



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
Central Evaluation Branch

Project Manager
Neil Gauthier
(504) 862-1301
Neil.T.Gauthier@usace.army.mil
Application Number: MVN-2004-00964-CM

PUBLIC NOTICE

Interested parties are hereby notified that a permit application has been received by the New Orleans District of the US Army Corps of Engineers pursuant to: [] Section 10 of the Rivers and Harbors Act of March 3, 1899 (30 Stat. 1151; 33 USC 403), [X] Section 404 of the Clean Water Act (86 Stat. 816; 33 USC 1344).

TIME EXTENSION AND MODIFICATION TO COMPLETE CONSTRUCTION OF THE GREYSTONE GOLF AND COUNTRY CLUB RESIDENTIAL SUBDIVISION IN LIVINGSTON PARISH

NAME OF APPLICANT: Greystone Holdings, L. L. C., c/o D & S Environmental Services, Inc. Attn: David Templet, Jr, P.O. Box 510, French Settlement, LA 70733.

LOCATION OF WORK: In Denham Springs, Louisiana, approximately 1.3 miles south of Interstate 12 and approximately one mile west of Juban Road (30.44201, -90.93124), in Livingston Parish, within the Amite River hydrologic unit (HUC 08070202), as shown on the attached drawings.

CHARACTER OF WORK: The permittee has requested a time extension and modification for an existing Department of the Army permit to clear, grade, excavate, and deposit fill and aggregate material to finalize the construction of the Greystone Golf & Country Club residential subdivision and its commercial retail space. Approximately 77% of the construction is complete on 279.85 acres of the property, including the golf course and its associated commercial retail space, infrastructure, sewer treatment plant, and residential homes. Remaining construction includes residential homes and condominiums, their ingress and egress, and one commercial retail building. A time extension to complete work was issued June 4, 2020, extending time to June 30, 2025. The current request is asking for more time and a modification to the project. This modification includes 10.88 acres of area on the south boundary of the project for a stormwater detention pond and additional residential homes. Approximately 4.23 acres of additional jurisdictional bottomland hardwoods will be permanently impacted and approximately 0.6-acre of Non-Wetland Waters (NWW) will also be permanently impacted. An additional 9,980 cubic

yards of hauled in earthen fill material, 655 cubic yards of aggregate material, and 32.5 cubic yards of asphalt will be deposited for the modification.

MITIGATION: The applicant proposes to avoid additional direct impacts and minimize secondary impacts to the maximum extent practicable. The applicant proposes to avoid additional direct impacts and minimize secondary impacts by utilizing best management practices for erosion and siltation control during and after the construction phase of the project.

As compensation for unavoidable wetland impacts, the applicant proposes to use a Corps approved mitigation bank within the watershed of impact.

If authorized, the project will receive approval from all appropriate local drainage authorities and sewerage agencies.

The comment period for the Department of Army will close in **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 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 preferably emailed to the Corps of Engineers project manager listed above or forwarded to the Corps of Engineers at the address above, **ATTENTION: REGULATORY DIVISION, RGC, Neil Gauthier**. 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 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 to the initial comment period and inclusive of the initial comment period, 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 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. Further, all factors that may be relevant to the proposal will be considered, including the potential cumulative effects associated with the proposed project.

The New Orleans District utilizes the National Register of Historic Places to identify properties listed on or near the proposed work and is presently unaware of non-listed eligible properties near the project site. The possibility exists that the proposed work may damage or destroy presently unknown archeological, scientific, prehistorical, historical sites, or data. However, extent of impacts is undetermined at this time pending a National Historic Preservation Act compliance determination. As deemed necessary, copies of this notice are made available to the State Archeologist and the State Historic Preservation Officer, and federally recognized Native American tribes regarding potential impacts to cultural resources.

Our initial finding is that the proposed work would have no effect on any species listed as endangered by the U.S. Department of Commerce, nor affect any habitat designated as critical to the survival and recovery of any endangered species.

Utilizing the Information & Planning Consultation for Endangered Species in Louisiana protocol, as signed on January 27, 2020, between the U.S. Army Corps of Engineers, New Orleans District (CEMVN) and the U.S. Fish and Wildlife Service, CEMVN has determined that the proposed project is located in a parish that contains the Amite River which is known to be utilized by the Inflated Heelsplitter (*Potamilus inflatus*) and it had been determined the proposed work will have no effect on the Inflated Heelsplitter (*Potamilus inflatus*) because the project is not in or near the river. CEMVN has also determined that the proposed project is in an area which may be utilized by the red-cockaded woodpecker (*Picoides borealis*) and determined based on the existing tree types and age that foraging habitat and nesting trees would not be impacted by the project. A determination of no effect has been made for the red-cockaded woodpecker (*Picoides borealis*).

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 0 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.

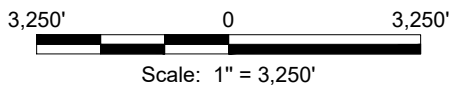
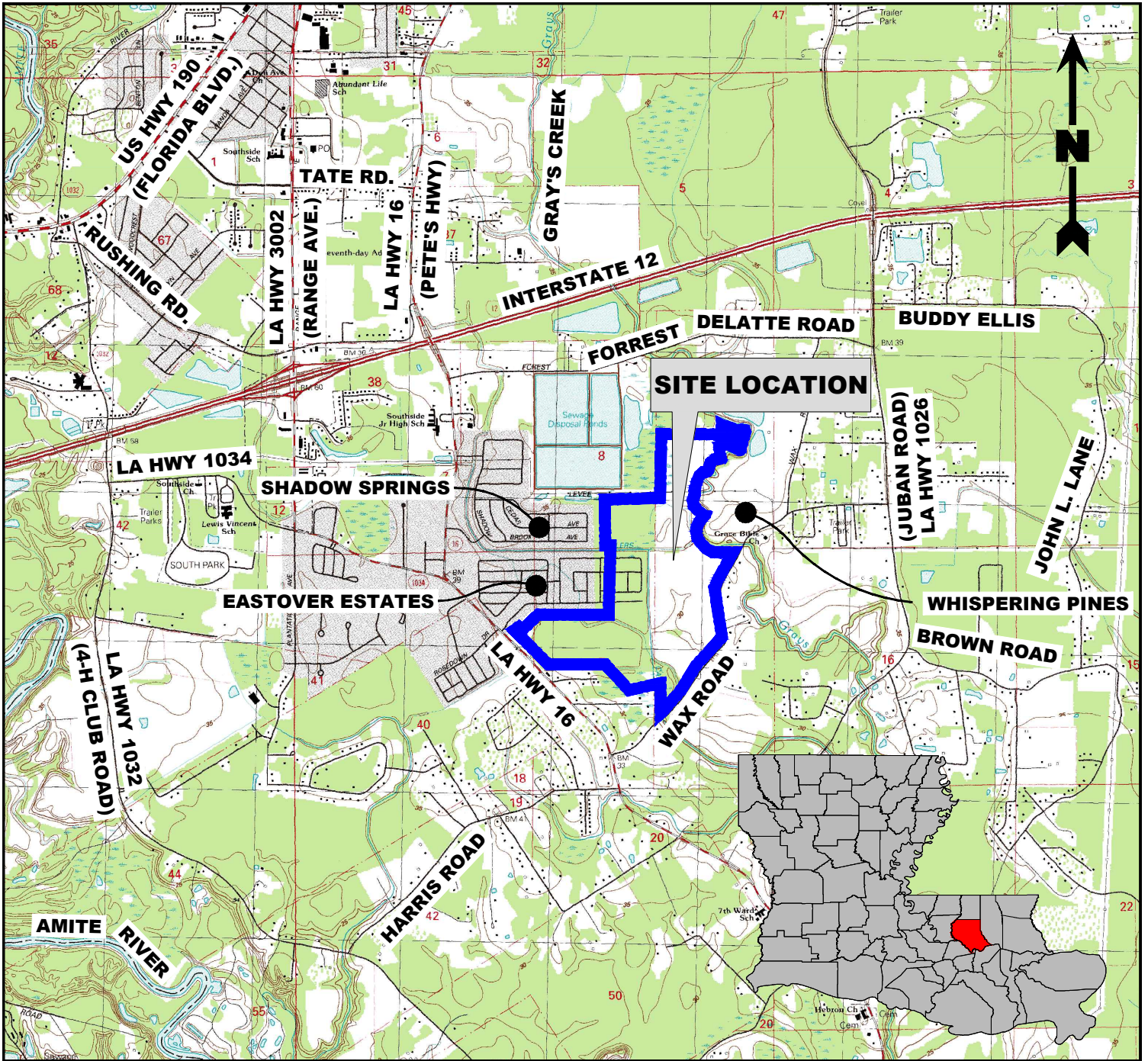
If the proposed work involves deposits of dredged or fill material into navigable waters, the evaluation of the probable impacts will include the application of guidelines established by the Administrator of the Environmental Protection Agency. Also, a certification that the proposed activity will not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

Any person may request, (preferably by email to the project manager, or 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 invited 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 Branch
Regulatory Division

Enclosures



Notes

Property is located in Section 17 and 39, T7S-R3E.
 Latitude: 30°26'31.24"N Longitude: 90°55'52.46"W

Reference

Base map comprised of U.S.G.S. 7.5 minute topographic map "Baton Rouge East, LA", "Saint Gabriel, LA", "Denham Springs, LA" and "Prairieville, LA".

Greystone Holdings, L.L.C.

Greystone Golf & Country Club

Vicinity Map

Livingston Parish, Louisiana



**D & S
 ENVIRONMENTAL SERVICES, INC.**



Project No.: 08-2023-DOA

Date: 2023.09.13

Figure No.: 1

Greystone Holdings, L.L.C.

Greystone Golf & Country Club

Overall Plan View

Livingston Parish, Louisiana

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Project No.: 08-2023-DOA Date: 2023.09.12 Figure No.: 2

725' 0 725'

Horizontal Scale: 1" = 725'

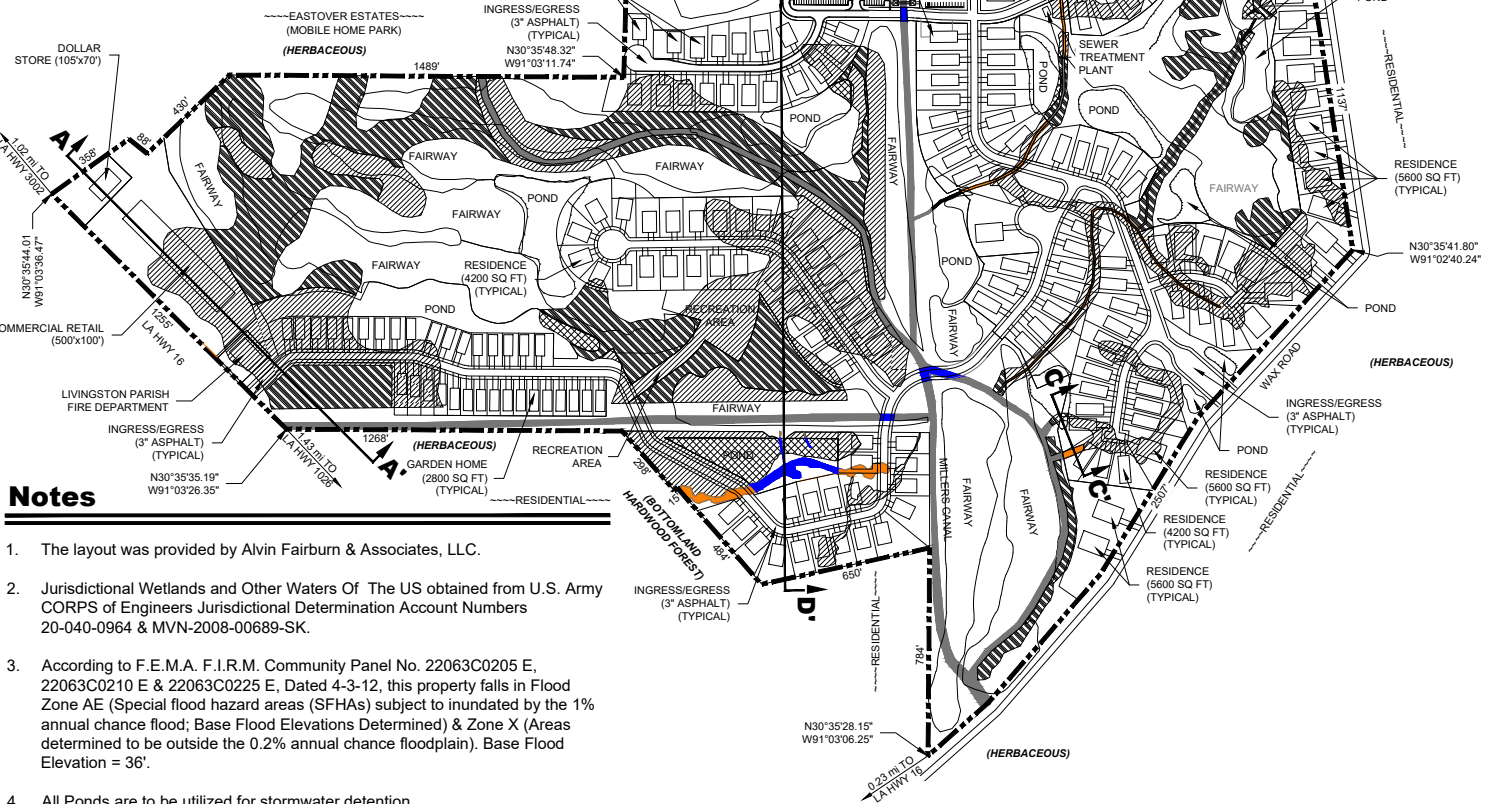


Legend

- Property Boundary (362.88 Acres)
- Non-Wetlands (257.35 Acres)
- Total Jurisdictional Wetlands (96.79 Acres)
- Jurisdictional Wetlands to be Filled (49.37 Acres)
- Jurisdictional Wetlands To Be Excavated (2.97 Acres)
- Jurisdictional Wetlands Not To Be Impacted (44.45 Acres)
- Other Waters Of The US To Be Filled (1.25 Acres)
- Other Waters Of The US Not To Be Impacted (7.23 Acres)
- Other Waters Of The US To Be Impacted By Construction (0.26 Acres)

Total Fill

Approximately 260,918.96 Cubic Yards of Earthen Material.
 Approximately 10,764.88 Cubic Yards of Lime Treated Base.
 Approximately 13,243.04 Cubic Yards of Concrete.
 Approximately 1,080.32 Cubic Yards of Asphalt



Notes

1. The layout was provided by Alvin Fairburn & Associates, LLC.
2. Jurisdictional Wetlands and Other Waters Of The US obtained from U.S. Army CORPS of Engineers Jurisdictional Determination Account Numbers 20-040-0964 & MVN-2008-00689-SK.
3. According to F.E.M.A. F.I.R.M. Community Panel No. 22063C0205 E, 22063C0210 E & 22063C0225 E, Dated 4-3-12, this property falls in Flood Zone AE (Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood; Base Flood Elevations Determined) & Zone X (Areas determined to be outside the 0.2% annual chance floodplain). Base Flood Elevation = 36'.
4. All Ponds are to be utilized for stormwater detention.

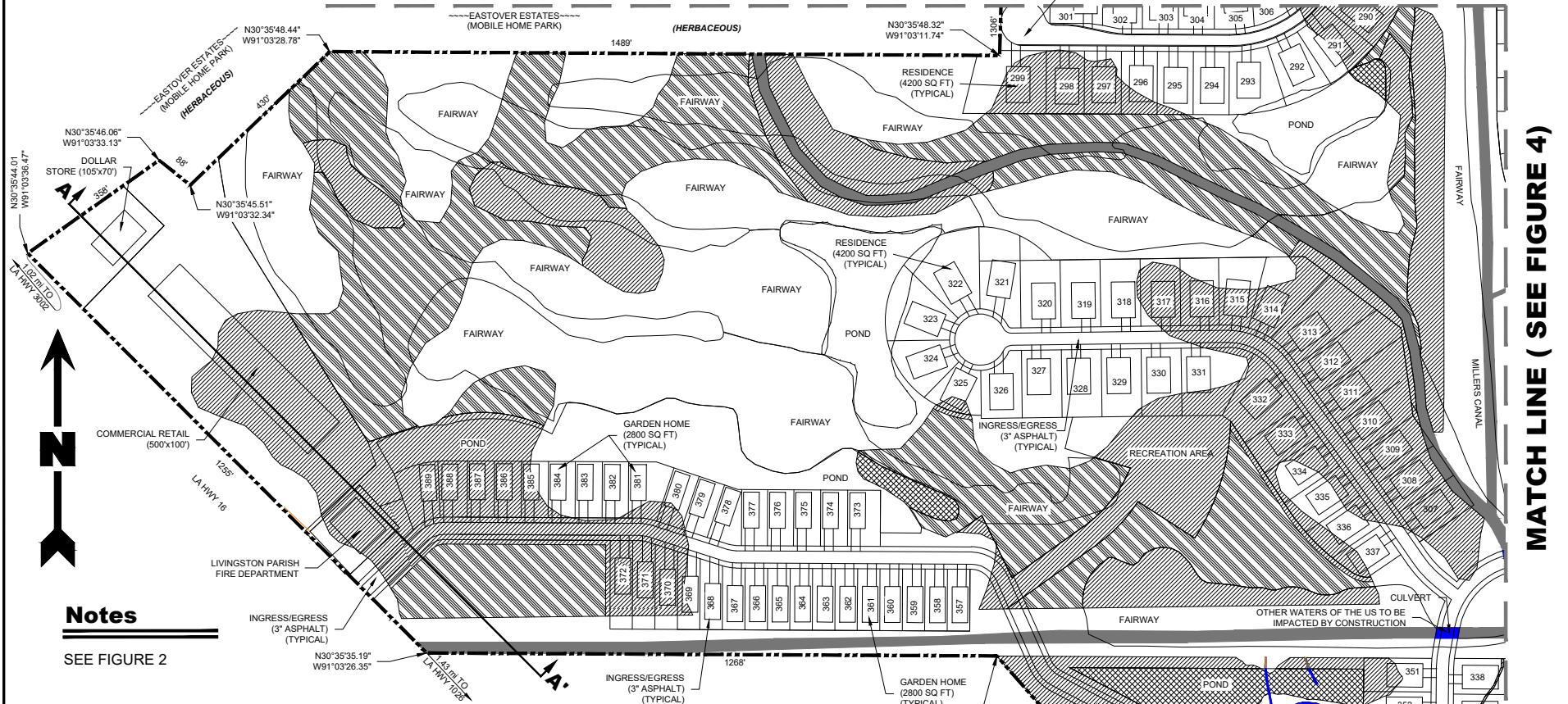
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350' 0 350'

Horizontal Scale: 1" = 350'

MATCH LINE (SEE FIGURE 5)



Notes

SEE FIGURE 2

MATCH LINE (SEE FIGURE 4)

Greystone Holdings, L.L.C.

Greystone Golf & Country Club

Plan View

Livingston Parish, Louisiana

D & S
ENVIRONMENTAL SERVICES, INC.

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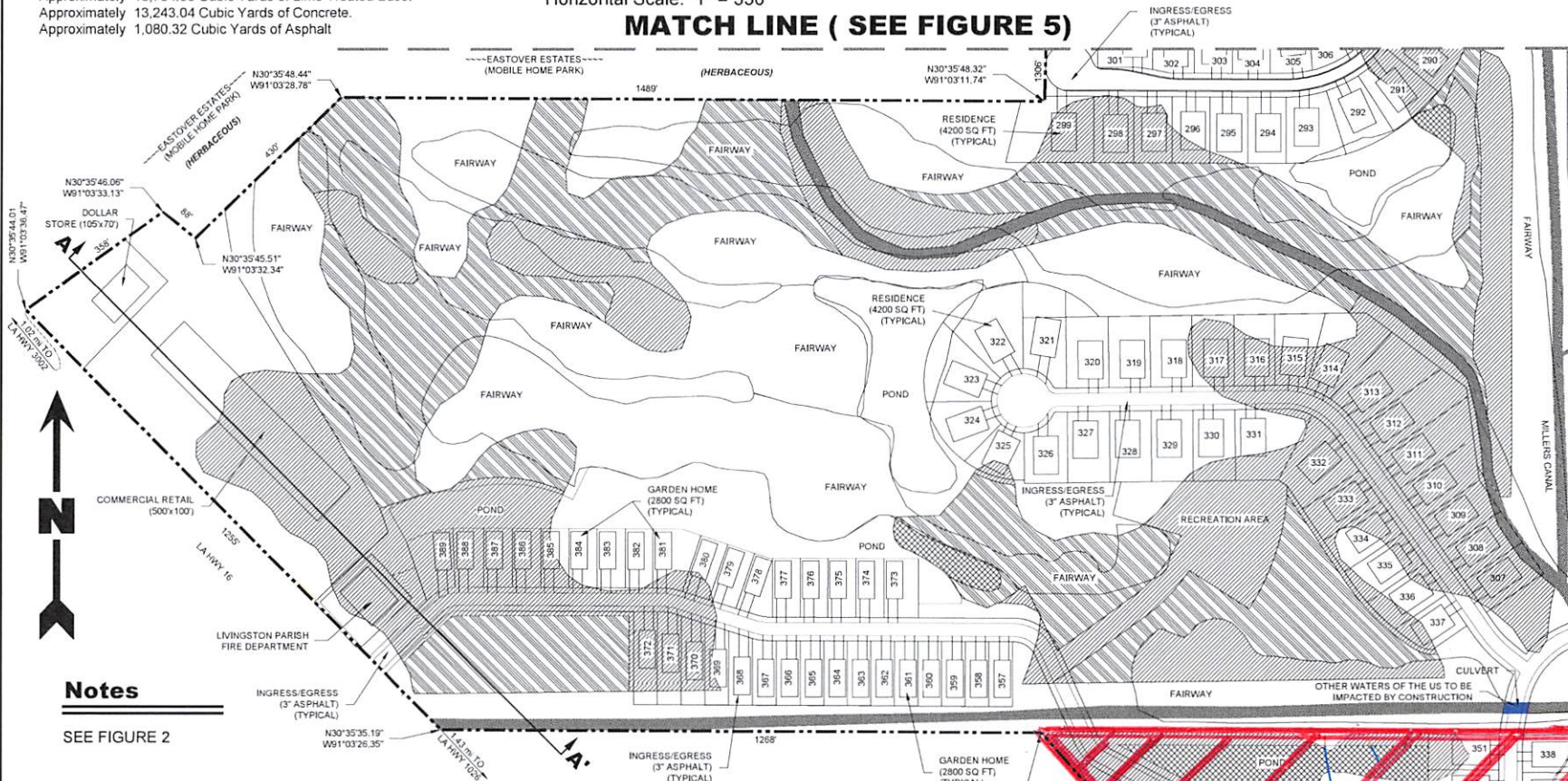
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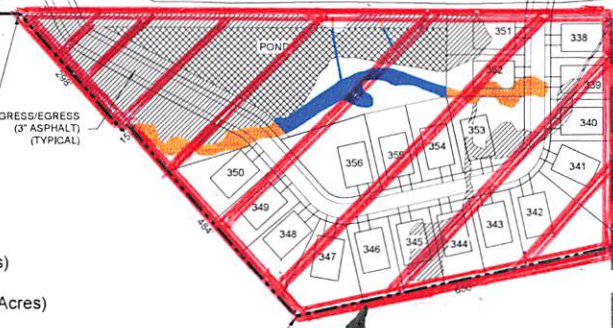
MATCH LINE (SEE FIGURE 4)

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Area of proposed project expansion (10.88 acres)

Greystone Holdings, L.L.C.

Greystone Golf & Country Club

Plan View

Livingston Parish, Louisiana

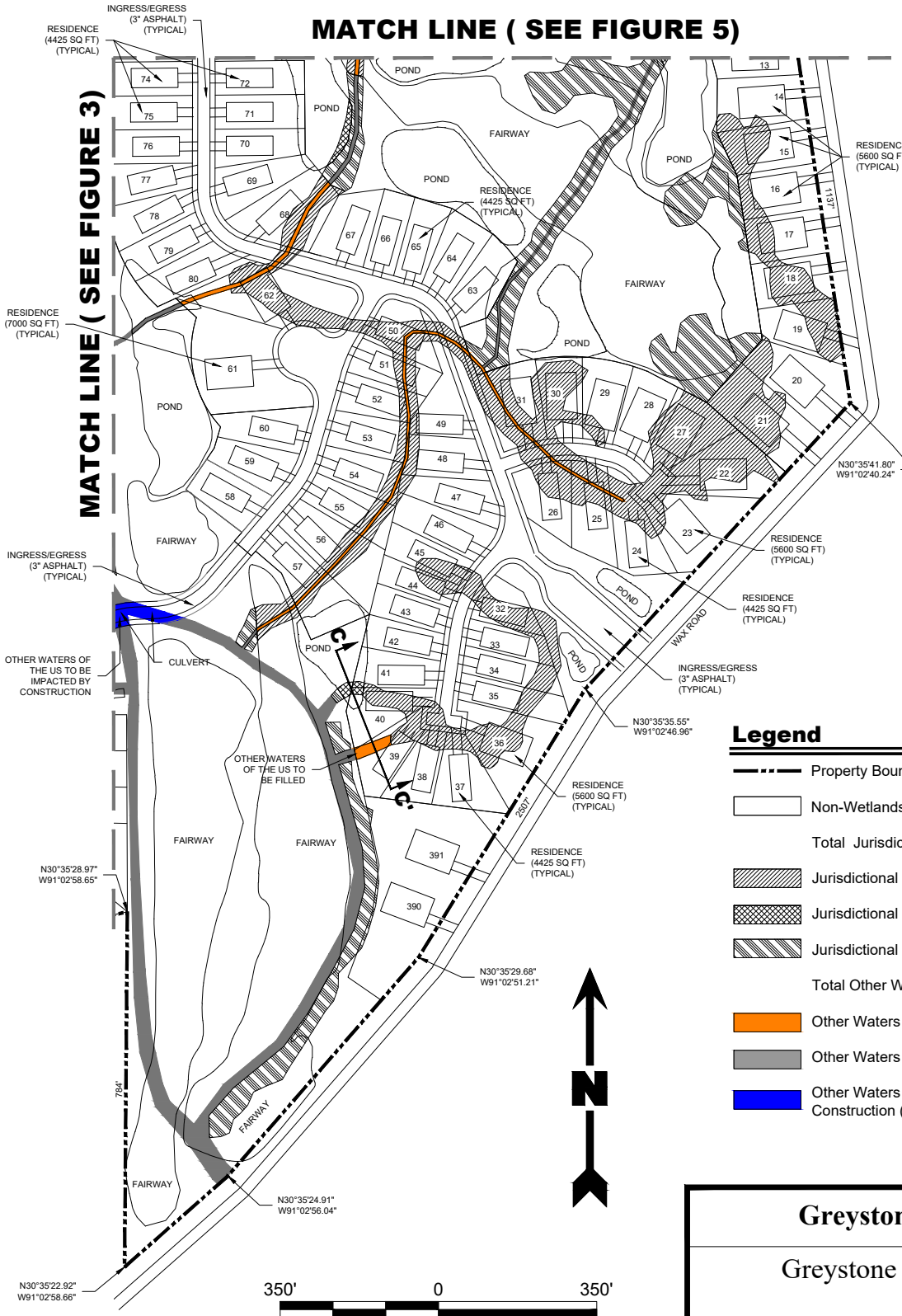


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MATCH LINE (SEE FIGURE 5)

MATCH LINE (SEE FIGURE 3)



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Greystone Holdings, L.L.C.

Greystone Golf & Country Club

Plan View

Livingston Parish, Louisiana

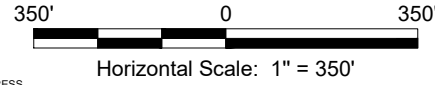


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Total Fill

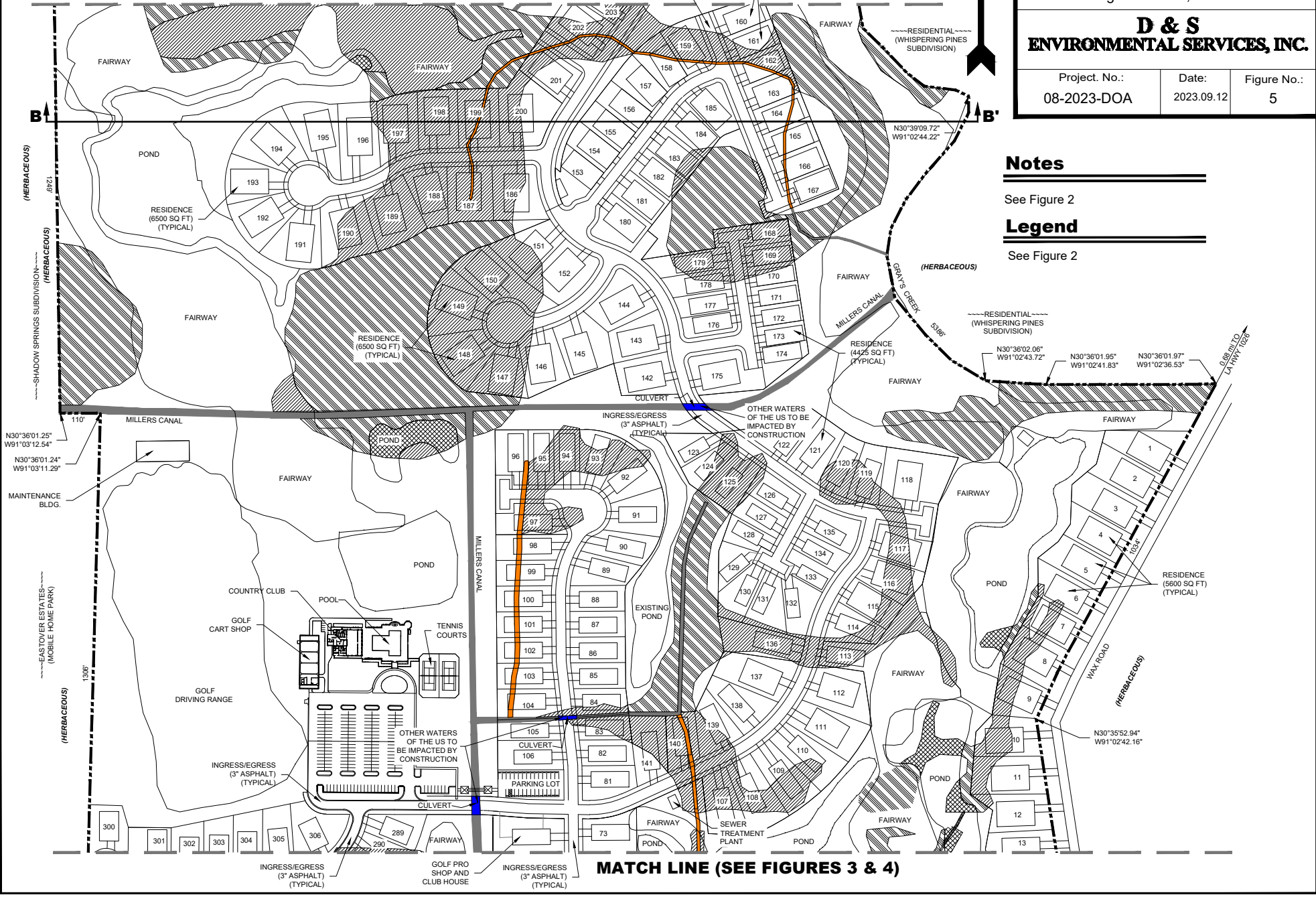
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Greystone Holdings, L.L.C.
Greystone Golf & Country Club
Plan View
 Livingston Parish, Louisiana
D & S
ENVIRONMENTAL SERVICES, INC.

Project No.:	Date:	Figure No.:
08-2023-DOA	2023.09.12	5

MATCH LINE (SEE FIGURE 6)



Notes









See Figure 2

Legend

See Figure 2

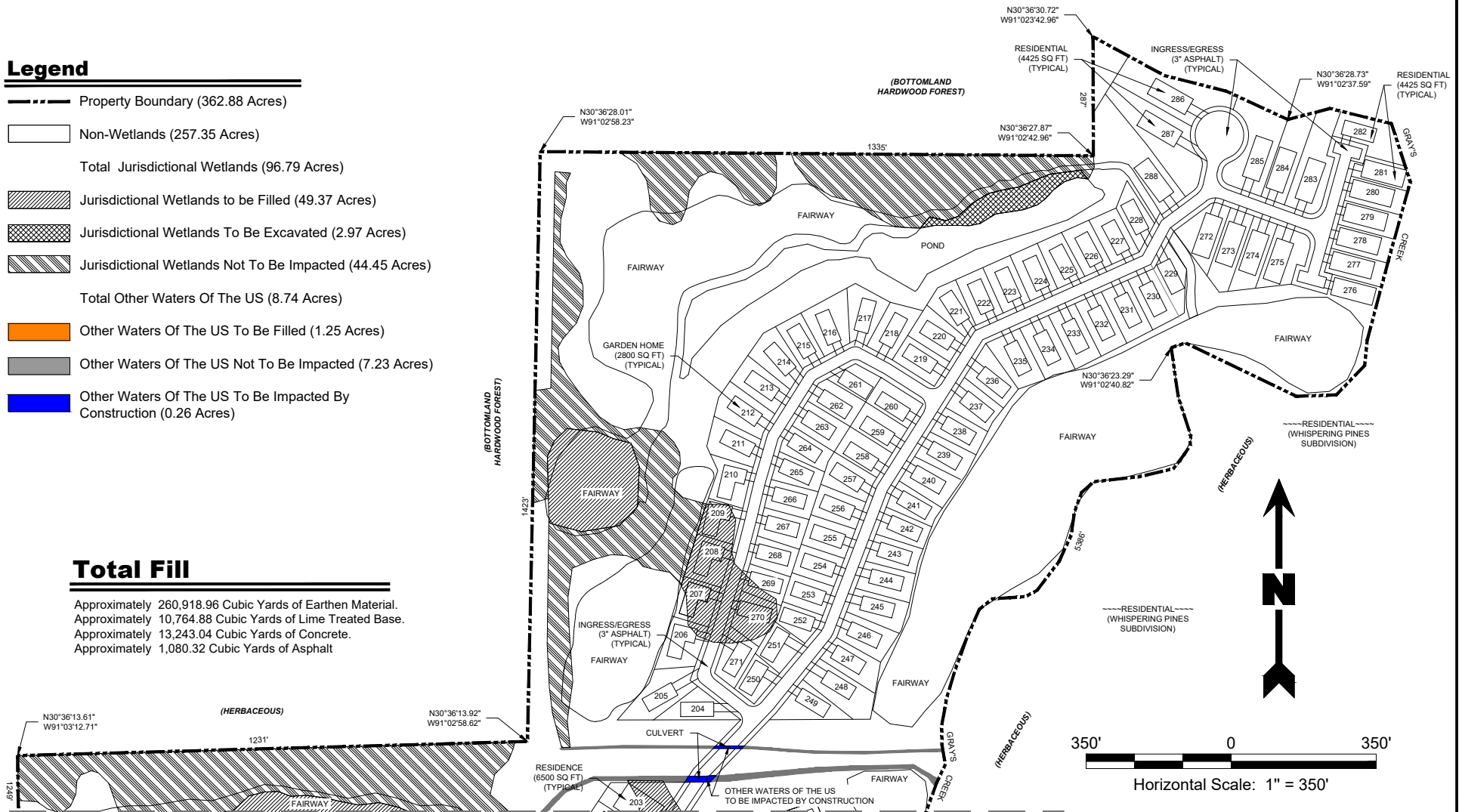
MATCH LINE (SEE FIGURES 3 & 4)

Legend

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Greystone Holdings, L.L.C.

Greystone Golf & Country Club

Proposed Plan View

Livingston Parish, Louisiana



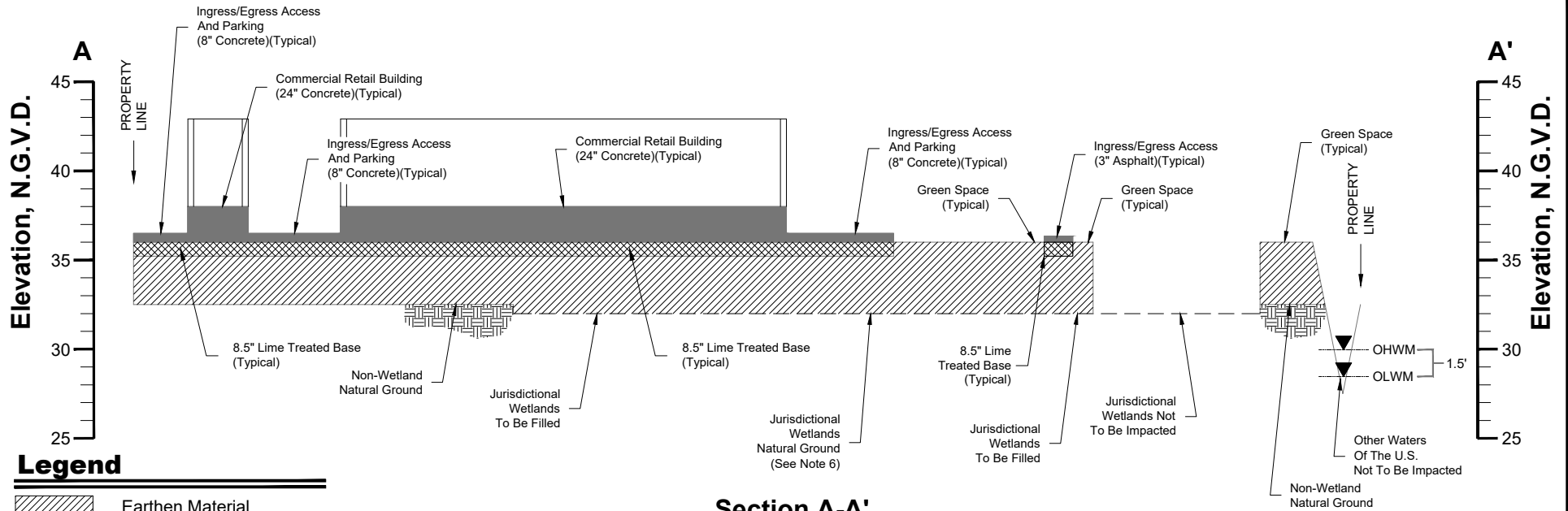
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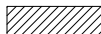



Project No.: 08-2023-DOA

Date: 2023.09.12

Figure No.: 6

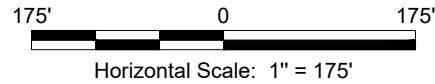


Legend

-  Earthen Material
-  Lime Treated Base
-  Concrete
-  Asphalt
- OHWM Ordinary High Water Mark
- OLWM Ordinary Low Water Mark

Section A-A'

Horizontal Scale: 1" = 175'
Vertical Scale: 1" = 8.75'



Notes


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5. Non-wetland natural ground elevations averages 32.5' N.G.V.D. Elevation data was obtained from topographic data provided by Alvin Fairburn & Associates, L.L.C.
6. Natural ground in existing jurisdictional wetlands are approximately 6" lower than non-wetland natural ground elevations.

Greystone Holdings, L.L.C.


Greystone Golf & Country Club

Section View A-A'

Livingston Parish, Louisiana

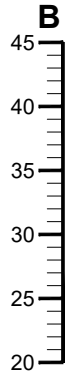


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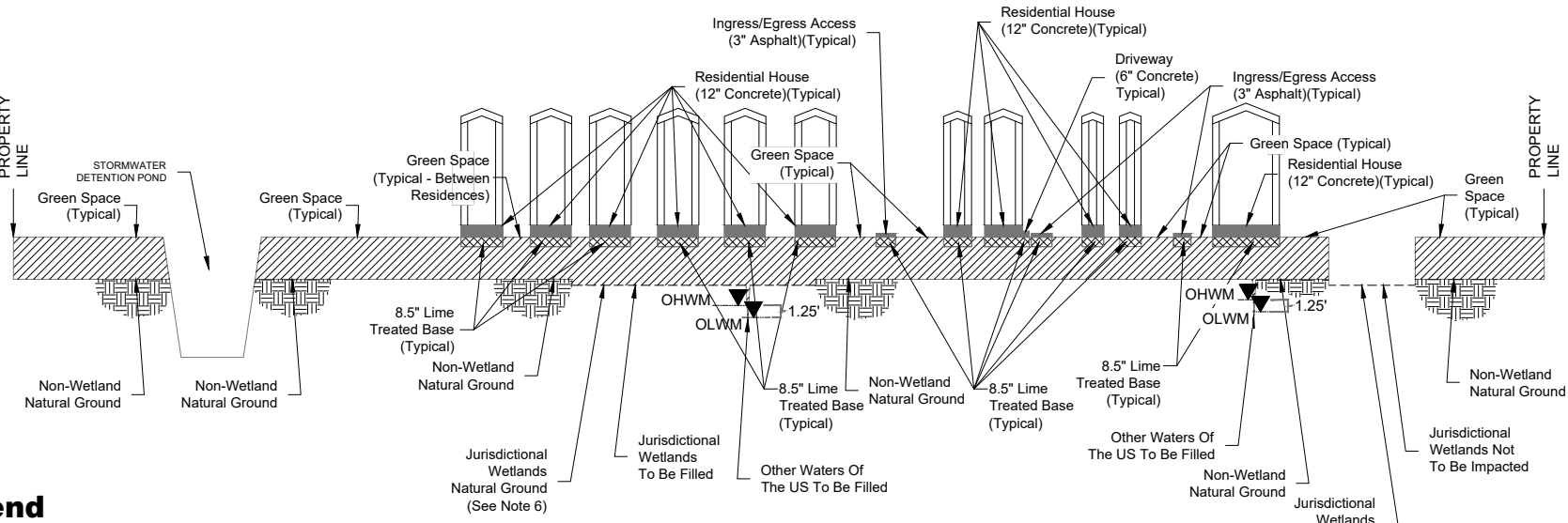
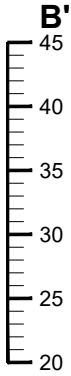


Project No.: 08-2023-DOA	Date: 2023.09.12	Figure No.: 7
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Elevation, N.G.V.D.



Elevation, N.G.V.D.



Legend

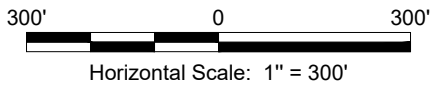
- Earthen Material
- Lime Treated Base
- Concrete
- Asphalt
- OHWM Ordinary High Water Mark
- OLWM Ordinary Low Water Mark

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Section B-B'

Horizontal Scale: 1" = 300'
Vertical Scale: 1" = 15'



Greystone Holdings, L.L.C.

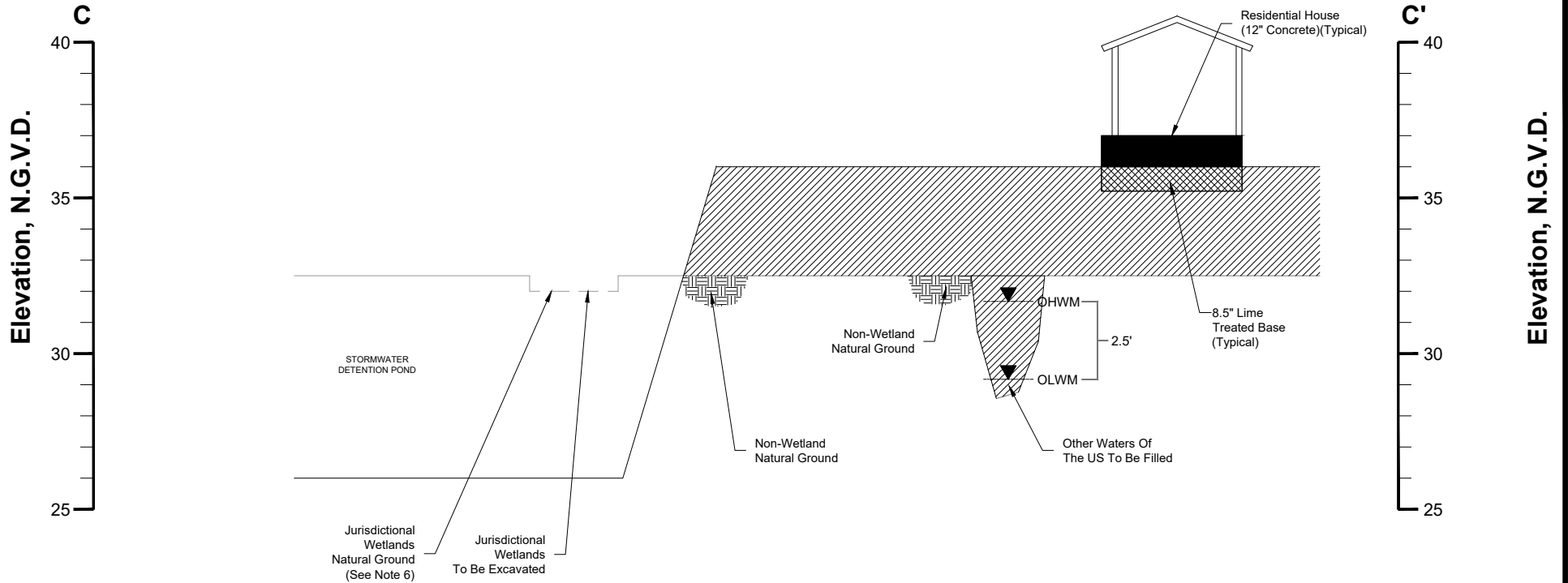
Greystone Golf & Country Club

Section View B-B'




Livingston Parish, Louisiana

D & S
ENVIRONMENTAL SERVICES, INC.

Project No.: 08-2023-DOA	Date: 2023.09.12	Figure No.: 8
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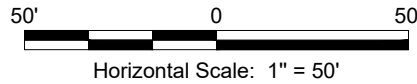


Legend

-  Earthen Material
-  Lime Treated Base
-  Concrete
- OHWM Ordinary High Water Mark
- OLWM Ordinary Low Water Mark

Section C-C'

Horizontal Scale: 1" = 50'
Vertical Scale: 1" = 5'



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Greystone Holdings, L.L.C.

Greystone Golf & Country Club

Section View C-C'

Livingston Parish, Louisiana

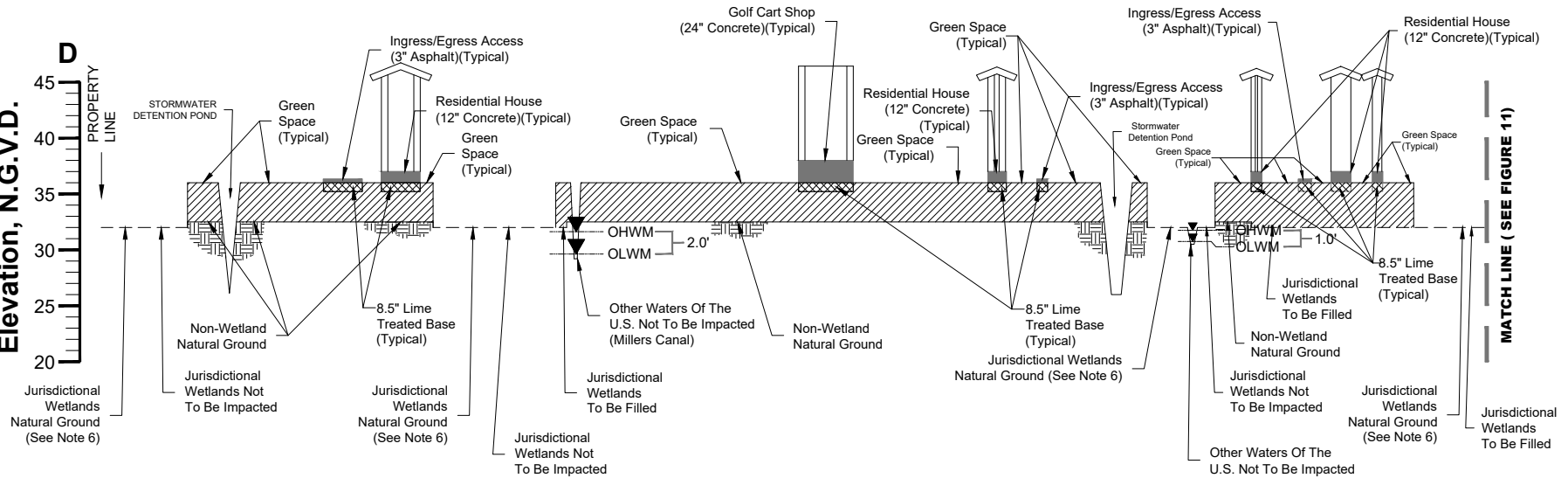
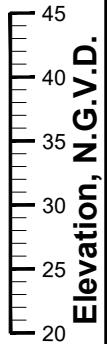
D & S
ENVIRONMENTAL SERVICES, INC.

Project No.: 08-2023-DOA	Date: 2023.09.12	Figure No.: 9
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Elevation, N.G.V.D.



Elevation, N.G.V.D.



Legend

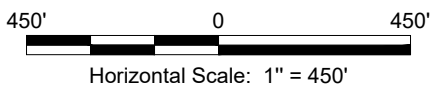
- Earthen Material
- Lime Treated Base
- Concrete
- Asphalt
- OHWM Ordinary High Water Mark
- OLWM Ordinary Low Water Mark

Notes

1. The layout was provided by Alvin Fairburn & Associates, LLC.
2. Excavated material to be distributed as on-site fill.
3. Jurisdictional Wetlands and Other Waters Of The U.S. obtained from U.S. Army CORPS of Engineers Jurisdictional Determination Account Numbers 20-040-0964 & MVN-2008-00689-SK.
4. According to F.E.M.A. F.I.R.M. Community Panel No. 22063C0205 E, 22063C0210 E & 22063C0225 E, Dated 4-3-12, this property falls in Flood Zone AE (Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood; Base Flood Elevations Determined) & Zone X (Areas determined to be outside the 0.2% annual chance floodplain). Base Flood Elevation = 36'.
5. Non-wetland natural ground elevations averages 32.5' N.G.V.D. Elevation data was obtained from topographic data provided by Alvin Fairburn & Associates, L.L.C.
6. Natural ground in existing jurisdictional wetlands are approximately 6" lower than non-wetland natural ground elevations.

Section D-D'

Horizontal Scale: 1" = 450'
Vertical Scale: 1" = 15'



Greystone Holdings, L.L.C.

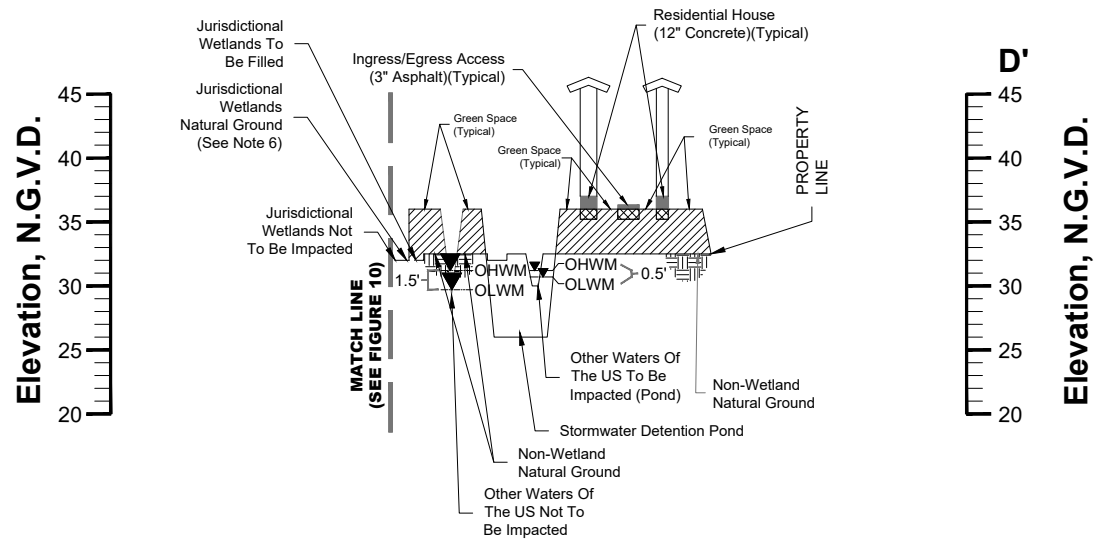
Greystone Golf & Country Club

Section View D-D'





Livingston Parish, Louisiana

D & S
ENVIRONMENTAL SERVICES, INC.

Project No.: 08-2023-DOA	Date: 2023.09.12	Figure No.: 10
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Legend

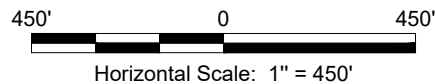
-  Earthen Material
-  Lime Treated Base
-  Concrete
-  Asphalt
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Section D-D'

Horizontal Scale: 1" = 450'
Vertical Scale: 1" = 15'



Greystone Holdings, L.L.C.
Greystone Golf & Country Club

**Section View D-D'
(Continued)**

Livingston Parish, Louisiana



Greystone Holdings, L.L.C.

Greystone Golf & Country Club

Overall Proposed - Completed Plan View

Livingston Parish, Louisiana

D & S
ENVIRONMENTAL SERVICES, INC.

Project No.: 08-2023-DOA Date: 2023.09.12 Figure No.: 12

725' 0 725'

Horizontal Scale: 1" = 725'



Legend

- Property Boundary (362.88 Acres)
- Completed Construction (279.85 Acres)
- Proposed Construction (83.03 Acres)

Notes

1. All "Completed Construction" was accomplished under and in accordance with the expired DOA Permit Numbers MVN-2004-964-CZ/CM during the permit's valid period.
2. The layout was provided by Alvin Fairburn & Associates, LLC.
3. All Ponds are utilized for stormwater detention.

