JOINT PUBLIC NOTICE

February 18, 2015

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

(504) 862-2225
Brad.LaBorde@usace.army.mil
Project Manager
Brad LaBorde
Permit Application Number
MVN 2008-3443 EOO

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 Johnson
WQC Application Number
WQC 081119-02

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).

Permit Modification and Time Extension: Versailles Business Park in Covington, Louisiana

NAME OF APPLICANT: Versailles Business Park, LLC % Hydrik Wetland Consultants, Attn: Michael Henry, 2323 Highway 190 East, Suite 2, Hammond, Louisiana, 70401.

LOCATION OF WORK: A 99.2 acre site located north of Interstate 12, West of U.S. Highway 190, and south of Holiday Boulevard, in Covington, Louisiana, Saint Tammany Parish, as shown on the enclosed drawings.

Hydrologic Unit Code: 08090201 - Liberty Bayou-Tchefuncta; Latitude: 30.4348, Longitude: -90.0904

CHARACTER OF WORK: Clear, grade, excavate, and deposit fill for an expansion of the Versailles Business Park to include: additional buildings, parking areas, lot realignment, an additional access road, and appurtenances. The expanded footprint would require an additional 25,000 cubic yards of clean silt fill and 20,000 cubic yards of material to be hauled in and placed on site. An additional 4.4 acres of jurisdictional wetlands would be impacted by this permit modification. The applicant proposes to utilize mitigation banking credits as compensatory mitigation to replace unavoidable wetland impacts.

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 comme**nt **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 determination is that this project would have no effect to the Dusky Gopher Frog (*Lithobates sevosus*), Gopher Tortoise (*Gopherus polyphemus*), and Red-cockaded Woodpecker (*Picoides borealis*). Concurrence has been received from the U.S. Fish and Wildlife Service per the Standard Local Operating Procedure for Endangered Species in Louisiana, dated October 22, 2014.

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.

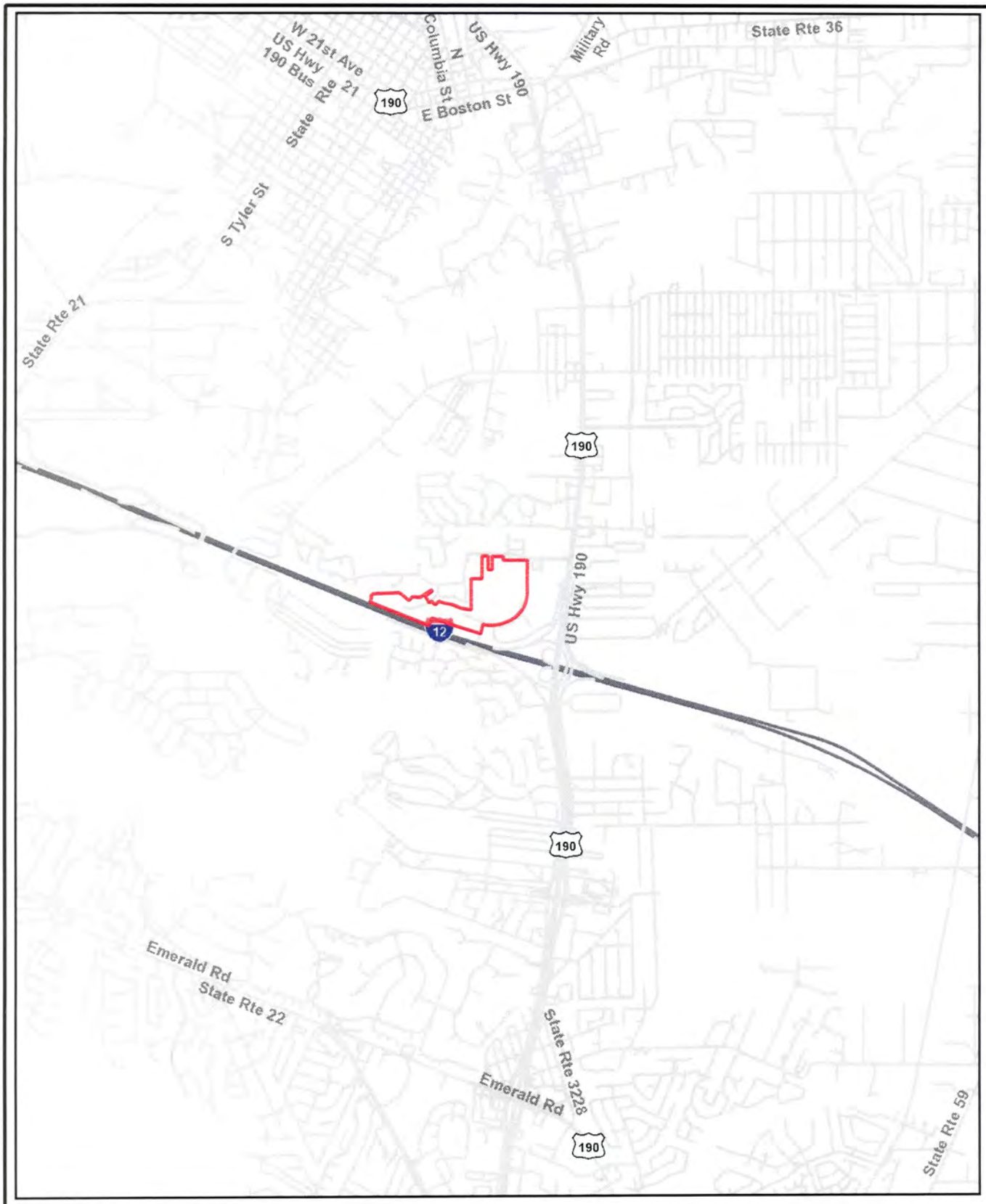
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not 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.

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



VERSAILLES BUSINESS PARK LLC

CENTER COORDS: LAT: 30.434800°, LON: -90.090408°
S15-16, T7S, R11E

DATUM: LSP,FIPS 1702,NAD 83

750 0 750 1500 2250 3000 FT

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

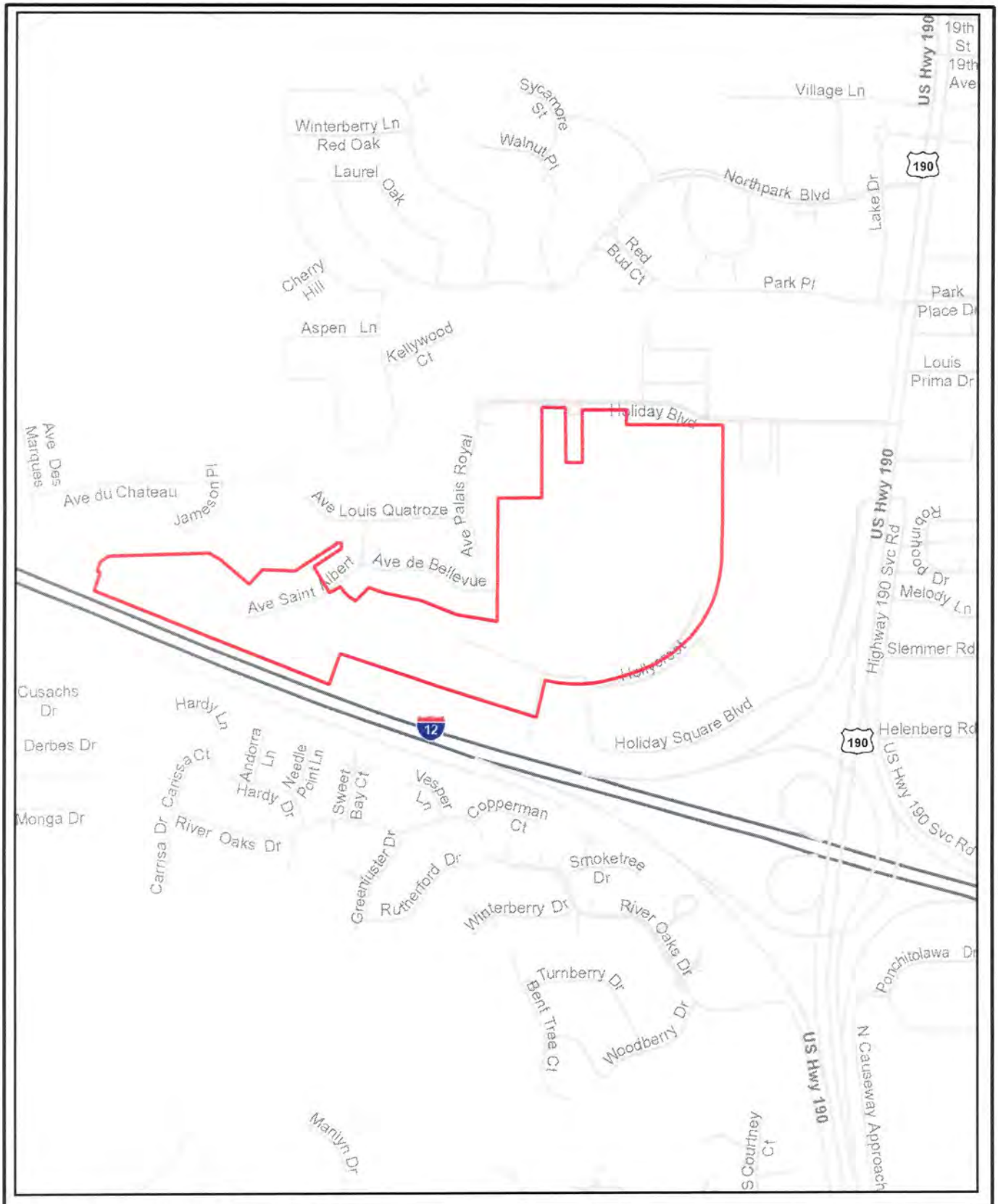
FIGURE 1: VICINITY MAP A

VERSAILLES BUSINESS PARK LLC
~104 ACRES
ST.TAMMANY PARISH, LA

HF:1455C

DATE:122014

HYDRIK
WETLANDS - GIS - FLOOD CONTROL
WWW.HYDRIK.COM



VERSAILLES BUSINESS PARK LLC

CENTER COORDS: LAT: 30.434800°, LON: -90.090408°
S15-16, T7S, R11E

DATUM: LSP,FIPS 1702,NAD 83

150 0 150 300 450 600 FT

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

FIGURE 2: VICINITY MAP B

VERSAILLES BUSINESS PARK LLC
~104 ACRES
ST.TAMMANY PARISH, LA

HF:1455C

DATE:122014

HYDRIK
WETLANDS - GIS - FLOOD CONTROL
WWW.HYDRIK.COM

VERSAILLES BUSINESS PARK LLC

CENTER COORDS: LAT: 30.434800°, LON: -90.090408°
S15-16, T7S, R11E

DATUM: LSP,FIPS 1702,NAD 83

200 0 200 400 600 800 FT

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

FIGURE 3: BING RGB

VERSAILLES BUSINESS PARK LLC
~104 ACRES
ST.TAMMANY PARISH, LA

HF:1455C

DATE:122014

HYDRIK
WETLANDS - GIS - FLOOD CONTROL
WWW.HYDRIK.COM

VERSAILLES BUSINESS PARK LLC

CENTER COORDS: LAT: 30.434800°, LON: -90.090408°
S15-16, T7S, R11E

DATUM: LSP,FIPS 1702,NAD 83

200 0 200 400 600 800 FT

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FIGURE 4: GOOGLE RGB

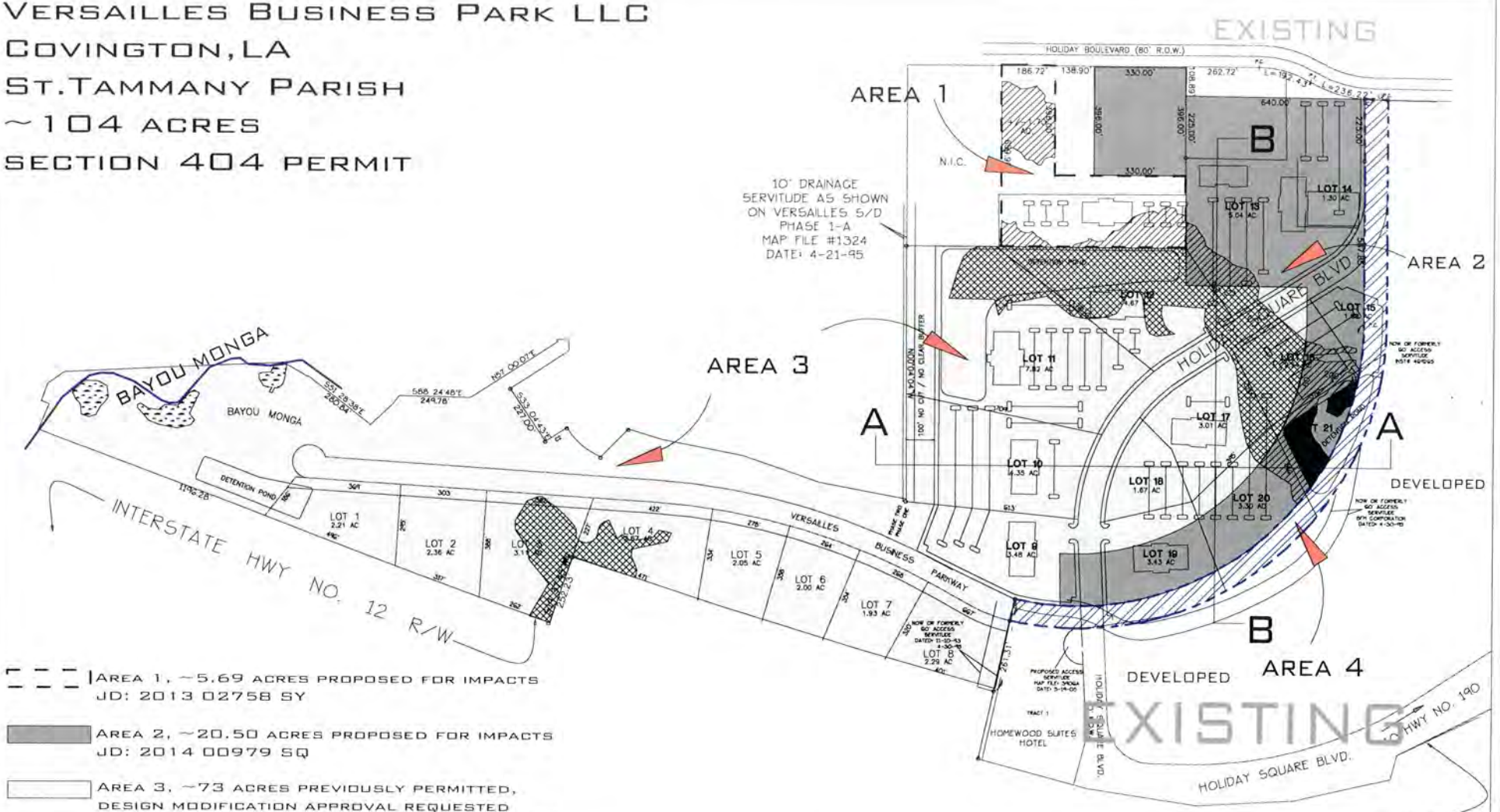
VERSAILLES BUSINESS PARK LLC
~104 ACRES
ST.TAMMANY PARISH, LA

HF:1455C

DATE:122014

HYDRIK
WETLANDS - GIS - FLOOD CONTROL
WWW.HYDRIK.COM

VERSAILLES BUSINESS PARK LLC
COVINGTON, LA
ST. TAMMANY PARISH
~104 ACRES
SECTION 404 PERMIT



AREA 1, ~5.69 ACRES PROPOSED FOR IMPACTS
JD: 2013 02758 SY

AREA 2, ~20.50 ACRES PROPOSED FOR IMPACTS
JD: 2014 00979 SQ

AREA 3, ~73 ACRES PREVIOUSLY PERMITTED,
DESIGN MODIFICATION APPROVAL REQUESTED
PERMIT: MVN 2008 03443 ETT (ISSUED 2011)
*NO ADDITIONAL WETLAND IMPACTS PROPOSED

AREA 4, ~5 ACRES (EXISTING 80' IMPROVED ROW)
PENDING JD APPROVAL/MOD OF MVN 2014 00979 SQ

WETLANDS TO REMAIN PRESERVED
PER MVN 2008 03443 0.70 ACRES BLH

WETLANDS PREVIOUSLY PERMITTED/MITIGATED
PER MVN 2008 03443 8.44 ACRES MIXED PINE

WETLANDS PROPOSED FOR IMPACT VIA FILL/GRADING
3.66 ACRES MIXED PINE

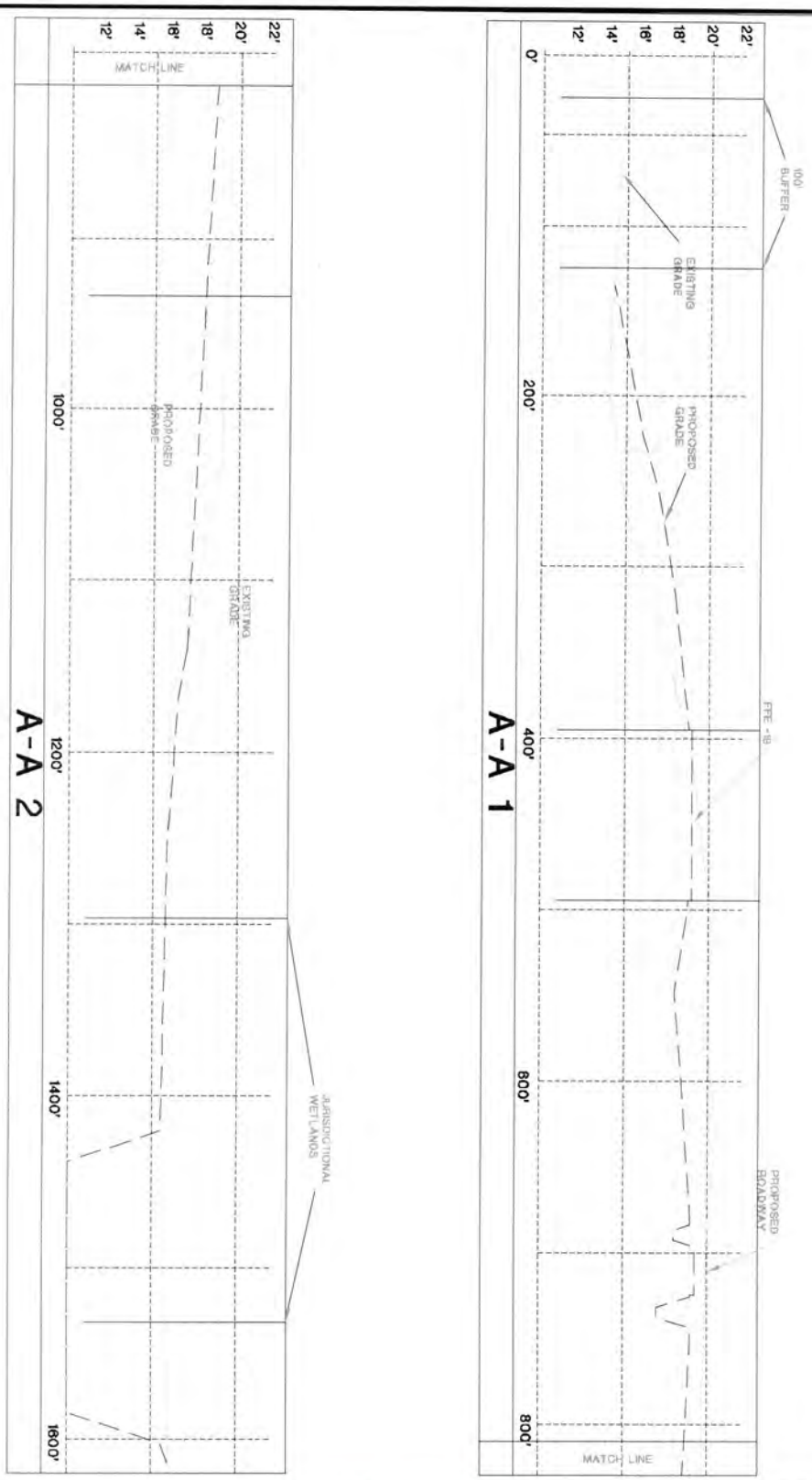
WETLANDS PROPOSED FOR IMPACT VIA EXCAVATION
0.72 ACRES MIXED PINE

FIGURE 5

HYDRIK
WETLANDS - GIS - FLOOD CONTROL
WWW.HYDRIK.COM

0 500' 1000'

VERSAILLES BUSINESS PARK LLC COVINGTON, LA ST. TAMMANY PARISH	
FILE: 1455c	DATE: 122014
FIGURE: PLAN	REV :
DRAWING: PVGOOD	APPROVED: MJH



DDG
DUPLANTIS DESIGN GROUP, PC
CIVIL ENGINEERING • ARCHITECTURE
34 LOUIS PRIMA DRIVE COVINGTON, LA 70433
PHONE: 985.249.6180 \\ FAX: 985.249.6190
WWW.DDGPC.COM
THIBODAUX \ COVINGTON \ HOUSTON \ BATON ROUGE \ HOUMA

CROSS SECTIONS
VERSAILLES BUSINESS PARK
SECTION 15&16, TOWNSHIP 7S, RANGE 11E
ST. TAMMANY PARISH, LA

DATE: 10/30/2014

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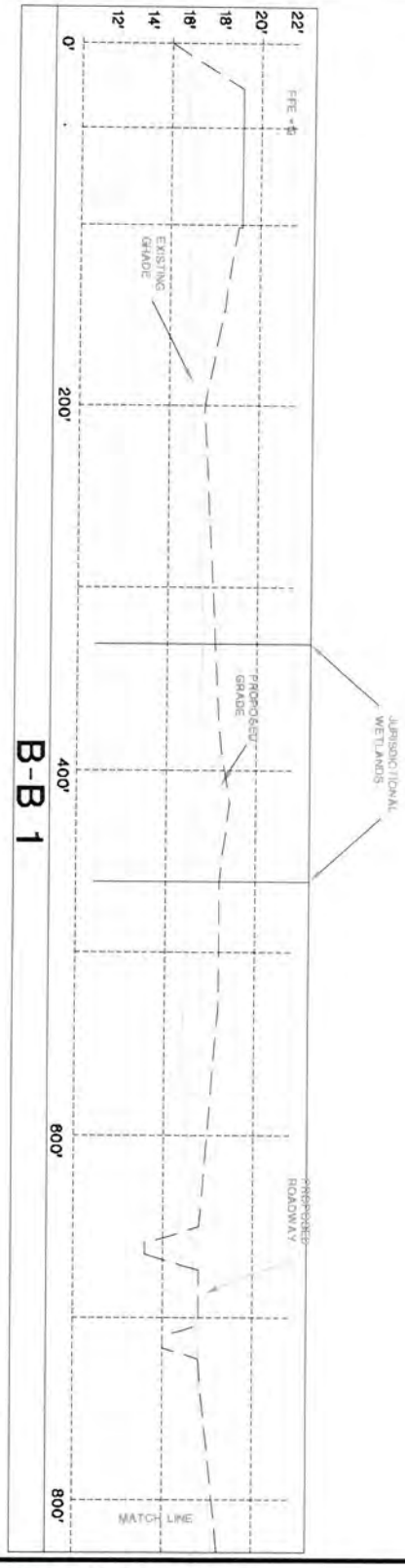

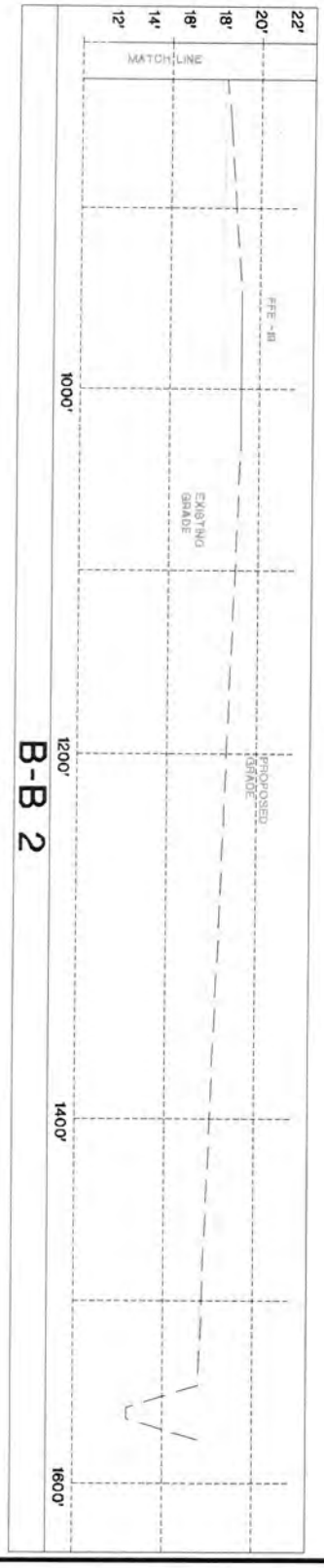

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