



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
7400 LEAKE AVE
NEW ORLEANS, LA 70118-3651

October 30, 2023

Regulatory Division
Eastern Evaluation Branch

Project Manager:
Angelle Greer
(504) 862-2279
angelle.v.greer@usace.army.mil

Application #: MVN-2023-00876-EG

PUBLIC NOTICE

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 [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

COMMERCIAL DEVELOPMENT IN ST. CHARLES PARISH

NAME OF APPLICANT: The Magnolia Companies of Louisiana, LLC, c/o ELOS Environmental, LLC, Attention: Basile Dardar, 607 West Morris Avenue, Hammond, Louisiana 70403, or bdardar@elosenv.com.

LOCATION OF WORK: At approximately Latitude: 29.978939, Longitude: -90.299435, off of Airline Hwy., in St. Rose, Louisiana, in St. Charles Parish, as shown on the enclosed drawings. Hydrologic Unit Code: 08090203 (Lower Mississippi- Lake Pontchartrain)

CHARACTER OF WORK: Clear, grade, excavate, and place approximately 679-cubic yards of native earthen material, approximately 5,071-cubic yards of rock, approximately 9,536-cubic yards of concrete, and approximately 5,071-cubic yards of asphalt to facilitate the construction of an approximate 11.84-acre commercial development, including buildings, parking areas, drainage features, and appurtenant structures. The applicant proposes to compensate for unavoidable, permanent project-related impacts to 9.85-acres of jurisdictional wetlands through the purchase of wetland credits from a Corps' approved mitigation bank within the appropriate watersheds.

The comment period on the requested Department of the Army Permit will close **20 days** from the date of this 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 request, and must be submitted so as to be received before or by the last day of the comment period. Letters and/or comments concerning the subject permit application must reference the Applicant's Name and the Permit Application Number and can be preferably emailed to angelle.v.greer@usace.army.mil or forwarded to the Corps of Engineers at the address above, ATTENTION: REGULATORY DIVISION (RGE, Angelle Greer). Individuals or parties may also request an extension of time in which to comment on the proposed work by mail or preferably by emailing the specified project manager listed above. Any request for an extension of time to comment 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 Branch 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 and inclusive of the initial comment period and will not exceed a total of 30 calendar days. This public notice is also available for review online at <https://go.usa.gov/xennJ>.

Corps of Engineers Permit Criteria

The decision whether to issue a Section 10/404 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 any 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. As deemed

necessary, copies of this public notice will be sent to the State Archeologist, State Historic Preservation Officer and federally listed tribes regarding potential impacts to cultural resources.

Based on the Information & Planning Consultation for Endangered Species in Louisiana (IPaC), dated January 27, 2020 between the U.S. Army Corps of Engineers, New Orleans and U.S. Fish and Wildlife Service, Ecological Services Office, it has been determined that no listed species are expected within the project area. It is our initial finding 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 is not expected to result in the destruction or alteration of 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.

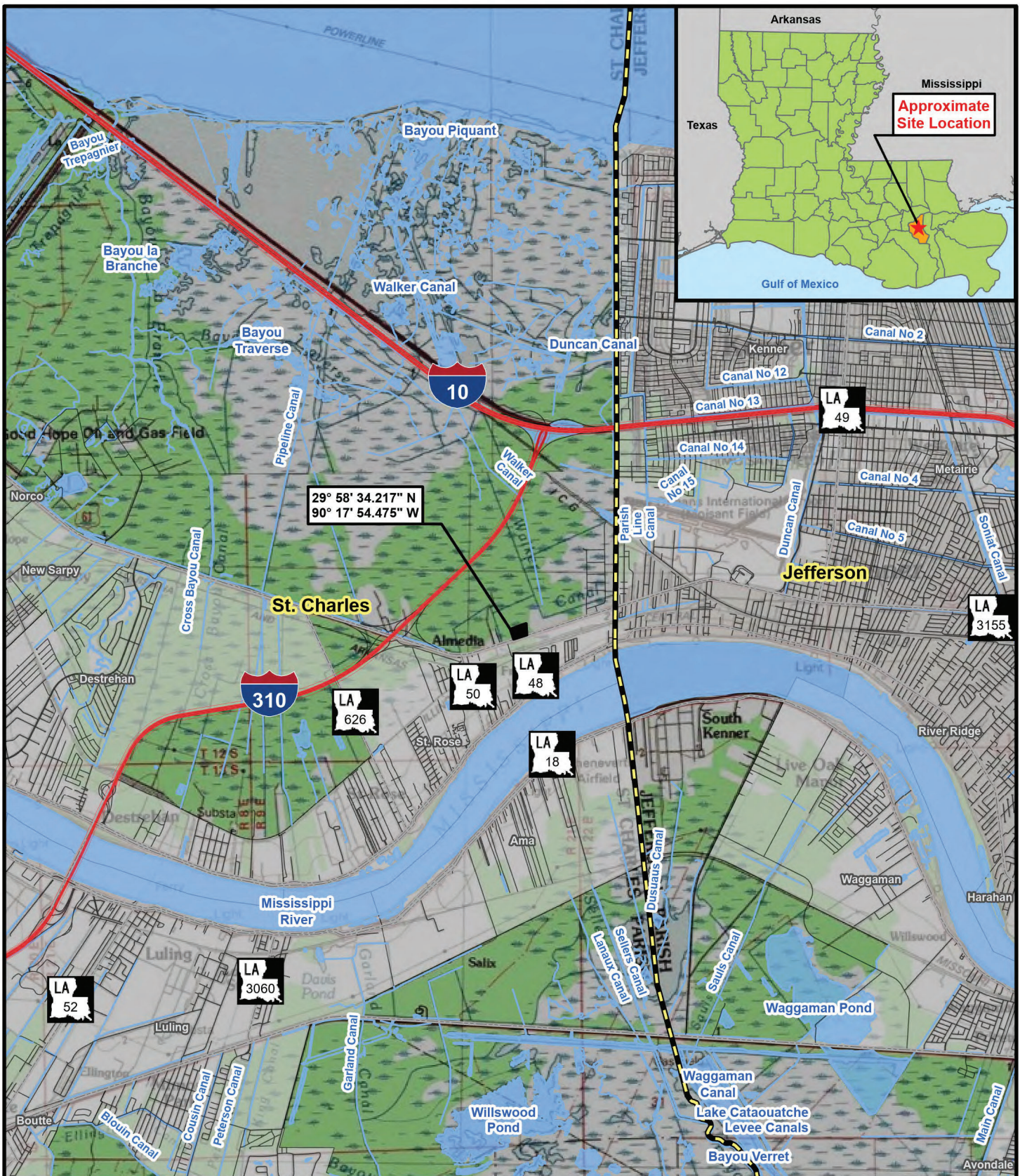
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not violate applicable water quality standards will be required from the Department of Environmental Quality, Water Quality Certifications, before a permit is issued.


The applicant has certified that the proposed activity described in the application complies with and will be conducted in a manner that is consistent with the Louisiana Coastal Resources Program (Louisiana Coastal Zone Application P20230658). The Department of the Army permit will not be issued unless the applicant received approval or a waiver of the Coastal Use Permit by the Department of Natural Resources.

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.

Brad P. LaBorde
Chief, Eastern Evaluation Branch
Regulatory Division





<http://elosenv.com/>

0 5,000 10,000 Feet

Figure 1: TopoVicinity Map

St. Rose Development

Legend:

Project Area	Stream/River
Parish Boundary	Interstate
City/Town	Highway
Waterbody	Roadways

Sections: 39
Township: 12 South
Range: 09 East

This figure was prepared utilizing public and proprietary data. It should not be used to establish any legal boundaries or specific locations. ELOS Environmental, L.L.C., is not responsible for any usage of this figure contrary to its original, intended purpose.

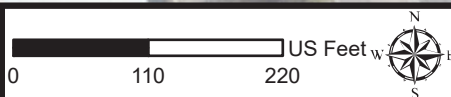
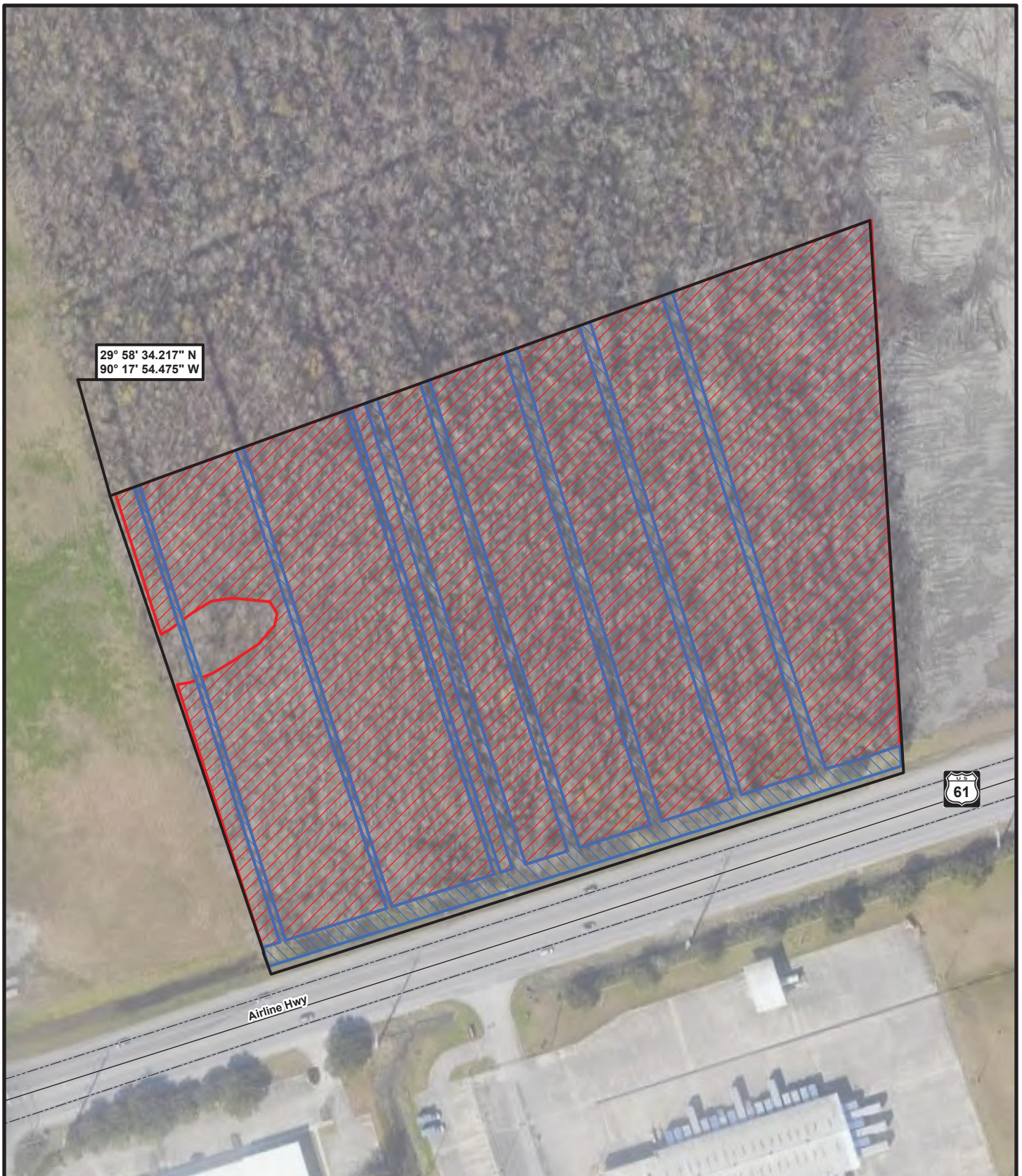


Figure 2: Existing Conditions

St. Rose Development

Legend:

- | | |
|-----------------------|----------|
| Project Area | Highway |
| Proposed Other Waters | Roadways |
| Proposed Wetlands | |

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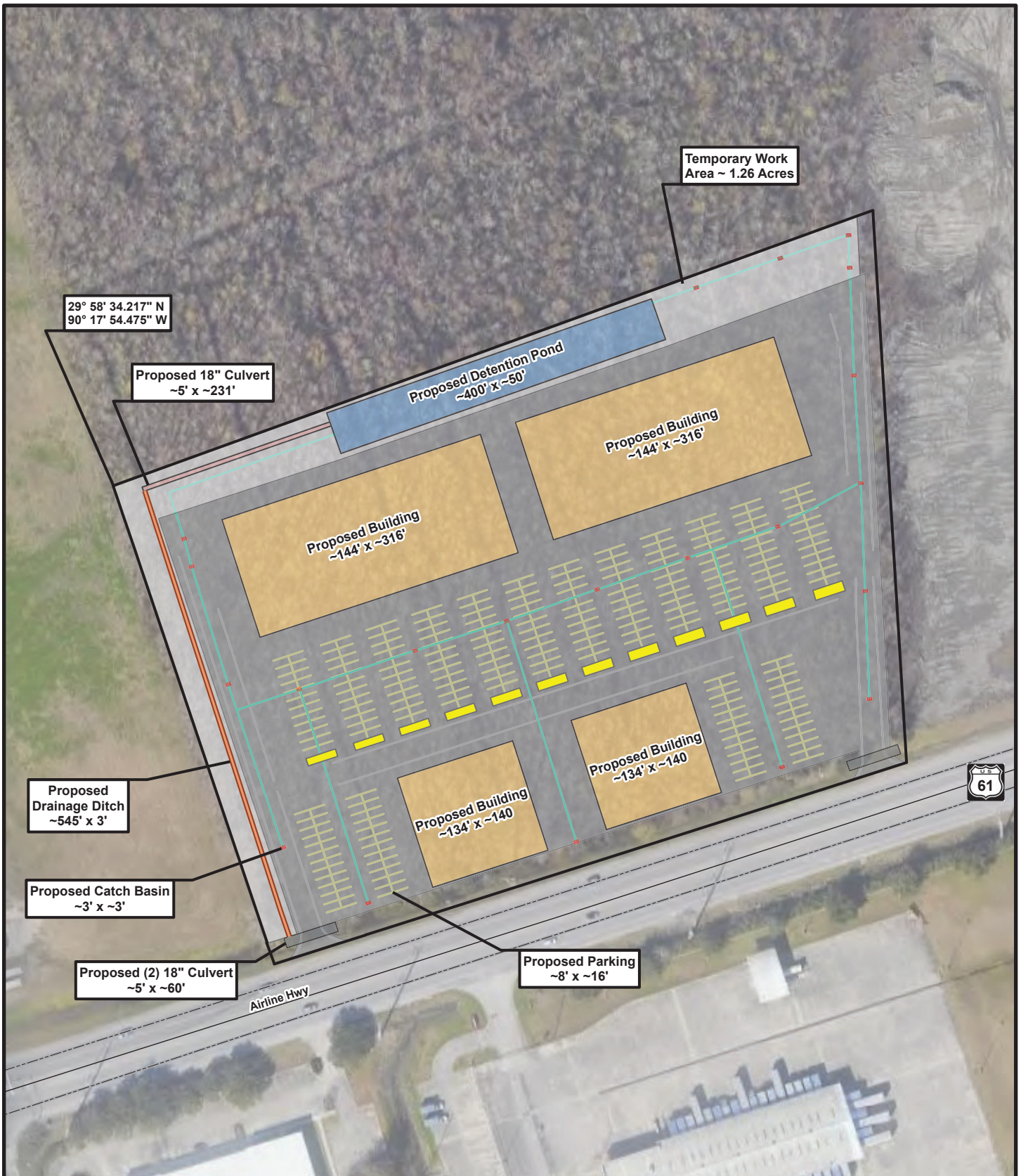


Figure 3: Plan View

St. Rose Development

Legend:		
Site Outline	Proposed Drainage Pond	Temporary Work Area
Proposed Ditch	Proposed Building	Parking Lots
Proposed Catch Basins	Proposed Culvert	Drainage Pipes
Proposed Box Culvert	Pavement	Edge of Road
		Parking

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Proposed Impacts

Site Outline	~11.84 Acres
Wetland Impacts	~09.63 Acres
Other Water Impacts	~01.31 Acres
Avoided Wetlands	~00.22 Acres
Avoided Other Waters	~00.30 Acres
Excavation/Fill	~11.14 Acres
Fill	~20387 CY
Concrete	~9536 CY
Asphalt	~5071 CY
Gravel	~5071 CY
Clay	~709 CY

29° 58' 34.217" N
90° 17' 54.475" W

Clearing and Grading Area

Airline Hwy

61



Figure 4: Proposed Impacts

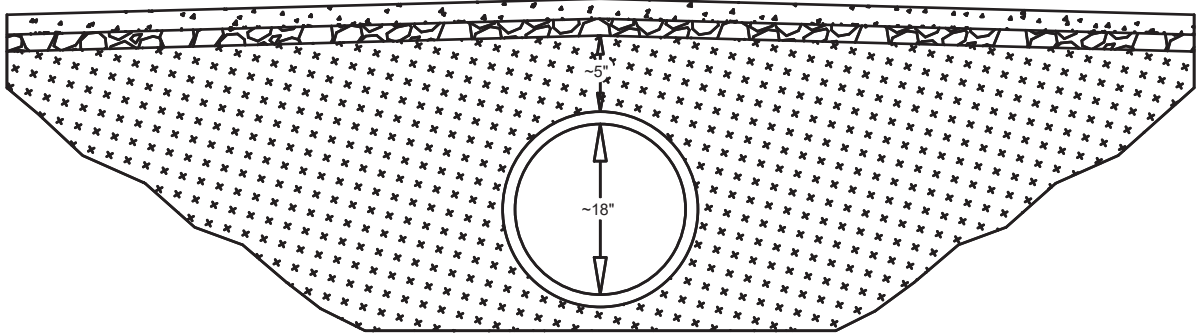
St. Rose Development

Legend:

Project Area	Avoided Waters	Highway
Proposed Other Water Impacts	Avoided Wetlands	Roadways
Proposed Wetland Impacts	Clearing and Grading	

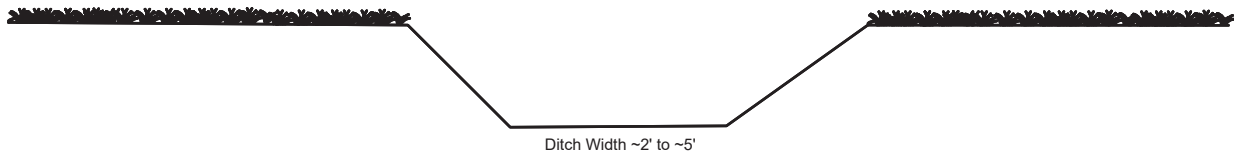
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Typical Culvert



Scale = Not to Scale

Typical Ditch



Scale = Not to Scale

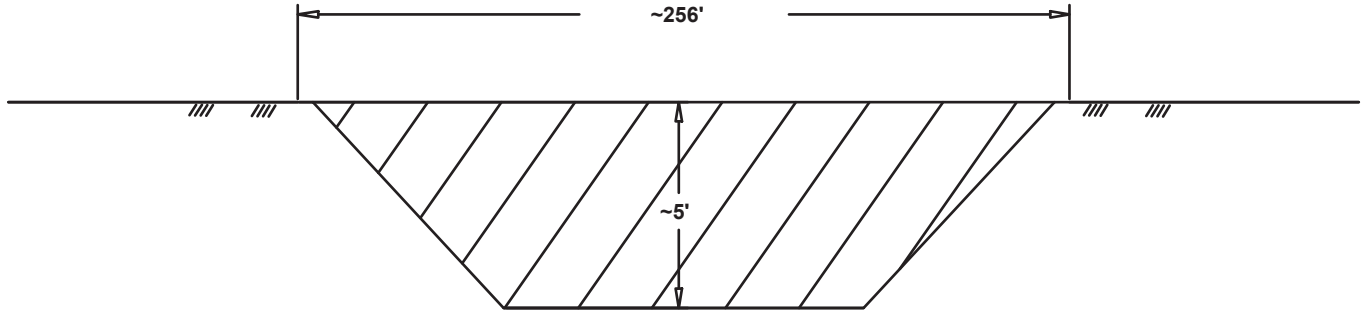


Figure 5: Typical Section

St. Rose Development

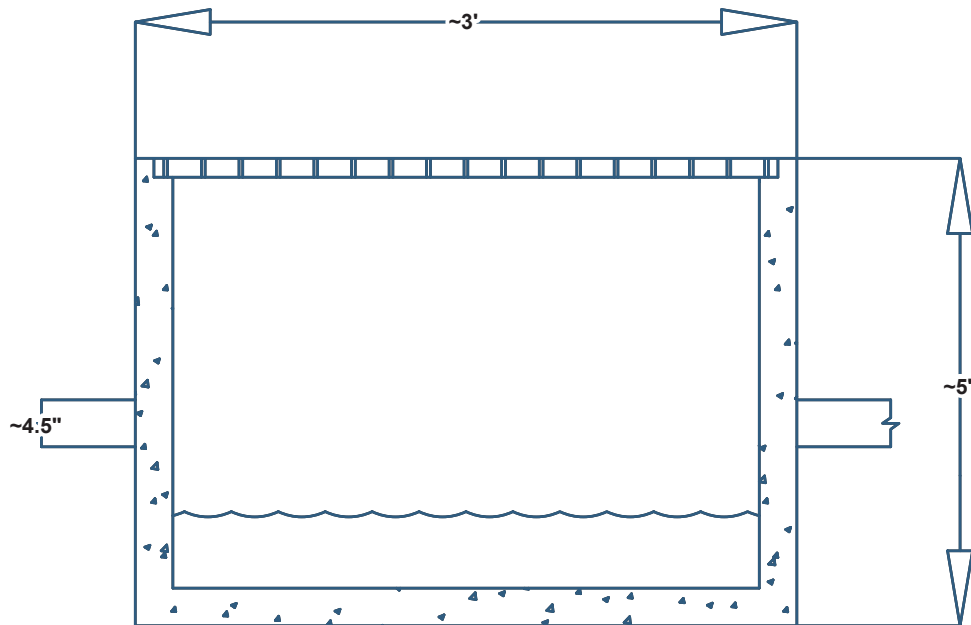
Map prepared from public and proprietary spatial data.
ELOS Environmental, LLC does not warrant its accuracy
or completeness. This map should not be used to
establish legal boundaries or specific locations.

Typical Pond



Scale = Not to Scale

Typical Catch Basin



Scale = Not to Scale

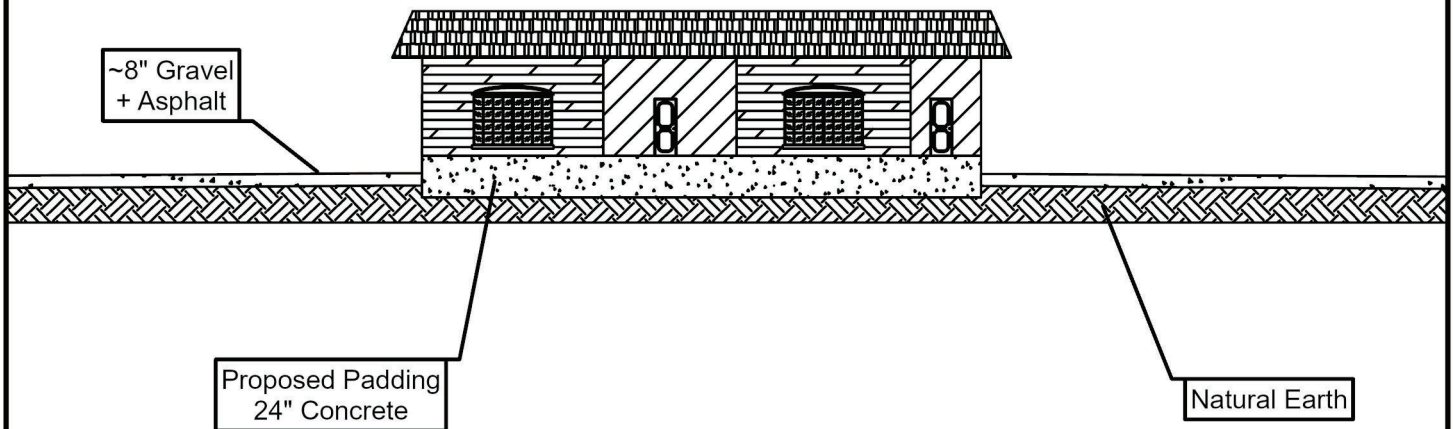


Figure 6: Typical Section

St. Rose Development

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Typical Building and Foundation



Scale = Not to Scale



Figure 6: Typical Section

St. Rose Development

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