

JOINT PUBLIC NOTICE

June 17, 2019

United States Army
Corps of Engineers
New Orleans District
Regulatory Branch
7400 Leake Avenue
New Orleans, Louisiana 70118

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

(504) 862-1217
Project Manager
Kenny Blanke
Kenneth.G.Blanke@usace.army.mil
MVN 2019-00396-CQ

(225) 219-3225
Project Manager
Ms. Elizabeth Hill
WQC Application Number
WQC 190611-03

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 IN ASCENSION PARISH

NAME OF APPLICANT: Double D of Louisiana, LLC, c/o CSRS, Inc., Attn: Kim Arcement, 6767 Perkins Road, Suite 200, Baton Rouge, Louisiana 70808.

LOCATION OF WORK: Located on an approximate 104-acre site, in Section 20, Township 10 South, Range 3 East, along and south of Louisiana Highway 30 and along and west of Louisiana Highway 44, near Gonzales, Louisiana, located in Ascension Parish, as shown on the enclosed drawings (Latitude 30.208189 N Longitude -90.92502 W). This project is located in the Pontchartrain Basin – Amite River watershed (HUC 08070202).

CHARACTER OF WORK: The applicant is requesting a Department of the Army permit authorization to clear, grade, excavate, place and maintain fill material for the construction of a mixed use (residential, commercial, and recreational) development (Heritage Crossing), near Gonzales, Louisiana, within Ascension Parish. The development would consist of single family townhouses, medical office buildings, restaurants, general office buildings, assisted-living housing, retail shopping facilities, a hotel, recreational ponds, walking/biking trails, a performing arts center, detention basins, and other amenities. Approximately 26.08 acres of jurisdictional forested wetlands and 2.29 acres of jurisdictional Other Waters of the U.S. (OWOUS) would be directly impacted as a result of project implementation. Approximately 8,748 linear feet of OWOUS and would be impacted directly as a result of project implementation. Approximately 30,597 cubic yards of clean earthen fill material would be placed as fill in jurisdictional areas during project construction. Approximately 13,011 cubic yards of hauled in material (concrete, limestone, soil cement, rip rap, asphalt) would be placed in jurisdictional areas as a result of project implementation. Approximately 96,532 cubic yards of native material would be

excavated from jurisdictional wetlands and OWOUS located on the project site. The applicant has claimed that the project has been designed to avoid and minimize direct and secondary adverse wetland impacts to the maximum extent practicable and is proposing to avoid approximately 2.35 acres of jurisdictional forested wetlands. The applicant is proposing to utilize best management practices during and after the construction phase of the project. The applicant is proposing to compensate for the unavoidable impact by purchasing mitigation credits from an approved mitigation bank.

The comment period for the Department of Army Permit and the Louisiana Department of Environmental Quality 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. 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 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. 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 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 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



SEE SHEET 4



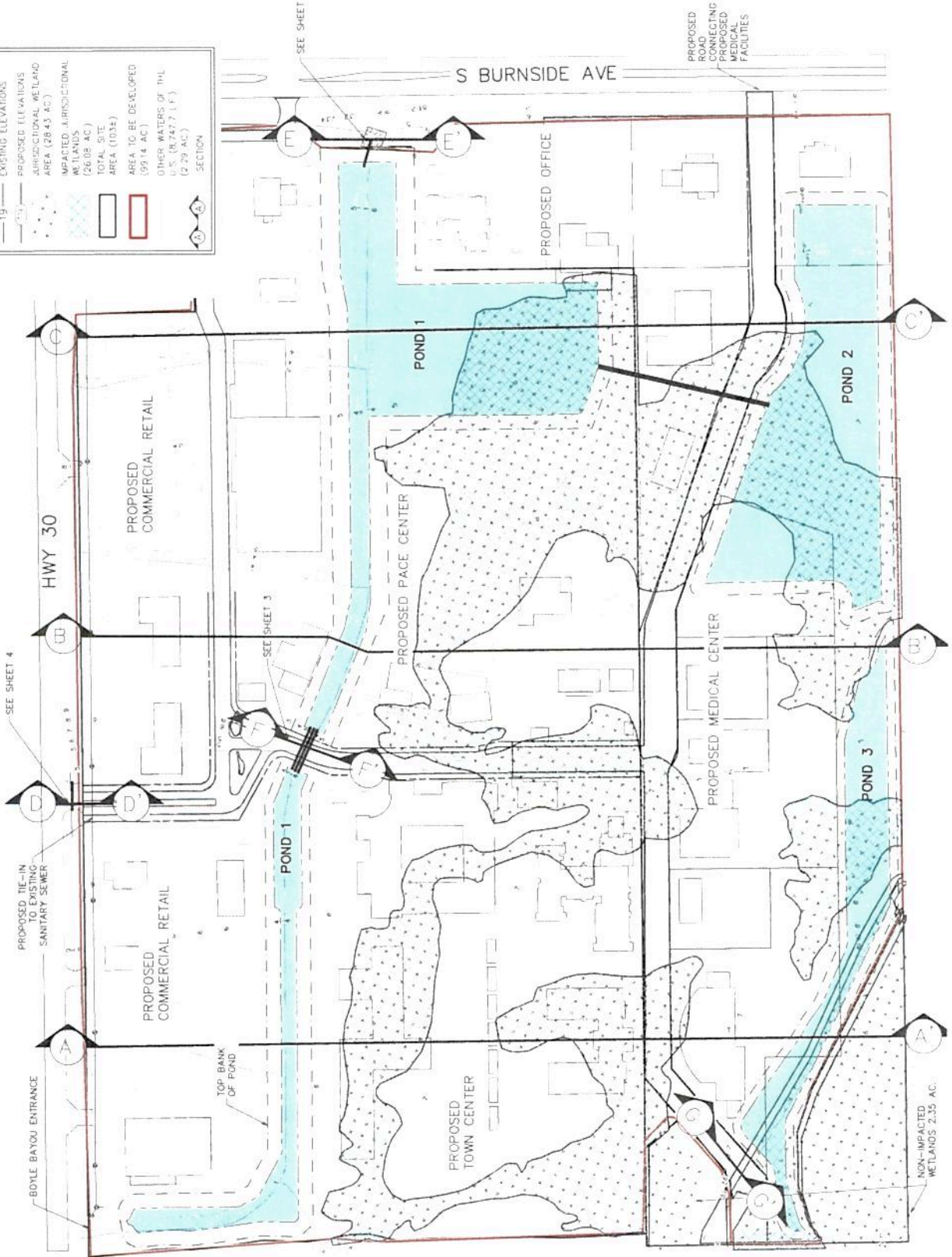
0 100 200



NO.	DATE	DESCRIPTION
1	10/1/2014	ISSUED
2	10/1/2014	ISSUED
3	10/1/2014	ISSUED

LEGEND:

— 19	EXISTING ELEVATIONS
— 20	PROPOSED ELEVATIONS
— 21	JURISDICTIONAL WETLAND AREA (28.43 AC)
— 22	IMPACTED JURISDICTIONAL WETLANDS (26.08 AC)
— 23	TOTAL SITE AREA (10332)
— 24	AREA TO BE DEVELOPED (9914 AC)
— 25	OTHER WATERS OF THE U.S. (8,747.1 F')
— 26	SECTION



NON-IMPACTED WETLANDS: 2.35 AC.



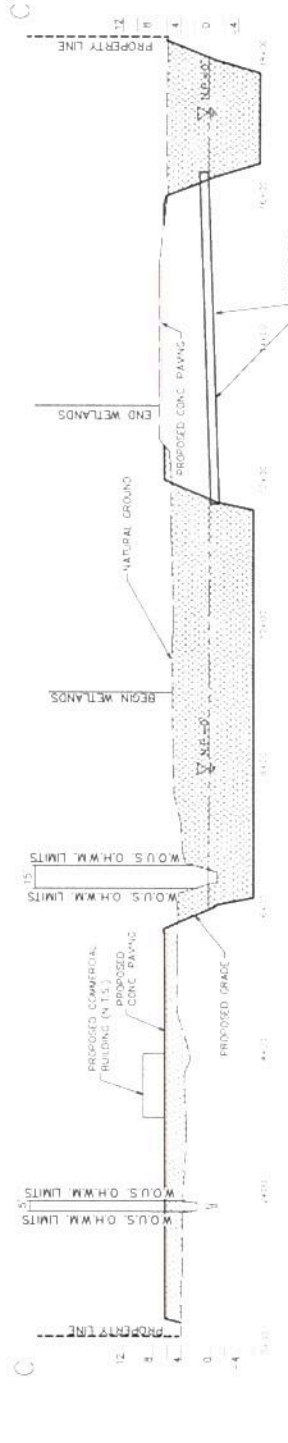
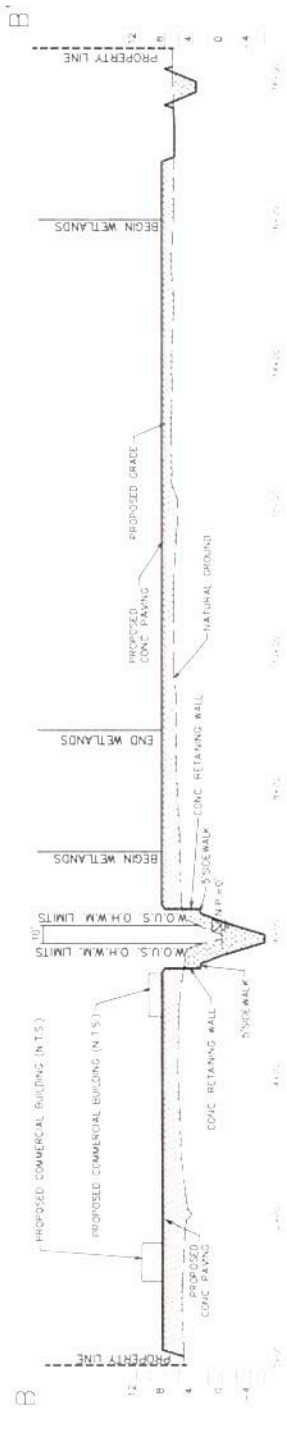
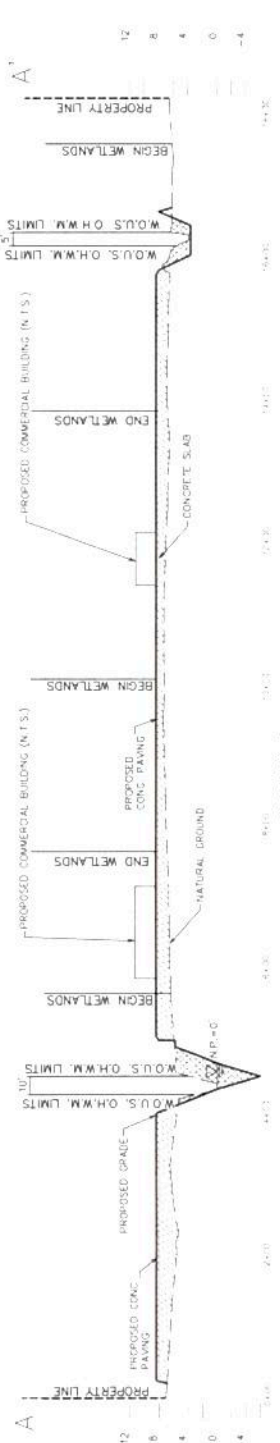
City of Gonzales

Heritage Crossing
City of Gonzales
Ascension Parish, LA

Double D of Louisiana, LLC



11111 Louisiana, Suite 1000
Baton Rouge, LA 70801
Phone: (504) 733-1111
Fax: (504) 733-1112
www.double-d.com



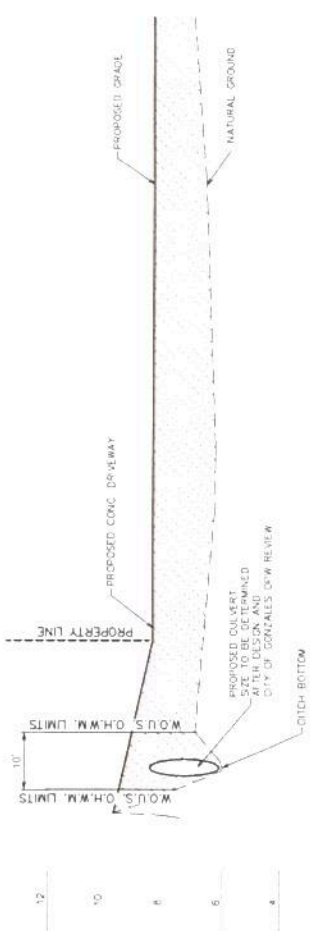
SITE SECTIONS A THROUGH C

Date:	11/11/2014
Project:	Heritage Crossing
Sheet:	6
Scale:	AS SHOWN
Author:	CSRS
Checker:	CSRS

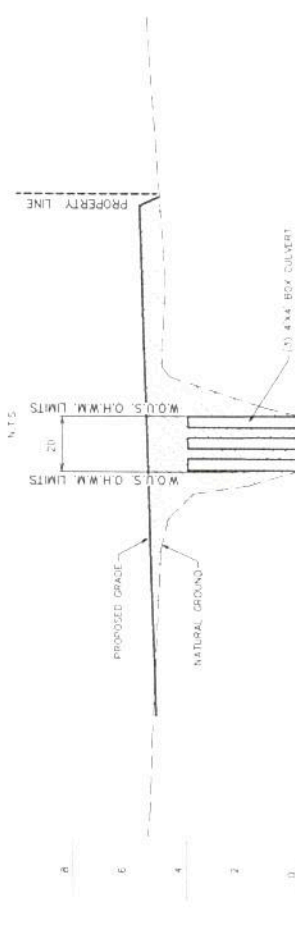


LEGEND:

	EXISTING GROUND
	PROPOSED GROUND
	FILL
	CUT



SECTION D: DRIVEWAY CULVERTS



SECTION E: POND OUTFALL



SECTION F: ROAD CROSSING

SECTION G: ROAD CROSSING



HERITAGE CROSSING - TOTAL ADDITIONAL WETLANDS CUT/FILL

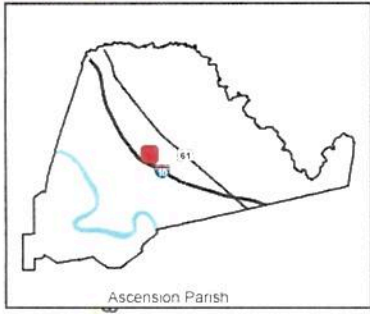
CUT	FILL
PODG = 96,532 C.Y.	EARTHEN = 30,537 C.Y.
	CONCRETE = 9,245 C.Y.
	LIMESTONE = 3,296 C.Y.
	SOIL CEMENT = 210 C.Y.
	PIP RAPI = 185 C.Y.
	ASPHALT = 55 C.Y.
TOTAL CUT = 96,532	TOTAL FILL = 43,608 C.Y.

HERITAGE CROSSING - TOTAL PROJECT CUT/FILL

CUT	FILL
PODG = 172,000 C.Y.	COMMERICAL = 132,000 C.Y.
SOIL LOSS = 40,000	
TOTAL CUT = 132,000	TOTAL FILL = 132,000

NOTE:
BASE FLOOD ELEVATION (B.F.E.) = 8.0'
NORMAL POOL ELEV. = 0.0'

Jurisdictional Determination

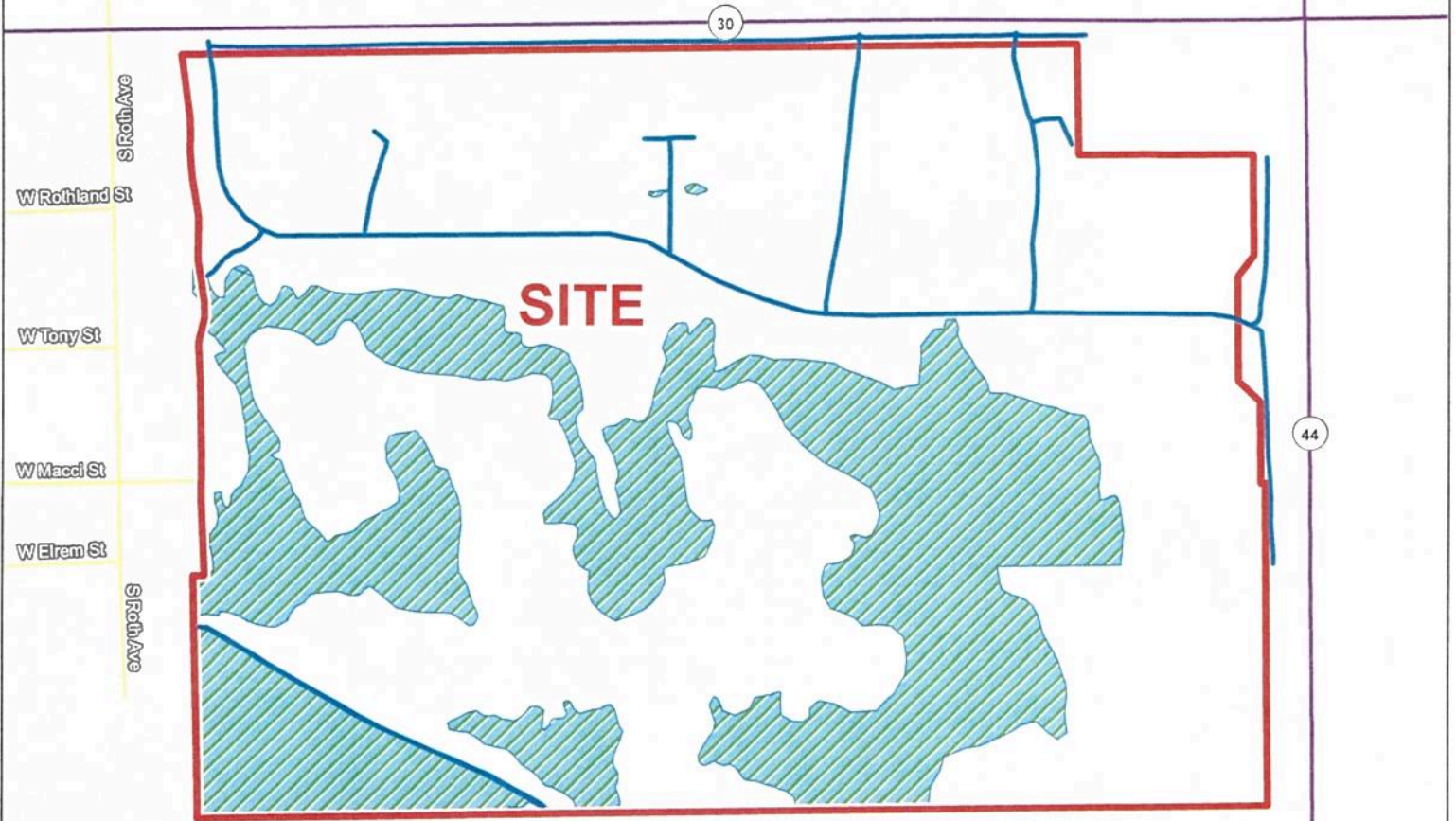


LEGEND

- Site Boundary
- Jurisdictional Wetlands (28.43 Ac.±)
- Other Waters of the US (8,747.7 L.F. +/-) (2.29 Ac. +/-)

Existing Roadway

- Urban State Highway
- Local Roads



WETLANDS PER APPROVED JURISDICTIONAL DETERMINATION (MVN-2018-00969-SL) AND APPROVED JURISDICTIONAL DETERMINATION (MVN-2013-03029-1-SY).

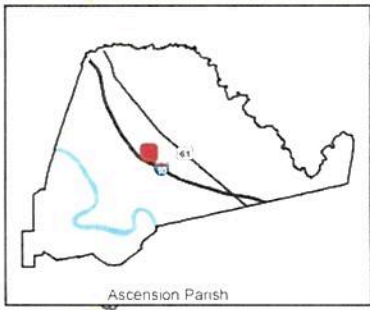
FIGURE 8
 JURISDICTIONAL DETERMINATION
 HERITAGE CROSSING
 ASCENSION PARISH, LOUISIANA
 03/13/2019

N
↑

Scale 1:5,000

0 290 580
 Feet

Impacted Jurisdictional Wetlands

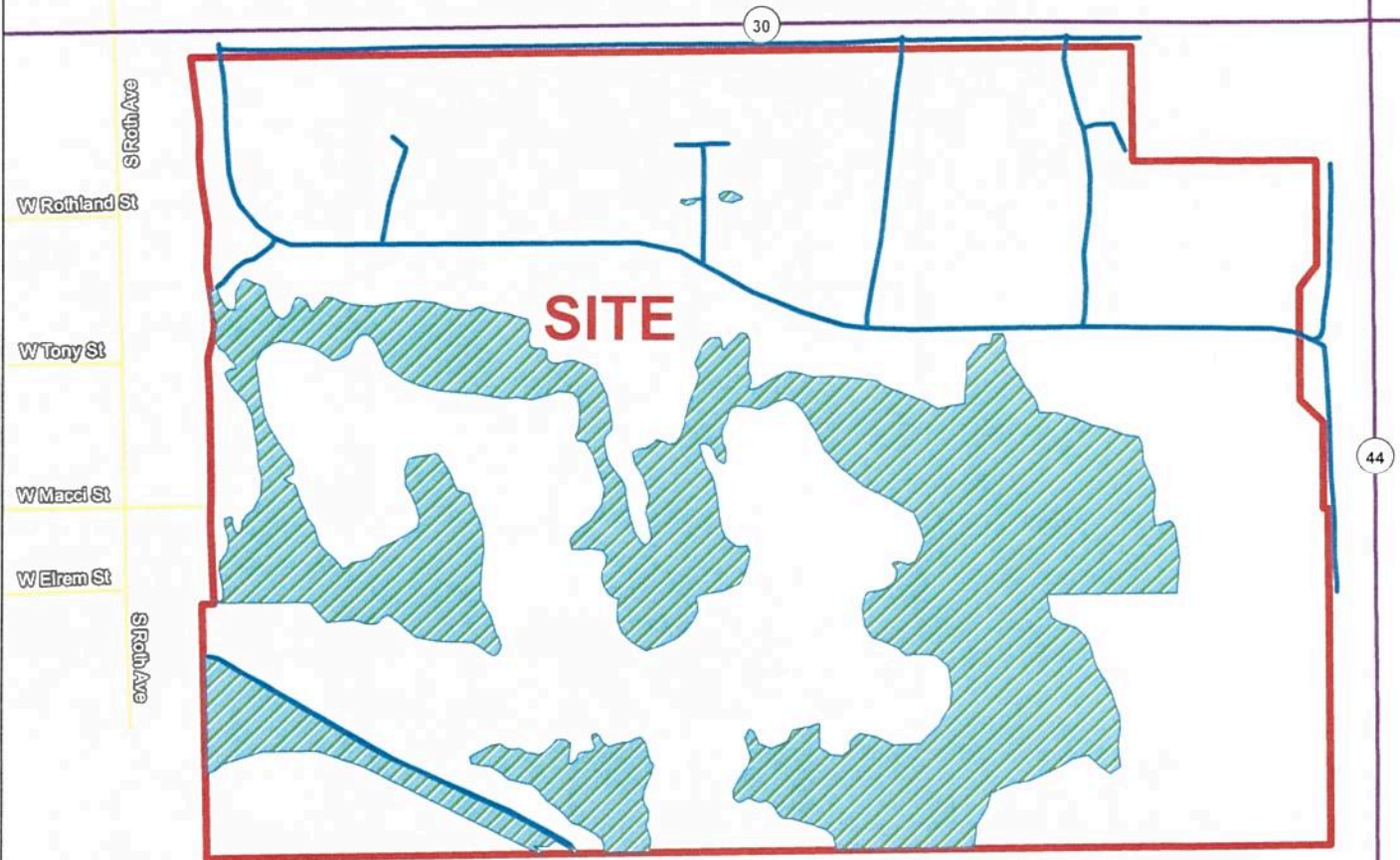


LEGEND

- Site Boundary
- Impacted Jurisdictional Wetlands (26.08 Ac.±)
- Other Waters (9191.0 L.F. +/-) (2.13 Ac. +/-)

Existing Roadway

- Urban State Highway
- Local Roads



WETLANDS PER APPROVED JURISDICTIONAL DETERMINATION (MVN-2018-00969-SL) AND APPROVED JURISDICTIONAL DETERMINATION (MVN-2013-03029-1-SY).

FIGURE 9
IMPACTED JURISDICTIONAL WETLANDS
HERITAGE CROSSING
ASCENSION PARISH, LOUISIANA
04/05/2019

N
 Scale 1:5,000
 0 290 580
 Feet