

# JOINT PUBLIC NOTICE

October 28, 2013

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  
Water Quality Certifications Section  
Post Office Box 4313  
Baton Rouge, Louisiana 70821-4313

(504) 862-1301  
Project Manager  
Neil T. Gauthier  
Neil.T.Gauthier@USACE.army.mil  
MVN-2004-0964-CM

(225) 219-3225  
Project Manager  
Jamie Phillippe  
WQC Application Number  
WQC# 040319-06

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); 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, Office of Environmental Services, for a Water Quality Certification (WQC) in accordance with statutory authority contained in LRS 30:2074 A(3) and provisions of Section 401 of the Clean Water Act.

## **Time Extension Request to Complete Construction of the Greystone Golf & Country Club Residential Subdivision in Livingston Parish**

**NAME OF APPLICANT:** Millennium Holdings, LLC, c/o D & S Environmental Services, Inc., P.O. Box 510, French Settlement, Louisiana 70733.

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

**CHARACTER OF WORK:** The applicant has requested a permit time extension / modification of an existing permit to clear, grade, excavate, deposit fill, and finalize build out of the Greystone Golf & Country Club residential subdivision and its commercial retail space. Approximately 75% of the construction is complete on 277.43 acres of the property, including the golf course and its associated commercial retail space, infrastructure, sewer treatment plant, and residential homes. Construction which remains to be completed includes approximately 74.57 acres of residential homes, residential condominiums, their ingress and egress, and one commercial retail building. Approximately 24 of the 48 acres of permanent forested wetland impacts which were mitigated for at the time of the first permit issuance dated October 25, 2004, will be cleared, graded, and filled to complete this project. The proposed project modification will entail a change from five (5) individual home lots to 12 multi-floor residential condominium

units on the southeast portion of the project site.

A Preliminary analysis has determined that the remainder of the work on this project will not impact wetlands or special aquatic sites that have not been mitigated for or result in additional wetland impacts not described in the original authorization dated October 25, 2004.

The applicant has designed the project to avoid and minimize direct and secondary adverse impacts to the maximum extent practicable. Any further reduction would limit usage of the property and, therefore function deeming the project impracticable.

The comment period for the Department of Army will close in **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. 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 US 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 US 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 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.

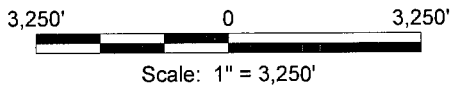
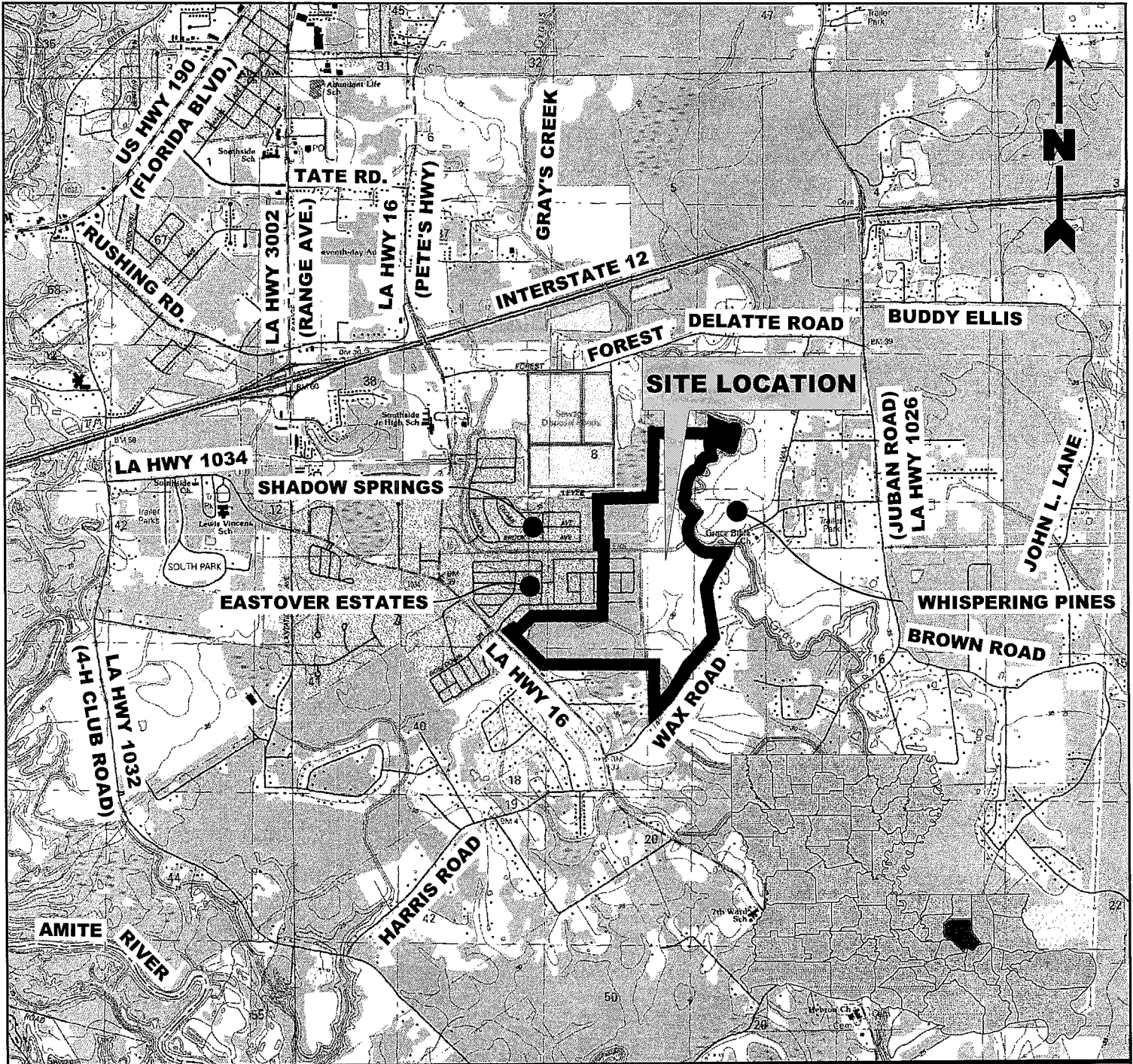
This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The applicant's proposal would result in the destruction or alteration of up to n/a acres of EFH utilized by various life stages of red drum and penaeid shrimp. 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 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, 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  
Regulatory Branch

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".

**Millennium Holdings, L.L.C.**

**Greystone Golf & Country Club**

**Vicinity Map**

Livingston Parish, Louisiana



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



**Millennium Holdings, L.L.C.**

**Greystone Golf & Country Club**

**Overall  
Proposed - Completed Plan View**

Livingston Parish, Louisiana



Project No.: 21-2013-DOA      Date: 08-10-13      Figure No.: 11

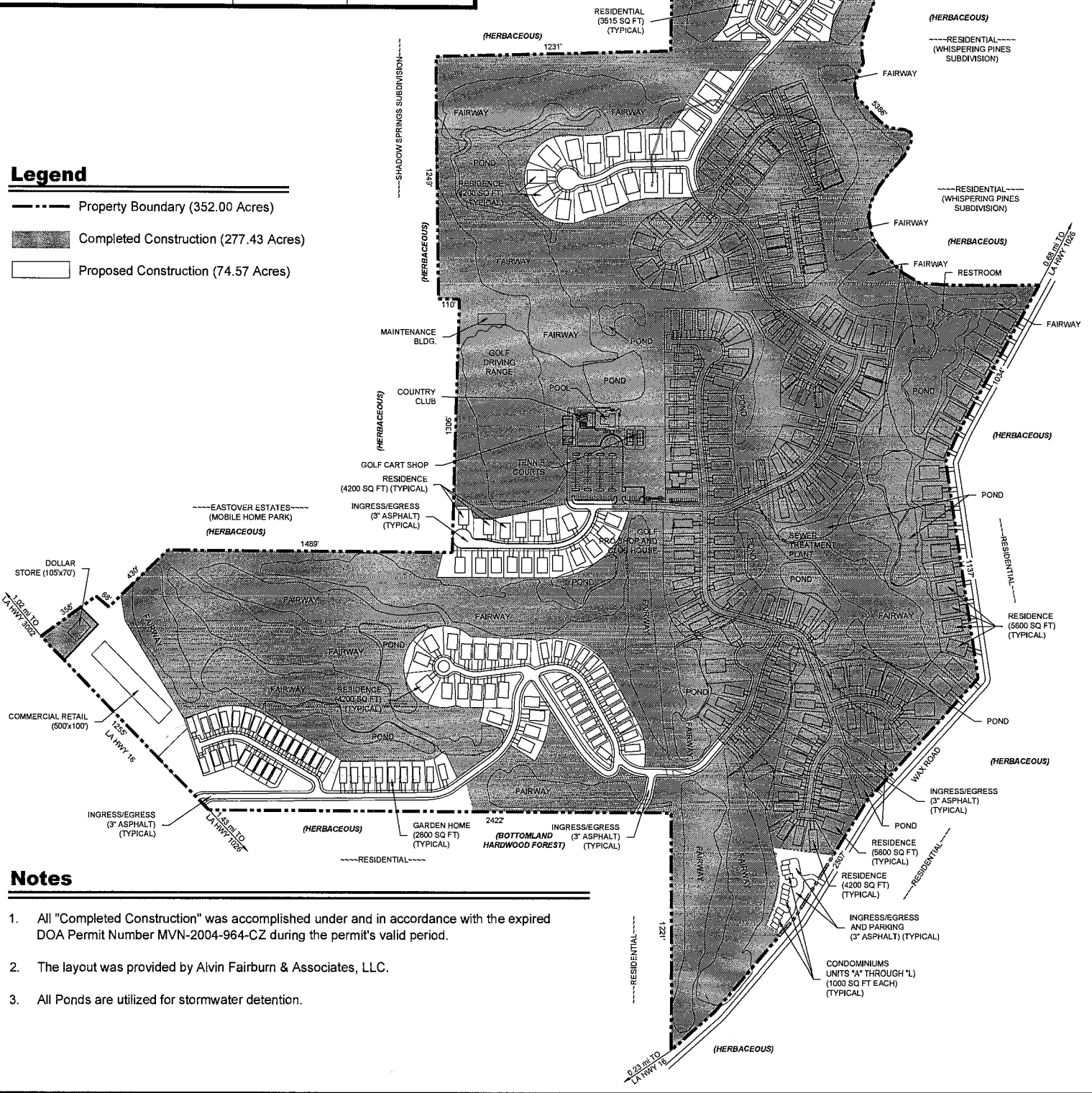
725'      0      725'

Horizontal Scale: 1" = 725'



**Legend**

- Property Boundary (352.00 Acres)
- Completed Construction (277.43 Acres)
- Proposed Construction (74.57 Acres)



**Notes**

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



# Millennium Holdings, L.L.C.

## Greystone Golf & Country Club

### Overall Plan View

Livingston Parish, Louisiana

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

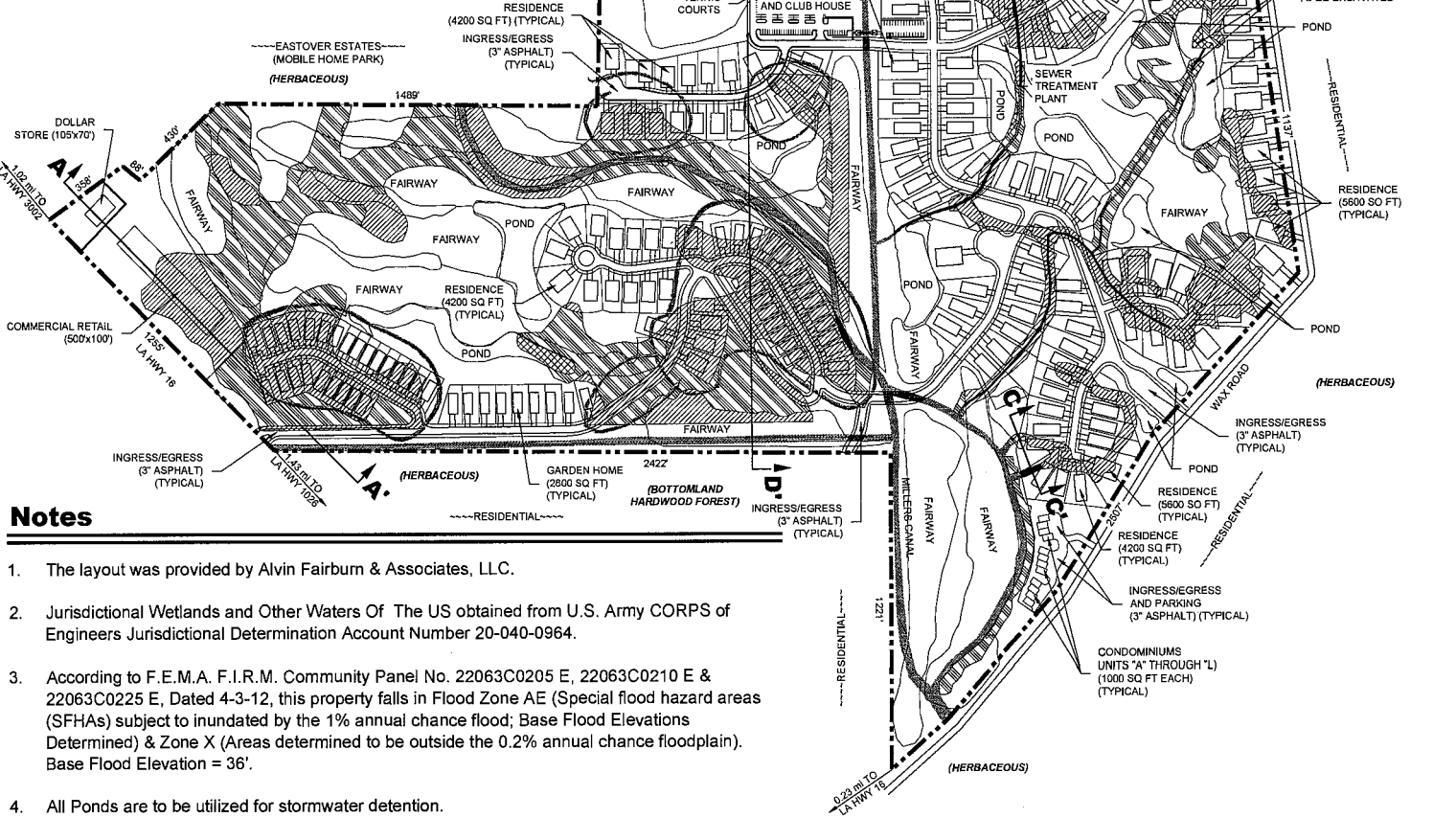
Project No.: 21-2013-DOA      Date: 08-10-13      Figure No.: 2

#### Legend

- Property Boundary (352.00 Acres)
- Non-Wetlands (250.53 Acres)
- Total Jurisdictional Wetlands (93.39 Acres)
- Jurisdictional Wetlands to be Filled (46.43 Acres)
- Jurisdictional Wetlands To Be Excavated (1.68 Acres)
- Jurisdictional Wetlands Not To Be Impacted (45.28 Acres)
- Total Other Waters Of The US (8.08 Acres)
- Other Waters Of The US To Be Filled (0.90 Acres)
- Other Waters Of The US Not To Be Impacted (7.17 Acres)
- Other Waters Of The US To Be Impacted By Construction (0.01 Acres)

#### Total Fill

Approximately 250,938.67 Cubic Yards of Earthen Material.  
 Approximately 10,450.08 Cubic Yards of Lime Treated Base.  
 Approximately 12,901.80 Cubic Yards of Concrete.  
 Approximately 1,047.75 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 Number 20-040-0964.
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.

725' 0 725'

Horizontal Scale: 1" = 725'

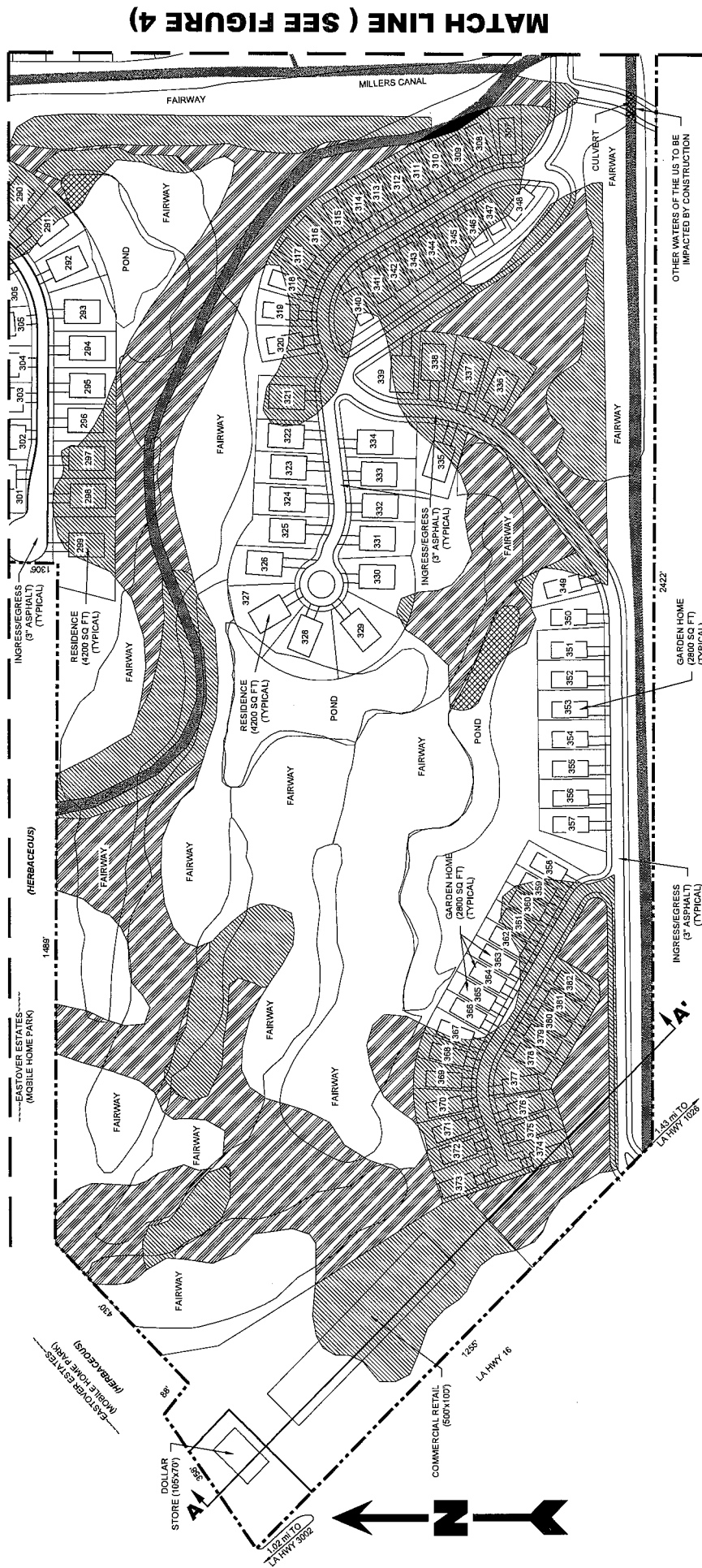


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### MATCH LINE (SEE FIGURE 5)



### Legend

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Millennium Holdings, L.L.C.

Greystone Golf & Country Club

### Plan View

Livingston Parish, Louisiana

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



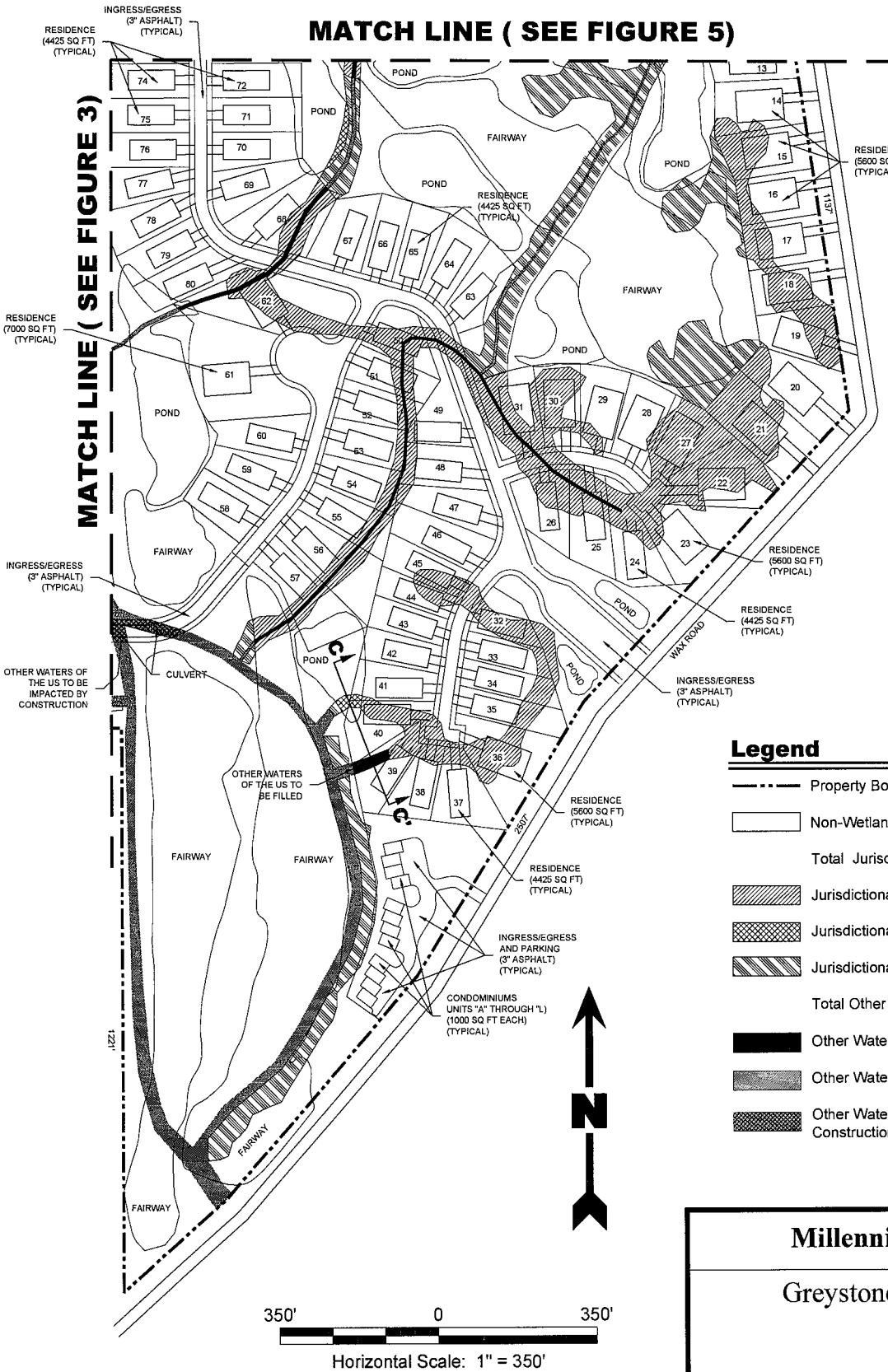
Project No.: 21-2013-DOA

Date: 08-10-13

Figure No.: 3



# MATCH LINE ( SEE FIGURE 5)



## Notes

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Millennium Holdings, L.L.C.

Greystone Golf & Country Club

## Plan View

Livingston Parish, Louisiana

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

Project No.: 21-2013-DOA

Date: 08-10-13

Figure No.: 4

**Millennium Holdings, L.L.C.**  
**Greystone Golf & Country Club**  
**Plan View**

Livingston Parish, Louisiana

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

Project No.: 21-2013-DOA  
 Date: 08-10-13  
 Figure No.: 5



Horizontal Scale: 1" = 350'

**Total Fill**  
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**MATCH LINE (SEE FIGURE 6)**

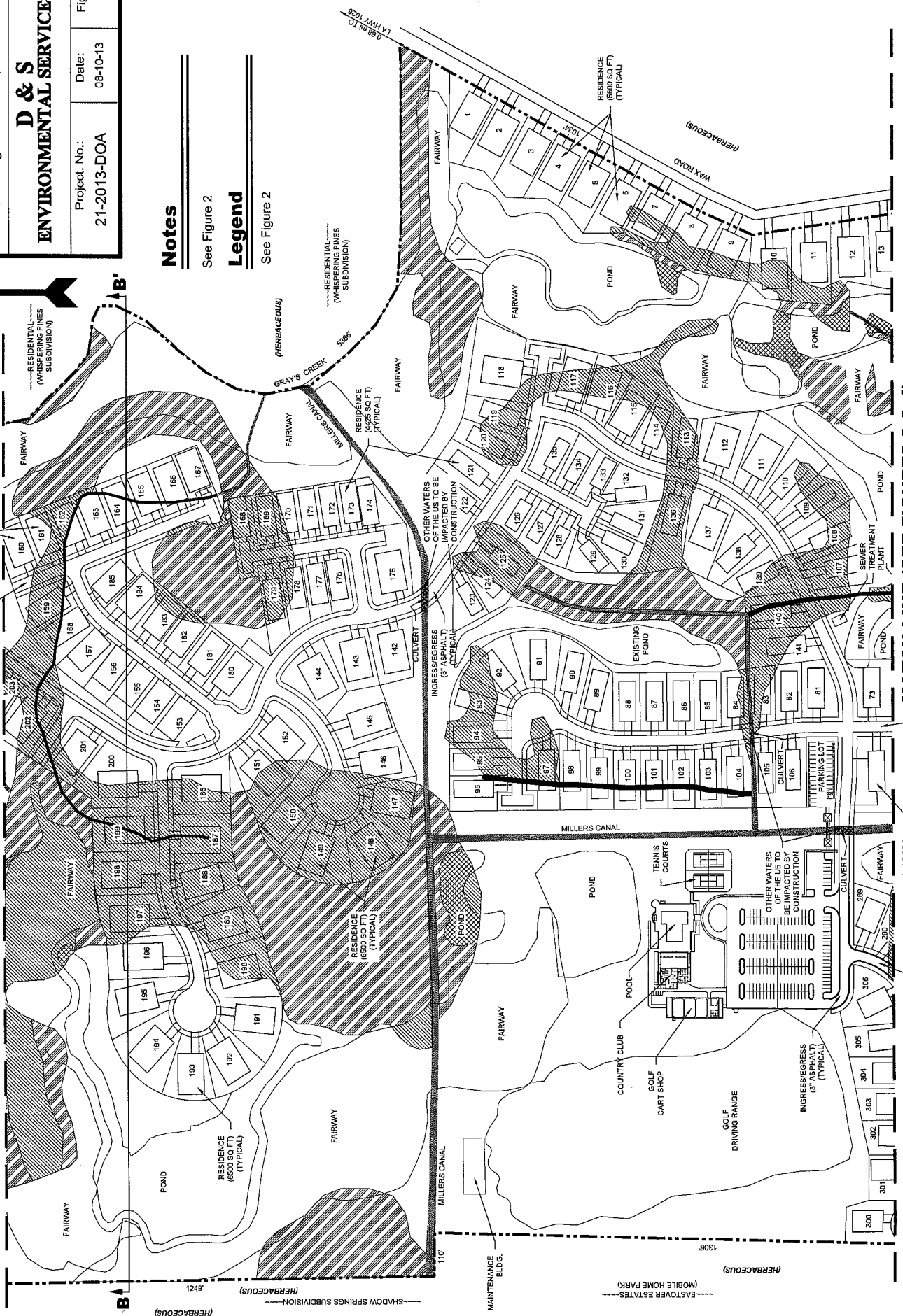
**MATCH LINE (SEE FIGURES 3 & 4)**

**Notes**

See Figure 2

**Legend**

See Figure 2

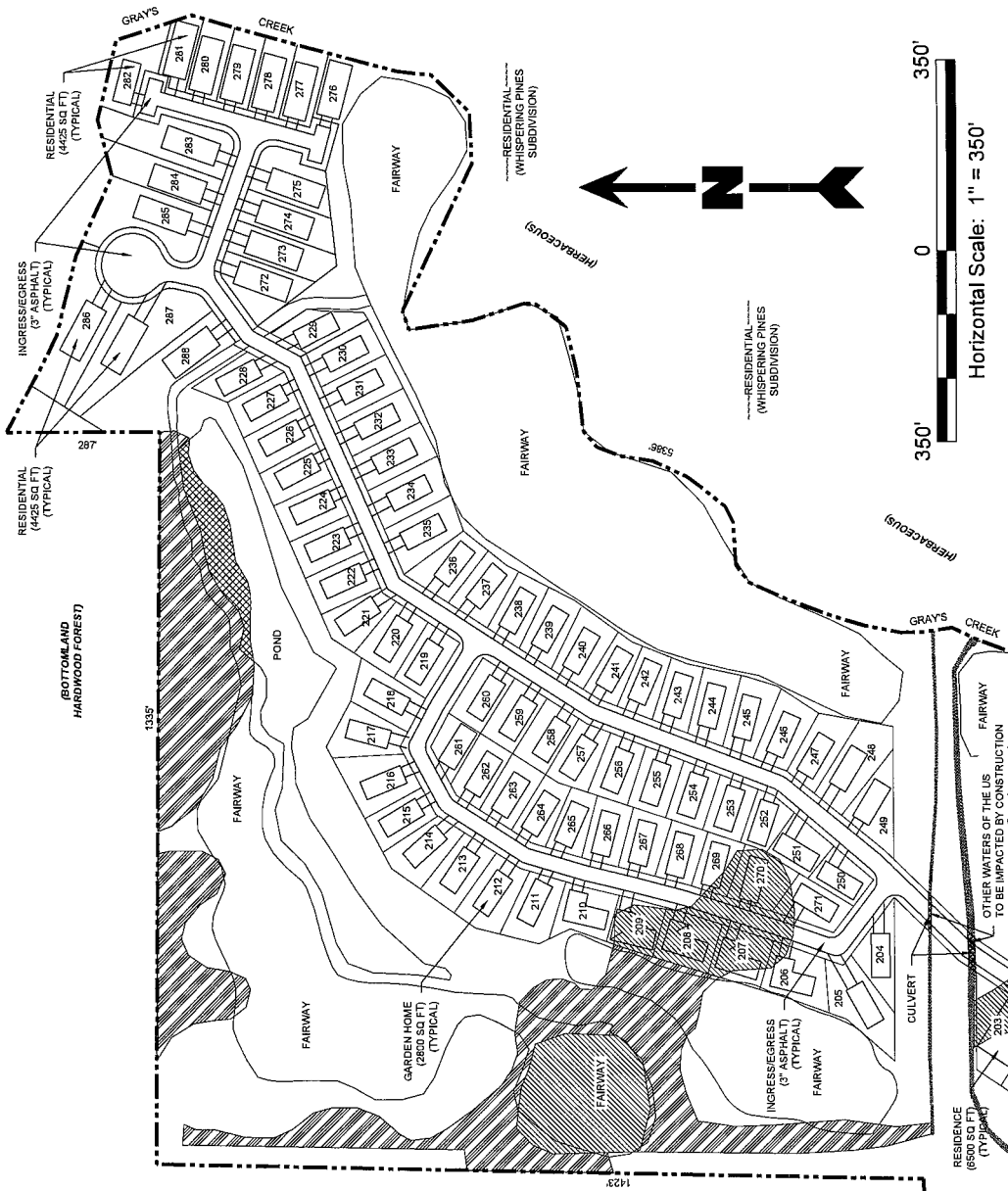


**Legend**

- Property Boundary (352.00 Acres)
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**MATCH LINE (SEE FIGURE 5)**

**Notes**

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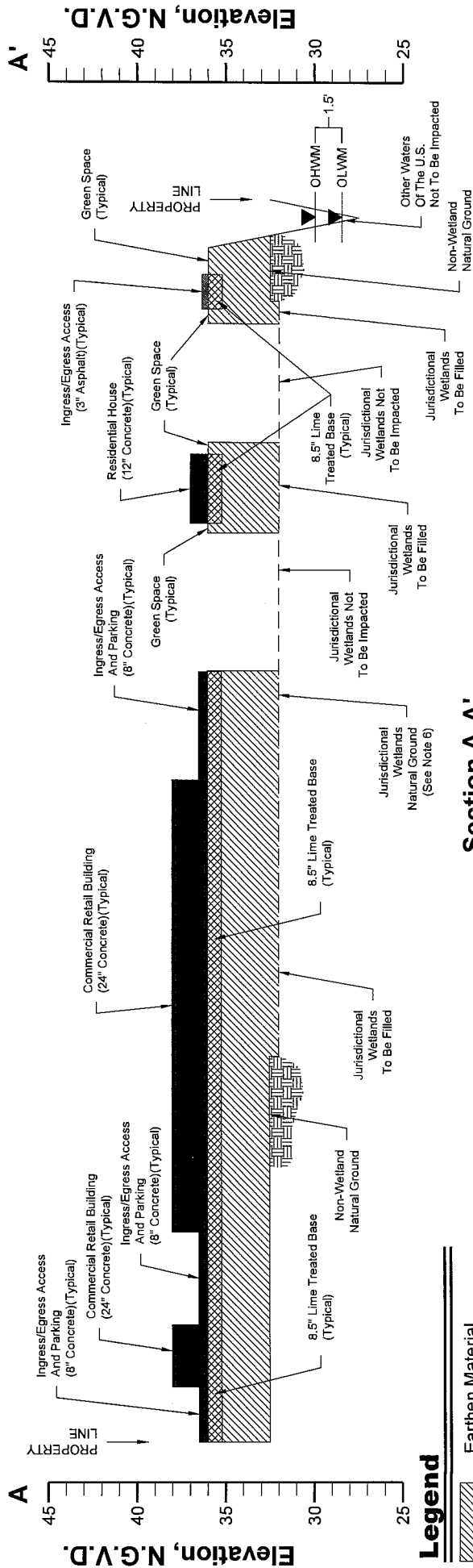
**Millennium Holdings, L.L.C.**

Greystone Golf & Country Club

**Proposed Plan View**

Livingston Parish, Louisiana

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



**Section A-A'**

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



**Legend**

- Earthen Material
- Lime Treated Base
- Concrete
- Asphalt

- OHWM Ordinary High Water Mark
- OLWM Ordinary Low Water Mark

**Notes**

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2. Excavated material to be distributed as on-site fill.
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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.

**Millennium Holdings, L.L.C.**

**Greystone Golf & Country Club**

**Section View A-A'**

Livingston Parish, Louisiana

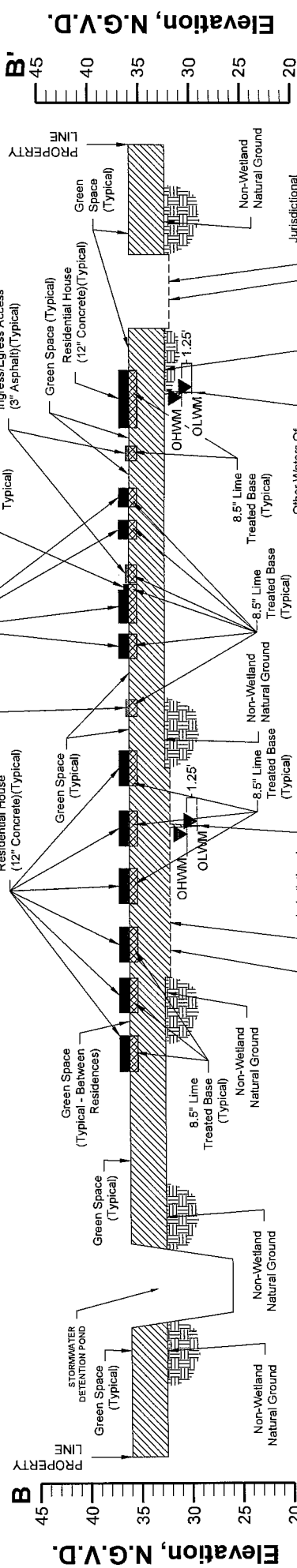


**D & S  
 ENVIRONMENTAL SERVICES, INC.**

Project No.: 21-2013-DOA

Date: 08-10-13

Figure No.: 7



**Legend**

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

**Section B-B'**

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



**Notes**

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

**Section View B-B'**

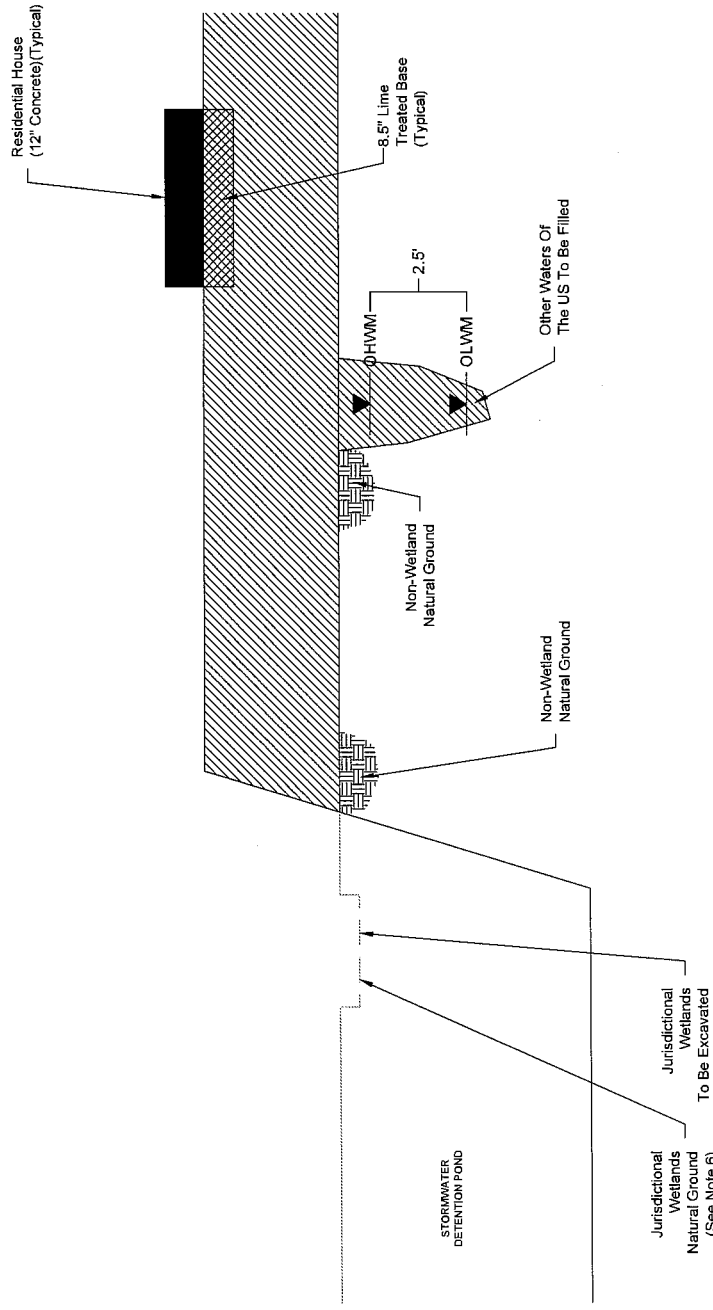
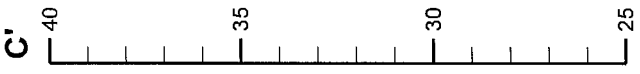
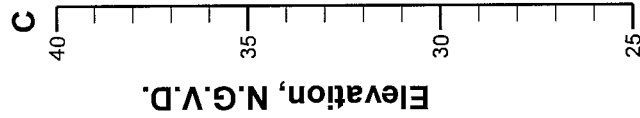
Livingston Parish, Louisiana

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






Project No.: 21-2013-DOA

Date: 08-10-13

Figure No.: 8

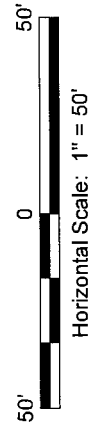


**Legend**

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

**Section C-C'**

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



**Notes**

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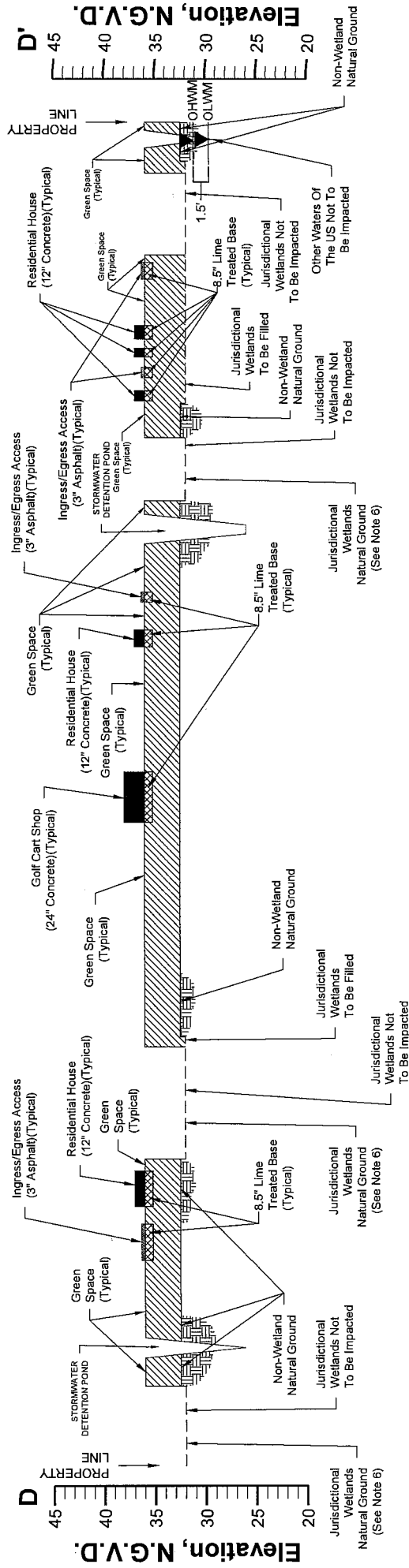
**Millennium Holdings, L.L.C.**  
Greystone Golf & Country Club

**Section View C-C'**

Livingston Parish, Louisiana

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





**Section D-D'**

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



**Legend**

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

**Notes**

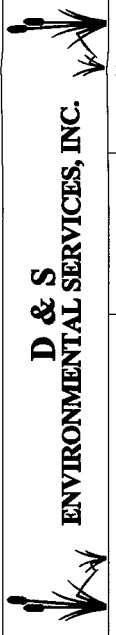
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**Millennium Holdings, L.L.C.**

**Greystone Golf & Country Club**

**Section View D-D'**

Livingston Parish, Louisiana



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