

JOINT PUBLIC NOTICE

May 11, 2015

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

State of Louisiana
Department of Environmental Quality
Post Office Box 4313
Baton Rouge, La. 70821-4313
Attn: Water Quality Certifications

(504) 862-2548/ FAX (504) 862-2574
Project Manager
Johnny Duplantis
Permit Application Number
MVN-2015-00451-WPP

(225) 219-3225/FAX (225) 325-8125
Project Manager
Elizabeth Hill
WQC Application Number
WQC # 150506-02

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, for a Water Quality Certification (WQC) in accordance with statutory authority contained in Louisiana Revised Statutes of 1950, Title 30, Chapter 11, Part IV, Section 2074 A(3) and provisions of Section 401 of the Clean Water Act (P.L.95-17).

PROPOSED RESIDENTIAL DEVELOPMENT IN CALCASIEU PARISH

NAME OF APPLICANT: Palma Properties Investment, LLC, c/o Spooner & Associates, Inc., Post Office Box 12685, Lake Charles, Louisiana 70612.

DESCRIPTION: Construct a proposed 60 acre single family residential subdivision. The proposed project site would be cleared and graded to allow for the construction of approximately 171 single family home lots. Approximately 2.6 acres of jurisdictional coastal prairie wetlands would be impacted by this proposed development. Prior to issuance of a permit, the applicant shall purchase the required credits from an approved mitigation bank to offset any unavoidable losses to wetland functions caused by project implementation.

LOCATION: Located at Latitude 30.1555686, Longitude -93.260899, near Lake Charles, Louisiana, in Calcasieu Parish. The Project is located within the Lower Calcasieu Basin, Hydrologic Unit 08080206.

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**. 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.

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 5:00 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.

No properties listed on the National Register of Historic Places are 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 the 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 results in the destruction or alteration of 0.00 acre(s) 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.

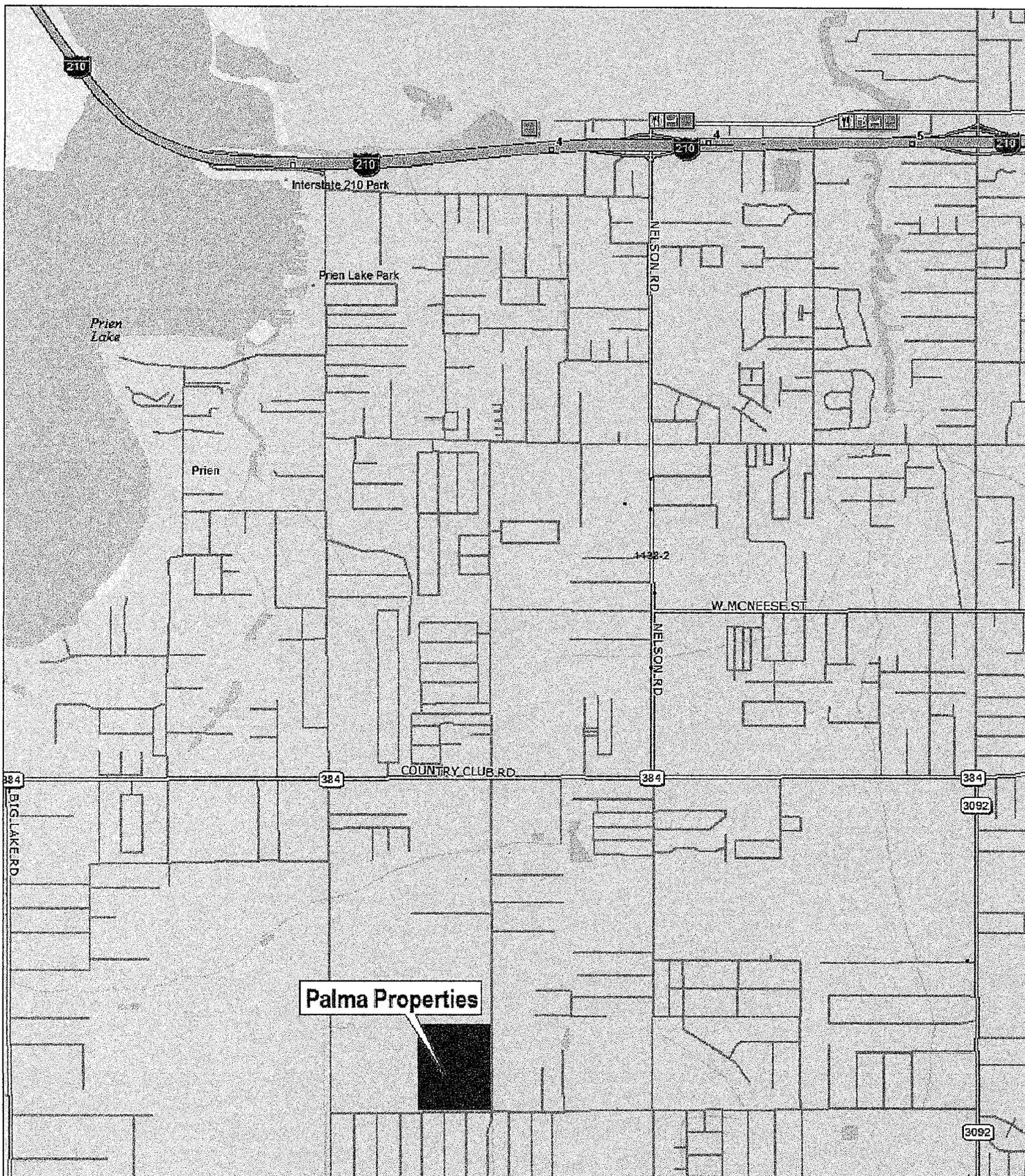
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not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

Darrell S. Barbara
Chief, Western Evaluation Section
Regulatory Branch

Attachments



Southridge Estates

T10S R9W SEC 26

N 30.155737
W 93.260664

Palma Properties Investment, LLC
LAKE CHARLES, LOUISIANA

SECTION 404 PERMIT APPLICATION
SITE LOCATION

DRAWN BY: RT

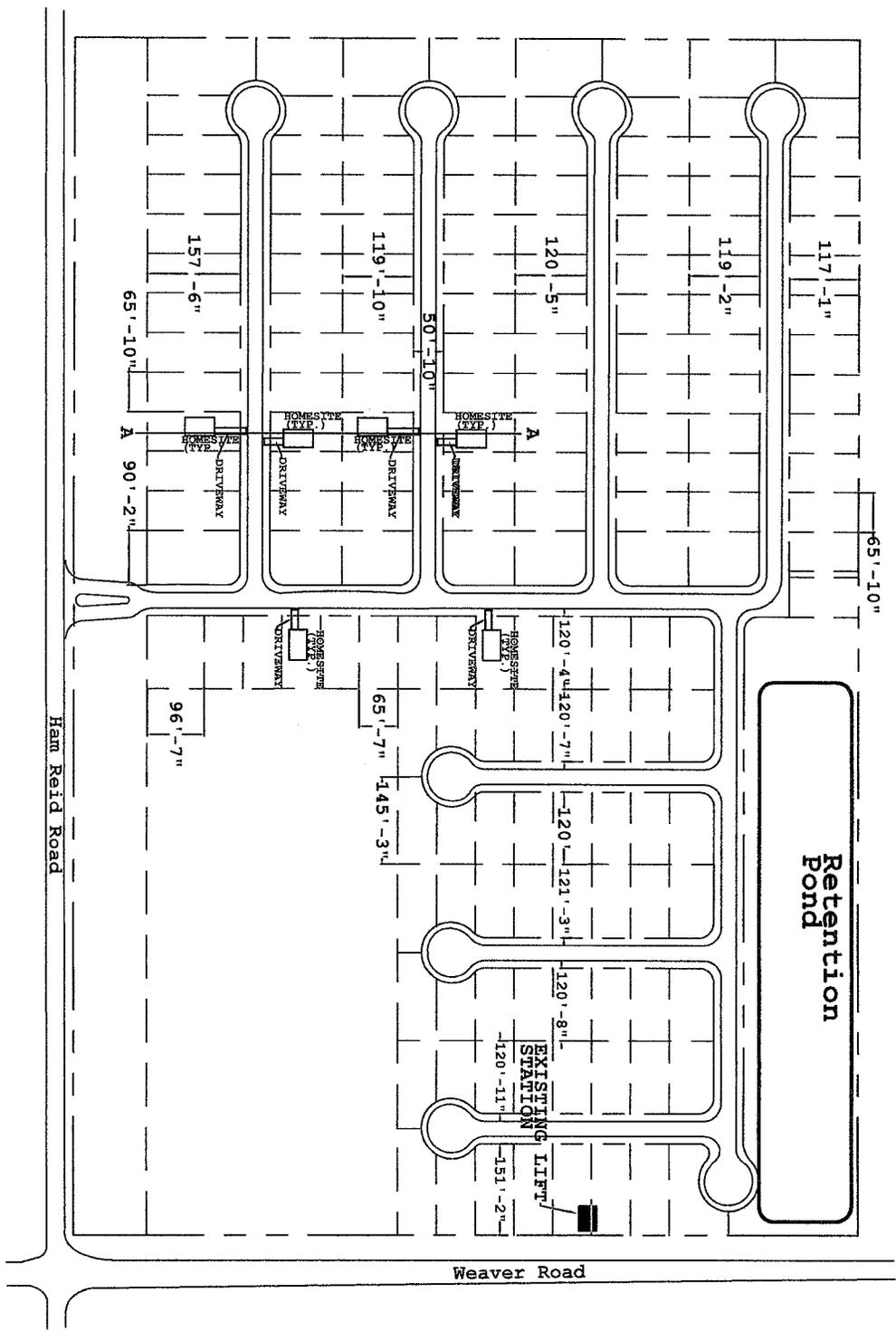
JOB #0821770

CHECKED BY: SS

FIGURE 1

DATE: 9/13/14

SPOONER & ASSOCIATES, INC.
ENVIRONMENTAL, GEOTECHNICAL,
& CIVIL ENGINEERING



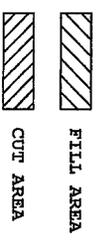
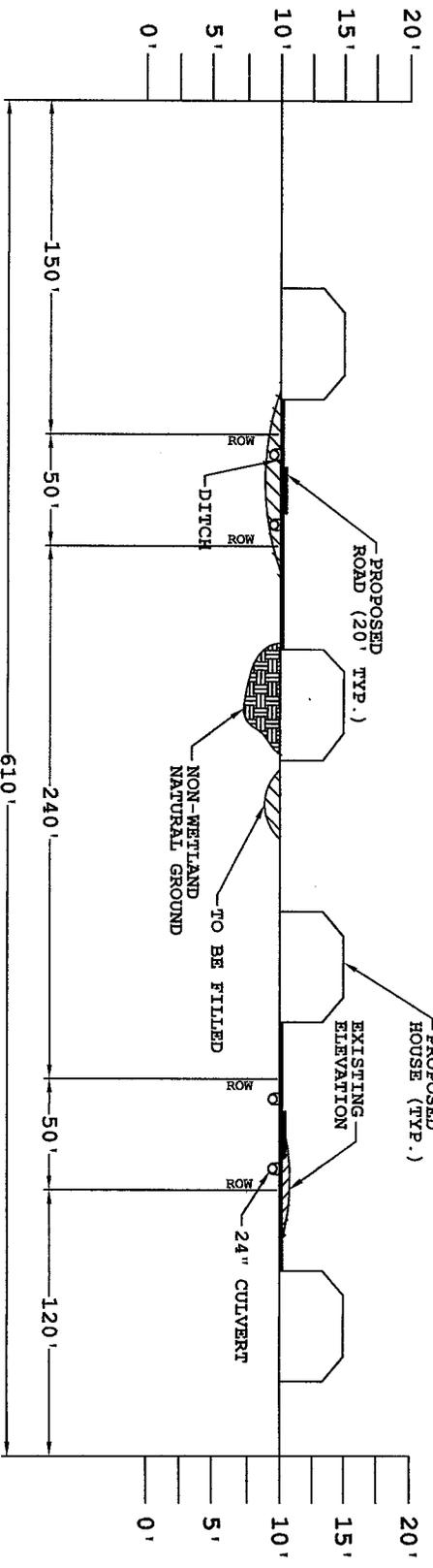
Southridge Estates

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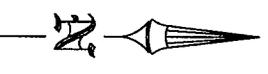


Palma Properties Investment, LLC	
LAKE CHARLES, LOUISIANA	
PROPOSED SUBDIVISION	
30 ACRES - HAM REID RD	
DRAWN BY: RT	JOB #0821770
CHECKED BY: SS	FIGURE 2
DATE: 9/13/14	
SPOONER & ASSOCIATES, INC.	
ENVIRONMENTAL, GEOTECHNICAL, & CIVIL ENGINEERING	



CROSS SECTION A-A'

Southridge Estates



Palma Properties Investment, LLC	
LAKE CHARLES, LOUISIANA	
SECTION 404 PERMIT APPLICATION	
CROSS SECTION	
DRAWN BY: RT	JOB #0821770
CHECKED BY: SS	FIGURE 3
DATE: 9/13/14	
SPONNER & ASSOCIATES, INC.	
ENVIRONMENTAL, GEOTECHNICAL, & CIVIL ENGINEERING	

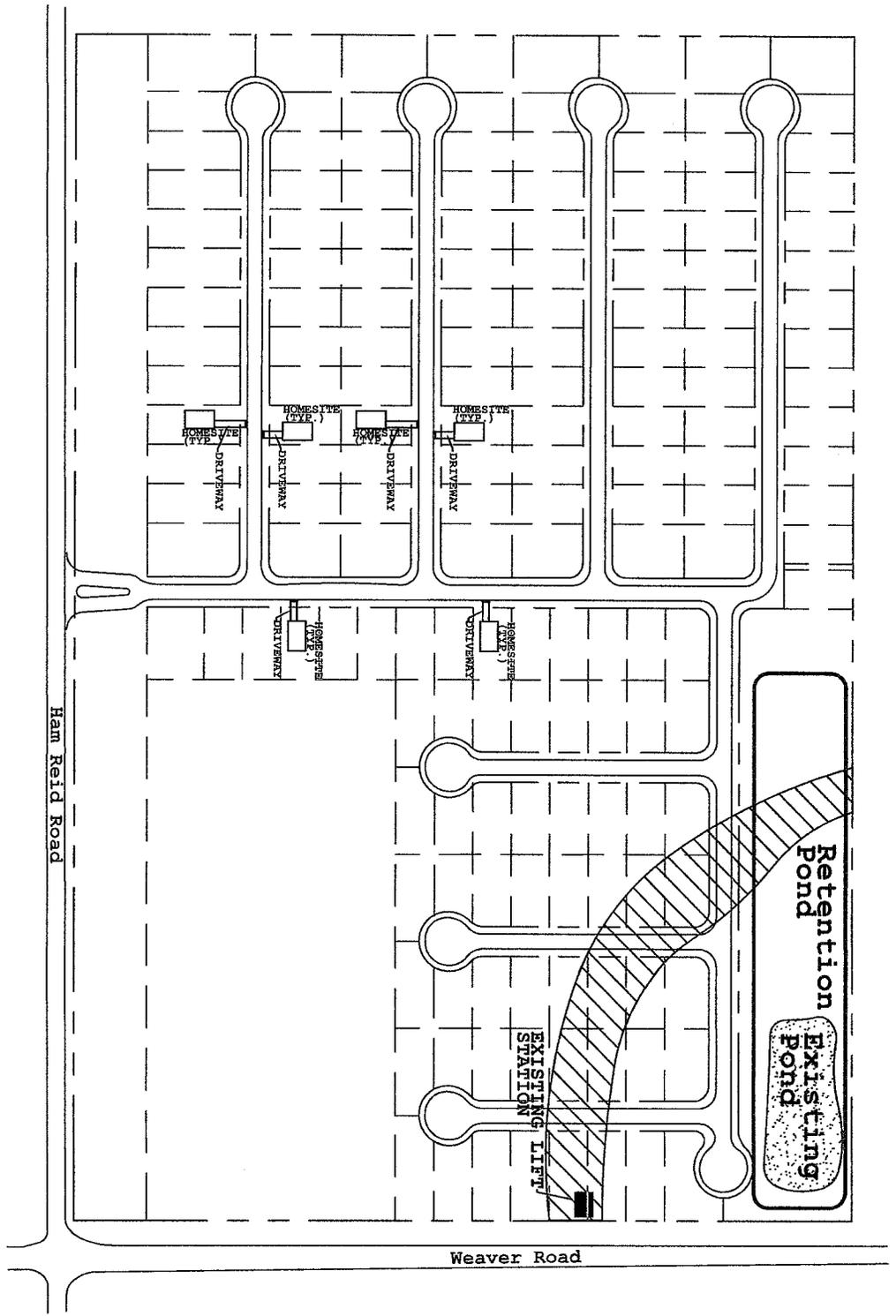


T10S R9W SEC 26
 N 30.155737
 W 93.260664



 Non Wet
 100% Wet

Southridge Estates



Palma Properties Investment, LLC	
LAKE CHARLES, LOUISIANA	
PROPOSED SUBDIVISION	
WETLAND DELINEATION	
DRAWN BY: RT	JOB #0821770
CHECKED BY: SS	FIGURE 4
DATE: 9/13/14	
SPOONER & ASSOCIATES, INC.	
ENVIRONMENTAL, GEOTECHNICAL, & CIVIL ENGINEERING	