

JOINT PUBLIC NOTICE

November 18, 2013

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

(504) 862-2045
jennifer.e.burkett@usace.army.mil
Project Manager
Jennifer Burkett
Permit Application Number
MVN 2013-2565 EBB

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

(225) 219-3225
Project Manager
Jamie Phillippe
WQC Application Number
WQC 131112-01

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 LRS30:2047 A(3), and provisions of Section 401 of the Clean Water Act (P.L.95-17).

COMMERCIAL DEVELOPMENT IN ST. TAMMANY PARISH

NAME OF APPLICANT: Cadsel Design c/o Biological Surveys, Inc. at P.O. Box 94, Covington, Louisiana 70433.

LOCATION OF WORK: The corner of Hillcrest Boulevard and LA Highway 435, Abita Springs, in St. Tammany Parish, Louisiana, as shown on the attached drawings.

HUC: 08090201; Liberty Bayou – Tchefuncta River

CHARACTER OF WORK: To clear, grade, excavate, place and maintain fill for a proposed business development. The site consists of 1.36 acres and contains 0.7 acres of wetlands. The entire site will be cleared, graded and filled for building and parking lot foundations. An individual state approved sewerage system will be instead and erosions and siltation control devices will be placed at drainage ways. The applicant proposes to buy credits from a mitigation bank to offset any unavoidable losses to wetland functions caused by project implementation.

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. 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 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 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 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.

Michael V. Farabee
Chief, Eastern Evaluation Section

Enclosure

1. VICINITY MAP



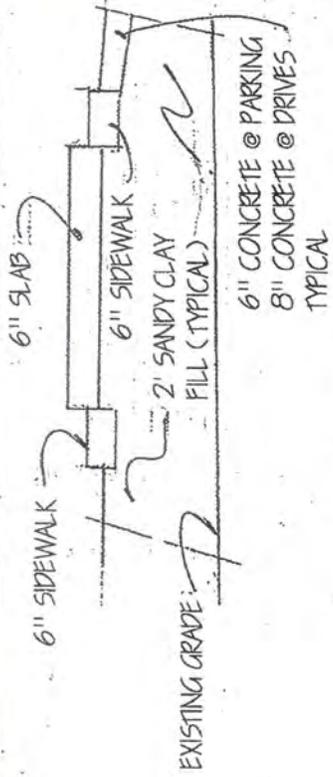
HILLCREST LANDING
Section 23, T6S-R12E
St. Tammany Parish
CADSEL Design



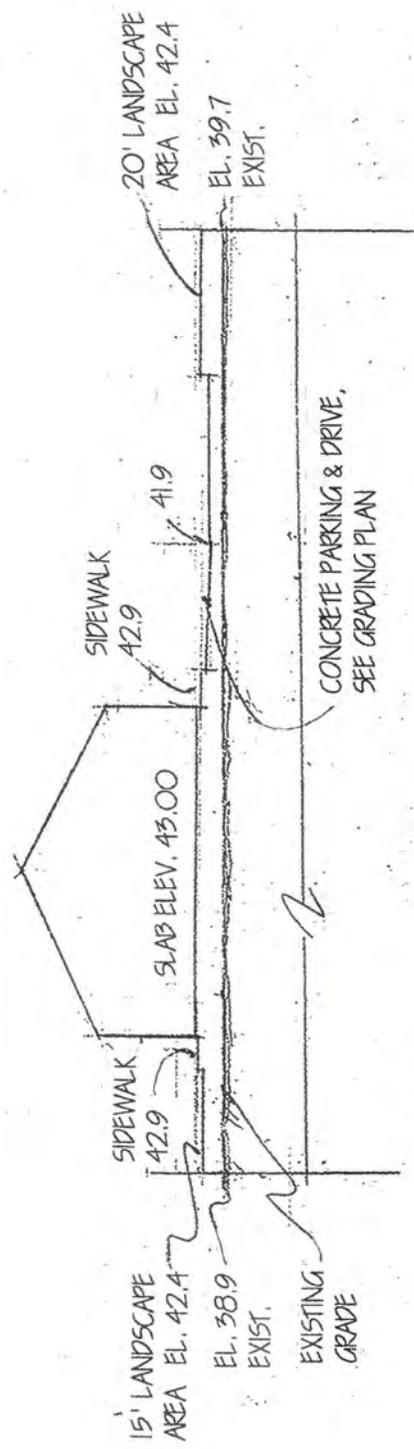
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HILLCREST LANDING - NEW CONSTRUCTION
 ABITA SPRINGS, LOUISIANA
 CLAUDIA E. SELIGMAN, ARCHITECT
 MADEWILE, LOUISIANA 70446
 504.234.0497
 CAPSEL DESIGN
 TRADEWINDS C.T.E.

DRAWN: CES
 CHECKED: []
 DATE: 7/30/15
 SCALE: NOTED
 JOB NO.: []
 SHEET: 5K.2
 DIRECTOR: []



TYPICAL SECTION @ FILL
NO SCALE

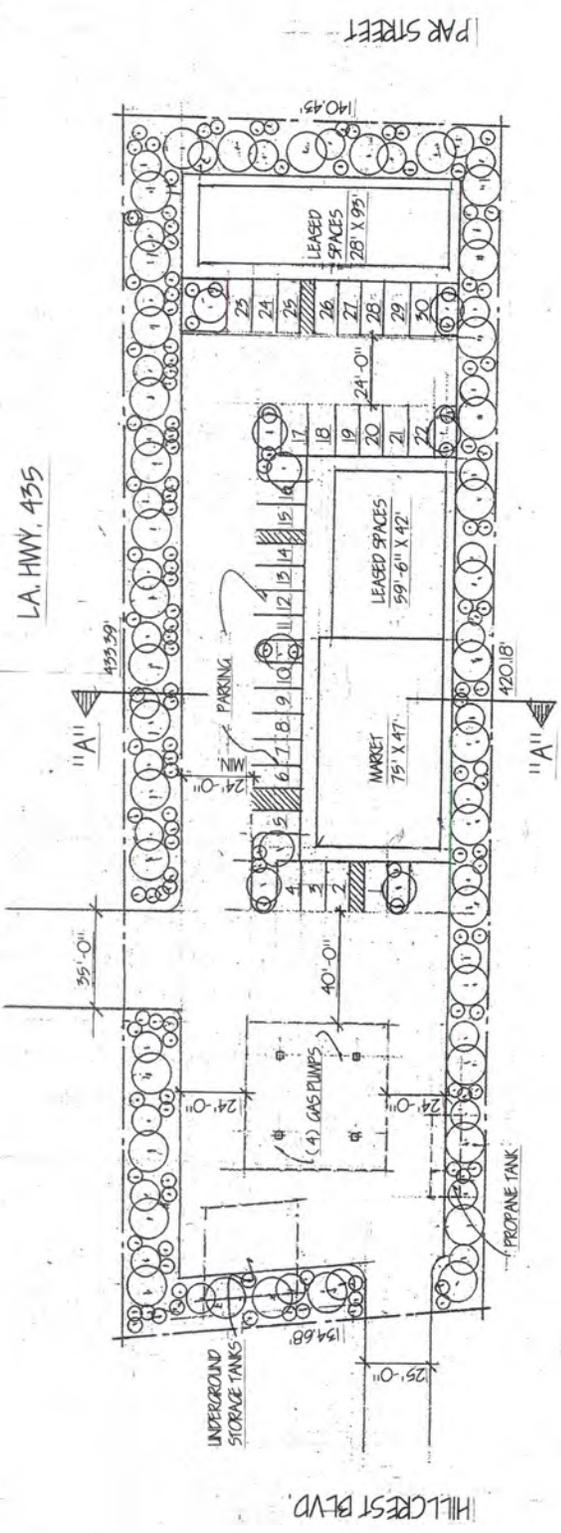


CROSS-SECTION A-A
1" = 20'-0"

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HILLCREST LANDING - NEW CONSTRUCTION
 ABT/A SPRINGS, LOUISIANA
 CADSEL DESIGN
 44 TRADWINDS CT E
 CLAUDIA E. SELIGMAN, ARCHITECT
 MANDEVILLE, LOUISIANA 70484
 504.833.0977

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| SCALE | NOTED |
| JOB NO. | |
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N
SITE PLAN
 1" = 30'-0"

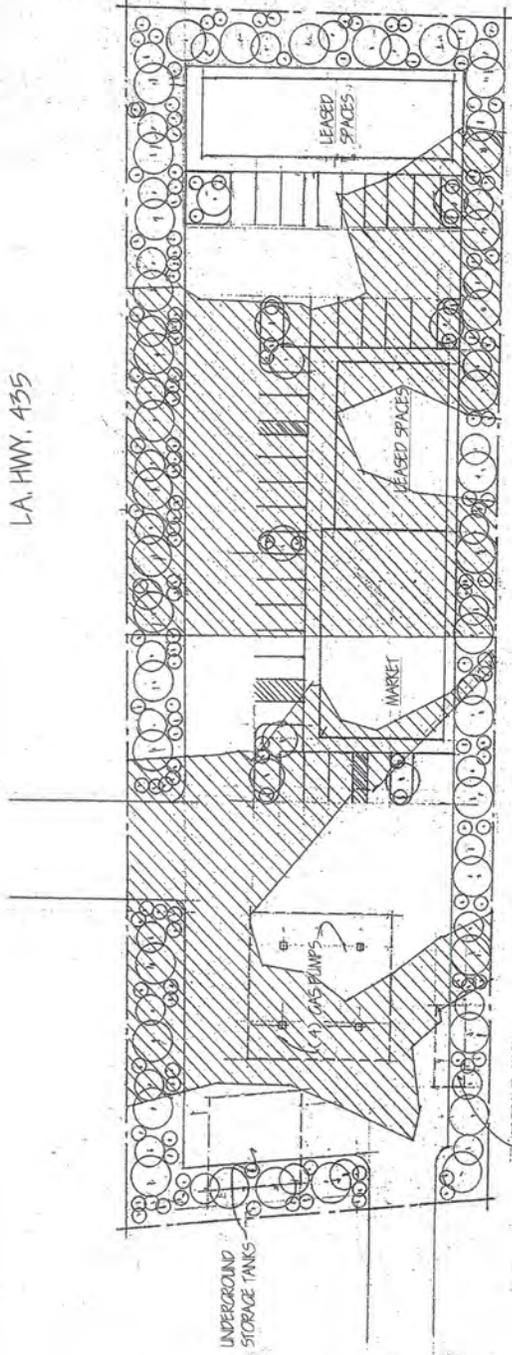
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HILLCREST LANDING - NEW CONSTRUCTION
 ABITA SPRINGS, LOUISIANA
 CADSEL DESIGN
 ++TRADWINDS CT E
 CLAUDIA E. SELIGMAN, ARCHITECT
 MANDEVILLE, LOUISIANA 70404
 504.836.0077

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LA HWY. 435

PAR STREET



SITE PLAN INDICATING WETLANDS
 1" = 50'-0"

TOTAL SITE AREA 1.36 ACRES
 WETLANDS AREA .7 ACRES
 WETLANDS

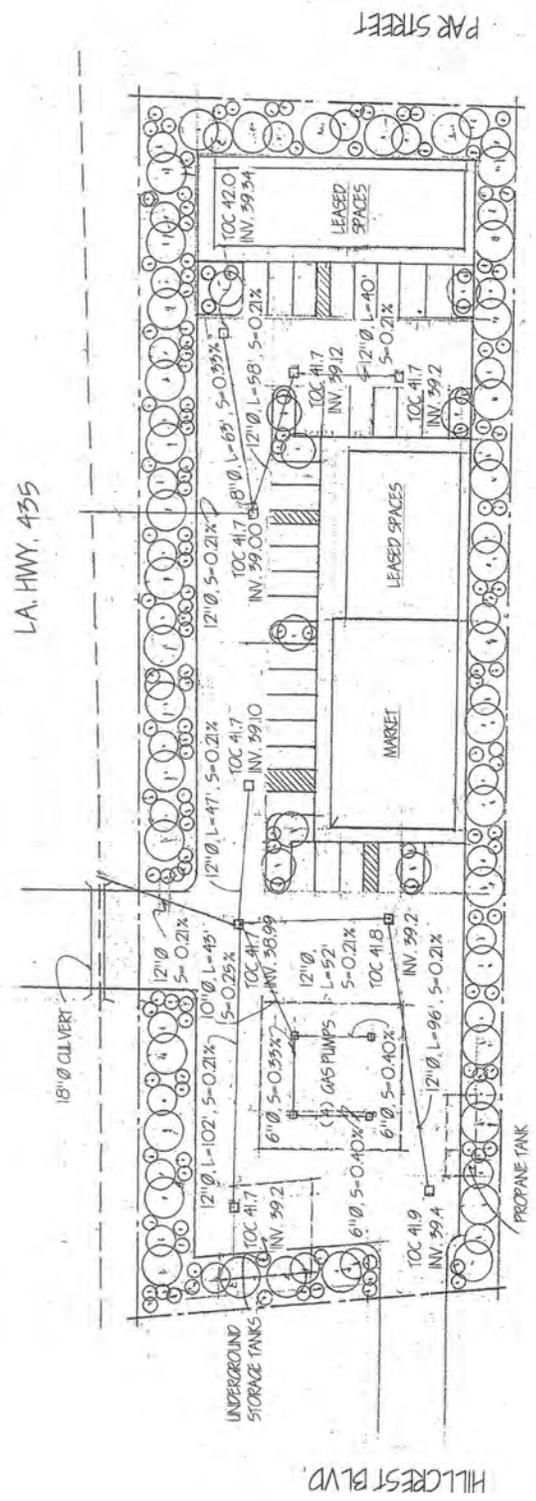


HILLCREST BLVD.

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HILLCREST LANDING - NEW CONSTRUCTION
 ABITA SPRINGS, LOUISIANA
 CADSET DESIGN
 44 TRADEWINDS CT E
 CLAUDIA E. SELIGMAN, ARCHITECT
 MANDEVILLE, LOUISIANA 70070
 504.833.0077

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| DRAWN CES | CHECKED AM | DATE 7/30/15 | SCALE NOTED | JOB NO. | SHEET C1 |
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DRAINAGE PLAN
 1" = 30'-0"