

JOINT PUBLIC NOTICE

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

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

(504) 862-1577
Project Manager
Amy Oestringer
Amy.L.Oestringer@usace.army.mil
Permit Application Number
MVN 1999-1332-CL

JUL 01 2013

(225) 219-3225
Project Manager
Jaime Phillippe
WQC Application Number
000112-08

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 LRS30:2047 A(3), and provisions of Section 401 of the Clean Water Act (P.L.95-17).

CLEAR, GRADE AND FILL FOR DEVELOPMENT IN WEST BATON ROUGE PARISH

NAME OF APPLICANT: Westport Investments, Inc., c/o Delta Resource Management, LLC, Attn: Dwayne Templet, 36504 Hwy 30, Geismar, Louisiana 70734.

LOCATION OF WORK: Located in several tracts along Commercial Drive, in Port Allen, Louisiana, in West Baton Rouge Parish, Mississippi River Basin, Hydrologic Unit Code 08070300, as shown on the enclosed drawings.

CHARACTER OF WORK: The applicant has requested an extension of time for 5 years to clear, grade, excavate and/or fill several tracts of land for the construction of residential, retail, commercial and/or industrial developments. The project was previously authorized under MVN-1999-1332-CX on January 31, 2001, and has been expired since February 28, 2009. This authorization allowed for the development of 254.1 acres encompassed in tracts A, F, G, and X, of which 37.3 acres were jurisdictional bottomland hardwoods. All impacts to wetlands on site were mitigated through the purchase of compensatory mitigation credits at Bayou Choctaw Wetlands Mitigation Area. Currently, portions of tracts A, F, G and all of X have been developed and the applicant has requested a time extension for the development of the remainder of tracts A, G, and F, as shown on the attached drawings. All wetlands on site have been mitigated at Bayou Choctaw Mitigation Bank with the original authorization, therefore, no additional compensatory mitigation will be required.

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. 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 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.

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.

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, 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

Enclosure

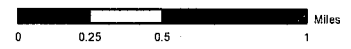


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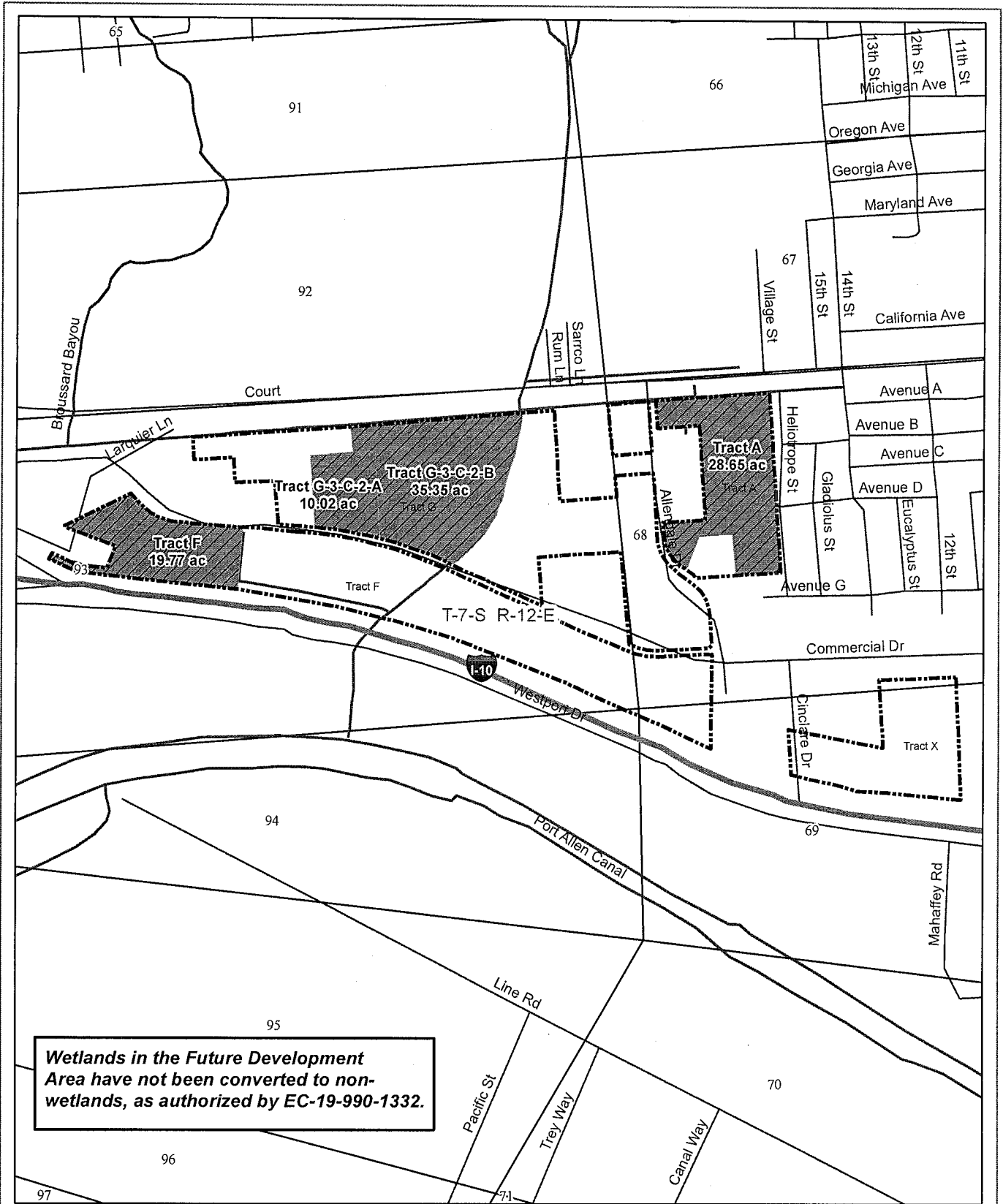
Legend

- 2001 Permit Area (254.1 ac)
- Future Development Area (93.79 ac)

Figure 1. Location Map
 Westport Investments, LLC
 Sections 68 & 93; T-7-S, R-12-E
 West Baton Rouge Parish, Louisiana



Date: 6/25/2013
 Document Path: C:\DRM\DRM ArcGIS Data\Westport\Subd_TractG-3-C-2-A\Westport 2013 Perm



Wetlands in the Future Development Area have not been converted to non-wetlands, as authorized by EC-19-990-1332.

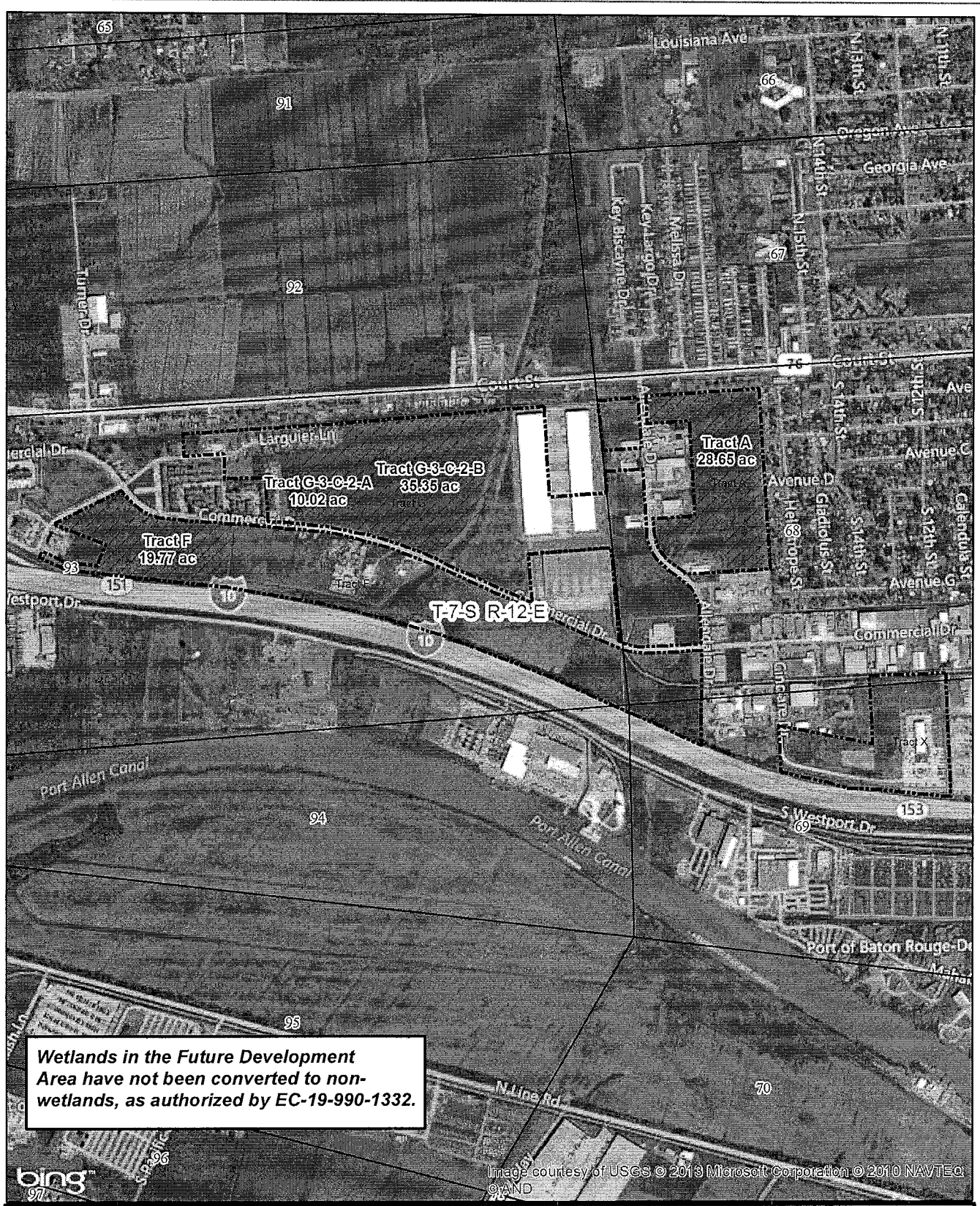
Legend

- 2001 Permit Area (254.1 ac)
- Future Development Area (93.79 ac)
- Waterway

Figure 2a. Site Map
 Westport Investments, LLC
 Sections 68 & 93; T-7-S, R-12-E
 West Baton Rouge Parish, Louisiana

0 250 500 1,000 1,500 Feet

DELTA RESOURCE MANAGEMENT, LLC



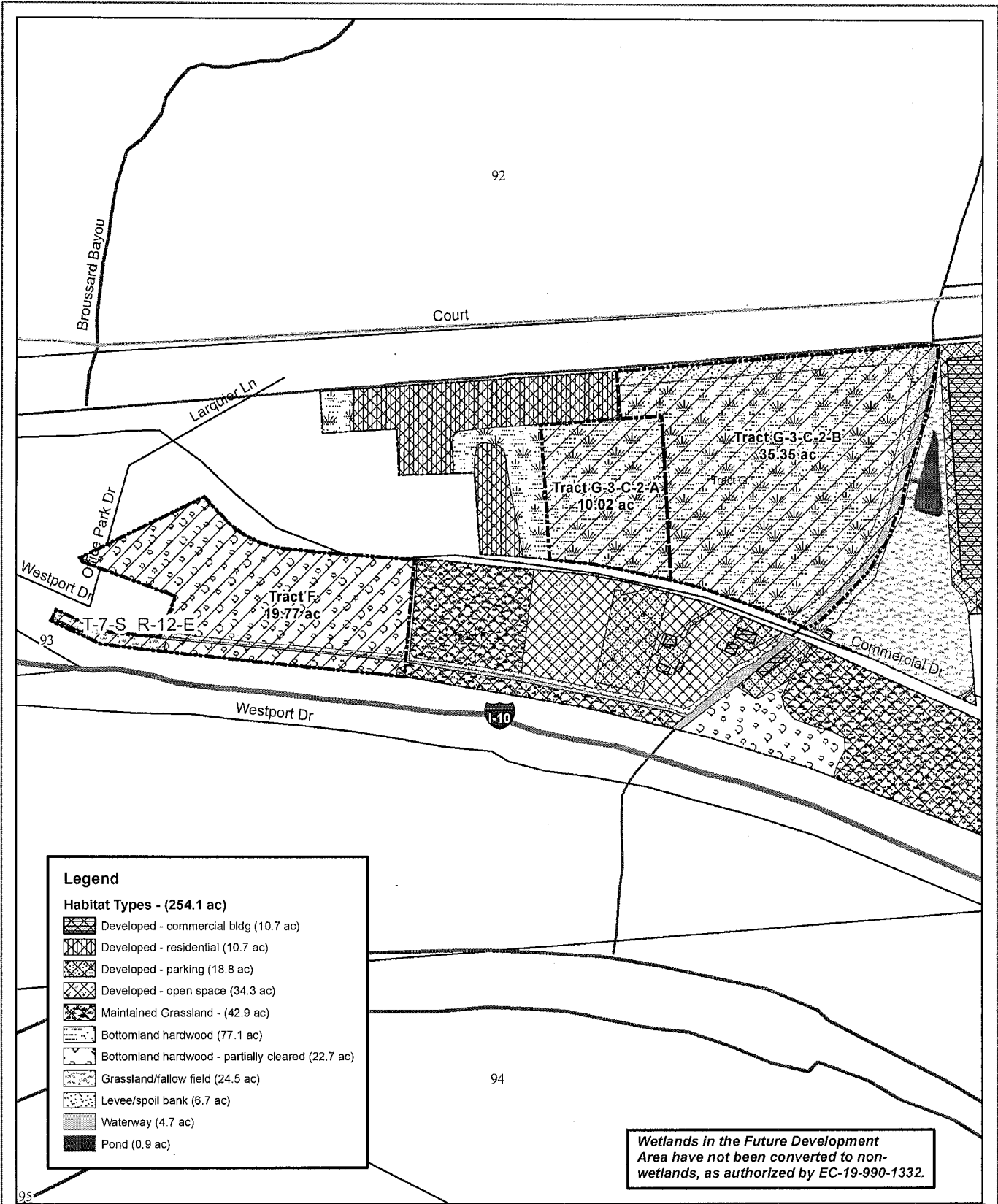
Wetlands in the Future Development Area have not been converted to non-wetlands, as authorized by EC-19-990-1332.

Image courtesy of USGS © 2013 Microsoft Corporation © 2010 NAVTEQ

Legend	
	2001 Permit Area (254.1 ac)
	Future Development Area (93.79 ac)

Figure 2a. Site Map
 Westport Investments, LLC
 Sections 68 & 93; T-7-S, R-12-E
 West Baton Rouge Parish, Louisiana

DELTA RESOURCE MANAGEMENT, LLC



Legend

Habitat Types - (254.1 ac)

- Developed - commercial bldg (10.7 ac)
- Developed - residential (10.7 ac)
- Developed - parking (18.8 ac)
- Developed - open space (34.3 ac)
- Maintained Grassland - (42.9 ac)
- Bottomland hardwood (77.1 ac)
- Bottomland hardwood - partially cleared (22.7 ac)
- Grassland/fallow field (24.5 ac)
- Levee/spoil bank (6.7 ac)
- Waterway (4.7 ac)
- Pond (0.9 ac)

Wetlands in the Future Development Area have not been converted to non-wetlands, as authorized by EC-19-990-1332.

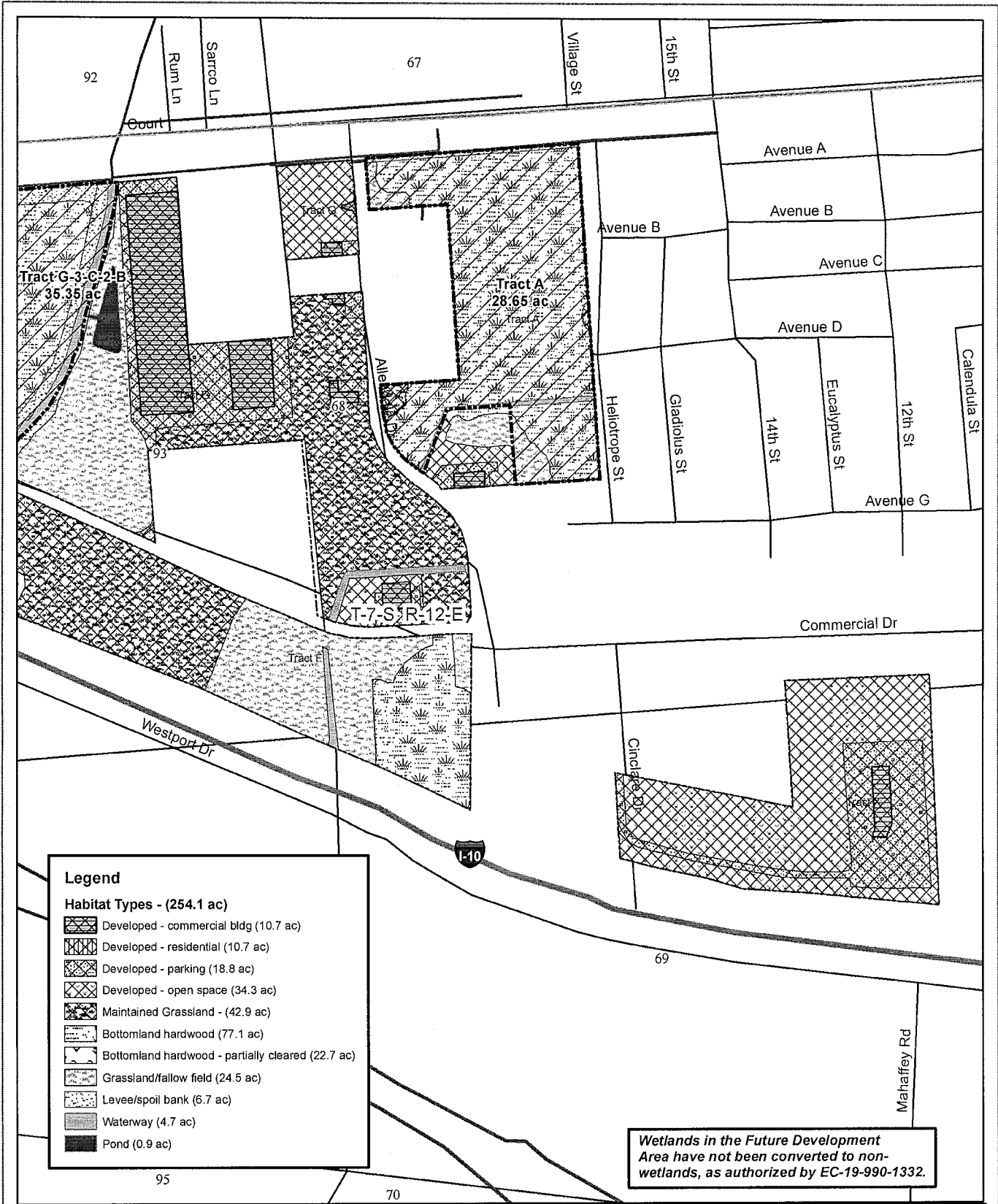
Legend

- 2001 Permit Area (254.1 ac)
- Future Development Area (93.79 ac)

Figure 2b. Current Site Conditions
 Westport Investments, LLC
 Sections 68 & 93; T-7-S, R-12-E
 West Baton Rouge Parish, Louisiana

0 200 400 800 1,200 Feet

DELTA RESOURCE MANAGEMENT, LLC



Legend

Habitat Types - (254.1 ac)

- Developed - commercial bldg (10.7 ac)
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Wetlands in the Future Development Area have not been converted to non-wetlands, as authorized by EC-19-990-1332.

Legend



- 2001 Permit Area (254.1 ac)
- Future Development Area (93.79 ac)

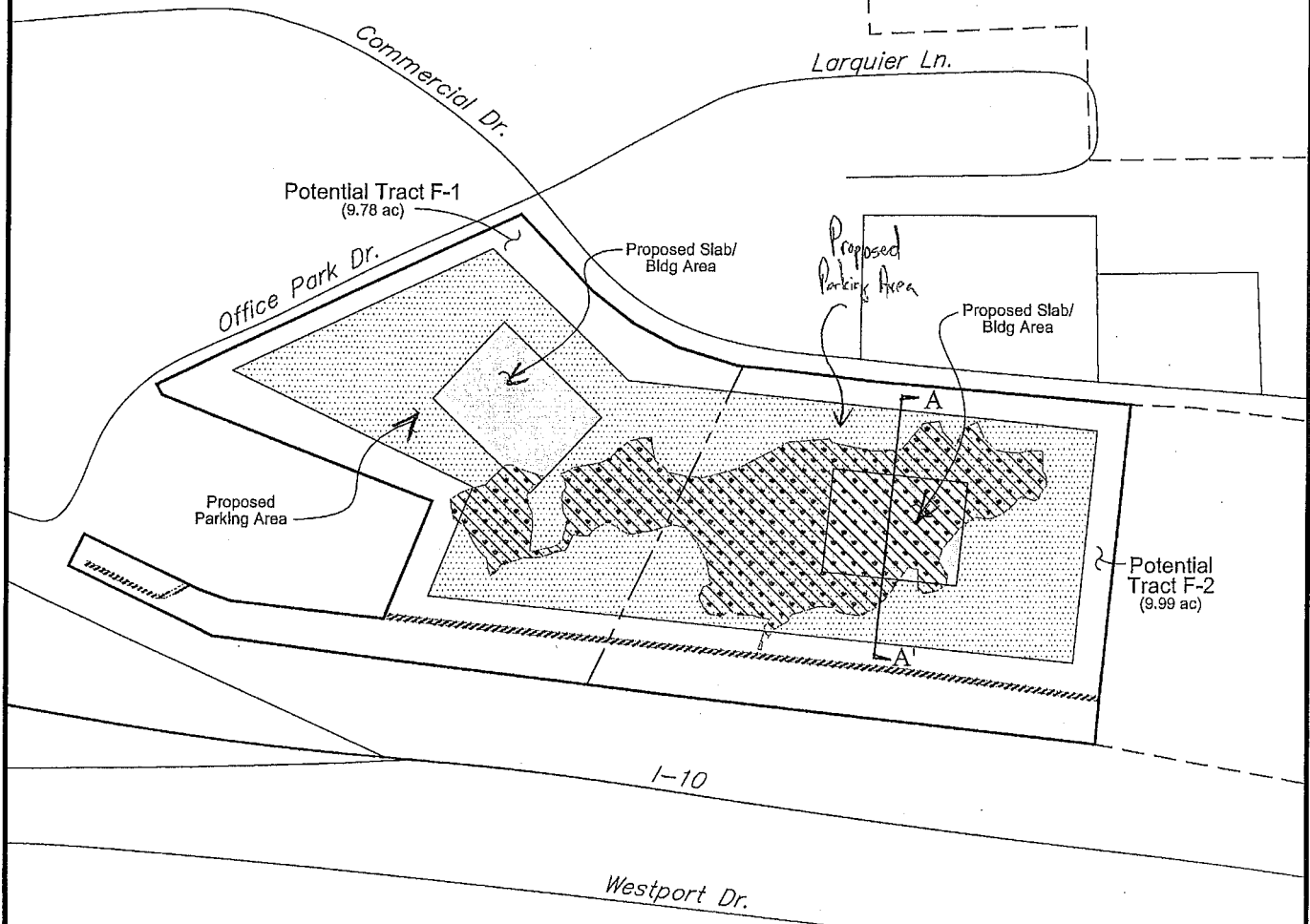
Figure 2b. Current Site Conditions
 Westport Investments, LLC
 Sections 68 & 93; T-7-S, R-12-E
 West Baton Rouge Parish, Louisiana

0 200 400 800 1,200 Feet

DELTA RESOURCE MANAGEMENT, LLC

LA 76

	Clearing, Grading, Fill or Excavation Within Jurisdictional Wetlands (2.9 acres)
	Other Waters of the US Potentially Impacted (0.3 acres)



Note:
 Building pads estimated to be 20% of developed areas (4.0 acres).
 Parking areas estimated to be 75% of developed areas (14.8 acres).
 The dimensions of the slab and parking area are not to scale.
 The location of the slab and parking areas are depicted for planning purposes and are approximate.





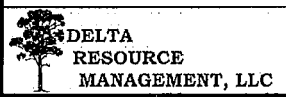
Legend	
	Property (2001)
	Property (2013)
	Previously Permitted/Mitigated Wetlands (2.9 ac)
	Other Waters of the US (0.3 ac)

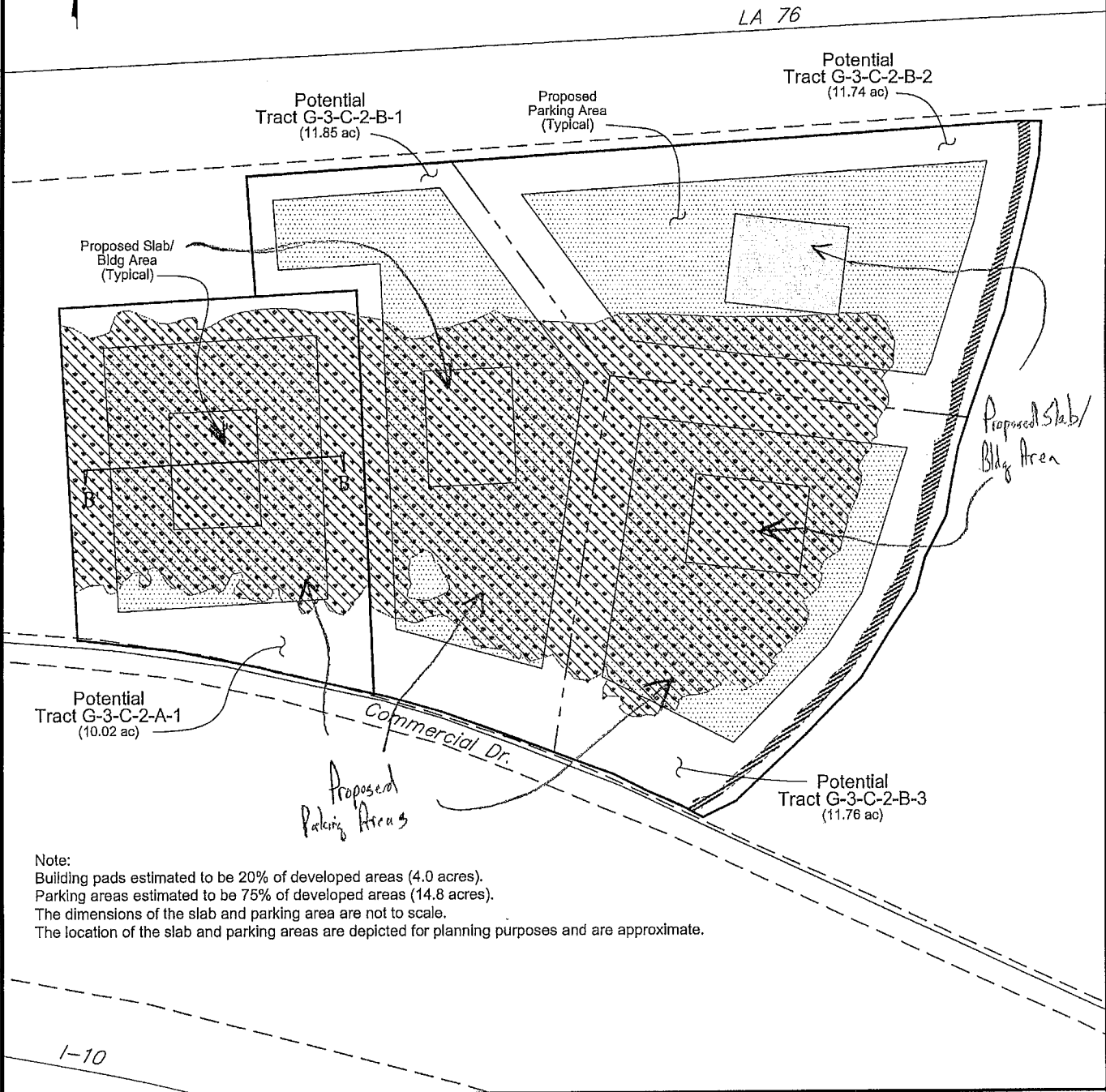
Figure 3a Plan View (Tract F)
 DOA Permit Application
 Westport Investments, LLC
 Section 93; T-7-S, R-12-E
 West Baton Rouge Parish, Louisiana

Date: May 6, 2013





	Clearing, Grading, Fill or Excavation within Jurisdictional Wetlands (16.2 acres)
	Other Waters of the US Potentially Impacted (1.6 acres)



Note:
 Building pads estimated to be 20% of developed areas (4.0 acres).
 Parking areas estimated to be 75% of developed areas (14.8 acres).
 The dimensions of the slab and parking area are not to scale.
 The location of the slab and parking areas are depicted for planning purposes and are approximate.

Legend

- Property (2001)
- Property (2013)
- Previously Permitted/Mitigated Wetlands (16.2 ac)
- Other Waters of the US (1.6 ac)



Figure 3b Plan View (Tracts G)

DOA Permit Application
 Westport Investments, LLC
 Section 93; T-7-S, R-12-E
 West Baton Rouge Parish, Louisiana

Date: May 6, 2013



**DELTA
 RESOURCE
 MANAGEMENT, LLC**

 *Clearing, Grading, Fill or Excavation within Jurisdictional Wetlands (1.9 acres)*
 *Other Waters of the US Potentially Impacted (0.2 acres)*

LA 76

Potential Tract A-1
(14.30 ac)

Avenue B

Avenue D

Allendale Dr.

Hellotrope St.

Proposed Parking Area

Proposed Slab/
Bldg Area

Potential Tract A-2
(14.35 ac)

Proposed
Parking Area

Note:
 Building pads estimated to be 20% of developed areas (4.0 acres).
 Parking areas estimated to be 75% of developed areas (14.8 acres).
 The dimensions of the slab and parking area are not to scale.
 The location of the slab and parking areas are depicted for planning purposes and are approximate.

Legend





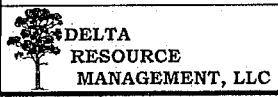
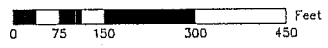
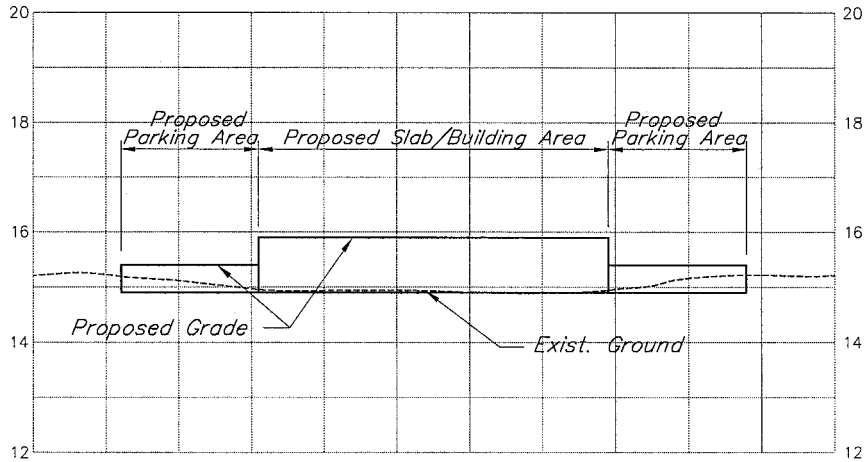
-  Property (2001)
-  Property (2013)
-  Previously Permitted/Mitigated Wetlands (1.9 ac)
-  Other Waters of the US (0.2 ac)

Figure 3c Plan View (Tract A)

DOA Permit Application
 Westport Investments, LLC
 Section 68; T-7-S, R-12-E
 West Baton Rouge Parish, Louisiana

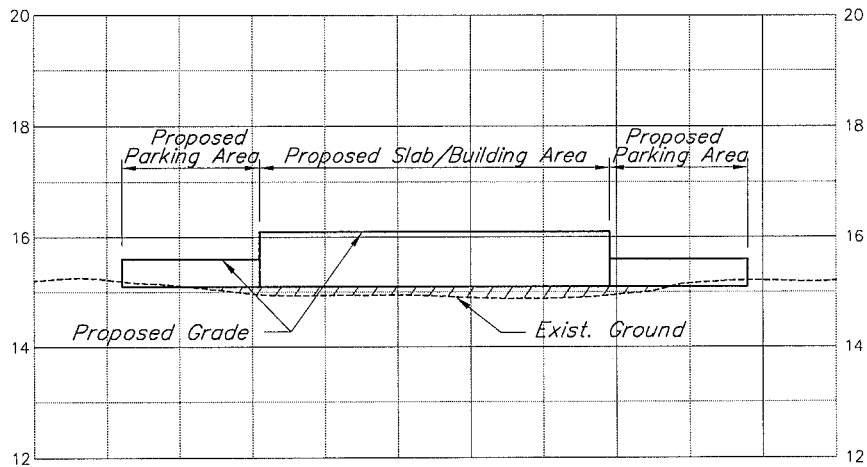
Date: May 6, 2013





SECTION A-A'
Not To Scale

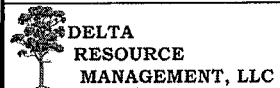
/// Area to be Filled (Approximately 2,690 cu. yds. of Earthen Material Deposited within 2.9 acres of Wetlands)

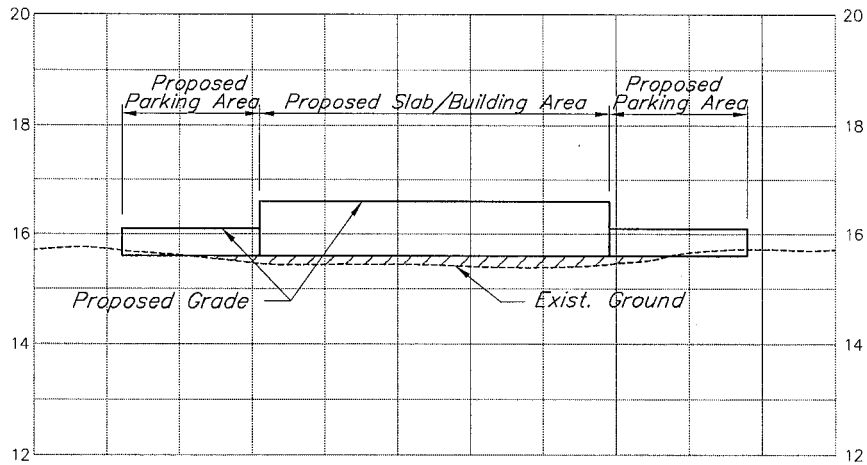


SECTION B-B'
Not To Scale

/// Area to be Filled (Approximately 15,028 cu. yds. of Earthen Material Deposited within 16.2 acres of Wetlands)

Figure 3d Sections A-A' & B-B'
DOA Permit Application
Westport Investments, LLC
Section 93; T-7-S, R-12-E
West Baton Rouge Parish, Louisiana





SECTION C-C'
Not To Scale

//// Area to be Filled (Approximately 1,763 cu. yds. of Earthen Material Deposited within 1.9 acres of Wetlands)

Figure 3e Section C-C'
 DOA Permit Application
 Westport Investments, LLC
 Section 93; T-7-S, R-12-E
 West Baton Rouge Parish, Louisiana

