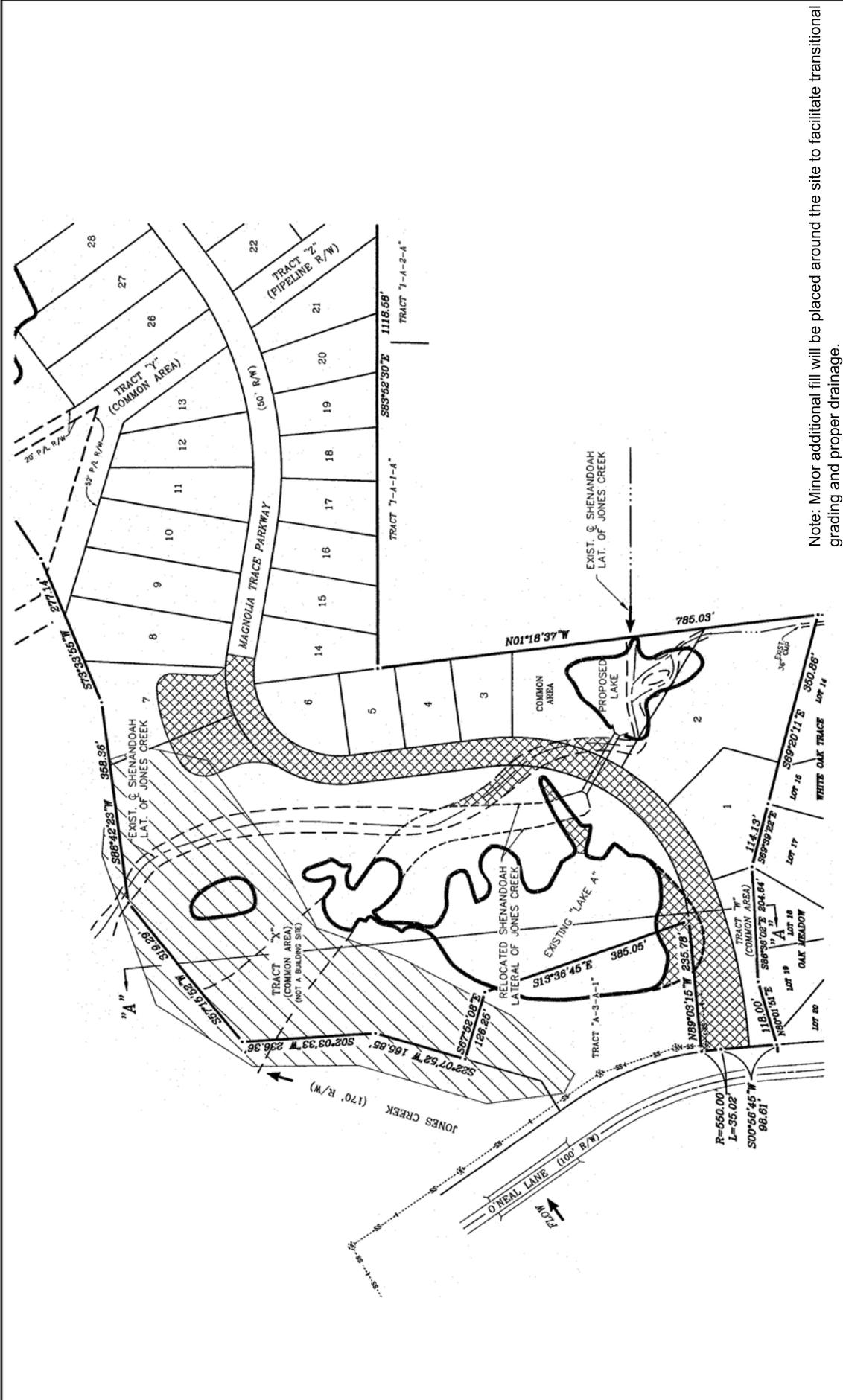
- LEGEND :**
- BORROW AREAS (48,600± CU. YDS.)
 - FILL AREAS (47,200± CU. YDS.)
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER MANHOLE

EARTHWORK SUMMARY
FOR
The Lakes at
Magnolia Trace

LOCATED IN SECTION 53, T-8-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

TATUM BATON ROUGE, LOUISIANA
R. JAMES TATUM, INC. ENGINEERS & SURVEYORS

NOTE: MINOR ADDITIONAL FILL WILL BE PLACED AROUND THE SITE TO FACILITATE TRANSITIONAL GRADING AND PROPER DRAINAGE.



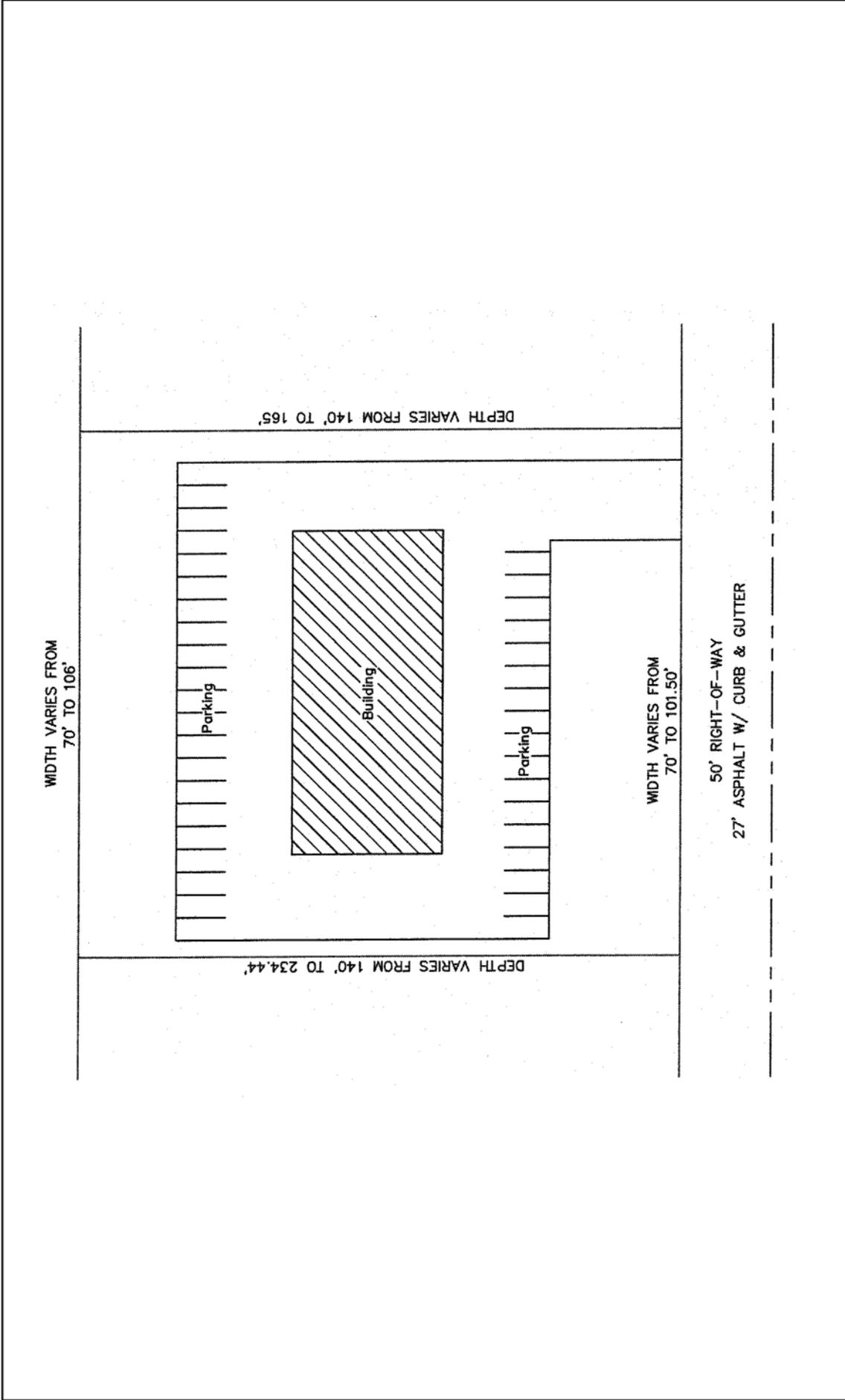
Cross Sections for Permit Earthwork Summary

THE LAKES AT MAGNOLIA TRACE
 O'Neal Lane and Magnolia Trace Parkway
 East Baton Rouge Parish, Baton Rouge, Louisiana

LEGEND

- BORROW AREAS (48,500± CU. YDS.)
- FILL AREAS (47,200± CU. YDS.)
- PROPOSED SANITARY SEWER LINE
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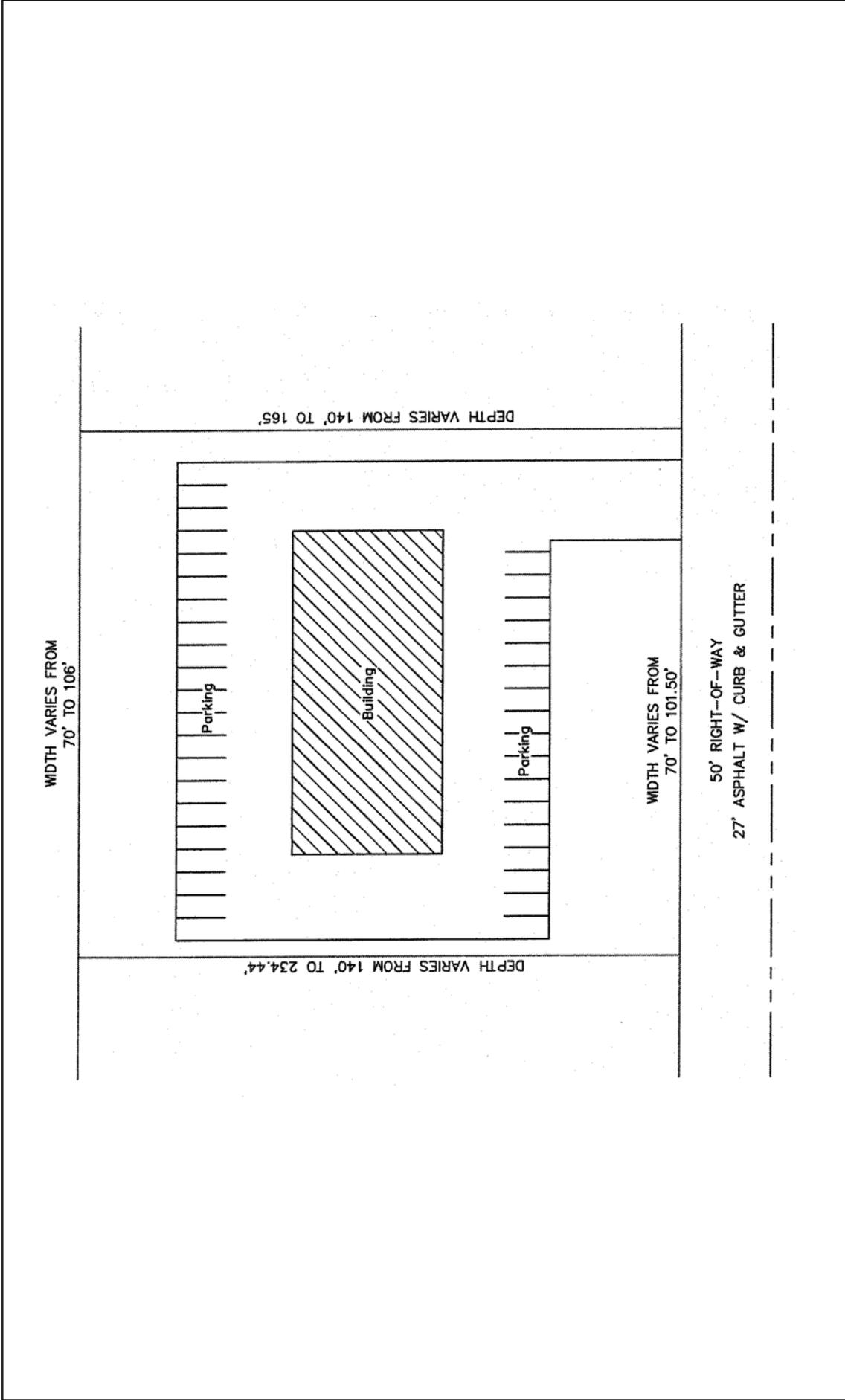
Scale in Feet



Cross Sections for Permit Typical Plan View - Commercial

THE LAKES AT MAGNOLIA TRACE
O'Neal Lane and Magnolia Trace Parkway
East Baton Rouge Parish, Baton Rouge, Louisiana

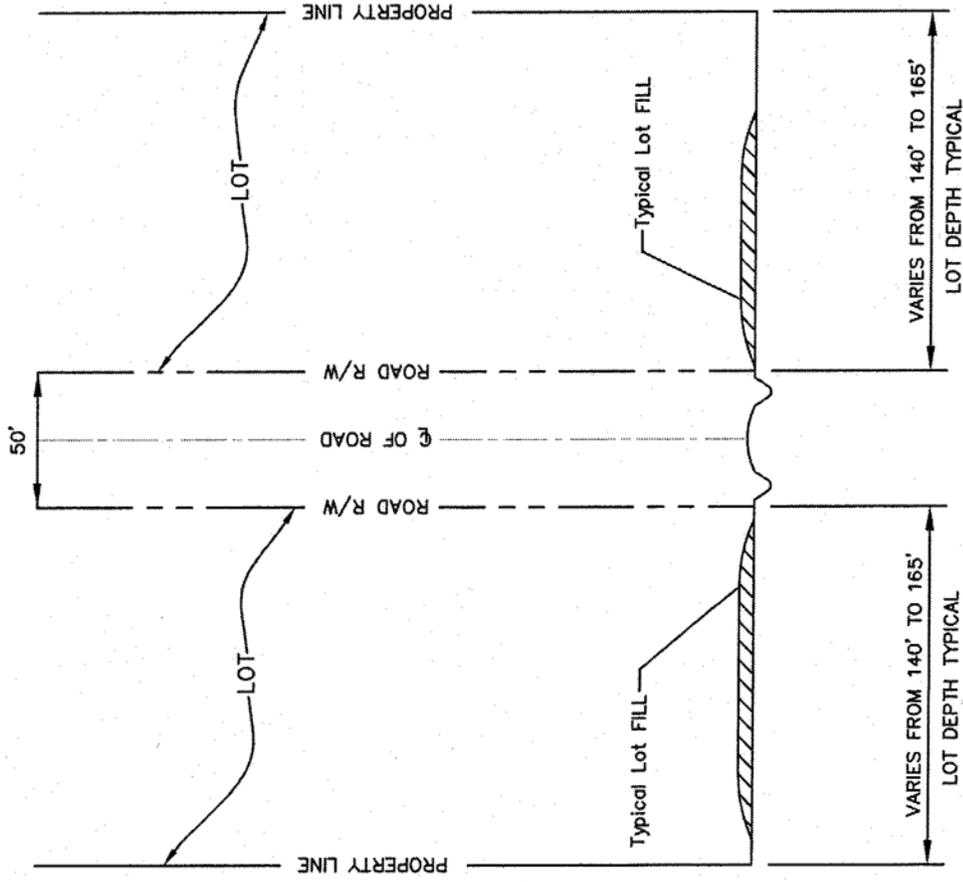
Not to Scale



Cross Sections for Permit Typical Plan View - Commercial

THE LAKES AT MAGNOLIA TRACE
 O'Neal Lane and Magnolia Trace Parkway
 East Baton Rouge Parish, Baton Rouge, Louisiana

Not to Scale

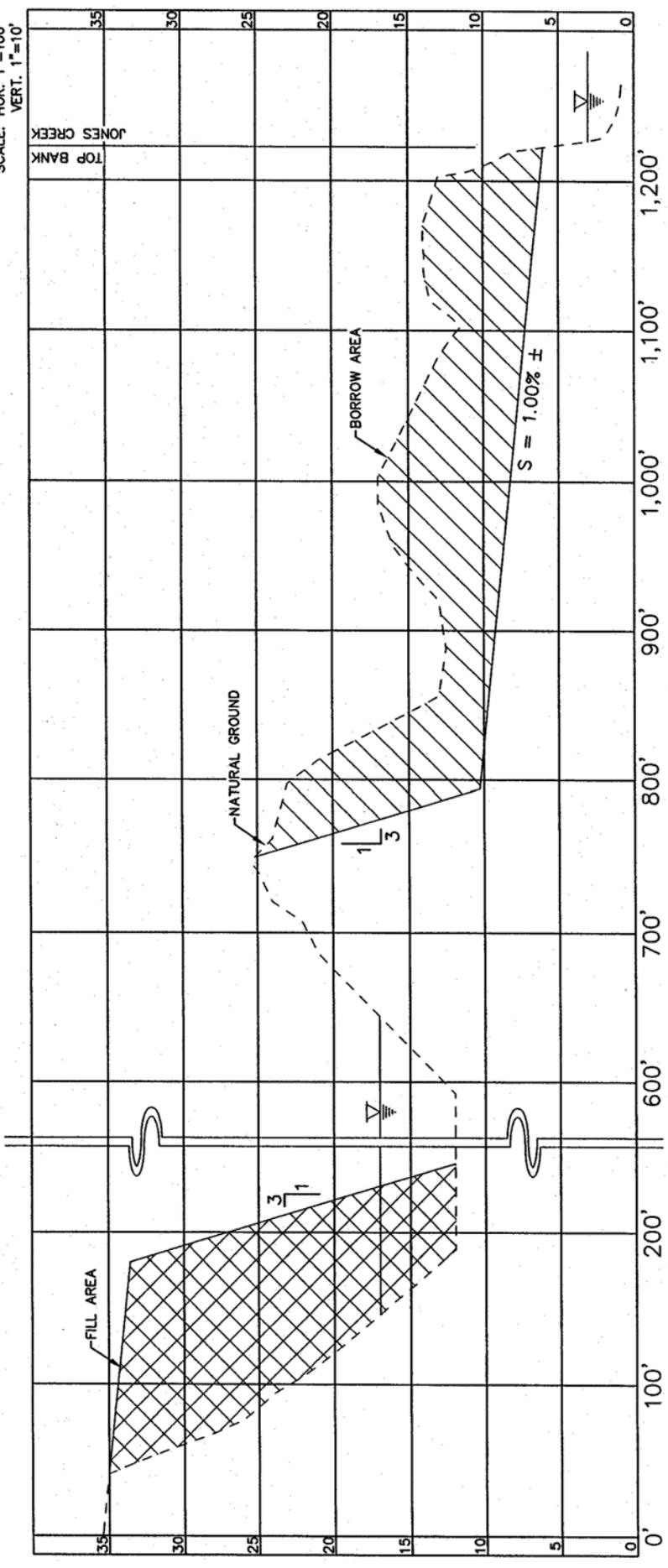


Cross Sections for Permit Typical Cross Section A-A

THE LAKES AT MAGNOLIA TRACE
 O'Neal Lane and Magnolia Trace Parkway
 East Baton Rouge Parish, Baton Rouge, Louisiana

Not to Scale

SCALE: HOR. 1"=100'
 VERT. 1"=10'



Cross Sections for Permit Section "A-A"

THE LAKES AT MAGNOLIA TRACE
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