JOINT PUBLIC NOTICE

July 25, 2016

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 2015-02437-CM

State of Louisiana
Department of Environmental Quality
Office of Environmental Services
Post Office Box 4313
Baton Rouge, Louisiana 70821-4313

(225) 219-3225
Project Manager
Elizabeth Hill
WQC Application Number
WQC 160312-02

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: [ ] 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.

PLACEMENT OF FILL FOR THE CONSTRUCTION OF A RESIDENTIAL SUBDIVISION THE SANCUARY AT JUBAN CROSSING IN LIVINGSTON PARISH

NAME OF APPLICANT: Eric Spearmen, The Sanctuary at Juban Crossing, c/o Coastal Environmental, Inc., Attn: Hunter Guidry, 1260 Main Street, Baton Rouge, Louisiana 70802.

LOCATION OF WORK: Approximately 1.4 miles north of I-12, Section 33, T6S-R3E, in Denham Springs, Louisiana, in Livingston 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 clear, grade, excavate, and deposit fill and concrete/road base to construct and maintain a residential subdivision (The Sanctuary at Juban Crossing) to include 135 lots, streets, house pads, utilities, a storm water detention pond, and drainage utilities. Approximately 2,900 cubic yards of fill material and concrete/road base will be hauled in and deposited to achieve required grade elevation requirements. Additionally, 6,292 cubic yards of native material will be excavated onsite for pond creation and re-deposited for road stabilization. The proposed project is situated on an approximately 34-acre tract that has been determined to include approximately 3.17 acres of forested wetlands. A preliminary analysis has determined that the proposed project would directly impact approximately 3.17 acres of jurisdictional forested wetlands during construction.

The applicant has stated that the proposed action would have minimal impact on adjacent wetlands.

This notice was originally advertised on March 21, 2016. The applicant has made changes to the project increasing forested wetland impacts from 1.53 acres to 3.17 acres to accommodate a required storm water detention pond.

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.

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. 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.

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 Interior. Utilizing 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, the Corps has determined that the proposed activity would have no effect on any listed 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 **0** 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, 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

Enclosures

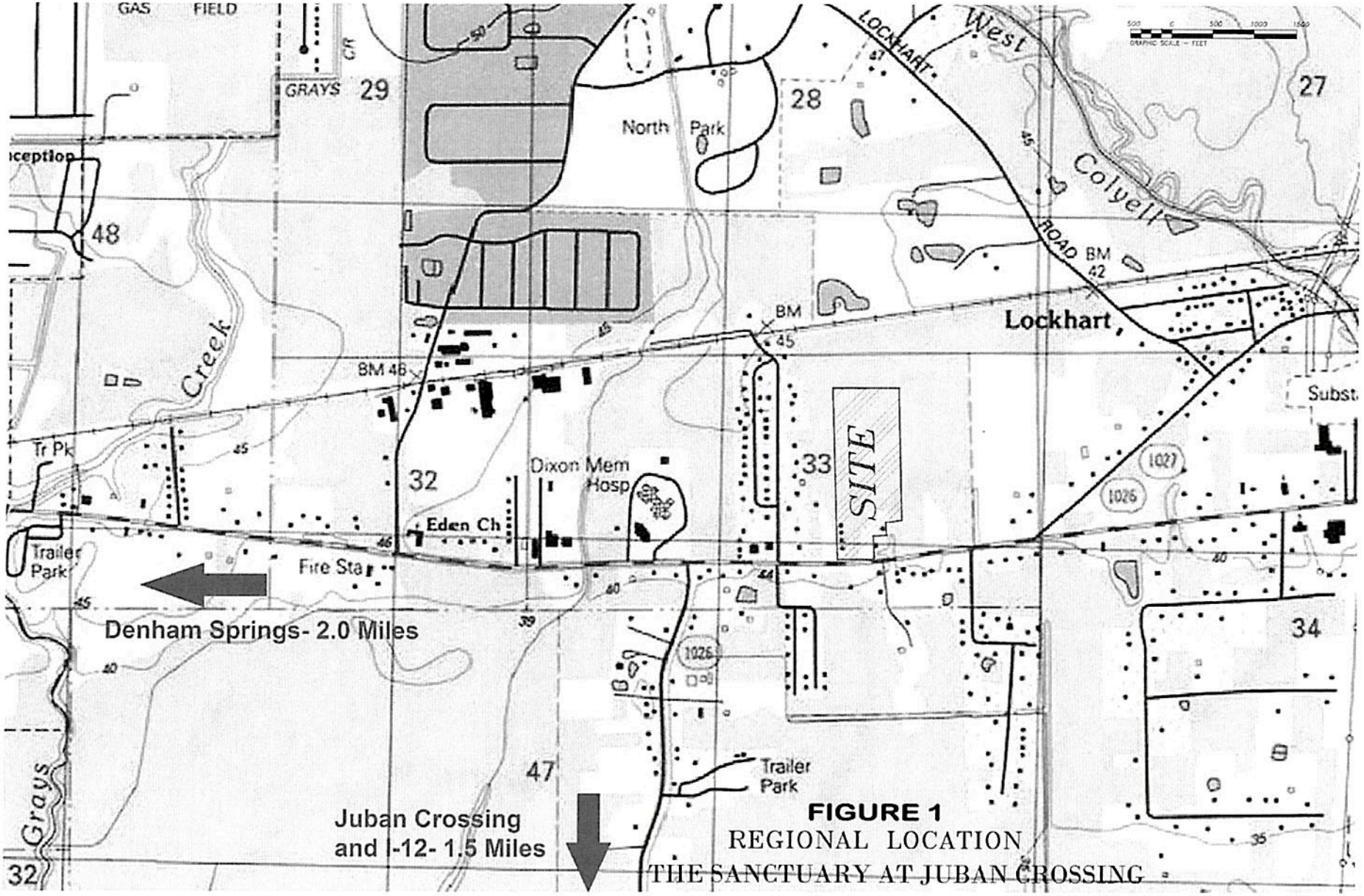
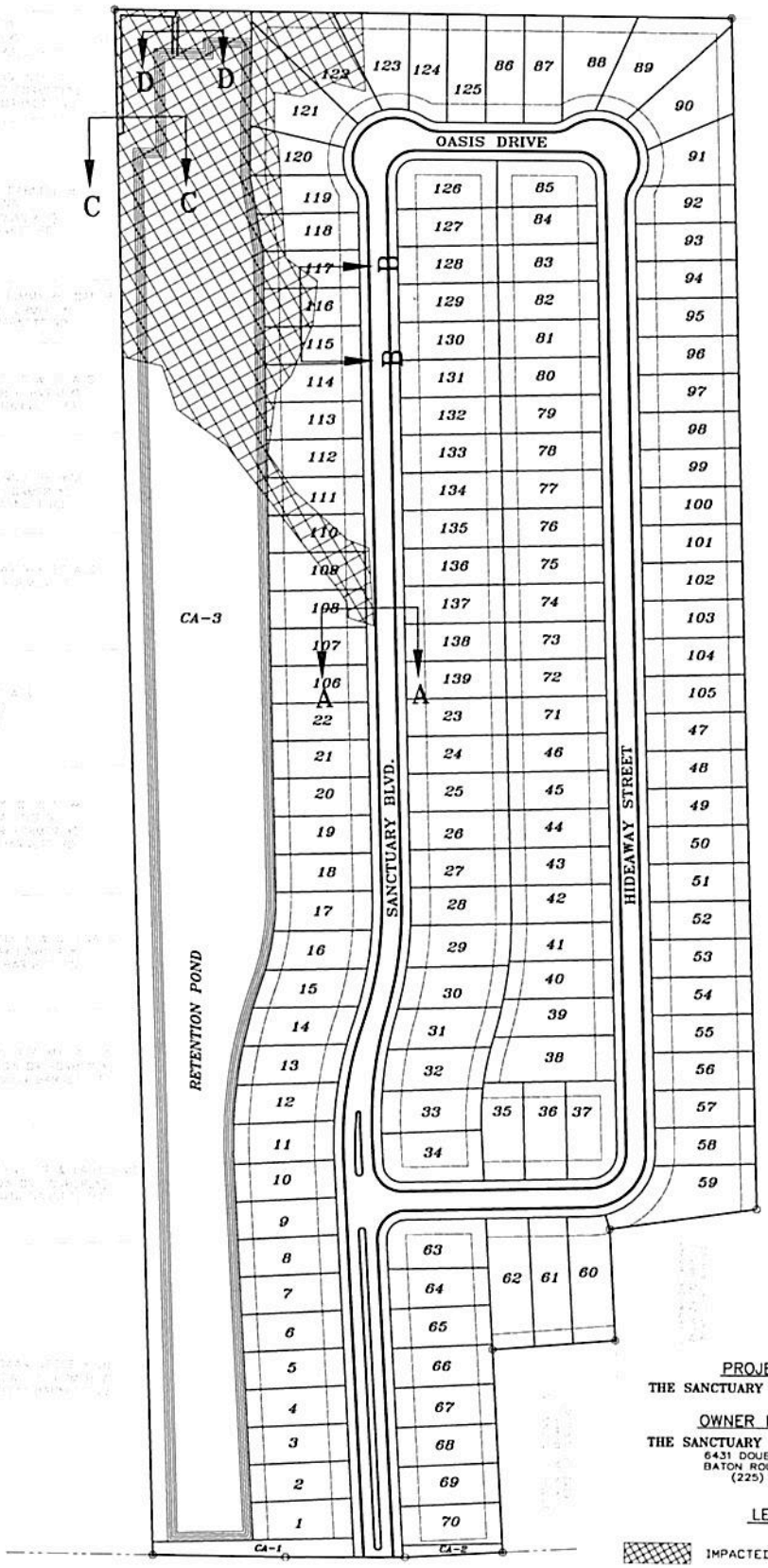


FIGURE 1
REGIONAL LOCATION
THE SANCTUARY AT JUBAN CROSSING

FIGURE 2
PLAN VIEW



PROJECT NAME
THE SANCTUARY AT JUBAN CROSSING

OWNER INFORMATION
THE SANCTUARY DEVELOPMENT, L.L.C.
6431 DOUBLE TREE DRIVE
BATON ROUGE, LA. 70817
(225) 572-8840

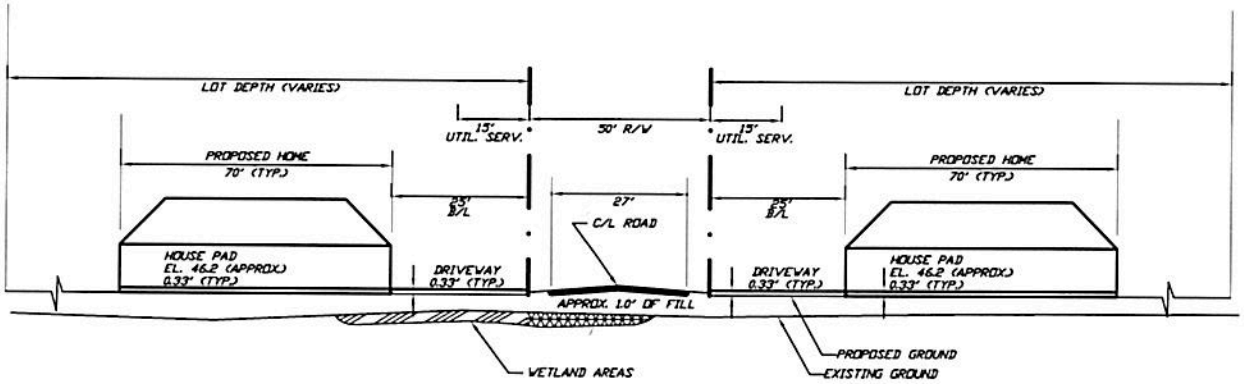
LEGEND

IMPACTED WETLAND ACREAGE: 3.17 ACRES

CROSS SECTION OF IMPACTS

McLin Taylor, Inc.
Engineering and Land Surveying

FIGURE 3



PROPOSED TYPICAL ROADWAY CROSS SECTION "A–A"

N.T.S.

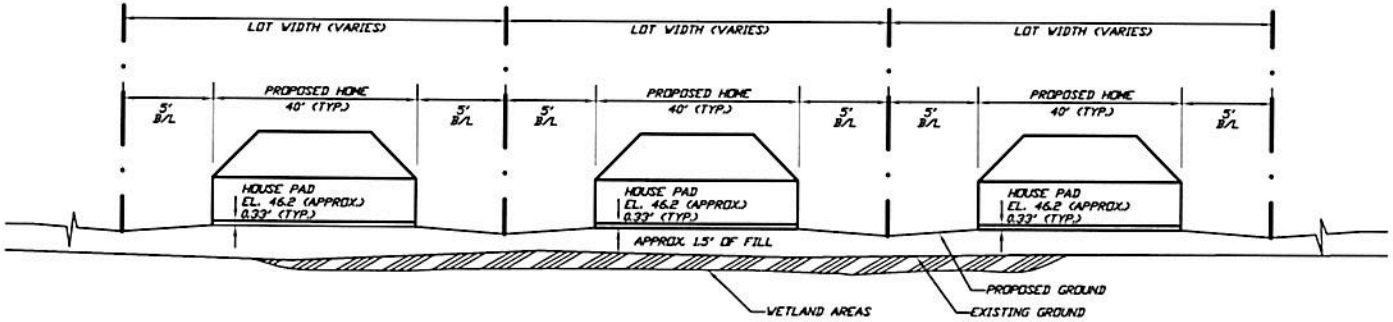
LEGEND

ROADWAY FILL: 0.02 ACRES

LOT AND HOUSE PAD FILL: 0.95 ACRES

McLin Taylor, Inc.
Engineering and Land Surveying
28339 FROST ROAD LIVINGSTON, LA 70754 (225)686-1444

FIGURE 4



PROPOSED LOT
CROSS SECTION "B–B"

N.T.S.

LEGEND

ROADWAY FILL: 0.02 ACRES

LOT AND HOUSE PAD FILL: 0.95 ACRES

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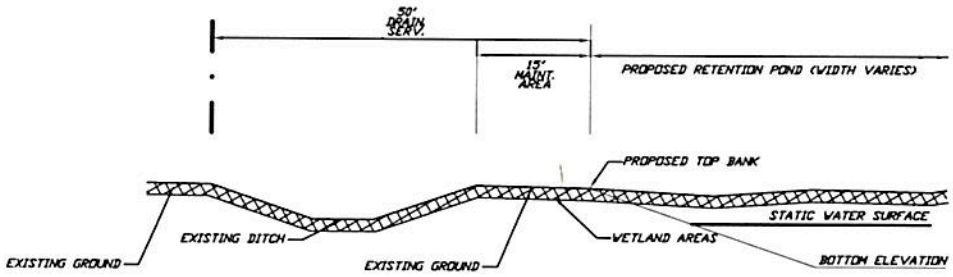
FIGURE 5



PROPOSED DRAINAGE SERVITUDE
CROSS SECTION "C–C"

N.T.S.

LEGEND

IMPACTED WETLANDS: 2.20 ACRES

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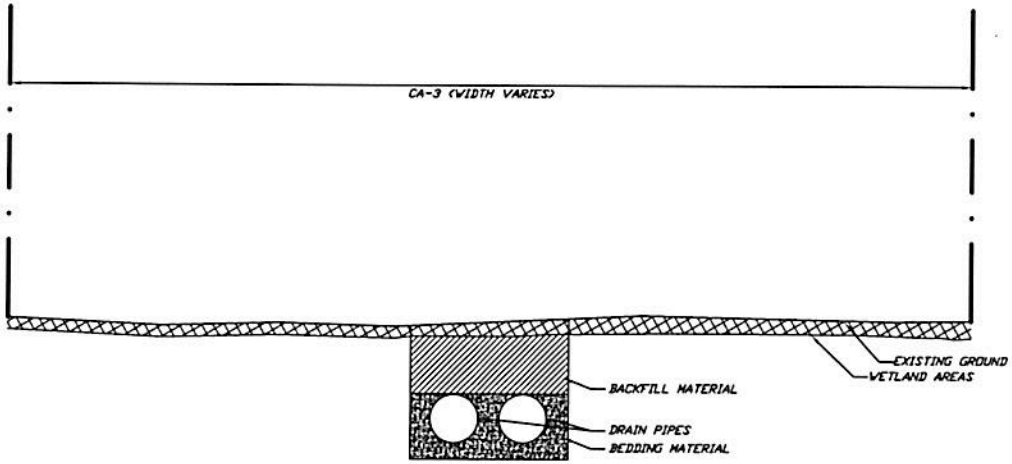
FIGURE 6



PROPOSED RETENTION POND OUTFALL CROSS SECTION "D–D"

N.T.S.

LEGEND

IMPACTED WETLAND: 2.20 ACRES

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