

# JOINT PUBLIC NOTICE

February 3, 2020

United States Army  
Corps of Engineers  
New Orleans District  
Regulatory Branch (ODR-E)  
7400 Leake Avenue  
New Orleans, Louisiana 70118

(504) 862-2041

[Benjamin.C.Sherman@usace.army.mil](mailto:Benjamin.C.Sherman@usace.army.mil)

Project Manager  
Benjamin Sherman  
Permit Application Number  
MVN 2018-01115 ES

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  
Elizabeth Hill  
WQC Application Number  
WQC 200124-01.

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, Water Quality Certifications, 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).

## **The Heritage Manor Nursing Home in Mandeville, Louisiana, in St. Tammany Parish**

**NAME OF APPLICANT:** LECC Mandeville LLC, c/o Hydrik Wetland Consultants, Attn: Michael Henry, 2323 Highway 190 East, Suite 2, Hammond, LA 70401

**LOCATION OF WORK:** Project site is located at the intersection of La. Hwy 59 and Lonesome Rd, Mandeville, Louisiana, in St. Tammany Parish, Louisiana, as shown on the attached drawings.

Hydrologic Unit Code: 08090201– Liberty Bayou-Tchefuncta Location: Latitude: 30.388103  
Longitude: -90.049491.

**CHARACTER OF WORK:** The applicant proposes to clear, grade, and deposit fill for the construction of a medical facility and, parking lots and roads. Work would include access roads, a medical facility building with associated parking lots and drainage ponds. Project implementation requires approximately 60,000 cubic yards of aggregate material. Approximately 3.386 acres of jurisdictional wetlands would be directly impacted by the proposed activities. The applicant has proposed the use of an approved compensatory mitigation bank to offset any unavoidable impacts to jurisdictional wetlands.

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 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 at this time. 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 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.

The New Orleans District has determined that the proposed project will not affect any endangered species based on the Standard Local Operating Procedure for Endangered Species of Louisiana (SLOPES), dated October 22, 2014, between the U.S. Army Corps of Engineers and U.S. Fish and Wildlife Service, Ecological Services Office.

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, Water Quality Certifications, before a permit is issued.

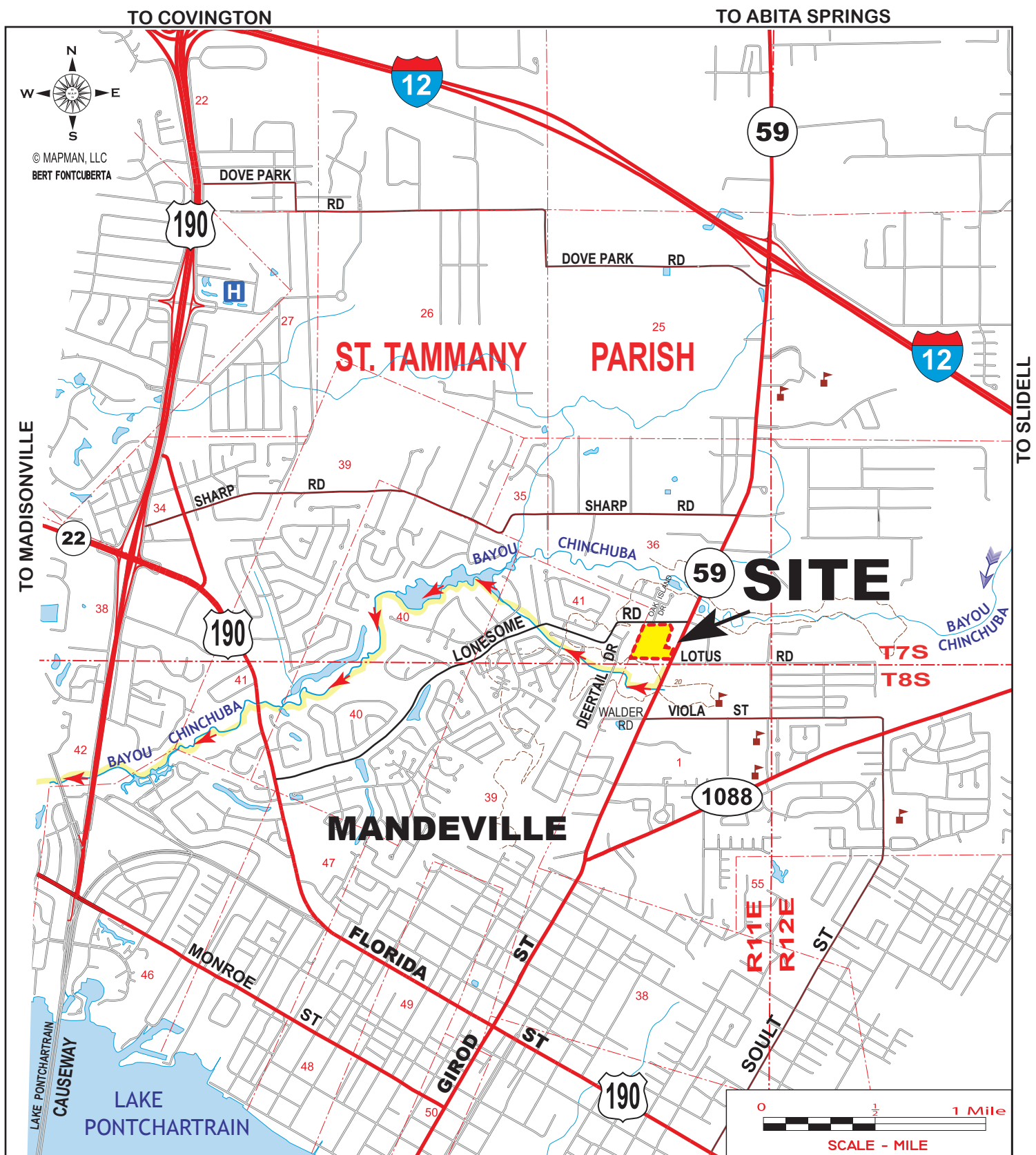
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

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. 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.

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



#### SITE VICINITY

HERITAGE MANOR SITE - LONESOME ROAD  
A/K/A PARCEL 1-A, GLENDALE HEIGHTS FARMS SUBDIVISION  
SECT. 36, T7S-RIIE  
ST. TAMMANY PARISH, LA

#### APPLICANT:

**LECC MANDEVILLE, LLC**

#### SITE COORDINATES - CENTER

**30.388060°, -90.049748°**

PLEASE NOTE: MAP DATA IS FOR REFERENCE ONLY. THIS IS NOT A LEGAL SURVEY AND SHOULD NOT BE USED AS SUCH.



**HYDRİK**

WETLANDS - GIS CONSULTING

WWW.HYDRİK.COM (985)429-0333

#### LEGEND

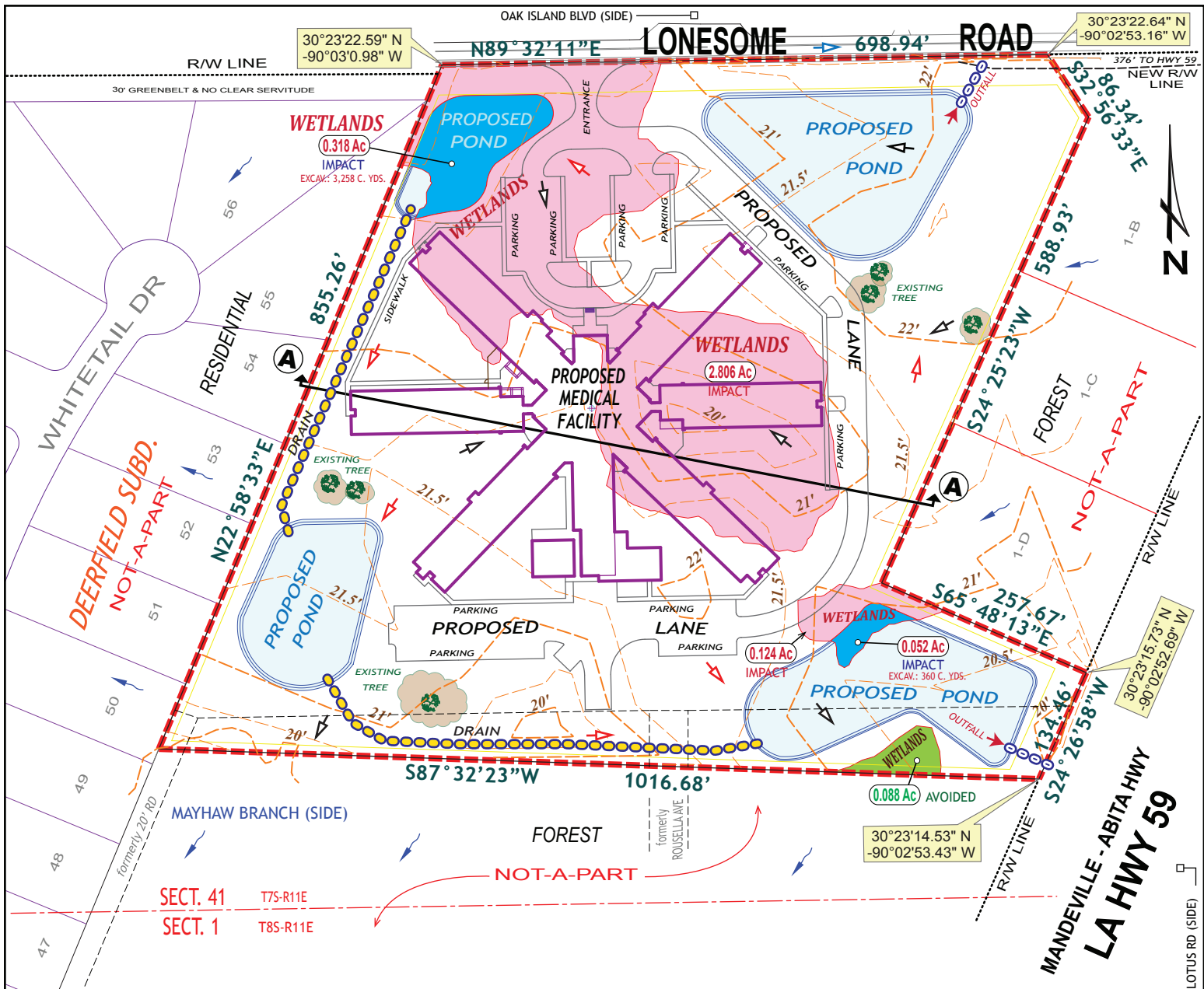
- = PROJECT SITE
- ➔ = DRAINAGE DISCHARGE

**FIGURE  
1**

HF: 1872 BC

DATE 10-3-2018  
11-5-2019

APPROVED:



### LEGEND:

- PROJECT BOUNDARY (15.18 AC.)
- TOTAL WETLANDS: 3.386 ACRES**
- WETLANDS IMPACTED VIA FILLING / GRADING: 2.928 AC.
- WETLANDS AVOIDED: 0.088 AC.
- WETLANDS IMPACTED VIA EXCAVATION: 0.370 AC.
- PROPOSED POND - 2.765 AC.
- PROPOSED BUILDING (FOOTPRINT = 94,217 SQ. FT. / 12" CONC. SLAB)
- DRAINAGE FLOW - PRE-DEVELOPMENT
- DRAINAGE FLOW - ADJACENT PROPERTY
- DRAINAGE FLOW - POST DEVELOPMENT
- 20' --- ELEVATION / CONTOUR LINE
- PROPOSED OUTFALL - 120 LIN. FT.
- PROPOSED DRAIN LINE - 904 LIN. FT.



NOTE:  
PROPOSED LANE = 6" CONCRETE  
SIDEWALKS = 4" CONC., 5' WIDE.

**VOLUME OF FILL TO BE PLACED IN WETLANDS**  
-10,816 CU. YDS. CLEAN FILL

**POND AREAS (4) = 2.765 ACRES**  
-39,800 CU. YDS. TO BE EXCAVATED & DISBURSED ON SITE  
(3,841 CU. YDS. FROM WETLANDS AREAS)

THIS SITE IS LOCATED IN FLOOD ZONE "C"  
PER FEMA FLOOD INSURANCE RATE MAP  
NUMBER: 225205 0245C, DATED 10-17-89.

APPLICANT: **LECC MANDEVILLE, LLC**

HERITAGE MANOR SITE - LONESOME ROAD  
A/K/A PARCEL 1-A, GLENDALE HEIGHTS FARMS SUBDIVISION  
SECT. 36, T7S-RIIE  
ST. TAMMANY PARISH, LA

**HYDRIK**  
WETLANDS - GIS CONSULTING  
WWW.HYDRIK.COM (985)429-0333

**FIGURE**  
**2**

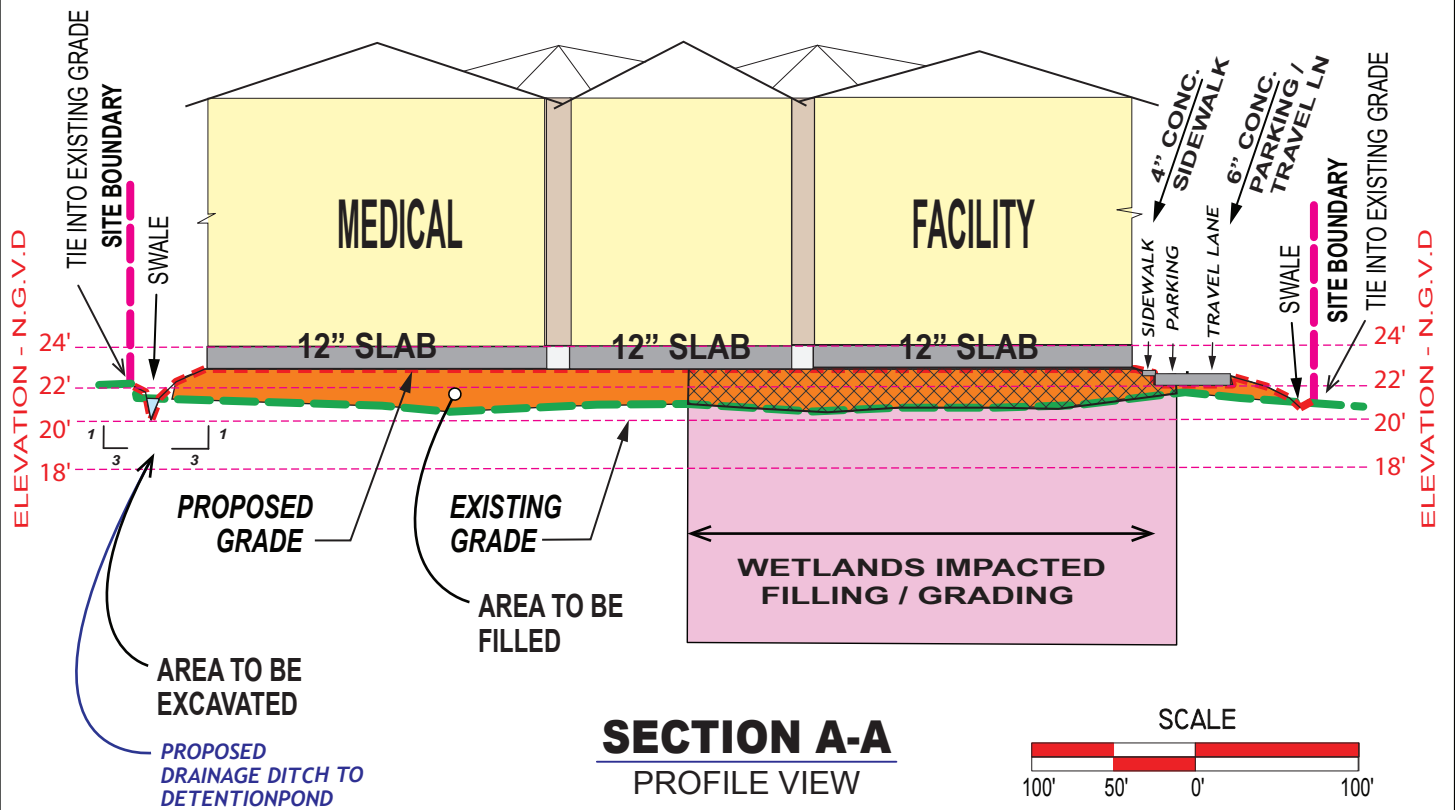
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HF: 1872 BC

DATE 10/3/18,  
2/11/19, 11/5/19

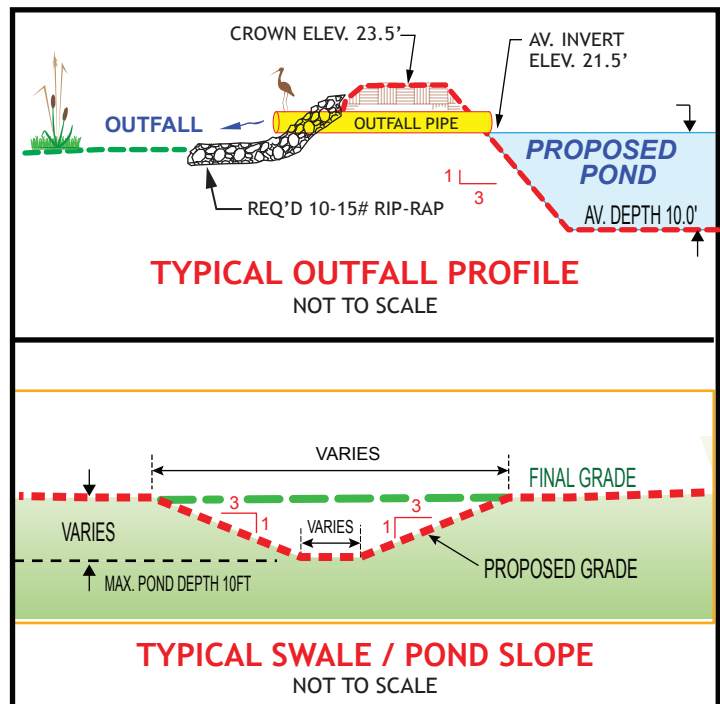
APPROVED:





**LEGEND:**

- EXISTING GRADE
- PROPOSED GRADE
- AREA TO BE FILLED
- WETLANDS IMPACTED VIA FILLING / GRADING
- AREA TO BE EXCAVATED
- PROPOSED CONCRETE



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APPLICANT:

LECC MANDEVILLE, LLC

FIGURE  
**3**

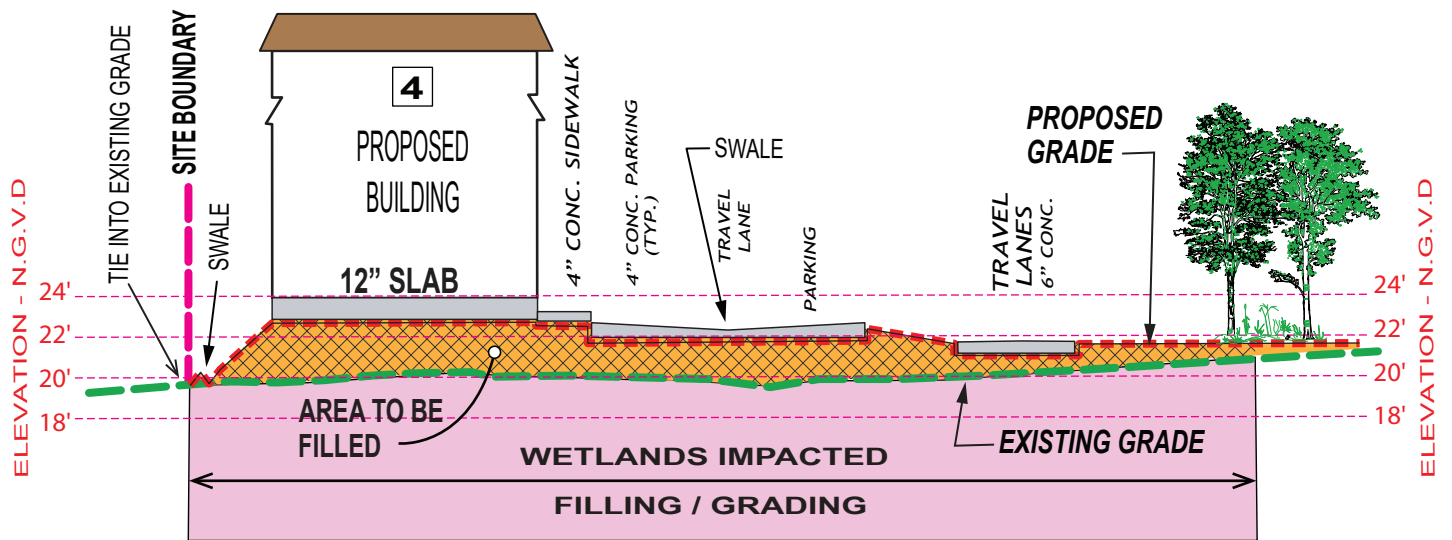
HERITAGE MANOR SITE  
LONESOME ROAD - MANDEVILLE  
A/K/A PARCEL 1-A, GLENDALE HEIGHTS FARMS SUBDIVISION  
SECT. 36, T7S-RIIE  
ST. TAMMANY PARISH, LA

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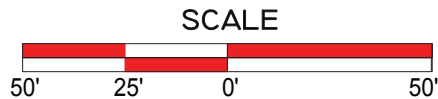
APPROVED:



## SECTION B-B

PROFILE VIEW

*Looking West*



### LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- AREA TO BE FILLED
- WETLANDS IMPACTED VIA FILLING / GRADING
- PROPOSED CONCRETE

HERITAGE MANOR SITE  
LONESOME ROAD - MANDEVILLE  
SECT. 36, T7S-R1E & SECT. 1, T8S-R1E  
ST. TAMMANY PARISH, LA



APPLICANT:

LECC MANDEVILLE, LLC

FIGURE  
**3B**

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